ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

AUGUST 26, 2026

9:00 AM

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

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

APPROVAL OF CONSENT AGENDA

2. EXTPLAN-26-0002 390 N LAKE WAY. The applicant, 390 NLWPB LLC (MHK Architecture), has filed an application requesting an Extension of Time for a previously issued Architectural Commission review and approval for exterior modifications including a new front entry with landscape and hardscape changes. *(ORIGINALLY ARC-25-0039 AND APPROVED AT THE AUGUST 27, 2025, MEETING)*

3. ARC-26-0037 (ZON-26-0048) 203 S LAKE TRL (COMBO) The applicant, 203 SOUTH LAKE LAND TRUST (Maura Ziska, Representative, Nievera Williams/Robert Stern - Design Representatives), has filed an application requesting Architectural Commission review and approval for architectural adjustments to the main and guest house, replacing the historic gazebo, necessitating a variance for a reduction in the front yard setback, modifying the landscape, and adjusting ancillary site features. The Town Council shall review the application as it pertains to zoning relief/approval.

4. ARC-26-0051 300 N OCEAN BLVD. The applicant, Sheryl Sorbaro (Paul Krasker Tr), SKA Architect & Planner Representative, has filed an application requesting Architectural Commission review and approval for entry feature addition, window and door opening modifications & replacement, stucco finish changes, cast stone accent replacement, new roofs including tile, and

a rear patio modification to include a pergola.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

5. OFFICIALS

6. STAFF

7. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

8. MATTERS PULLED FROM CONSENT AGENDA

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

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

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

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

13. ARC-26-0033 (ZON-26-0029) 173 E INLET DR. (COMBO) The applicant, 173 E Inlet Land Trust (Daniel P. Tighe, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a second-story addition to an existing single-story residence, requiring variances. Town Council shall review the application as it pertains to zoning relief/approval.

14. ARC-26-0004 (ZON-26-0008) 108 EL MIRASOL (COMBO) The applicant, 108 El Mirasol LLC (Tara B. Mulrooney , Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two -story, single-family residence with accessory structures and basement (over 10,000 square feet) with final hardscape, landscape and swimming pool improvements on an ocean-front parcel exceeding 20,000 square feet in the R-B zoning district, with variances requested to exceed the amount of lot fill permitted within the setbacks, special exception for reduced vehicle queueing at the driveway gate, and site plan review for a generator over 100kW. Town Council shall review the application as it pertains to zoning relief / approval. ***Applicant is requesting a deferral for this item.***

15. ARC-26-0035 (ZON-26-0028) 1740 S OCEAN BLVD. (COMBO) The applicant, 149 BRAZILIAN LLC (SKA Architect & Planner), has filed an application requesting Architectural Commission review and approval for the addition of a second floor, necessitating three (3) variances. The Town Council shall review the application for zoning relief/approval. ***This item has been deferred to the September 23, 2026 meeting.***

NEW BUSINESS

16. ARC-26-0036 214 LIST RD. The applicant, Mark Kulas & Yoanna Kulas Revocable Trust dated February 26, 2021 (Mark Kulas & Yoanna Kulas, Trustees), has filed an application requesting Architectural Commission review and approval for the design of a new, one-story, single-family residence with final hardscape, landscape & swimming pool.

17. ARC-26-0047 (ZON-26-0043) 235 COCOANUT ROW (COMBO) The applicant, Christine Watkins (Maura Ziska, Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements on an existing nonconforming parcel of land with several variances requested pertaining to setbacks, lot coverage, landscape open space, angle of vision, cubic content ratio, equipment location, equipment screening, and amount of lot fill. Town Council shall review the application as it pertains to zoning relief/approval. Town Council shall review the application as it pertains to zoning relief/approval.

18. ARC-26-0049 (ZON-26-0049) 257 FAIRVIEW RD (COMBO) The applicant, 257 FAIRVIEW RD LLC (LaBerge & Menard Inc.- Architect), has filed an application requesting Architectural Commission review and approval for a new two-story house and associated hardscape and landscape necessitating a variance for screening wall height. The Town Council shall review the application as it pertains to zoning relief/approval.

19. ARC-26-0045 350 SEABREEZE AVE. The applicant, Steven Hudson, has filed an application requesting Architectural Commission review and approval to enclose an existing open carport and convert it into a one-car garage with a new garage door and new windows.

20. ARC-26-0048 150 EL VEDADO RD. The applicant, 828 Florida Properties LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate with landscape and hardscape modifications.

21. ARC-26-0031 (ZON-26-0024) 2 S COUNTY RD BREAKERS TENNIS CENTER (COMBO) The applicant, The Breakers Palm Beach, Inc. (Darren Hirsowitz, Chief Financial Officer), has filed an application requesting Architectural Commission review and approval for the design of a new outdoor terrace and furniture for use by hotel guests and members utilizing the Breakers Tennis Center amenity. The Town Council shall review the application as it pertains to zoning relief/approval. ***This application no longer requires Commission review.***

ANY OTHER BUSINESS

MEETING SCHEDULE

22. The next meeting is scheduled for September 23, 2026

ADJOURNMENT

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

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

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

TOWN OF PALM BEACH

Minutes of the Architectural Commission Meeting
Held on July 29, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:00 AM in the Town Council Chambers.

Members Present: Elizabeth Connaughton, Jeffery Smith, Claudia Visconti, Kenn Karakul, Kathy Georgas, David Phoenix, Greg Tankersley

Members Absent: Richard Sammons, KT Catlin

Members Excused: Sue Patterson

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

PLEDGE OF ALLEGIANCE

Chair Smith led the Pledge of Allegiance.

MINUTES

1. Minutes of the June 24, 2026, Architectural Commission Meeting

A motion was made by Mr. Phoenix and seconded by Mr. Karakul to approve the minutes of the June 24, 2026, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF CONSENT AGENDA

Mr. Phoenix disclosed ex parte communications. *Claudia Visconti declared a conflict of interest for ARC-26-0040, 13 Via Vizcaya, and Jeffery Smith declared a conflict of interest for ARC-26-0038, 218 Miraflores Drive. Both members left the dais during the approval of the consent agenda.*

Mr. Phoenix requested that EXTPLAN-26-0003, 203 Via Vizcaya, be removed from discussion.

A motion was made by Mr. Karakul and seconded by Mr. Phoenix to approve the consent

agenda as amended, with EXTPLAN-26-0003, 203 Via Vizcaya removed for discussion. The motion was carried unanimously, 5-0.

3. ARC-26-0038 218 MIRAFLORES DR. The applicant, Brian & Christina Flaherty (Fernando Wong Outdoor Living Design), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape modifications.

4. 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.

5. ARC-26-0040 13 VIA VIZCAYA The applicant, 13 Via Vizcaya Investments LLC (Kevin McAlarnen, Representative, Peter Pennoyer, Architect, SMI, Landscape Architect), has filed an application requesting Architectural Commission review and approval for exterior modifications, including a new glazed barrel tile roof, new fenestration openings, modified pergolas, a new entry design, as well as hardscape and landscape adjustments.

APPROVAL OF AGENDA

Ms. Pardue stated that she had two modifications to the agenda: ARC-26-0033, 173 Inlet Drive, would be deferred to August 26, 2026, and the applicant for ARC-26-0027, 300 Colonial Lane, asked that the project be relocated to the end of the agenda.

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

ADMINISTRATION OF THE OATH

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

COMMENTS

6. OFFICIALS

No comments were heard at this time.

7. STAFF

Patricia Strayer, Town Engineer, explained that the new mast-arm traffic signal poles were designed to meet current FDOT engineering standards and updated wind-load requirements for barrier-island conditions. She stated that the Town worked with FDOT to incorporate decorative fluting and black finishes to better complement the Town's existing infrastructure and described the engineering, right-of-way, utility, and ADA constraints that influenced the poles' size and placement. Commissioners expressed concerns about the scale, massing, placement, and overall aesthetics of the mast arms and streetlights, and questioned whether additional architectural

review or design input should be incorporated into similar infrastructure projects in the future. While acknowledging the engineering requirements, several commissioners remained dissatisfied with the visual impact of the installations and encouraged staff to continue pursuing design solutions that better reflect the Town's architectural character.

8. PUBLIC - 3 MINUTE LIMIT

Patrick Segraves, 2500 South Ocean Boulevard, expressed concerns about the size and number of the new mast-arm traffic signal poles, particularly at the intersection of Peruvian Avenue and County Road. He questioned why the project was not reviewed by the Architectural Commission, noting that other public infrastructure projects had previously received design review, and encouraged the Commission to consider the overall visual impact of the poles and associated traffic signal equipment.

UNFINISHED BUSINESS

9. ITEMS PULLED FROM THE CONSENT AGENDA

2. EXTPLAN-26-0003 203 VIA VIZCAYA The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for a new, two-story, single-family residence with final hardscape, landscape, and swimming pool improvements. (ORIGINALLY ARC-24-0128 AND APPROVED AT THE MAY 28, 2025 MEETING)

Mr. Phoenix disclosed ex parte communications. Ms. Pardue presented a request for a one-year extension of Architectural Commission approval for a new residence, explaining that the extension would allow the applicant until May 28, 2027, to obtain a building permit. She advised that, under the Town's 2024 ordinance, applicants are limited to a single one-year extension and, if additional time is needed after the extension expires, a new application must be submitted and reviewed as a new case. In response to Commissioner Phoenix's questions, Ms. Pardue clarified the timing of the ordinance, the applicable grace period, and the process for expired approvals, noting that the current request met the requirements for consideration under the existing regulations.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to approve the extension of time as requested. The motion was carried 6-1, with Mr. Phoenix dissenting.

10. ARC-26-0012 (ZON-26-0023) 150 DUNBAR RD & 151 ATLANTIC AVE. (COMBO) The applicants, Heavenly Partners LLC & Happy Isles Dreams LLC (Maura Ziska, Authorized Representative), have filed an application requesting Architectural Commission review and approval for renovations and modifications, including change to architectural style, at two (2) existing structures with a second floor addition at the existing two-story residence at 150 Dunbar Road and exterior renovations to the existing one-story residence at 151 Atlantic Avenue with new hardscape and landscape design across the to-be unified parcel with lot coverage and Cubic Content variances required to achieve the scope of work. The Town Council shall review the application as it pertains to zoning relief/ approval.

Mr. Falco provided staff comments on the project. Several members disclosed ex parte communications.

Michael Perry, MP Design & Architecture, presented revised plans for the proposed residence, highlighting changes made in response to the Commission's previous comments, including refinements to the building massing, front entry, architectural detailing, exterior color, and site layout. Cory Meyer, Nievera Williams Design, presented minor landscape revisions, including enhancements to the front garden and screening of relocated mechanical equipment. Commissioners discussed the proposed fountain, material selections, exterior color, lighting, landscaping, and requested variances. Attorney Maura Ziska clarified that the cubic content variance would likely be withdrawn upon the recording of the Unity of Title and explained that the remaining lot coverage variance reflected an existing nonconformity that had been reduced through the revised design. Commissioners generally found the revisions responsive to their previous comments while recommending additional refinements to the fountain, landscaping, and exterior finishes. No public comments were offered.

Commissioners acknowledged that the applicant had incorporated several of the Commission's previous recommendations but concluded that the overall design still lacked cohesion and compatibility with the surrounding neighborhood. Discussion focused on the building's massing, architectural detailing, exterior color, material palette, fountains, railings, landscaping, and relationship to the streetscape. Commissioners encouraged the applicant to simplify the design, refine the architectural details and materials, soften the overall appearance through additional landscape study, and further evaluate the home's scale and composition to create a more unified and contextually appropriate design. Several commissioners noted that the rear elevation and pool area were successful elements of the proposal and encouraged the applicant to build upon those strengths.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to defer the project to August 26, 2026, for a restudy of the following: the cornice, the front fountain, the exterior paint color, and the materials. The motion failed 3-4, with Ms. Connaughton, Mr. Smith, Mr. Phoenix, and Mr. Tankersley dissenting.

A motion was made by Ms. Visconti and seconded by Mr. Karakul to defer the project to September 23, 2026, for a restudy of the following: scale, materials, massing, details, lighting, the color of the stucco, returning to the commission with samples, and a 3-D model of the home. The motion was carried unanimously, 7-0.

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

Mr. Falco provided staff comments on the project. Ms. Connaughton and Mr. Phoenix disclosed ex parte communications.

Dustin Mizell of Environment Design Group presented revised plans on behalf of Architect Kevin Asbacher for the proposed residence at 222 Cherry Lane, highlighting changes made in response to the Commission's previous comments, including reductions to the garage eave and chimney height, refinements to the front entry, window proportions, driveway materials, lighting, and

architectural details. Richard True, the property owner, thanked the Commission for its guidance throughout the review process, stating that the revisions had strengthened the design and reaffirming his commitment to constructing a residence that complements Palm Beach's character. During the discussion, Kevin Asbacher participated remotely to answer questions about the roof design, explaining that the varying roof pitches were intended to reduce the residence's perceived height and overall scale. Commissioners generally supported the revisions while recommending additional refinements to the driveway design, garage detailing, awning fabric, and exterior lighting selections. No public comments were offered.

Commissioners commended the applicant for incorporating many of the Commission's previous recommendations and agreed that the revisions represented a significant improvement. Discussion focused on further refining the front entry, roof pitches, garage doors, driveway pattern, awning fabric, lighting fixtures, and chimney proportions. Commissioners encouraged the applicant to strengthen the prominence of the front entrance, simplify the driveway design while maintaining its character, and continue refining the architectural details to create a more cohesive design consistent with the traditional character of Cherry Lane.

A motion was made by Mr. Phoenix and seconded by Ms. Connaughton to defer the project to August 26, 2026, for a restudy of the following: the front door, the chimney, the awnings, the driveway pattern and materiality, the roof, and garage doors. The motion was carried unanimously, 7-0.

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

Mr. Falco provided staff comments on the project. Ms. Connaughton, Mr. Smith, and Mr. Phoenix disclosed ex parte communications.

Roger Janssen, Dailey Janssen Architects, presented revised plans for the proposed residence, highlighting modifications made in response to the Commission's previous comments, including redesigning the front entry portico, revising window patterns and front door detailing, changing the roof tile color, and refining architectural details. Dustin Mizell, Environment Design Group, presented landscape revisions that included additional canopy trees, coconut palms, and enhanced screening to improve the property's balance and provide greater buffering for adjacent properties. During the discussion, commissioners focused on the front façade composition, window placement and proportions, exterior materials, and landscaping, recommending additional refinements to the window arrangement, architectural symmetry, and landscape design while expressing support for the overall direction of the revisions.

Mr. Smith provided staff comments on the project.

Martin Klein, 1060 N. Ocean Blvd., expressed support for the proposed residence but requested that the Commission consider measures to preserve the privacy of his property. He asked that the second-story windows on the south elevation be designed to prevent views into his backyard and pool area, suggesting faux or non-transparent windows as a potential solution. He noted that while additional landscaping was proposed, he did not believe landscaping alone

would provide a permanent privacy buffer.

Commissioners generally agreed that the revised design represented an improvement and expressed support for the updated roof tile, landscaping, and overall architectural direction. Discussion focused on additional refinements to the front façade, including the entry portico, window proportions and placement, roof pitches, wood finishes, and architectural rhythm. Commissioners encouraged further study of the front elevation to strengthen the entry's prominence, simplify the window composition, and enhance the home's overall cohesion. In response to public comment regarding privacy, the applicant agreed to evaluate potential solutions with the neighboring property owner.

A motion was made by Ms. Visconti and seconded by Mr. Phoenix to defer the project to August 26, 2026, for a restudy of the following: the upper windows, the possible use of Pecky Cypress, and to meet with the concerned neighbor. The motion was carried 6-1, with Mr. Tankersley dissenting.

14. ARC-26-0024 230 PLANTATION RD. The applicants, G. Kent Kahle & Cynthia V. Kahle, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements. *This item has been deferred to the August 29, 2026 meeting.*

Town Clerk Churney noted a Scrivener's error, which deferred the project to an incorrect date in August. She requested a motion to defer the project to the August 26, 2026, meeting.

A motion was made by Ms. Visconti and seconded by None to defer the project to the August 26, 2026, meeting. The motion was carried unanimously, 7-0.

15. ARC-26-0034 334 CHILEAN AVE. The applicant, Overflow Pad Too LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate with gas lanterns. *This item has been deferred to the August 26, 2026, meeting.*

Note: This item was deferred to the August 26, 2026, meeting upon the approval of the agenda.

16. ARC-26-0004 (ZON-26-0008) 108 EL MIRASOL (COMBO) The applicant, 108 El Mirasol LLC (Tara B. Mulrooney, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two -story, single-family residence with accessory structures and basement (over 10,000 square feet) with final hardscape, landscape and swimming pool improvements on an ocean-front parcel exceeding 20,000 square feet in the R-B zoning district, with variances requested to exceed the amount of lot fill permitted within the setbacks, special exception for reduced vehicle queueing at the driveway gate, and site plan review for a generator over 100kW. Town Council shall review the application as it pertains to zoning relief/approval. *This item has been deferred to the September 23, 2026, meeting.*

Note: This item was deferred to the September 23, 2026, meeting upon the approval of the agenda.

NEW BUSINESS

17. ARC-26-0033 (ZON-26-0029) 173 E INLET DR. (COMBO) The applicant, 173 E Inlet Land Trust (Daniel P. Tighe, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a second-story addition to an existing single-story residence, requiring variances. Town Council shall review the application as it pertains to zoning relief/approval.

Note: This item was deferred to the August 26, 2026, meeting upon the approval of the agenda.

18. ARC-26-0035 (ZON-26-0028) 1740 S OCEAN BLVD. (COMBO) The applicant, 149 BRAZILIAN LLC (SKA Architect & Planner), has filed an application requesting Architectural Commission review and approval for the addition of a second floor, necessitating three (3) variances. The Town Council shall review the application for zoning relief/approval.

Ms. Mittner provided staff comments on the project. Several members disclosed ex parte communications.

M. Timothy Hanlon, attorney for the applicant, introduced the request for a second-story addition to the existing residence and explained that the application included variances for existing nonconformities and an increase in parapet height. Patrick Segraves, SKA Architect + Planner, presented the proposed design, explaining that the project would retain the existing building footprint while adding a second story, simplifying the architectural style, updating exterior materials, and preserving the existing courtyard, driveway, gates, and much of the mature landscaping with minor enhancements. During the discussion, commissioners asked questions regarding the requested variances, parapet height, façade composition, window proportions, exterior materials, lighting, landscaping, and the relationship of the contemporary design to the surrounding neighborhood. Commissioners encouraged the applicant to further study the proportions of the front façade and second-story openings while expressing support for the overall design approach. No public comments were offered.

Commissioners expressed concern that, while the proposed contemporary design had merit, it lacked the architectural character and residential detailing necessary to complement the surrounding neighborhood. Discussion focused on the front entry, balcony, window proportions, railing design, and façade detailing, with several commissioners noting that the building appeared too commercial in character. Commissioners encouraged the applicant to strengthen the prominence of the front entrance, incorporate additional architectural detailing and residential elements, and further refine the proportions and materials to create a design more compatible with the Palm Beach streetscape.

A motion was made by Ms. Visconti and seconded by Ms. Georgas to defer the project to August 26, 2026, for a restudy of the front entry. The motion was carried 6-1, with Ms. Connaughton dissenting.

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

residence site plan.

Ms. Pardue provided staff comments on the project. Several members disclosed ex parte communications. *Elizabeth Connaughton declared a conflict of interest and left the dais during the discussion of the project.* Ms. Pardue explained that, under the Town Council's adopted Project Designation Matrix, applications involving property line modifications require Commission review unless written consent is obtained from the affected neighboring property owner. Because consent had not been obtained, the application was presented to the Commission for review.

Dustin Mizell, Environment Design Group, presented a request to modify a previously approved site wall by replacing a portion of the wall with a drainage curb while maintaining screening around the equipment and outdoor shower areas. He explained that the revision would preserve existing vegetation, avoid impacts to mature trees and their root systems, improve access and maintenance, and maintain the neighboring property's privacy through existing fencing and landscaping. He stated that the proposed modification would not substantially alter the appearance or screening of the property while providing a more practical site solution.

Mr. Smith called for public comment.

Susan Leas, 292 Colonial Lane, stated that she supported improvements to the property but opposed replacing the previously approved masonry wall with a drainage curb and landscaping. She expressed concern that the proposed modification would reduce privacy, noise attenuation, and screening between the properties, and requested that the masonry wall remain as originally approved. She also expressed concerns regarding the review process.

Dragana Connaughton, owner, stated that the residence was being constructed as her family's home rather than as a speculative project. She explained that the requested modification was intended to preserve the existing mature vegetation, avoid damage to established trees, and maintain privacy between the properties. She stated that the proposed screening and relocation of the site wall would continue to provide an effective buffer, that the mechanical equipment would remain screened, and that the modification would not adversely affect the neighboring property.

Commissioners discussed the request in the context of maintaining the existing visual screening and balancing the interests of neighboring property owners. While acknowledging the concerns raised by the adjacent property owner, commissioners concluded that the proposed modification would not result in a significant aesthetic change, as the existing hedge and the required screening wall around the mechanical equipment would remain. The Commission encouraged the applicant to continue working with the neighboring property owner regarding additional screening.

A motion was made by Mr. Karakul and seconded by Mr. Tankersley to approve the project as presented. The motion was carried unanimously, 6-0.

ANY OTHER BUSINESS

Ms. Churney announced that Elizabeth Connaughton declared a conflict of interest for ARC-26-0027, 300 Colonial Lane, at the June 24, 2026, meeting and had correctly completed the 8B

form in accordance with State Law.

Ms. Connaughton expressed concern about the increasing turnover of locally owned businesses along South County Road and the potential impact of rising rents and the presence of national retailers on the Town's commercial character. Staff noted that commercial uses are governed by the Town's zoning regulations and that related policy issues are considered by the Town Council and Planning and Zoning Commission.

MEETING SCHEDULE

19. The next meeting is scheduled for August 26, 2026

ADJOURNMENT

A motion was made by Ms. Visconti and seconded by Mr. Phoenix to adjourn the meeting at 11:59 a.m. The motion was carried unanimously, 7-0.

Respectfully Submitted,

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Jeffery W. Smith, Chair

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 26, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: EXTPLAN-26-0002 390 N LAKE WAY. The applicant, 390 NLWPB LLC (MHK Architecture), has filed an application requesting an Extension of Time for a previously issued Architectural Commission review and approval for exterior modifications including a new front entry with landscape and hardscape changes. *(ORIGINALLY ARC-25-0039 AND APPROVED AT THE AUGUST 27, 2025, MEETING)*

Date: 8/19/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

EXTPLAN-26-0002 390 N LAKE WAY The applicant, 390 NLWPB LLC (MHK Architecture), has filed an application requesting an Extension of Time for a previously issued Architectural Commission review and approval for exterior modifications including a new front entry with landscape and hardscape changes. (ORIGINALLY ARC-25-0039 AND APPROVED AT THE AUGUST 27, 2025 MEETING)

Applicant: 390 NLWPB LLC
Architecture: MHK Architecture

HISTORY:

The previous application, ARC-25-0039, was heard at the August 27, 2025 ARCOM meeting. The request for approval of exterior modifications including a new front entry with landscape and hardscape modifications was approved (7-0) with conditions of approval. The applicant was to correct the proportions of the order, lower the entablature, lower the height of the architrave, decrease the intercolumniation, and add drop edge on the soffit. The applicant captured those changes under Administrative Application ARCS-25-1333 which was approved on September 9, 2025.

THE PROJECT:

The applicant is requesting a one-year extension of time to the following previously approved project: prior plans submitted, entitled " Improvements to the Residence 390 North Lake Way" as prepared by **MHK Architecture**, uploaded and dated to the Town 08/1/2025.

The following is the scope of work for the Project:

- Front entry way addition.
- New driveway.
- Minor fenestration changes.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Width	100’	**Lot Depth**	124.5’
Lot Area	25,972 SF	**Lot Coverage**	Required: 30% Existing: 29.5% Proposed: 29.8%
Landscape Open Space (LOS)	Required: 45% Existing: 43.94% Proposed: 43.98%	**Front Yard Landscape Open Space (LOS)**	Required: 40% Existing: 81.13% Proposed: 81.97%
Surrounding Properties / Zoning			
North	395 N Lake Way | Single-Family Residence / R-B		
South	380 N Lake Way | Single-Family Residence / R-B		
East	393 N Lake Way | Single-Family Residence / R-B		
West	Intracoastal Waterway		

STAFF ANALYSIS

The applicant is requesting a one-year extension of time for the approved project.



ARCOM Development Order:

- Approval Date: August 27, 2025
- Expiration Date: August 27, 2026
- Proposed Expiration Date: August 27, 2027

CONCLUSION

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

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

WRB:JGM:SCP
WRB

MHK
ARCHITECTURE

May 14, 2006

ATTN: Town of Palm Beach Building Department
360 S County Road
PO BOX 2029
Palm Beach FL 33480

ARCHITECT: MHKAP LLC
DBA / MHK ARCHITECTURE
211 Seaview Ave
Palm Beach FL 33480

RE: TIME EXTENSION REQUEST LETTER ARC-25-0039

To Whom it may Concern,

MHK ARCHITECTURE is submitting this letter to request an extension of the previously approved plans for 390 N Lake Way. The approval was received at the ARCOM meeting held on August 27, 2025. The client reviewed the scope of work, schedule of construction with several contractors, and timing of completion. From the information gathered and in conjunction with the contractors, they will begin work after the ARCOM one year approval requirement. We ask that you please consider granting an extension so that the client may begin work later this year.

Thank you for your time and consideration,

Caroline Forrest

211 Seaview Avenue
Palm Beach, FL 33480
561.401.1866
mhkarchitecture.com

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 26, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0037 (ZON-26-0048) 203 S LAKE TRL (COMBO) The applicant, 203 SOUTH LAKE LAND TRUST (Maura Ziska, Representative, Nievera Williams/Robert Stern - Design Representatives), has filed an application requesting Architectural Commission review and approval for architectural adjustments to the main and guest house, replacing the historic gazebo, necessitating a variance for a reduction in the front yard setback, modifying the landscape, and adjusting ancillary site features. The Town Council shall review the application as it pertains to zoning relief/approval.

Date: 8/19/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

ARC-26-0037 (ZON-26-0048) 203 S LAKE TRL (COMBO). The applicant, 203 SOUTH LAKE LAND TRUST (Maura Ziska, Representative, Nievera Willians/Robert Stern - Design Representatives), has filed an application requesting Architectural Commission review and approval for architectural adjustments to the main and guest house, replacing the historic gazebo, necessitating a variance for a reduction in the front yard setback, modifying the landscape, and adjusting ancillary site features. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON-26-0048 (ARC-26-0037) 203 S LAKE TRL (COMBO) - VARIANCE. The applicant, 203 SOUTH LAKE LAND TRUST (Maura Ziska, Representative, Nievera Willians/Robert Stern - Design Representatives), has filed an application requesting Town Council review and approval of a variance to replace a historic gazebo necessitating a variance for a reduction in the front yard setback. The Architectural Commission shall perform design review of the application.

Applicant: 203 SOUTH LAKE TRAIL LAND TRUST
Architecture: Robert A.M. Stern Architects
Landscape: Nievera Williams Design (Cory Meyer)
Legal Rep.: Maura Ziska, Esq.

THE PROJECT:
The applicant has submitted plans entitled "RESIDENCE AT: 203 S LAKE TRAIL" as prepared by **Robert A.M. Stern Architects, LLP and Nievera Williams Design**, uploaded and dated to the Town 08/07/2026.

The following is the scope of work for this request:

- Guest House modifications include skylight removal, roof material changes, west wall and stairs
- Main House window, shutter and balcony adjustments
- Replace existing gazebo with a different gazebo design
- Landscape and equipment adjustments

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

- **VARIANCE 1 - Sec. 134-84(b)(2):** A variance for a one-story front yard setback of 27'-7" in lieu of the 35' minimum required for an accessory structure.

Site Data			
Zoning District	R-A (ESTATE RESIDENTIAL)	**Future Land Use**	SINGLE-FAMILY
Lot Size	72,826 SF	**Crown of Road**	+2.02' NAVD
Lot Depth	260.01'	**Lot Width**	281.23'
Surrounding Properties / Zoning			
North	11 S Lake Trl | Residence / R-A		
South	14 S Lake Trl | Residence / R-A		
East	442 Seaspray Ave & 443 Seaview Ave | Residences / R-B		
West	Lake Trail & Lake Worth Lagoon		

STAFF ANALYSIS

The applicant received approval for the construction of a new, two-story residence with a detached two-story accessory structure, with final hardscape, landscape, and swimming pool improvements under case ARC-24-0027 in March of 2025. The parcel is located on the west ends of both Seabreeze and Seaview Avenues, with water frontage on the Lake Worth Lagoon, separated by the Lake Trail pedestrian walkway. The parcel is estate-sized at over 70,000 square feet, located in the R-A Estate Residential zoning district, and the proposed finished floor area of the structures exceeds 10,000 square feet. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

Minor architectural and landscape changes are being requested under this application. The guest house has the most modifications, primarily the change in roof color and removal of a skylight.



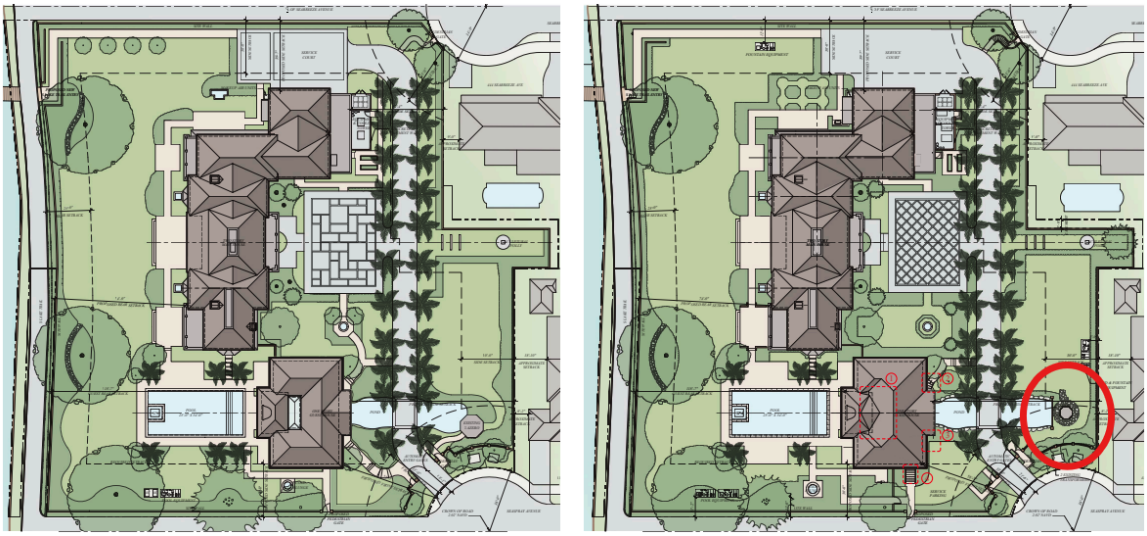
PREVIOUSLY APPROVED WATERSIDE VIEW



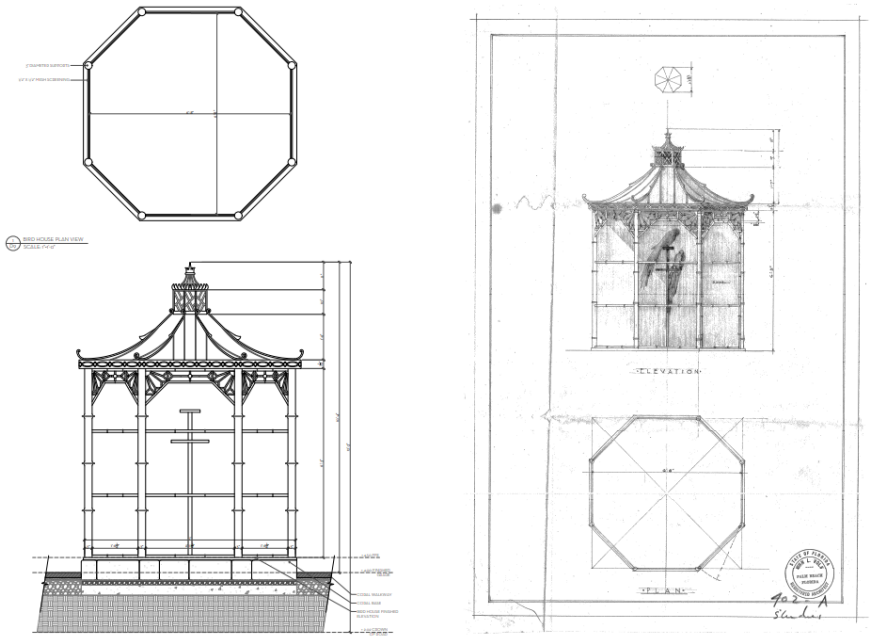
REVISED WATERSIDE VIEW

The application has been heard by ARCOM six times previously, with the main and guest house approved, along with the preservation of a wooden gazebo attributed to John L. Volk. The applicant now wishes to remove the wooden gazebo and replace it with a new metal, chinoiserie-inspired birdhouse gazebo, based on a sketch by John Volk that apparently never came to fruition. It is a shame to lose the last remaining historic fabric of this site, but the proposed gazebo is compatible and still pays homage to the original architect by realizing his design. The open-air gazebo is considered an accessory structure and technically needs to meet the required front setback, even though it is more of a landscape feature. The applicant is requesting reasonable consideration to place it 27'-7" from the front property line, rather than the required 35'. It is important to note that the east property line is considered the front

but functions much more like a side setback, and that there would be minimal to no visual or other impact to surrounding properties by placing this feature at the proposed location.



Previous vs proposed gazebo location



Proposed gazebo

ZONING

The design as proposed requires one (1) variance:

- **VARIANCE 1 - Sec. 134-84(b)(2):** A variance for a one-story front yard setback of 27'-7" in lieu of the 35' minimum required.

The variance pertains to the new gazebo located within the required setbacks of the building.

Approval of the project will require two (2) motions to be made by the Architectural Commission:

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

(2) that the implementation of the proposed variance(s) shall or shall not cause negative architectural impact to the subject property.

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

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

WRB:JGM:FHM
WRB

NIEVERA WILLIAMS
DESIGN

August 7, 2026

Letter of Intent
203 S. Lake Trail | Second Submittal
ARC-26-0037

Architecture--Guest House:
Removal of skylight, revision to the stairs to access the building, and adjustment of the west wall of the structure. The roof pitch was also adjusted and the roof material is being revised. There is 110 sq. ft. of additional space, about a 6% increase in the guest house size.

Architecture--Main House:
Minor window and shutter adjustments, balcony adjustments due to permit requirements, and addition of flood vents in garage.

Landscape
Remove the gazebo from the scope due to its condition and replacement with new gazebo to replicate the original Volk drawings. Also the adjustment of the landscape on the south side of the property, including shifting the cold plunge and adding an outdoor shower. Clarification of equipment locations around property.

Variance Request:
To accommodate the reconstruction of the historic pavilion, a variance is required.

Variance 1: 134-841 (b) (2) Variance for a front yard setback of an accessory structure of 27'-7" in lieu of the 35' required.

We believe the proposed gazebo meets the criteria to grant a variance, as we are replicating a historic structure as close to its original position as possible, so that it remains visible from the street as the previous gazebo is. The existing gazebo had a setback of 17'-5" so this represents an improvement to the nonconformity.

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NIEVERA WILLIAMS
DESIGN

Project History:

- December 2024: Project approved by ARCOM with conditions.
- January 2025: Project fully approved by ARCOM.
- August 2025: Staff approval received for minor architectural changes and to shift the house by 12 inches.
- November 17, 2025: Staff approval received for architectural changes on the north, south, and east elevation, shifting of the driveway, and a pool modification.
- August 2025: Demolition permit issued and existing house demolished.
- October 21, 2025: Foundation Permit Received
- December 2025: Revisions approved by ARCOM

The modifications set forth above meet all subsections of Sec 18-205. We believe the modifications enhance the property and are in conformity of good taste and design. None of the proposed changes are of inferior quality or will have a negative impact on the surrounding neighborhood.

Please let us know if you have any questions or need anything further.

Cory Meyer
Nievera Williams Design

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DRAWINGS ISSUED FOR ARCOM FINAL DROP

ANTICIPATED MEETING DATE: AUGUST 26, 2026
FINAL DROP: AUGUST 10, 2026

RESIDENCE AT 203 S LAKE TRAIL

PALM BEACH, FLORIDA

SCOPE OF WORK: AMENDMENTS TO AN APPROVED TWO-STORY RESIDENCE AND ONE-STORY POOL HOUSE. THERE WILL BE LANDSCAPE AND HARDSCAPE IMPROVEMENTS

ROBERT A.M. STERN ARCHITECTS, LLP

PROJECT NO. 23054

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NEW YORK, NY 10016
PHONE: (212) 967-5100

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INTERIOR DESIGNER
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CIVIL ENGINEER
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SURVEYOR
WALLACE SURVEYING
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
PHONE: (561) 640-4551

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ARC-26-0037

NOT FOR CONSTRUCTION PURPOSES

ARCOM SUBMITTAL
AUGUST 26, 2026

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STATE OF FLORIDA
RANDY M. CORRELL
AR 100192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

CS

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1. Guest House skylight removed
2. Guest House Northeast stair revised
3. Guest House Southeast stair removed
4. Guest House South stair added

ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	15.17%
SQUARE FOOTAGE:	-	17,700 SF
FRONT YARD SETBACKS:	35’-0”	58’-3”
REAR YARD SETBACKS:	25’-0”	74’-0”
SIDE YARD SETBACK (NORTH):	30’-0”	39’-7”
SIDE YARD SETBACK (SOUTH):	30’-0”	30’-0”
SIDE YARD SETBACK (EAST):	30’-0”	52-4”
BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

PROPOSED SITE PLAN

SCALE: 1/32” = 1’-0”
0’ 16’ 32’

N

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REVISED SEASPRAY ENTRY VIEW

PREVIOUSLY APPROVED SEASPRAY ENTRY VIEW

ARC-26-0037

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AUGUST 26, 2026

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REVISED GUEST HOUSE EAST VIEW

PREVIOUSLY APPROVED GUEST HOUSE EAST VIEW

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AUGUST 26, 2026

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PREVIOUSLY APPROVED WATERSIDE VIEW



REVISED WATERSIDE VIEW

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REVISED MAIN HOUSE SOUTH VIEW

PREVIOUSLY APPROVED MAIN HOUSE SOUTH VIEW

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AUGUST 26, 2026

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REVISED GUEST HOUSE WEST VIEW

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AUGUST 26, 2026

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PREVIOUSLY APPROVED SOUTH LAKE TRAIL VIEW



REVISED SOUTH LAKE TRAIL VIEW

ARC-26-0037

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ARCOM SUBMITTAL
AUGUST 26, 2026

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ARMANDO M. CORRELL
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PROJECT NO: A23054

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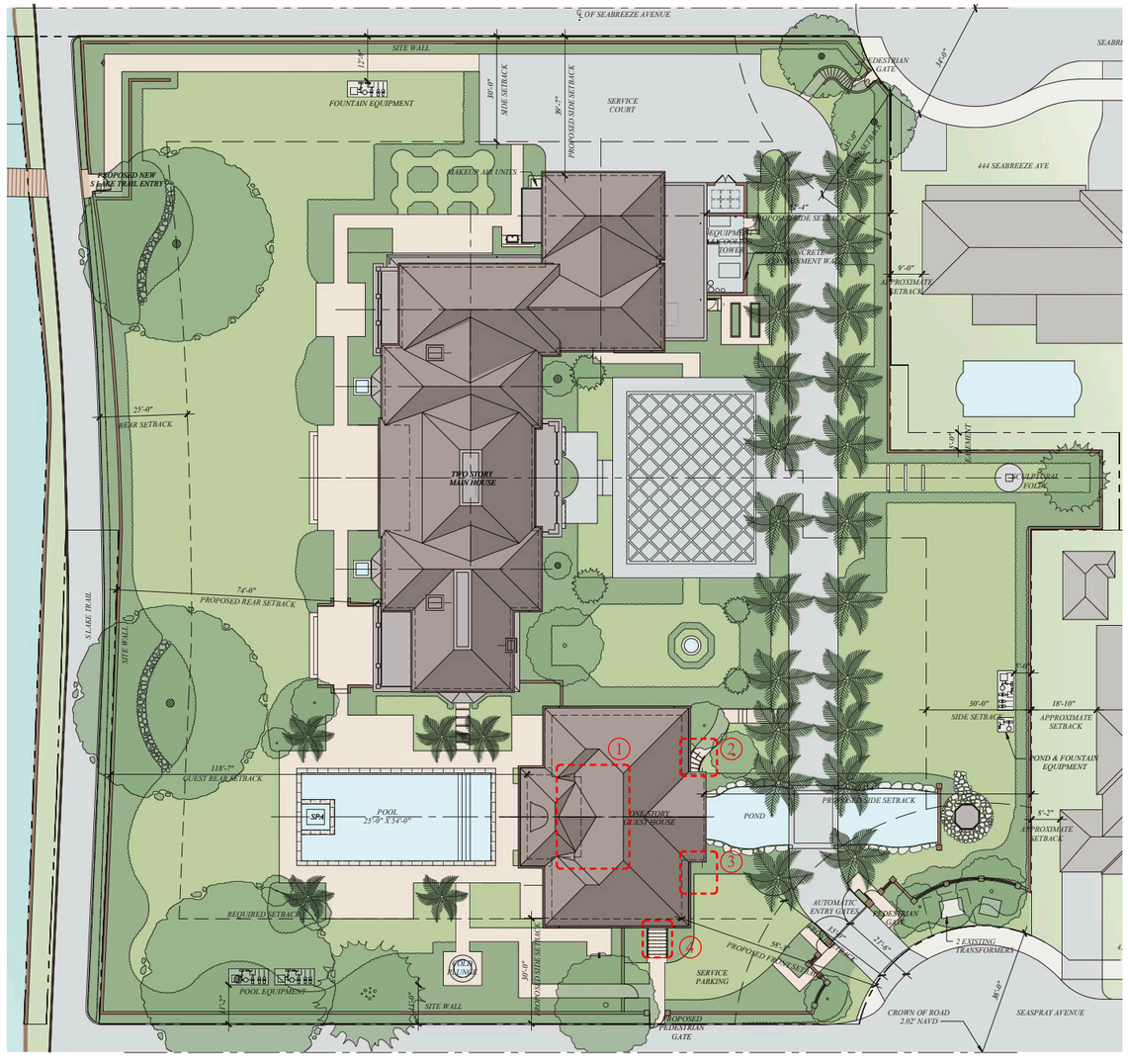
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ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	14.85%
SQUARE FOOTAGE:	-	17, 290 SF
FRONT YARD SETBACKS:	35’-0”	58’-3”
REAR YARD SETBACKS:	25’-0”	74’-0”
SIDE YARD SETBACK (NORTH):	30’-0”	39’-7”
SIDE YARD SETBACK (SOUTH):	30’-0”	30’-0”
SIDE YARD SETBACK (EAST):	30’-0”	52-4”
BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

PREVIOUSLY APPROVED ROOF SITE PLAN



ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	15.17%
SQUARE FOOTAGE:	-	17,700 SF
FRONT YARD SETBACKS:	35’-0”	58’-3”
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1. Guest House skylight removed
2. Guest House Northeast stair revised
3. Guest House Southeast stair removed
4. Guest House South stair added

REVISED ROOF SITE PLAN

N.T.S.

ARC-26-0037

NOT FOR CONSTRUCTION PURPOSES

ARCOM SUBMITTAL
AUGUST 26, 2026

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

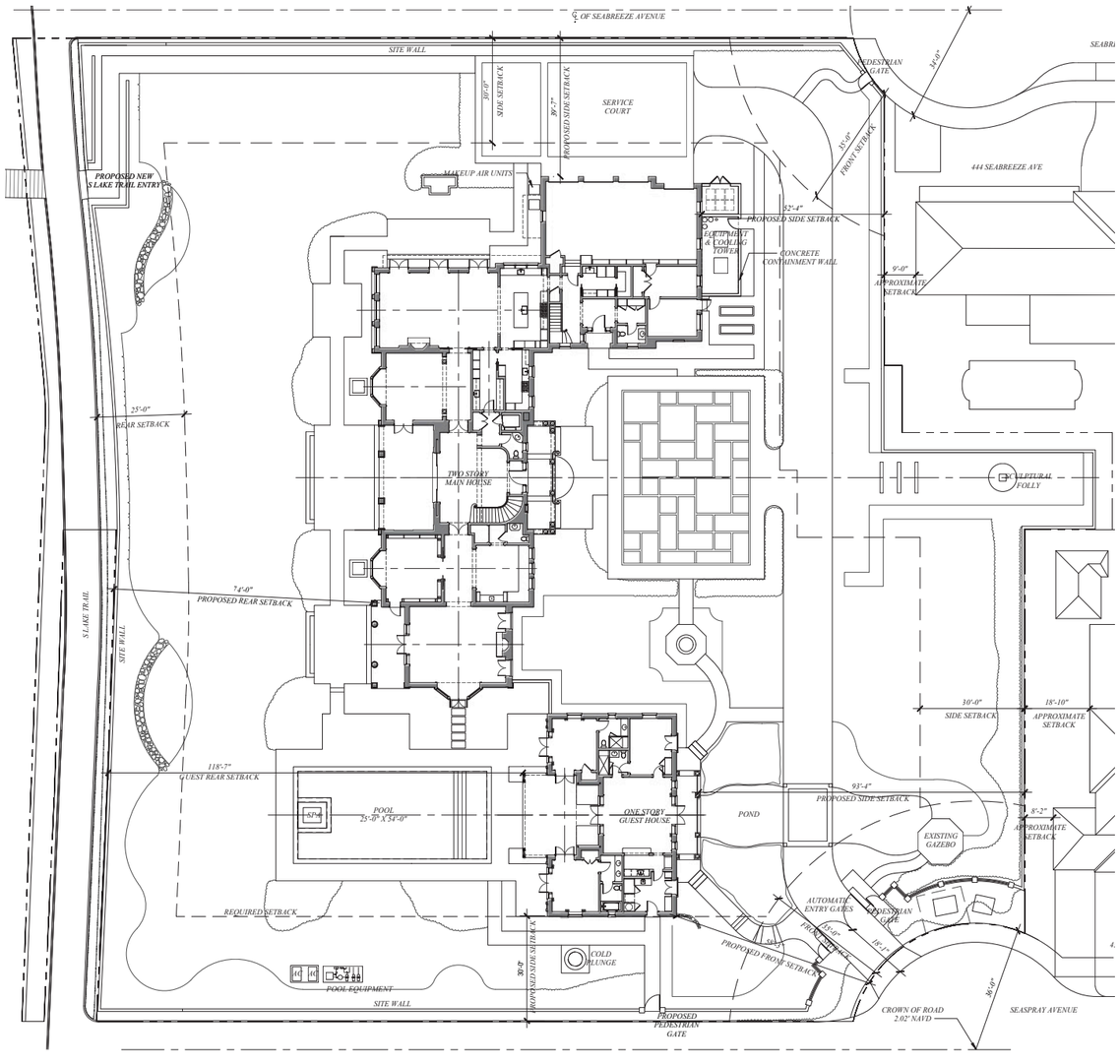
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PROJECT NO: A23054

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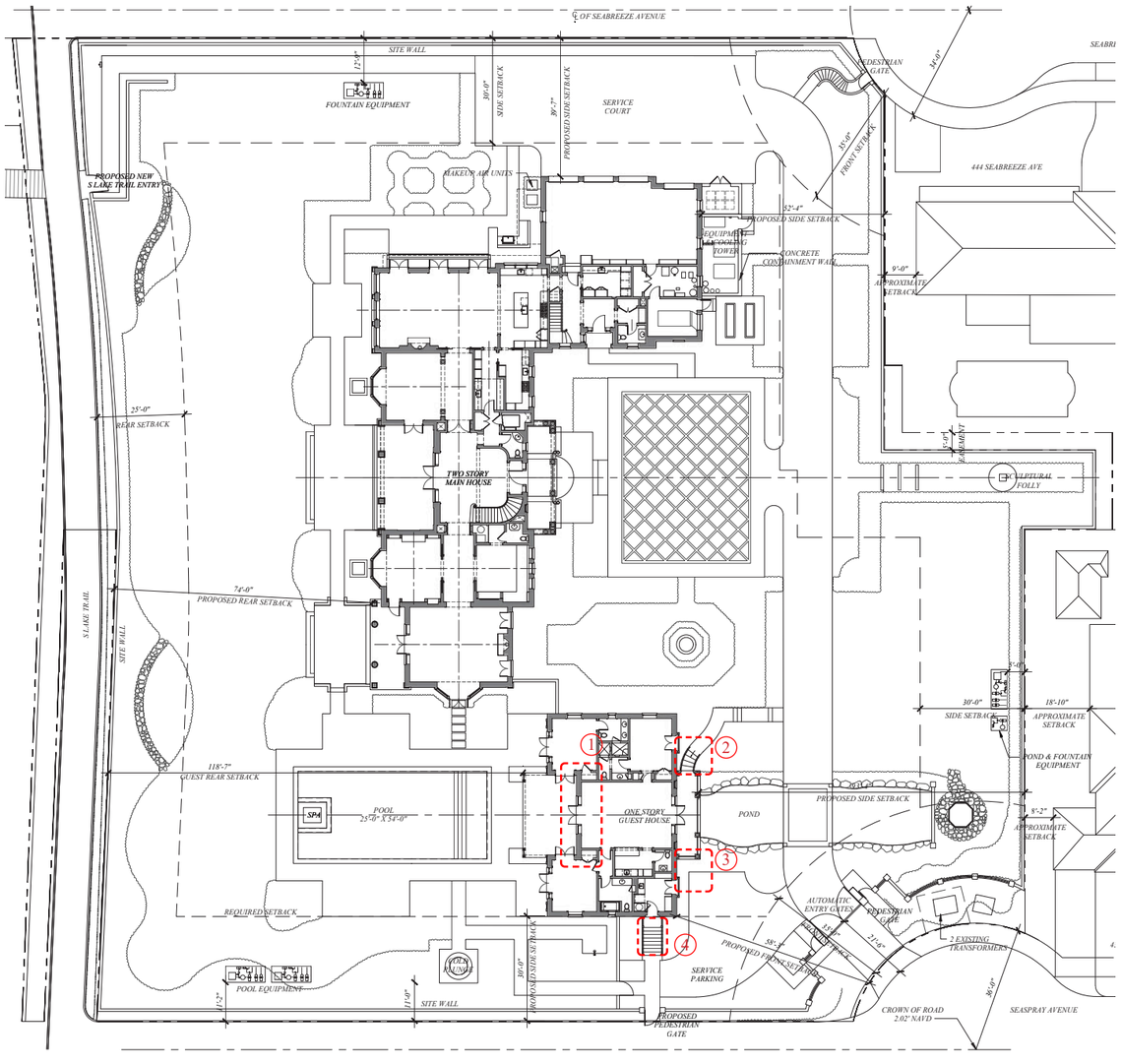
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ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

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OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

PREVIOUSLY APPROVED FIRST FLOOR SITE PLAN



ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
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BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

1. Guest House West wall extended 6’-4” west
2. Guest House Northeast stair revised
3. Guest House Southeast stair removed
4. Guest House South stair added

REVISED FIRST FLOOR SITE PLAN

N.T.S.

ARC-26-0037

NOT FOR CONSTRUCTION PURPOSES

ARCOM SUBMITTAL
AUGUST 26, 2026

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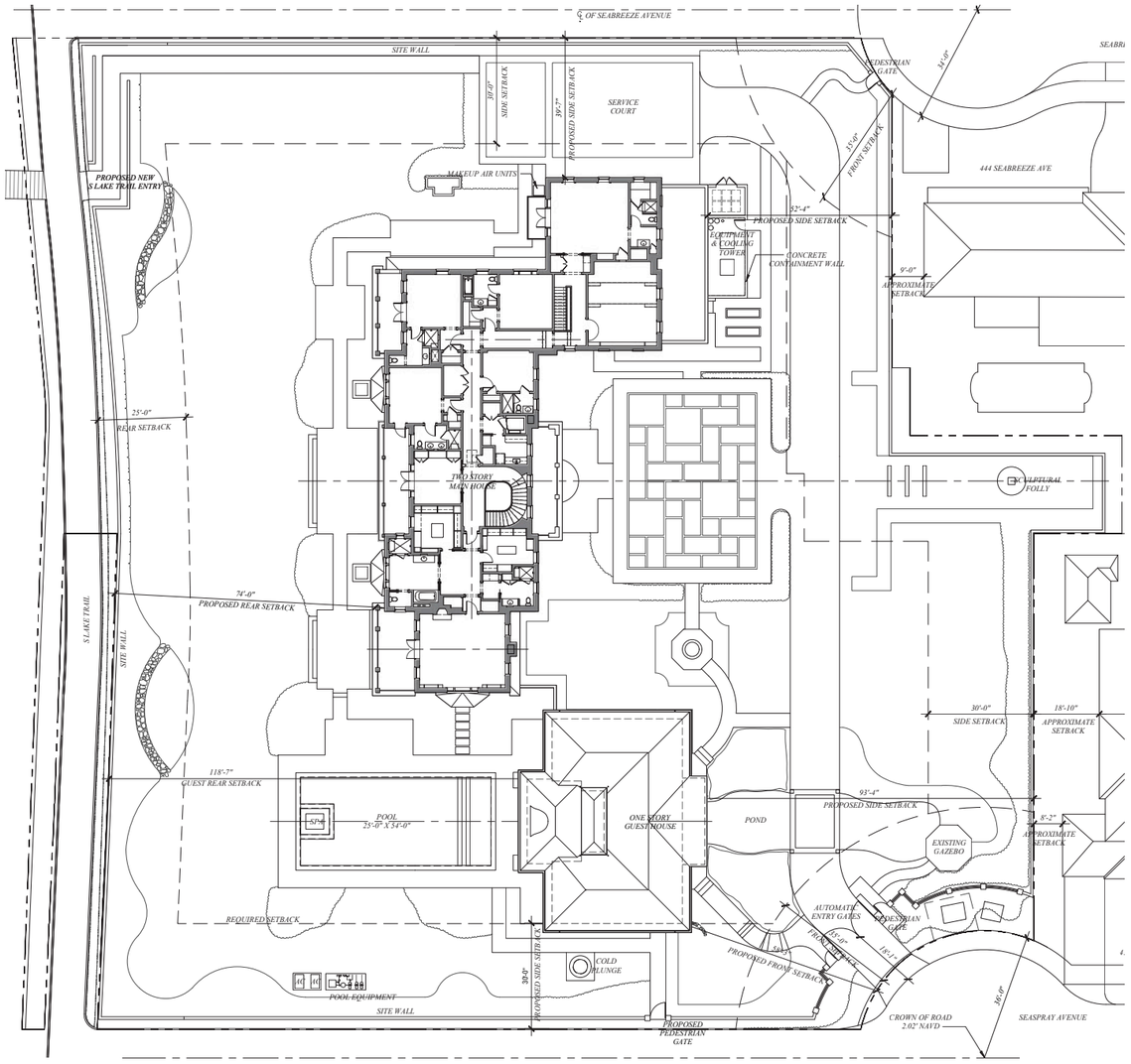
STATE OF FLORIDA
RANDY M. CORRELL
AR100175
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

A-9

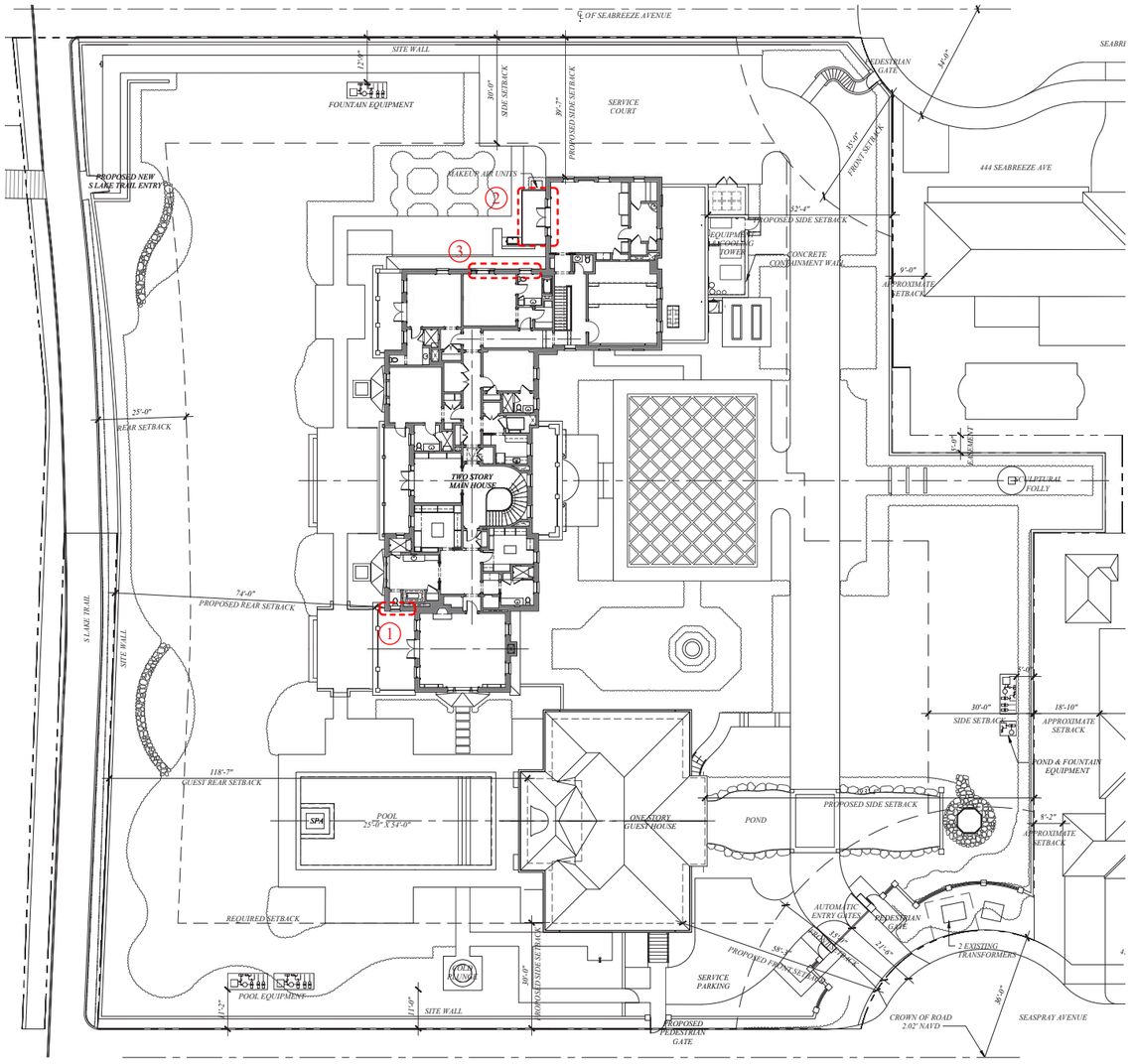
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ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

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SIDE YARD SETBACK (EAST):	30’-0”	52-4”
BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

PREVIOUSLY APPROVED SECOND FLOOR SITE PLAN



ZONING DISTRICT: R-A ESTATE RESIDENTIAL
FEMA ZONE: AE-6

ZONING ORDINANCES	CODE MAXIMUMS	PROPOSED
LOT SIZE:	-	72,826 SF
LOT COVERAGE:	25%	15.17%
SQUARE FOOTAGE:	-	17,700 SF
FRONT YARD SETBACKS:	35’-0”	58’-3”
REAR YARD SETBACKS:	25’-0”	74’-0”
SIDE YARD SETBACK (NORTH):	30’-0”	39’-7”
SIDE YARD SETBACK (SOUTH):	30’-0”	30’-0”
SIDE YARD SETBACK (EAST):	30’-0”	52-4”
BUILDING HEIGHT:	25’-0”	23’-4”
OVERALL BUILDING HEIGHT:	35’-0”	34’-0”

1. Main House South window resized and shifted 1’-5” west
2. Main House balcony widened
3. Main House North windows shifted

REVISED SECOND FLOOR SITE PLAN

N.T.S.

ARC-26-0037

NOT FOR CONSTRUCTION PURPOSES

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AUGUST 26, 2026

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203 S LAKE TRL
PALM BEACH, FL 33480

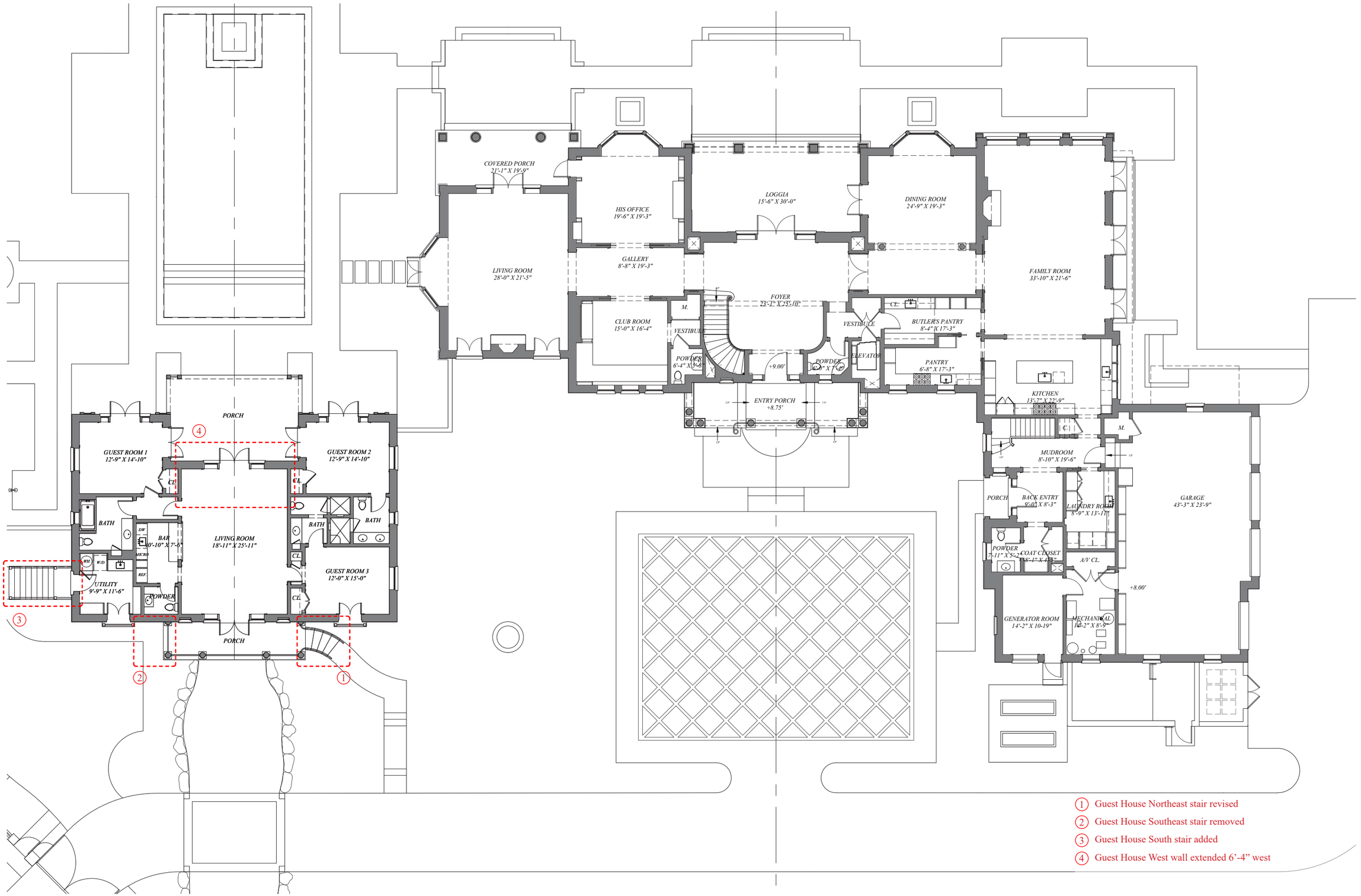
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STATE OF FLORIDA
BRADY M. CORRELL
AR 100192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:
A-10

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1. Guest House Northeast stair revised
2. Guest House Southeast stair removed
3. Guest House South stair added
4. Guest House West wall extended 6’-4” west

FIRST FLOOR PLAN

SCALE: 1/16” = 1’-0”

0’ 8’ 16’

N

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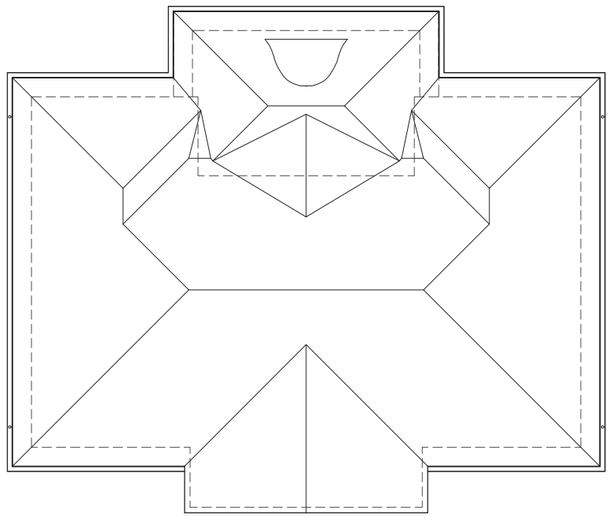
STATE OF FLORIDA
RANDY M. CORRELL
AR 0016192
REGISTERED ARCHITECT

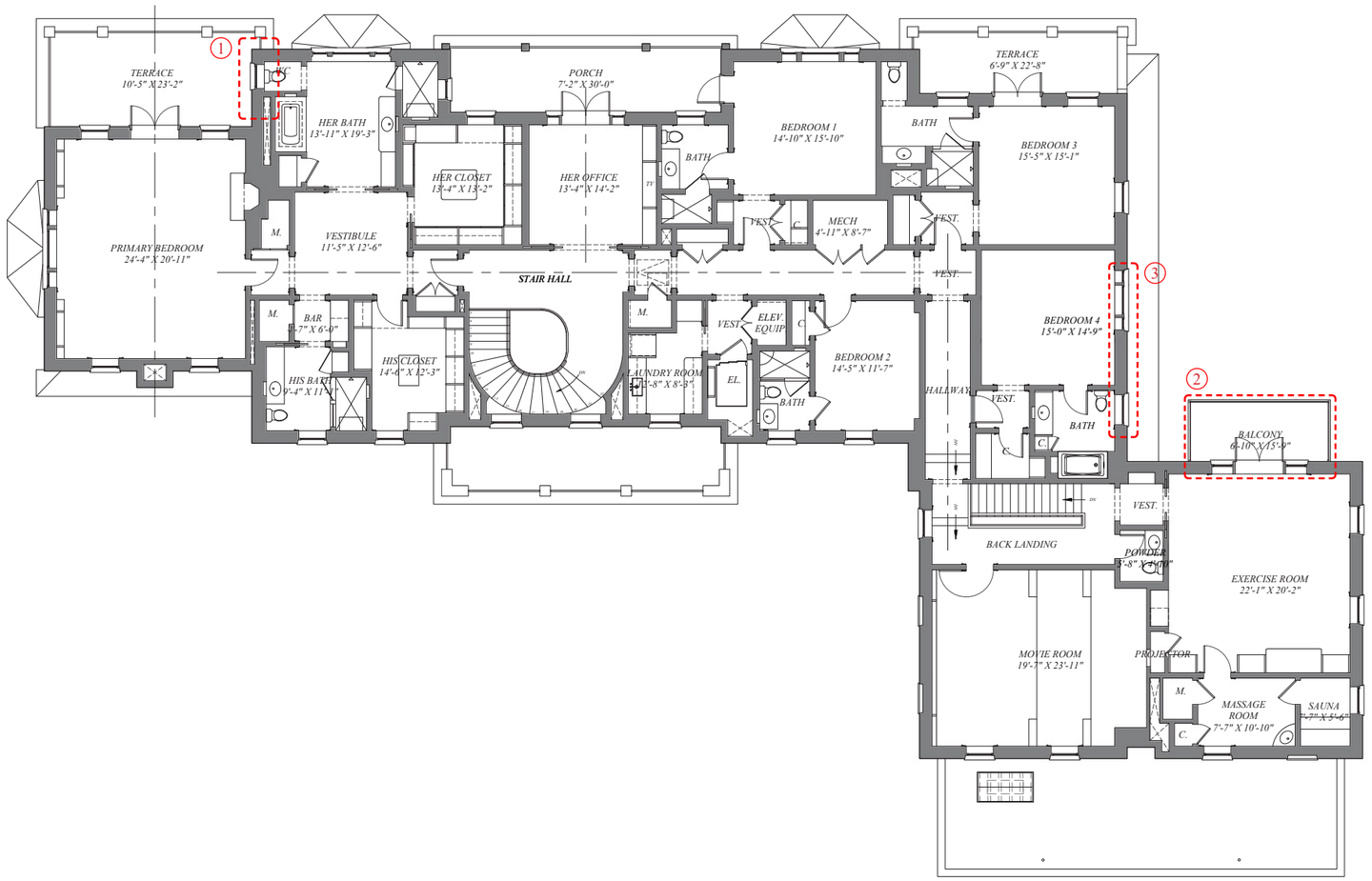
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DRAWING NO:

A-11

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1. Main House South window resized and shifted 1’-5” West
2. Main House balcony widened
3. Main House North windows shifted

SECOND FLOOR PLAN

SCALE: 1/16” = 1’-0”

0’ 8’ 16’

N

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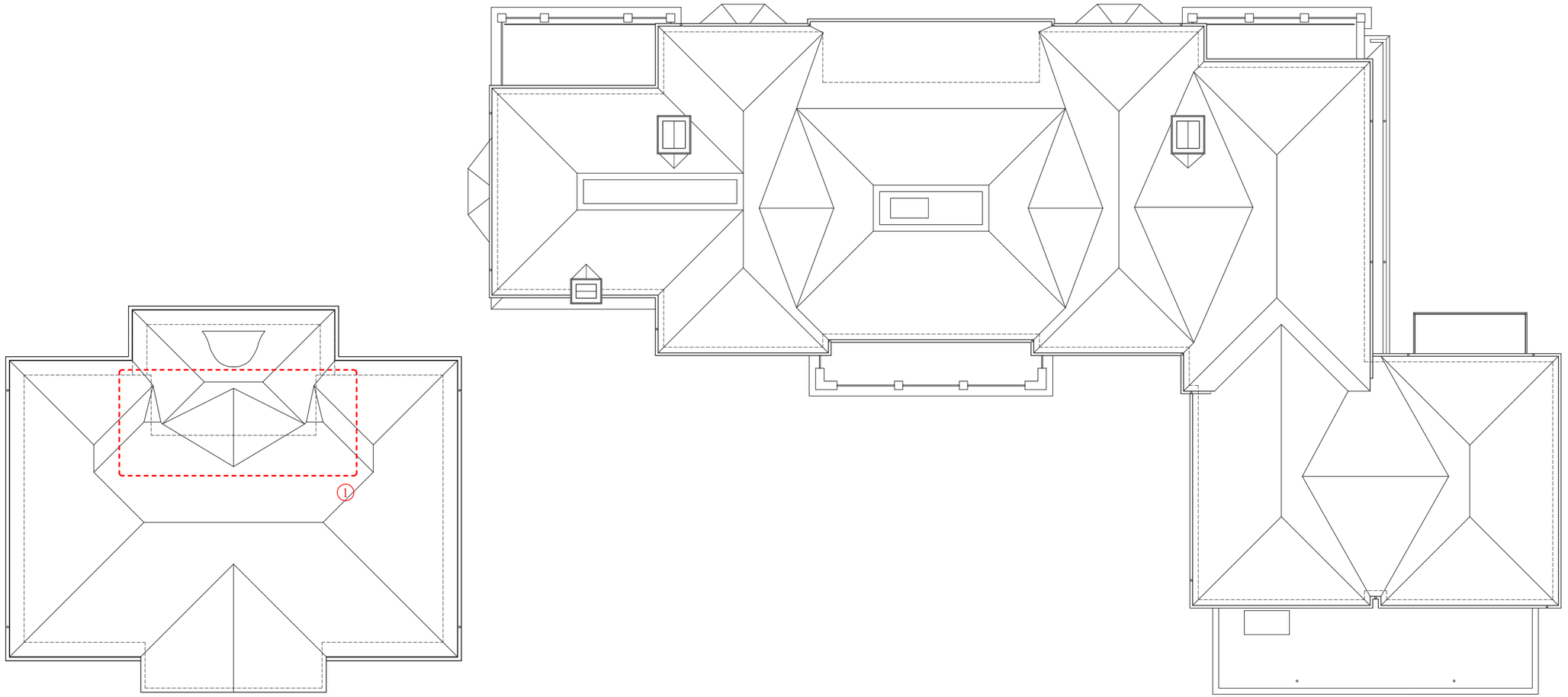
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ANDY M. CORRELL
AR100195
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

A-12

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1 Guest House skylight removed

SCALE: 1/16” = 1’-0”

0’ 8’ 16’

N

ROOF PLAN

ARC-26-0037

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STATE OF FLORIDA
ANDY M. CORRELL
REGISTERED ARCHITECT

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DRAWING NO:

A-13

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PREVIOUSLY APPROVED EAST ELEVATION

1. Main House vent with shutters reduced in size for mechanical requirements
2. Main House flood vents added to meet Permit requirements
3. Guest House roof pitch and height revised
4. Guest House Northeast stair revised
5. Guest House Southeast stair removed
6. Guest House South stair added
7. Guest House roof material revised



REVISED EAST ELEVATION

SCALE: 1/16” = 1’-0”

0’ 8’ 16’

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PROJECT NO: A23054

DRAWING NO:

A-14

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PREVIOUSLY APPROVED WEST ELEVATION



REVISED WEST ELEVATION

1. Main House balcony widened
2. Main House flood vent added to meet Permit requirements
3. Guest House roof pitch and height revised
4. Guest House roof material revised

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

0' 8' 16'

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PREVIOUSLY APPROVED NORTH ELEVATION



REVISED NORTH ELEVATION

1. Reduced Height of Trash Enclosure
2. Main House balcony widened
3. Main House North windows shifted

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

0' 8' 16'

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PROJECT NO: A23054

DRAWING NO:

A-16

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PREVIOUSLY APPROVED SOUTH MAIN HOUSE ELEVATION



REVISED SOUTH MAIN HOUSE ELEVATION

1. Main House window resized and shifted 1'-5" west
2. Main House windows raised 6" to align with Back Entry door

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

0' 8' 16'

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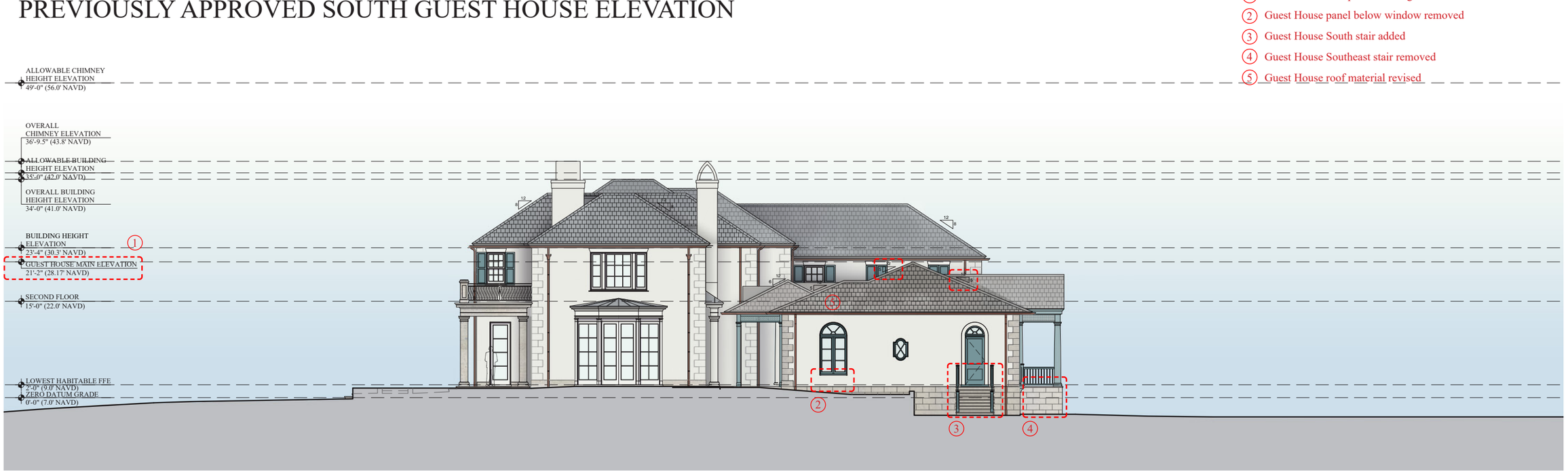
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PREVIOUSLY APPROVED SOUTH GUEST HOUSE ELEVATION



REVISED SOUTH GUEST HOUSE ELEVATION

1. Guest House roof pitch and height revised
2. Guest House panel below window removed
3. Guest House South stair added
4. Guest House Southeast stair removed
5. Guest House roof material revised

ARC-26-0037

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AR 0016192
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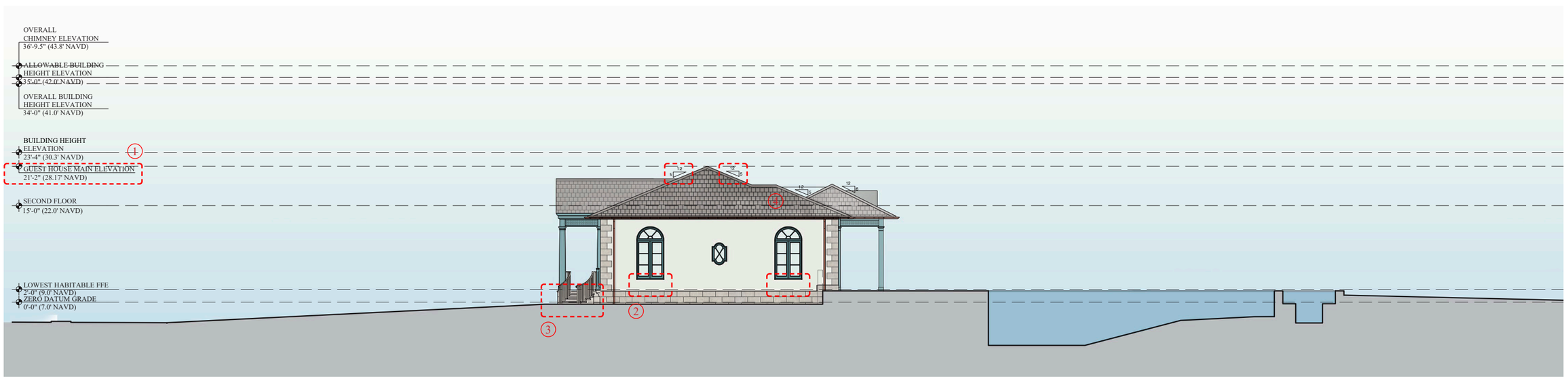
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A-18

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PREVIOUS NORTH POOL COURT ELEVATION



REVISED NORTH POOL COURT ELEVATION

1. Guest House roof pitch and height revised
2. Guest House panel below windows removed
3. Guest House Northeast stair revised
4. Guest House roof material revised

SCALE: 1/16” = 1’-0”

0’ 8’ 16’

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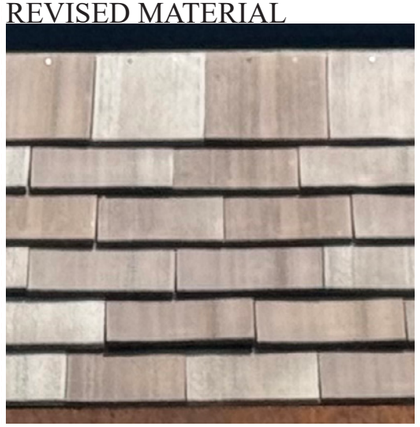
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1 Guest House Roof material revised

REVISED MATERIAL



LUDOWICI COTTAGE
SHINGLE TILE,
GUEST HOUSE ROOF

1

PREVIOUS MATERIAL



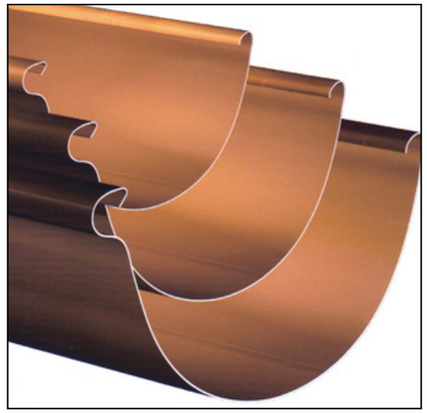
WALLABA WOOD SHINGLES,
NATURAL PATINA FINISH
GUEST HOUSE ROOF



EXTERIOR TEXTURE:
SMOOTH STUCCO,
'SANTA BARBARA FINISH'



LUDOWICI CLASSIC 14"
GLAZED SHINGLE,
SLATE GRAY COLOR
MAIN HOUSE ROOF



GUTTERS, DOWNSPOUT, &
DECORATIVE ROOFS:
COPPER



EXTERIOR RAILING FINISH:
BRONZE

EXTERIOR STUCCO COLOR:
BENJAMIN MOORE PAINT,
OC-59 VANILLA MILKSHAKE



SHUTTERS:
BENJAMIN MOORE PAINT,
HEMLOCK 719



STONE ACCENTS:
GASCOGNE CREAM CUT
LIMESTONE

PROPOSED MATERIAL

ARCOM APPROVED BUILDING MATERIALS

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RANDY M. CORRELL
AR100176
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

A-20

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

Zoning Legend

Line #				
1	**Property Address:**	203 S LAKE TRAIL		
2	**Zoning District:**	R-A ESTATE RESIDENTIAL		
3	**Lot Area (sq. ft.):**	72,826 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	281.23' (W) X 260.01' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	FEMA ZONE AE		
7	**Zero Datum for point of meas. (NAVD)**	+7.0 NAVD		
8	**Crown of Road (COR) (NAVD)**	+2.02 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	18,206 SF (25 %)	11,766 SF (16.2%)	11,047 (15.17%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	17,540 SF	14,968 SF (1)
12	*Front Yard Setback (Ft.)	35'-0"	17'-9"	58'-3"
13	* Side Yard Setback (1st Story) (Ft.)	30'-0"	10'-2"	30'-0"
14	* Side Yard Setback (2nd Story) (Ft.)	30'-0"	10'-2"	30'-0"
15	*Rear Yard Setback (Ft.)	25'-0"	56'-9"	74'-1"
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25'-0"	22'-3"	23'-4"
18	Overall Building Height (Ft.)	35'-0"	32'-3"	34'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	3.5'-0"	0'-0"	3.5'-0"
21	Finished Floor Elev. (FFE)(NAVD)	N/A	+5.0 NAVD	+9.0 NAVD
22	Base Flood Elevation (BFE)(NAVD)	+7 NAVD	+7 NAVD	+7 NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	36,413 (50%)	34,616 SF (47.5%)	42,994 (59.53%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	1,419 (45%)	N/A	2,198 (69.69%)
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

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

Landscape Legend

Line #			
1	**Property Address:**	203 South Lake Trail	
2	**Lot Area (sq. ft.):**	72,213	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	36,413 (50%)	42,697 (59.12%) (2)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	1,419 (45%)	2,198 (69.69%)
8	Native Trees %	30% (number of trees)	72%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	64%
10	Native Groundcover %	30% (groundcover area)	59%

To determine qualifying native vegetation use either:

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

OR

[the Florida Native Plant Society Native Plants for Your Area List]

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

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

See Ord. 003-2023 *REV BF 20230727*

(1) Guest House Square Footage increased

(2) Landscape Open Space reduced

ARC-26-0037

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ARCOM SUBMITTAL
AUGUST 26, 2026

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

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STATE OF FLORIDA
BRADY M. CORRELL
AR 100192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

A-21

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N
W E
S
0' 20' 40' 60'
SCALE: 1"=20'

LAKE WORTH LAGOON

PROPERTY LINE EXTENDED

NO RIPARIAN RIGHTS (D.B. 118, PG. 70)

MOORING PILE (TYP.)

BOAT LIFT

WOOD DOCK

LADDER

RAMP

FLOATING DOCK

BOAT LIFT

LIGHT POLE ON CONC. BASE (TYP.)

M.H.W.L. AT WET FACE OF BULKHEAD

2' WIDE CONC. BULKHEAD CAP

BENCHMARK:
SHIP SPIKE & WASHER
EL.=3.61 NAVD

25' SETBACK LINE (D.B. 118, PG. 70)

"W.S.C." (ON WATER METER)

BACK FLOW PREVENTERS

CENTER OF CONC. CURB ALONG LINE

Δ=31°08'07"
A=18.48'
R=34.00'

SEABREEZE AVENUE
(PUBLIC)

RADIUS POINT

33.05'

1/2", 0.1'W., 0.2'S.
L.B. 7463", 0.8'S.

B.F.P.

241'±

240.27'

119°10'27"
(TO CHORD)

150°49'38"
(TO CHORD)

15.15'(D)

SETBACK LINE (D.B. 84, PG. 116)

EAST LINE LOT 5

EAST LINE LOT 9

26.25'

27.5'

5 7 9 11

SHADING REPRESENTS BOUNDARY LINES SUBJECT TO REQUIRED SCREENING (O.R.B. 2982, PG. 163)

3' U.E. (D.B. 118, PG. 70)

PARCEL I

#203
2-STORY
RESIDENCE

1.672 ACRES

EAST FACE MASONRY WALL ALONG LINE (D)
(COLUMNS 0.3'E.)

POINCIANA PARK
(P.B. 6, PG. 1)

WEST LINE LOT 5

6.66'

5.00'

80' OUTBUILDING SETBACK (D.B. 567, PG. 469)

5' EASEMENT (O.R.B. 1363, PG. 256)

"EASEMENT IN FAVOR OF ADJACENT PROPERTY (444 SEABREEZE AVE) FOR SHRUBS, VINES, TREES OR DECORATIVE SCHEMES AND TO PAINT EXISTING WALL"

ADJOINERS FOUNTAIN ENC.

POOL

POOL DECK ALONG LINE

1/2", "L.B. 7463"

4.8' EASEMENT (O.R.B. 1363, PG. 256)

SEE DETAIL

REQUIRED SCREENING (O.R.B. 2982, PG. 163)

3' U.E. (D.B. 84, PG. 116)

3' U.E. (P.B. 6, PG. 86)

GUY ANCHOR

25.00'

NORTH WALL FACE "IN DISREPAIR" 0.3'S.

"W.S.C." IN TOP OF WALL

EAST WALL FACE ALONG LINE

80' OUTBUILDING SETBACK (D.B. 567, PG. 469)

19.20'

60.15'

27.80'

40.1'
GENERATOR BUILDING
S. LINE LOT 7 & 9
THRESHOLD=4.22
40.8'

GARAGE FLOOR=4.06
2-STORY GARAGE
(LIVING QUARTERS ABOVE)
THRESHOLD=4.23

CONC. WALL AND COLUMNS (TYP.)

YARD DRAIN PLANTER
RIM EL.=2.05

YARD DRAIN
RIM EL.=2.12

STONE PATIO

GULF ADJACENT WALL

GATE

FOUNTAIN

"W.S.C. FND IN EAST WALL FACE
EAST WALL FACE 0.1'E.

ADJOINERS A/C AND EQUIPMENT
PADS 4'± ENC. WEST

COOLING TOWER

BRICK AND ROCK DRIVE

THRESHOLD=4.33

301 306 308 310 312

115.46'

POINCIANA PARK
2nd ADDITION
(P.B. 6, PG. 86)

27.5' SETBACK (D.B. 567, PG. 469)

U.E. (O.R.B. 32537, PG. 1809)

SETBACK LINE (P.B. 6, PG. 86)

WALL 0.3'W.

COLUMN CORNER ALONG LINE

FPL PAD

11°07'41"
(TO CHORD)

15°25'11"
(TO CHORD)

4'X4', 0.7'S., 0.1'E.

CONC. WALK

RADIUS POINT

SEASPRAY AVENUE
(PUBLIC)

Δ=100°03'42"
A=62.87'
R=36.00'

BENCHMARK:
"W.S.C." MAG NAIL AND DISK
EL.=1.36 NAVD

CURB INLET (TYP.)

53.75'

302

POOL HOUSE

SPA

GAZEBO

ROCK WALK

CAMERA POST

267°24'07"

5.52'

15.02'

6'±

WESTERLY EXTENSION
SOUTH LINE LOT 302

LOT 534

216.50' 215.6' (P)

S. LAKE TRAIL
(IN USE BY PUBLIC)

W. LINE LOT 302

179°21'40"

180°38'20"

15'

71.14'

70.54'

69.60'

66.90'

282'±

W. LINE LOT 301

PARCEL II
UNNUMBERED PARCELS

PARCEL II

POND

BRIDGE

STEPS

S. LAKE TRAIL (IN USE BY PUBLIC) (O.R.B. 118, PG. 70)

W. LINE LOTS 3 & 4

3 4

70' SET BACK LINE (D.B. 118, PG. 70)

70' GARAGE SET BACK (D.B. 118, PG. 70)

15.01'

3.30'

WESTERLY EXTENSION
NORTH LINE LOT 301

S.W. COLUMN CORNER
0.2'S., 2.3'W.

M.H.W.L. AT WET FACE OF BULKHEAD

1.0' CONC. BULKHEAD

STONE & GATE

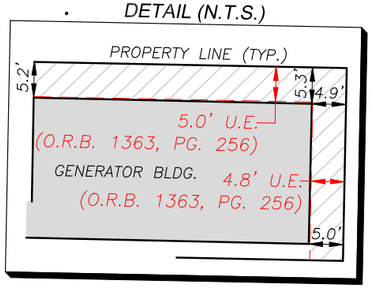
ZONE VE (EL. 9)

ZONE AE (EL. 8)

ZONE AE (EL. 8)

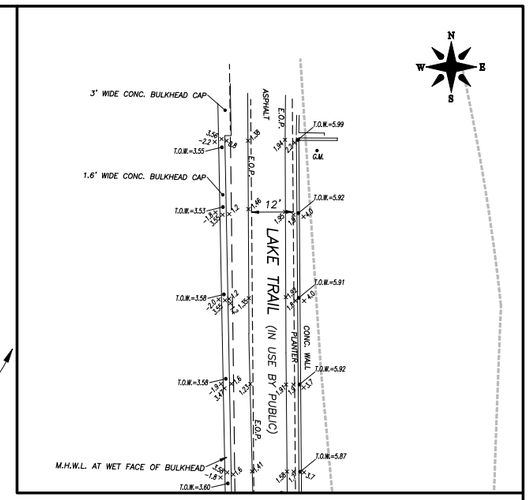
ZONE AE (EL. 7)

DETAIL (N.T.S.)



UNDERGROUND UTILITIES
(MARKED BY OTHERS)

E = ELECTRIC
G = GAS
S = SANITARY
D = STORM
C = COMMUNICATIONS
= UNKNOWN
W = WATER



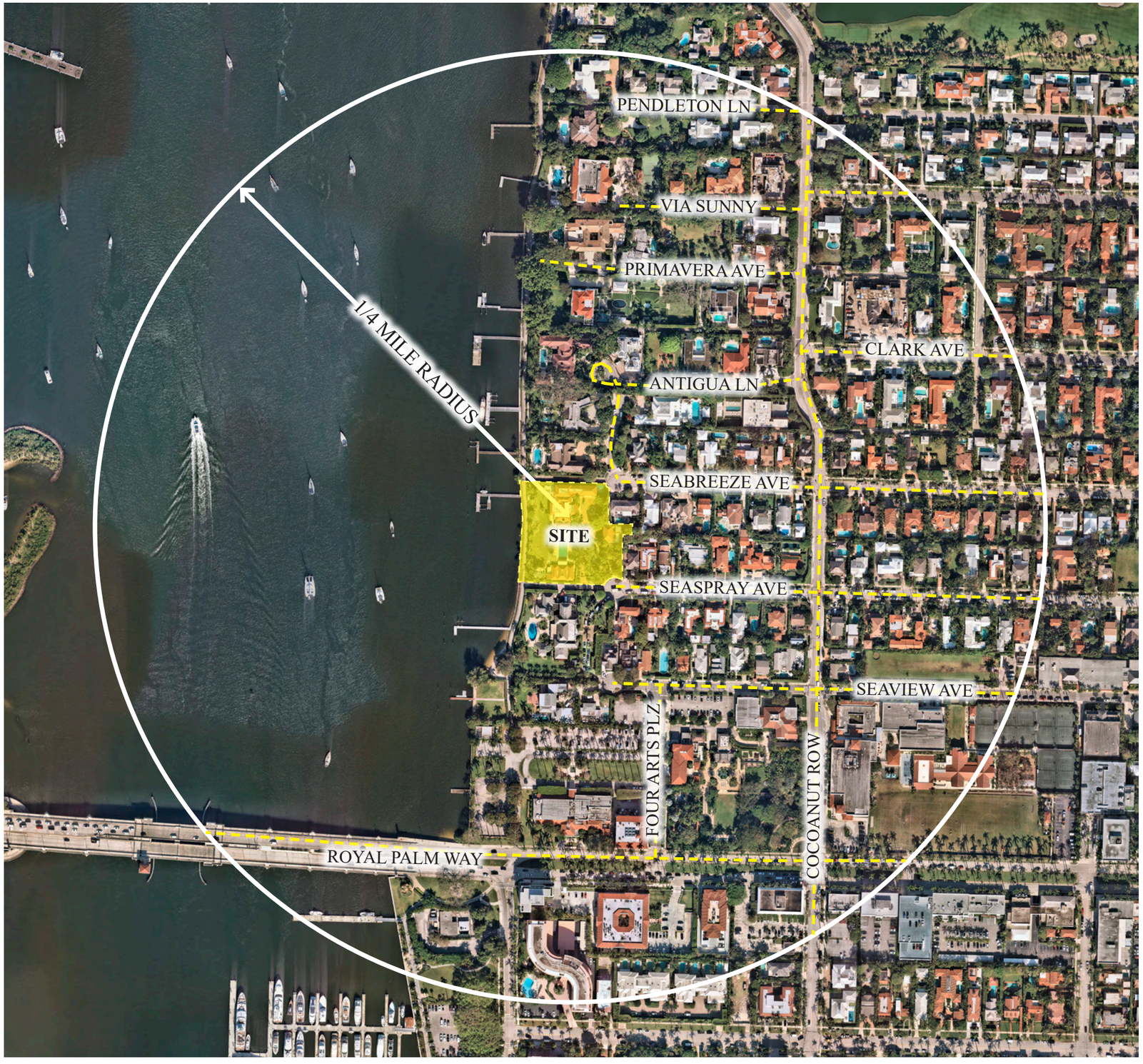
NORTH PART OF LAKE TRAIL
SCALE: 1"=20'

BOUNDARY SURVEY FOR:

203 S LAKE LAND TRUST

WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #6588
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.P.	JOB NO.: 197212	F.B. PB146 PG. 12	
OFFICE: M.B.	DATE: 12/14/12	DWG. NO. 197212-SE-3	
C'K'D: C.W.	REF: 197212-1-1	SHEET 2 OF 2	



VICINITY MAP

SCALE: 1" = 300'

0’ 150’ 300’

N

ARC-26-0037

NOT FOR CONSTRUCTION PURPOSES

ARCOM SUBMITTAL
AUGUST 26, 2026

RESIDENCE IN PALM BEACH
203 S LAKE TRL
PALM BEACH, FL 33480

ROBERT A.M. STERN ARCHITECTS, LLP
ONE PARK AVENUE, NEW YORK, NY 10016
TEL (212) 967-5100 | WWW.RAMSA.COM

STATE OF FLORIDA
ARMANDO M. CORRELL
AR 0017192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

A-23

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LOCATION MAP

SCALE: 1" = 75'

0' 37.5' 75'

N

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STATE OF FLORIDA
RANDY M. CORRELL
AR100192
REGISTERED ARCHITECT

PROJECT NO: A23054

DRAWING NO:

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11 S LAKE TRAIL (TRAIL VIEW)



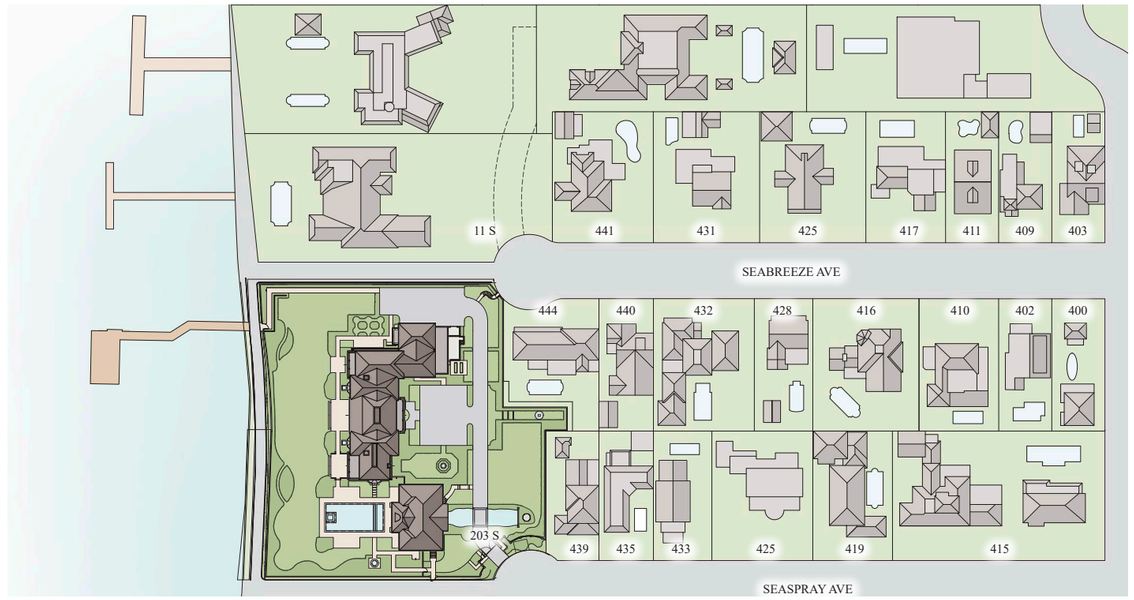
425 SEABREEZE AVE



428 SEABREEZE AVE



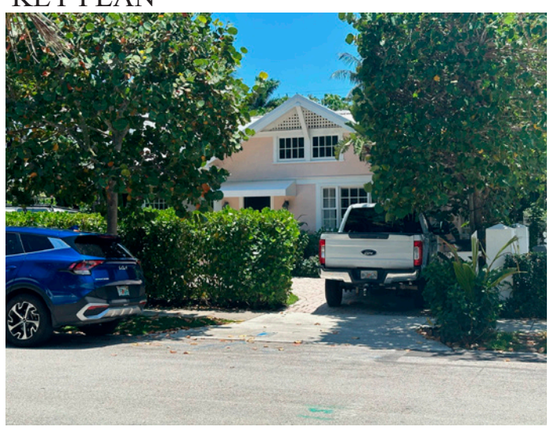
431 SEABREEZE AVE



KEY PLAN



432 SEABREEZE AVE



440 SEABREEZE AVE



441 SEABREEZE AVE



444 SEABREEZE AVE

PHOTOS OF EXISTING SITE CONDITIONS - SEABREEZE AVE

N.T.S.

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PALM BEACH, FL 33480

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AR 100192
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425 SEASPRAY AVE



426 SEASPRAY AVE



435 SEASPRAY AVE



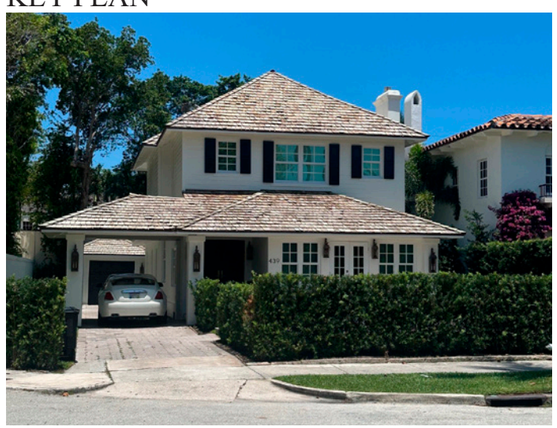
433 SEASPRAY AVE



KEY PLAN



434 SEASPRAY AVE



439 SEASPRAY AVE



442 SEASPRAY AVE



14 S LAKE TRAIL (TRAIL VIEW)

PHOTOS OF EXISTING SITE CONDITIONS - SEASPRAY AVE

N.T.S.

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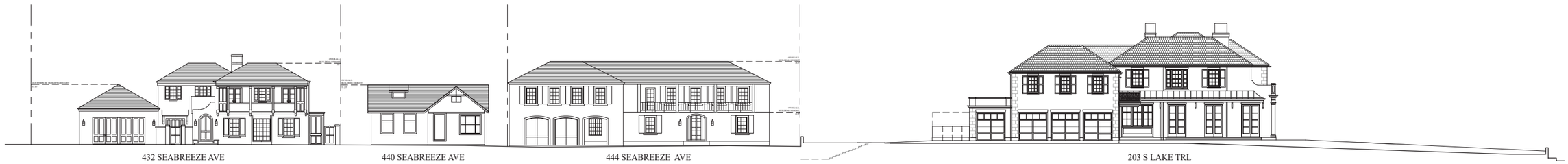
STATE OF FLORIDA
RANDY M. CORRELL
AR100192
REGISTERED ARCHITECT

PROJECT NO: A23054

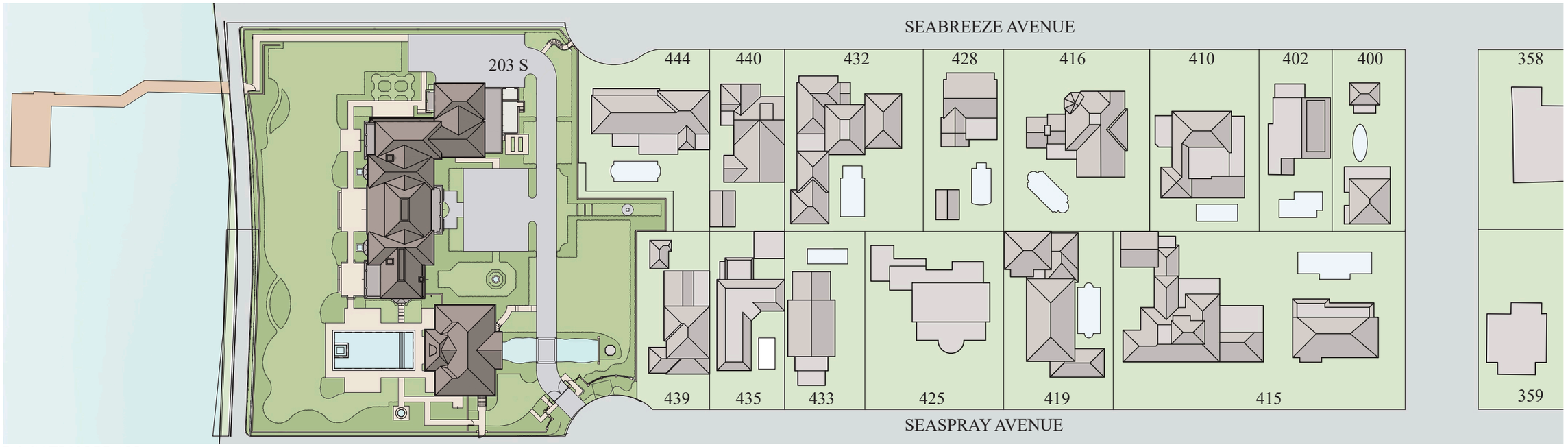
DRAWING NO:

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SEABREEZE AVENUE NORTH ELEVATIONS



LOCATION PLAN



SEASPRAY AVENUE SOUTH ELEVATIONS

STREET ELEVATIONS

SCALE: 1/32” = 1’-0”

0’ 16’ 32’

N

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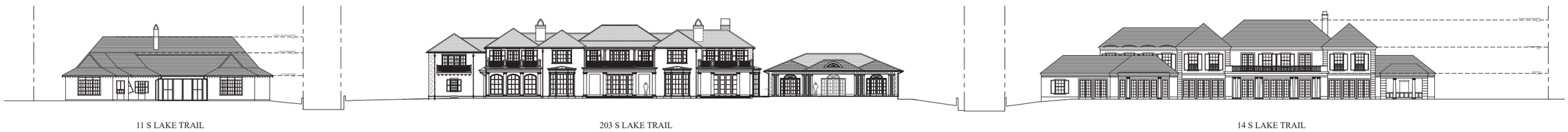
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AR100192
REGISTERED ARCHITECT

PROJECT NO: A23054

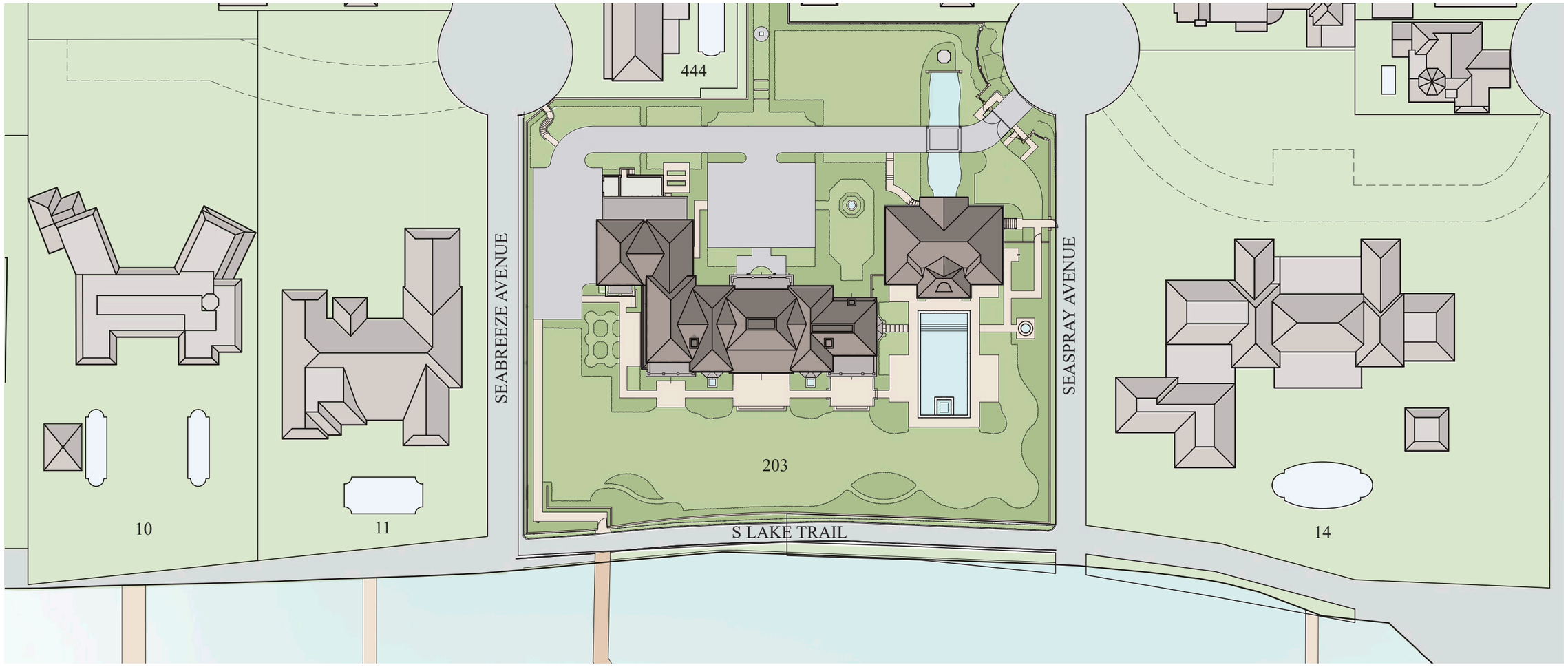
DRAWING NO:

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S LAKE TRAIL STREET ELEVATION



LOCATION PLAN

STREET ELEVATIONS

NOT TO SCALE N

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DRAWING NO:

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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

09 DECEMBER 2025

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

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ARC-24-00-27



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

01 JULY 2026
11 JUNE 2026
30 APRIL 2026

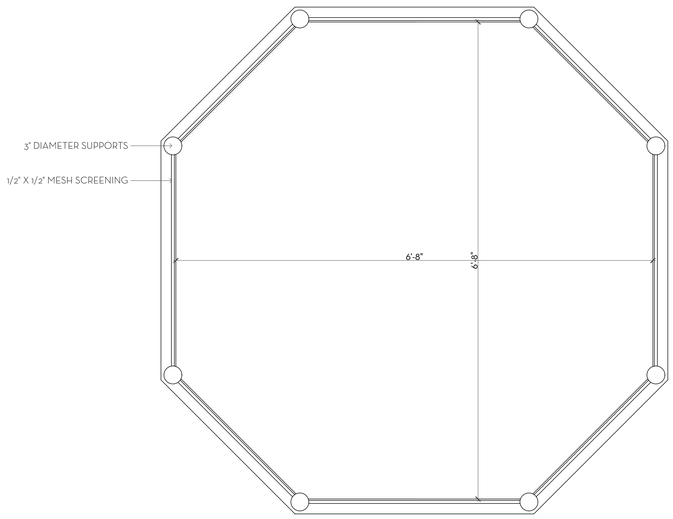
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West Palm Beach, FL 33401
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F: 561-659-2113

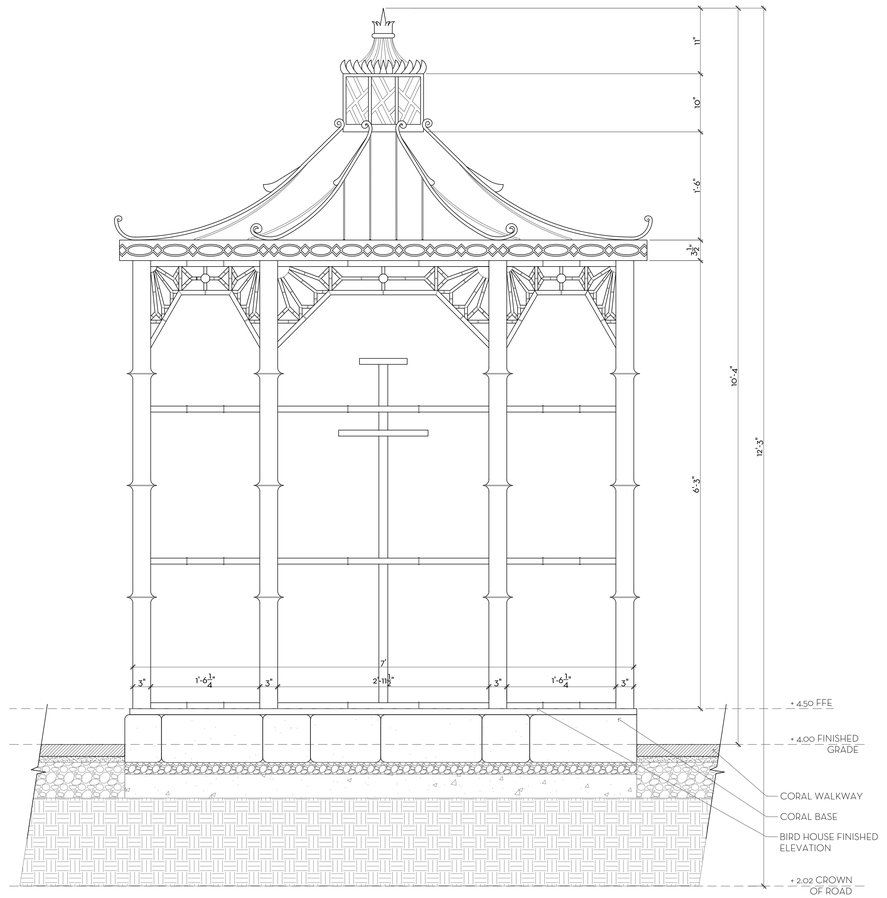
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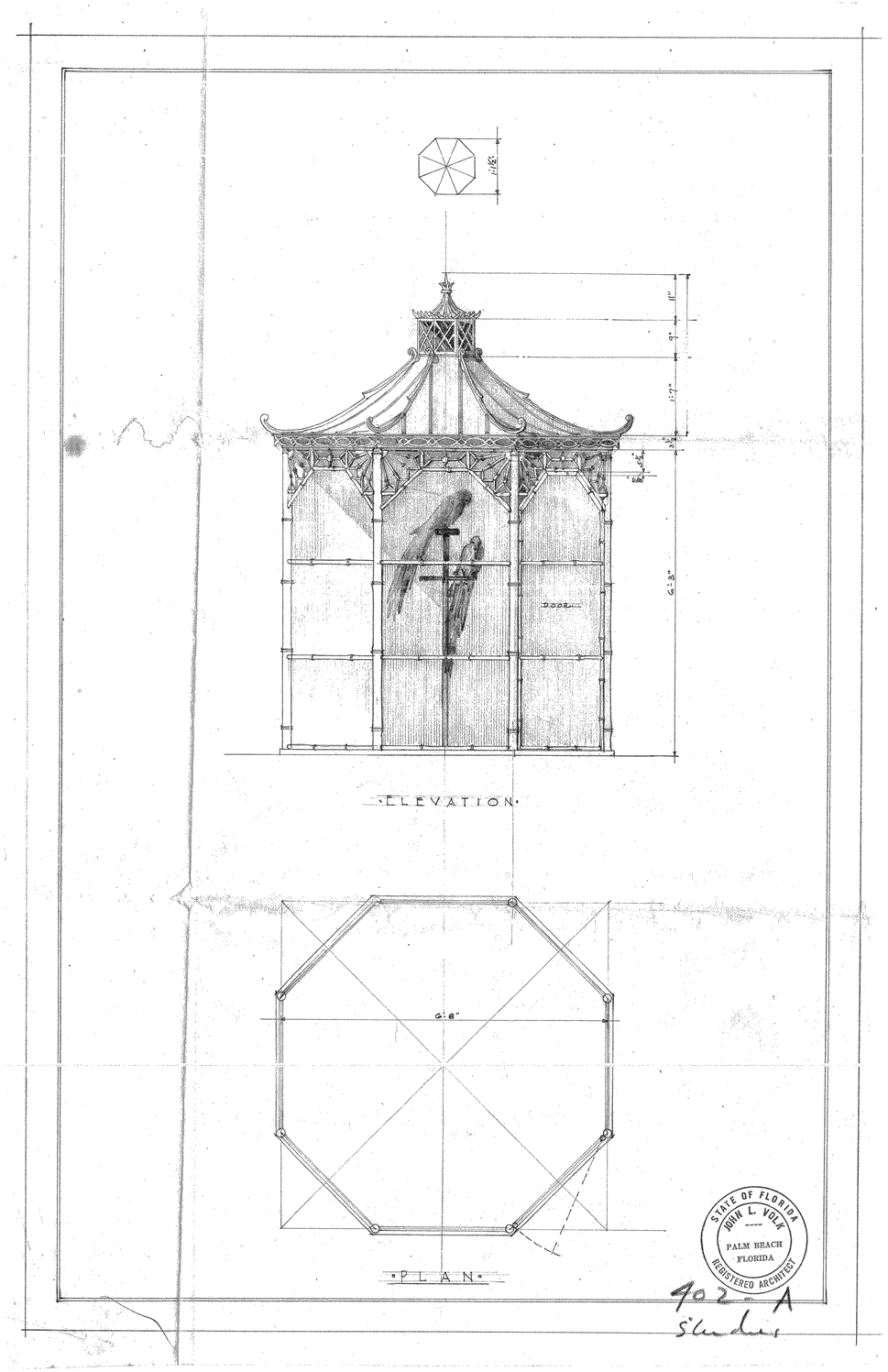
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ARC-26-0037



1 D9 BIRD HOUSE PLAN VIEW
SCALE: 1"=1'-0"



2 D9 BIRD HOUSE ELEVATION
SCALE: 1"=1'-0"



902-1
studies

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: AS NOTED

BIRD HOUSE DETAILS

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

01 JULY 2026
11 JUNE 2026
30 APRIL 2026

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MARIO F. NIEVERA

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Registration No.
6666856

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

EXISTING CABANA

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

01 JULY 2026
11 JUNE 2026
30 APRIL 2026

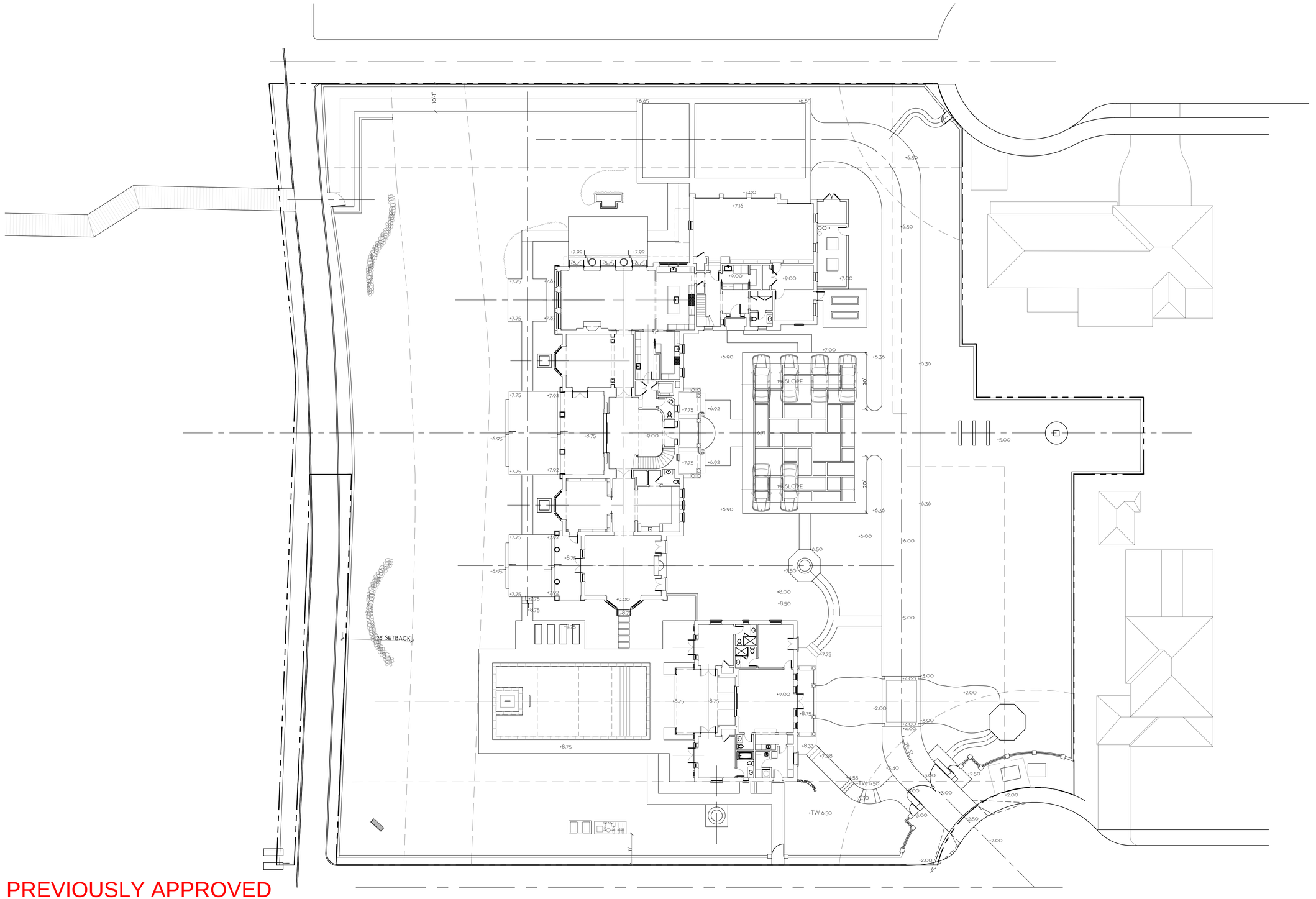
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OVERALL R-A SITE CALCULATIONS:

SITE AREA =	72,213	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	36,413	SQ FT	50%
PREV. PRESENTED =	49,764	SQ FT	68.91%
PROPOSED =	42,994	SQ FT	59.93%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,154	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,419	SQ FT	45%
PREV. PRESENTED =	2,304	SQ FT	72.9%
PROPOSED =	2,198	SQ FT	69.69%

GRADE LEGEND

2.02+ EXISTING GRADE

+2.00 PROPOSED GRADE

MAXIMUM FILL

LOWEST F.F.: 9.00
CROWN OF RD: 2.02
MAX FILL: 3.49' ALLOWED

0 4 8 16 32 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

29 DECEMBER 2025

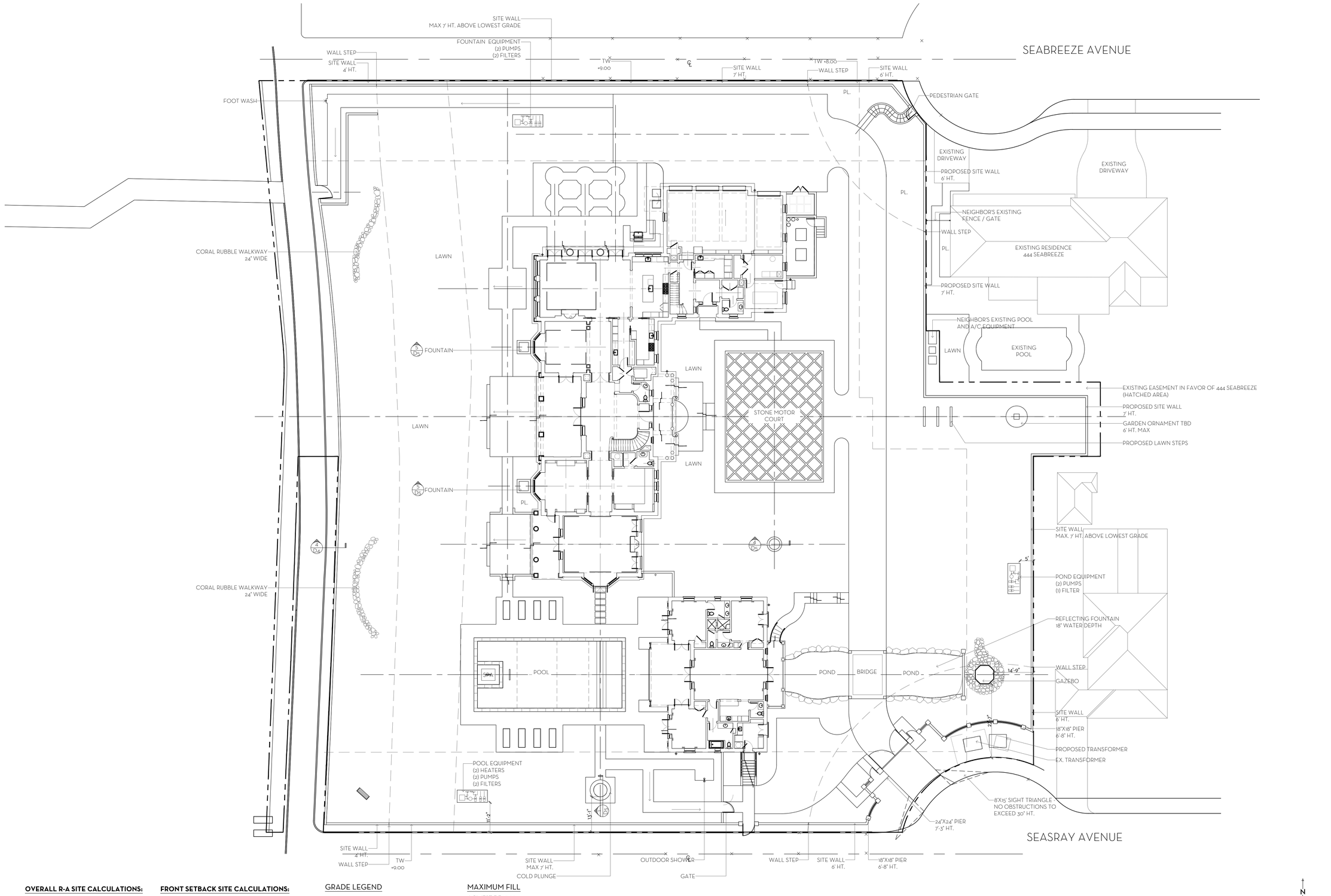
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ARC-24-00-27



OVERALL R-A SITE CALCULATIONS:

SITE AREA =	72,213	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	36,413	SQ FT	50%
PREV. PRESENTED =	43,219	SQ FT	60%
PROPOSED =	42,913	SQ FT	59.4%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,154	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,419	SQ FT	45%
PREV. PRESENTED =	2,202	SQ FT	70%
PROPOSED =	2,192	SQ FT	69.4%

GRADE LEGEND

2.02× EXISTING GRADE

+2.00 PROPOSED GRADE

MAXIMUM FILL

LOWEST F.F.: 9.00
CROWN OF RD.: 2.02
MAX FILL: 3.49' ALLOWED

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

01 JULY 2026
11 JUNE 2026
30 APRIL 2026

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ARC-26-0037

(1) MONTGOMERY PALM
20' HT.

(9) PIGEON PLUM
14' HT.

(28) DW. MONDO GRASS
3 GAL.

(4) COCONUT PALMS
16' G.W.

(1) SATIN LEAF
16' HT.

(76) SMALL LEAF CLUSIA
8' HT., FTB.

(2) BOUGAINVILLEA VINE
8' HT. ESP TO WALL

(36) GREEN ISLAND FICUS
3 GAL.

(50) COFFEE PLANT
36" HT.

(150) GANGES PRIMROSE
3 GAL.

(1) GREEN BUTTONWOOD
20'X20'

(1) LIGUSTRUM TREE
12' HT.

(8) BOUGAINVILLEA VINE
8' HT. ESP TO WALL

(80) BEACH CREEPER
3 GAL.

(60) CARMONA
3 GAL.

(6) ADONIDIA
14' CT.

(2) TRIPLE ROEBELLINI
10' CT.

(50) BEACH CREEPER
3 GAL.

(40) CARMONA
3 GAL.

(50) COFFEE PLANT
36" HT.

(2) BOUGAINVILLEA
14' HT.

(100) GANGES PRIMROSE
3 GAL.

(1) GREEN BUTTONWOOD
20'X20'

(1) LIGUSTRUM TREE
12' HT.

(5) CREEPING FIG
3 GAL.

(4) COCONUT PALMS
16' GW.

(3) COCONUT PALMS
14' GW.

(120) GREEN BUTTONWOOD
4' HT., FTB.

(230) GREEN ISLAND FICUS
3 GAL.

(4) CITRUS TREES
6' HT. STD.

(300) BEACH CREEPER
3 GAL.

(1) GREEN BUTTONWOOD
20'X20'

(1) GUMBO LIMBO
20' HT. SPECIMEN

(19) COCONUT PALMS
20' GW. CURVED

(35) SMALL LEAF CLUSIA
8' HT., FTB.

(18) PODOCARPUS
6' HT. F.T.B.

(60) CARISSA EMERALD
3 GAL.

(12) PODOCARPUS PRINGLES
3 GAL.

(8) BEGONIA
3 GAL.

(2) SOUTHERN MAGNOLIA
16' HT.

(3) CANARY ISLAND DATE PALM
16' CT.

(2) TRIPLE ROEBELLINI
8' CT.

(1) DATE PALM SPECIMEN
20' O.A.

(50) GREEN BUTTONWOOD
8' HT., FTB.

(18) PODOCARPUS
6' HT. F.T.B.

(32) GREEN BUTTONWOOD
8' HT., FTB.

(1) PINK CASSIA TREE
16' HT.

(86) BEACH CREEPER
3 GAL.

(42) PODOCARPUS HEDGE
5' HT., FTB.

FIELD PLACE
(60) LIRIOPE, 1 GAL.
(16) FIDDLEWOOD, 4' HT.
(18) DW. OLEANDER, 3 GAL.
(40) HIBISCUS, 3 GAL.
(20) COONTIE, 3 GAL.

(2) PIGEON PLUM TREES
12' HT.

(1) SEAGRAPE TREE
18' HT.

FIELD PLACE
(5) PHILODENDRON GIGANTEUM, 15 GAL.
(20) SWARD FERN, 3 GAL.
(10) GREEN CONGO, 3 GAL.
(15) COONTIE, 3 GAL.
(25) WART FERN, 3 GAL.

(110) GREEN BUTTONWOOD
4' HT., FTB.

(1) RECLINATA
15' CT. MULTI TRUNK

(67) SMALL LEAF CLUSIA
8' HT., FTB.

(1) COCONUT PALMS
14' GW.

(1) LARGE LEAF CLUSIA
18' HT.

(35) SMALL LEAF
CLUSIA 4' HT.

(2) PIGEON PLUM TREES
16' HT.

(6) PODOCARPUS
5' HT.

(160) DW. FAKAHATCHEE GRASS
3 GAL.

(25) GREEN BUTTONWOOD
5' HT FTB

(1) DATE PALM
12' CT.

(2) PIGEON PLUM TREES
12' HT.

LAWN

PREVIOUSLY APPROVED

N
W E
S

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

29 DECEMBER 2025

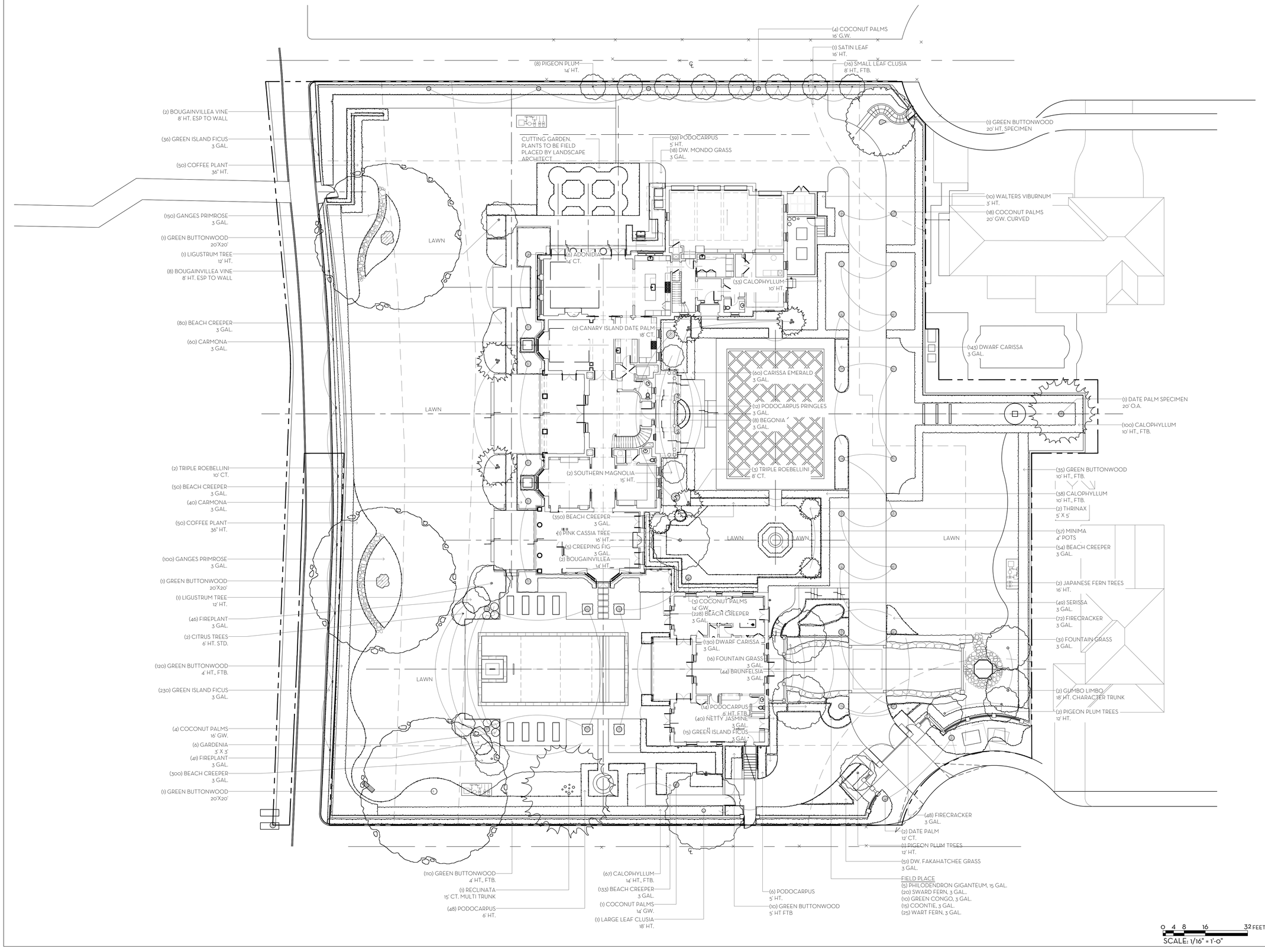
NIEVERA WILLIAMS
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MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE PLAN

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

01 JULY 2026
11 JUNE 2026
30 APRIL 2026

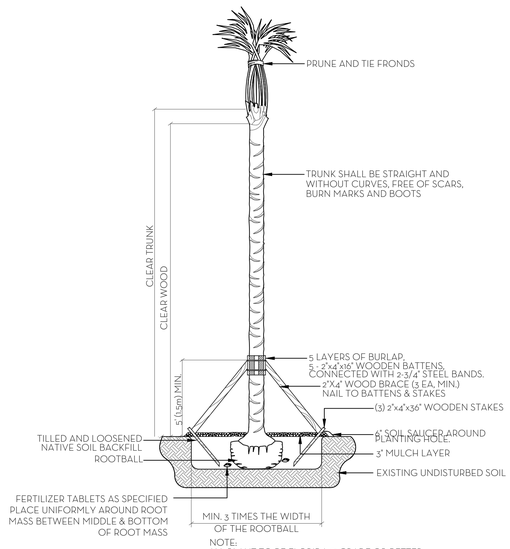
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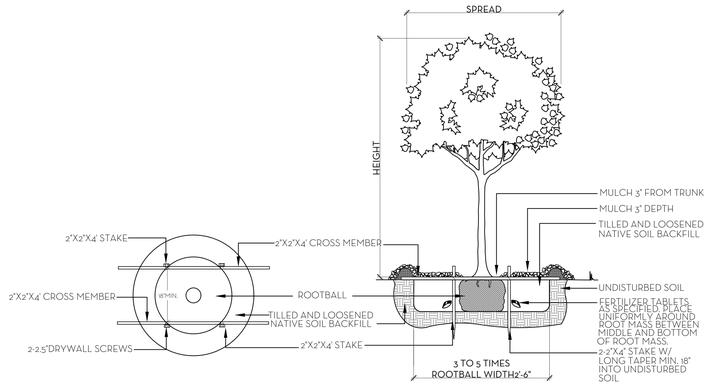
ARC-26-0037



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

PALM PLANTING DETAIL
N.T.S.

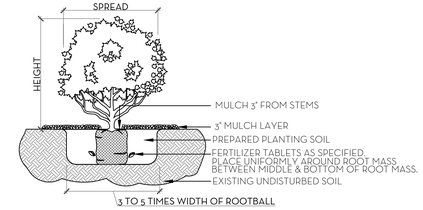
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

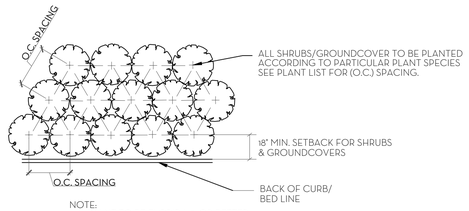
TREE PLANTING DETAIL
N.T.S.

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



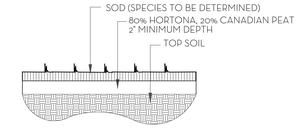
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



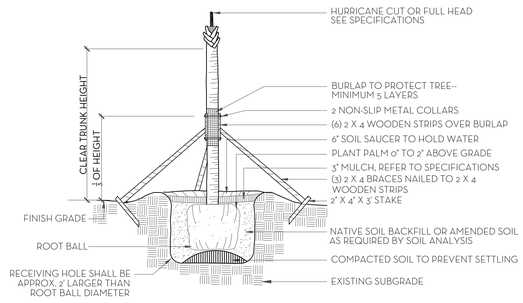
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



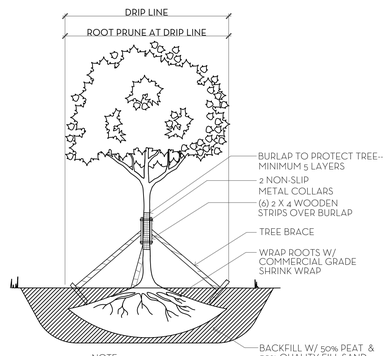
SOD PLANTING DETAIL
N.T.S.

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



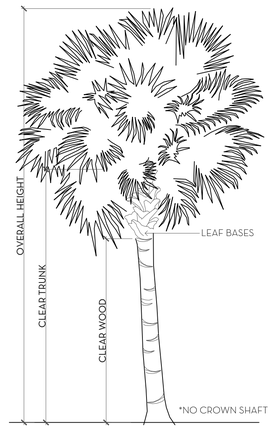
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

NIEVERA WILLIAMS DESIGN

203 South Lake Trail

July 01, 2026

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area (sf)
1	TREES					
2	Green Buttonwood	Conocarpus erectus	4	20'x20'	*	
3	Japanese Fern Tree	Filicium decipiens	2	16' HT.		
4	Pink Cassia	Cassia bakeriana	1	16' HT.	*	
5	Pigeon Plum	Coccoloba diversifolia	8	14' HT.	*	
6	Large Leaf Clusia	Clusia rosea	1	18' HT.	*	
7	Satin Leaf	Chrysophyllum oliviforme	1	16' HT.		
8	Large Leaf Clusia	Clusia rosea	1	18' HT.	*	
9	Pigeon Plum	Coccoloba diversifolia	3	12' HT.	*	
10	Seagrape	Coccoloba uvifera	1	16' HT.	*	
11	Citrus Tree	Citrofortunella microcarpa	2	6' HT., STD.		
12	Ligustrum Tree	Ligustrum japonicum	2	12' HT.		
13			26		73%	
14	PALMS					
15	Adonidia Palm	Veitchia merrillii	6	14' CT.		
16	Coconut Palm	Cocos nucifera	4	14' GW		
17	Coconut Palm	Cocos nucifera	8	16' GW		
18	Roebelenii	Phoenix roebelenii	2	10' CT. Triple		
19	Coconut Palm	Cocos nucifera	18	20' GW. Curved		
20	Canary Island Date Palm	Phoenix canariensis	1	20' OA Specimen		
21	Canary Island Date Palm	Phoenix canariensis	2	18' CT.		
22	Roebelenii	Phoenix roebelenii	3	8' CT. Triple		
23	Canary Island Date Palm	Phoenix canariensis	2	12' C.T.		
24	Thrinax Palm	Thrinax radiata	2	5' x 5'		
25	Reclinata Palm	Phoenix reclinata	1	15' CT. Multi Truck		
26			49			
27	SHRUB/VINE					
28	Green Buttonwood	Conocarpus erectus	230	4' HT., FTB.	*	
29	Calophyllum	Calophyllum brasiliense	171	10' HT., FTB		
30	Calophyllum	Calophyllum brasiliense	67	14' HT., FTB		
31	Coffee Plant	Psychotria nervosa	100	36" HT.	*	
32	Small Leaf Clusia	Clusia guttifera	76	8' HT., FTB.		
33	Walters Viburnum	Viburnum obovatum	10	5' HT.		
34	Podocarpus	Podocarpus macrophyllus	54	6' HT., FTB		
35	Podocarpus	Podocarpus macrophyllus	39	5' HT., FTB		
36	Green Buttonwood	Conocarpus erectus	35	10' HT., FTB	*	
37	Green Buttonwood	Conocarpus erectus	10	5' HT., FTB	*	
38	Southern Magnolia	Magnolia grandiflora	2	15' HT. Column		
39	Bougainvillea Vine	Bougainvillea ssp	10	8' HT. ESP TO WALL		
40	Bougainvillea Vine	Bougainvillea ssp	2	14' HT. ESP TO WALL		
41	Creeping Fig	Ficus pumila 'Curly Fig'	5	3 GAL.		
42	Fiddlewood	Citharexylum spinosum	16	4' HT.		
43	Philodendron Giganteum	Philodendron Giganteum	5	15 GAL.		
44	Sward Fern	Nephrolepis biserrata	20	3 GAL.	*	
45	Green Congo	Philodendron 'Congo'	10	3 GAL.		
46	Firebush	Croton lucidus	87	3 GAL.		
47	Gardenia	Garenia jasminoides 'Miami Supreme'	6	3' X 3'		
48	Wart Fern	Microsorum scolopendrium	25	3 GAL.		
49			980		40%	
50	GROUND COVER					
51	Beach Creeper	Ernodea littoralis	1281	3 GAL.	*	1921.5
52	Green Island Ficus	Ficus microcarpa 'Green Island'	281	3 GAL.		421.5
53	Ganges Primrose	Asystasia gangetica	250	3 GAL.		375
54	Carmona	Carmona microphylla	100	3 GAL.		150
55	Dwarf Mondo Grass	Ophiopogon japonicus 'Nana'	18	3 GAL.		36
56	Netty Jasmine	Tabernaemontana divaricata 'Netty'	40	3 GAL.		
57	Carissa	Carissa macrocarpa	60	3 GAL.		90
58	Dwarf Carissa	Carissa macrocarpa	273	3 GAL.		
59	Podocarpus Pringles	Podocarpus macrophyllus 'Pringles'	12	3 GAL.		18
60	Begonia	Begonia odorata 'Alba'	8	3 GAL.		16
61	Minima	Ficus pumila 'Minima'	57	4" POTS		
62	Liriope	Liriope muscari	60	1 GAL.		90
63	Dwarf Oleander	Nerium oleander 'Dwarf'	18	3 GAL.		36
64	Hibiscus	Hibiscus ssp	40	3 GAL.		80
65	Coontie	Zamia integrifolia	35	3 Gal.	*	140
66	Dwarf Fakahatchee Grass	Tripsacum floridana	51	3 GAL.	*	102
67			2584		39%	3476

Line #	Landscape Legend		
1	**Property Address:**	203 South Lake Trail	
2	**Lot Area (sq. ft.):**	72,213	
3		REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	36,413 (50%)	42,697 (59.12%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	1,419 (45%)	2,198 (69.69%)
8	Native Trees %	30% (number of trees)	72%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	64%
10	Native Groundcover %	30% (groundcover area)	59%

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

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

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

See Ord. 003-2023 *REV BF 20230727*

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

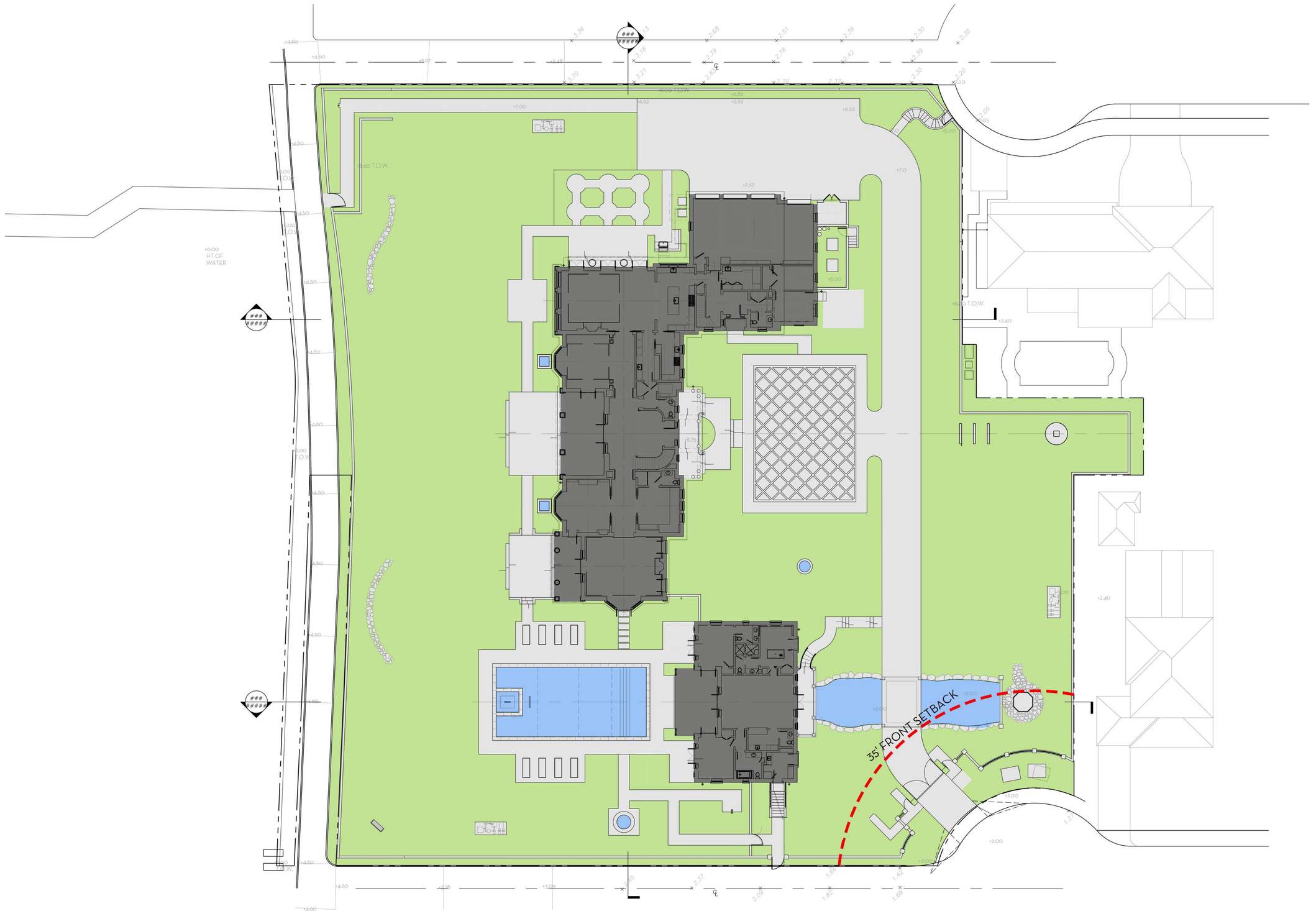
PLANT LIST AND DETAILS
203 S. LAKE TRAIL
PALM BEACH, FLORIDA

01 JULY 2026
11 JUNE 2026
30 APRIL 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

LP2

ARC-26-0037



OVERALL R-A SITE CALCULATIONS:

SITE AREA =	72,213	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	36,413	SQ FT	50%
PREV. PRESENTED =	43,219	SQ FT	60%
PROPOSED =	42,913	SQ FT	59.4%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	3,154	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,419	SQ FT	45%
PREV. PRESENTED =	2,202	SQ FT	70%
PROPOSED =	2,192	SQ FT	69.4%

0 4 8 16 32 FEET

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

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

01 JULY 2026
11 JUNE 2026
30 APRIL 2026

NIEVERA WILLIAMS
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OS1

ZON-24-0034
ARC-26-0037

SEABREEZE AVENUE

8' HT CHAIN LINK FENCE W/ BLACK OR GREEN MESH ON OUTSIDE - FENCE TO BE LOCATED ON ASPHALT

8' HT CHAIN LINK FENCE W/ BLACK OR GREEN MESH ON OUTSIDE

NEIGHBOR'S PLANTING TO REMAIN

LAKE WORTH LAGOON

LAKE TRAIL

LAWN

8' HT CHAIN LINK FENCE W/ BLACK OR GREEN MESH ON OUTSIDE - FENCE TO BE LOCATED ON ASPHALT

8' HT CHAIN LINK FENCE W/ BLACK OR GREEN MESH ON OUTSIDE

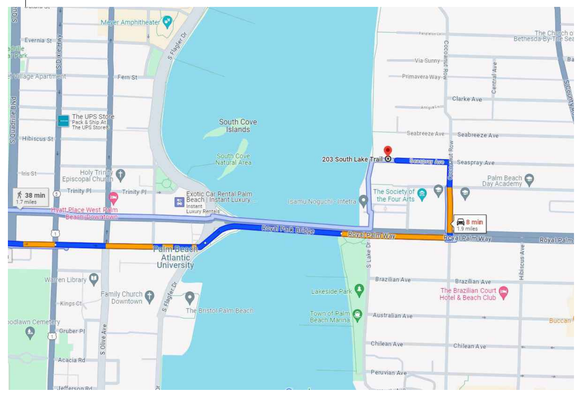
8' HT CHAIN LINK FENCE W/ BLACK OR GREEN MESH ON OUTSIDE

EXISTING TRANSFORMER TO REMAIN

8' HT. CHAIN LINK GATE W/ BLACK OR GREEN MESH ON OUTSIDE - GATE TO BE LOCATED IN FIELD TO WORK WITH SITE CONDITIONS

SEASRAY AVENUE

8' HT CHAIN LINK FENCE W/ BLACK OR GREEN MESH ON OUTSIDE - FENCE TO BE LOCATED ON ASPHALT



TRUCK LOGISTICS

N

E

S

W

0 4 8 16 32 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

CONSTRUCTION SCREENING PLAN

203 S. LAKE TRAIL

PALM BEACH, FLORIDA

01 JULY 2026
11 JUNE 2026
30 APRIL 2026

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
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CSP

ARC-26-0037

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 26, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0051 300 N OCEAN BLVD. The applicant, Sheryl Sorbaro (Paul Krasker Tr), SKA Architect & Planner Representative, has filed an application requesting Architectural Commission review and approval for entry feature addition, window and door opening modifications & replacement, stucco finish changes, cast stone accent replacement, new roofs including tile, and a rear patio modification to include a pergola.

Date: 8/19/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

ARC-26-0051 300 N OCEAN BLVD. The applicant, Sheryl Sorbaro (Paul Krasker Tr), SKA Architect & Planner Representative, has filed an application requesting Architectural Commission review and approval for an entry feature addition, window and door opening modifications & replacement, stucco finish changes, cast stone accent replacement, new roofs including tile, and a rear patio modification to include a pergola.

Applicant: Sheryl Sorbaro
Architecture: SKA Architect and Planner, Architect of Record
Landscape: Environment Design Group

HISTORY: This Neo-Mediterranean single-family residence was originally built circa 1977 and has not had any significant changes in the last twenty years.

THE PROJECT:
The applicant has submitted plans entitled "Proposed New Construction For: 300 N. Ocean Boulevard" as prepared by **Vanderhorn Architects**, uploaded and dated to the Town 08/07/2026.

The following is the scope of work for the Project:

- New front entry feature and redesigned loggia
- New windows and doors
- Redesigned covered patio with retractable awning and pergola
- Exterior Finish modifications
- Roof adjustments
- Interior Redesign
- New landscape and hardscape.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	12.65' NAVD	**FEMA Flood Zone**	X
Lot Width	131 ft.	**Lot Depth**	130 ft.
Lot Area	14,587 sq. ft.	**Enclosed Square Footage**	Existing: 3,601 sq. ft. Proposed: 3,566 sq. ft.
Lot Coverage	Permitted: 30.0% Existing: 27.89% Proposed: 24.4%	**Cubic Content Ratio**	Permitted: 3.955 Existing: 4.225 Proposed: 3.952
Finished Floor Elevation	13.85' NAVD	**Lot Fill**	Permitted: .6 ft. Proposed: .6 ft.
Landscape Open Space	Required: 45% Existing: 41% Proposed: 45.1%	**Front Yard Open Space**	Required: 40% Existing: 49.8% Proposed: 48.6%
Surrounding Properties / Zoning			
North	101 Wells Rd / Residence | R-B		
South	280 N Ocean Blvd / Residence | R-B		

East	North Ocean Boulevard Right-of-Way & Ocean
West	110 Wells Rd / Residence | R-B

STAFF ANALYSIS

The applicant is proposing renovations and alterations to an existing two-story residence and new hardscape and landscape design. The application, as proposed, appears compliant with zoning regulations and the applicant is not requesting town council review as part of this application.



Proposed East (Front) Elevation at North Ocean Boulevard.

Modifications to the structure include a change from a front-facing gable to a hip roof, centering the entry, exterior stucco changes, window and door modifications, and a reconfiguration of the back patio. All proposed items bring the structure to a more understated Neo Mediterranean-style house with earth-tone colors and more refined details. Finishes include a Ludowici barrel tile roof, a mahogany front door, limestone trim, iron railings in a bronze color, and a Farrow & Ball “White Tie” body color.

In the backyard a reconfigured and condensed patio is shaded by a pergola and a retractable awning, visually connecting the main house with the accessory structure. There are no changes to the existing pool. Overall, the refinement makes the house warmer and less overbearing. The overall modifications actually result in a reduction of enclosed space by approximately 50 SF and a lot coverage reduction of approximately 3%.



Existing and Proposed East (Front) Elevation at North Ocean Boulevard.



Proposed East (Front) Elevation at North Ocean Boulevard.



Hardscape and landscape modifications are minimal. The driveway configuration and material design will remain the same. Adjustments include a more concentrated patio in the back yard and addressing the new approach to the front door. The landscape open space actually increases from 41% to 45.1% exceeding the 45% required.



CONCLUSION

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

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

WRB:JGM:FHM

WRB

Date: JUNE 25, 2026
Address: 300 N Ocean BLvd
Re: Narrative
Case #: ARC-26-0051

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

Letter Of Intent

The main residence and guest cottage at 300 North Ocean Boulevard are currently two circa-1977 mediterranean-style structures of no particular distinction, connected by a covered walkway. The combined structure has been extensively remodeled at least once, the last time about twenty years ago, and contains approximately 5,765 square feet. We are proposing an thorough renovation to bring the property up to the standards expected for a residence in its locality, both visually and functionally, while taking better advantage of the property's potential ocean views. Key aspects of the proposed project include:

1: Corrections to the principal façade to allow for symmetry about the main entrance, to be detailed in a way that is more traditionally appropriate for a mediterranean style residence in this property's setting. Two gables flanking either side of the main entrance are proposed. The gable to the left (south) is existing and will be re-worked to allow better views, etc.. The gable to the right is entirely new and comprises a cantilevered balcony, in keeping with Town zoning regulations.

2. Upgrades to exterior building materials including:

a. Replacement of all wood windows and glazed doors with bronze units, and replacement of all other exterior wood doors with more stylistically appropriate units.

b. Replacement of all cast stone accents and detailing with limestone.

c. Replacement of all existing stucco with new material.

d. Relaying the existing roof tiles in a more random and appropriate pattern.

3. Replacing the existing front loggia with a new and more traditionally appropriate design.

4. Replacing the existing rear breezeway and covered patio with a new Covered Porch and Patio with retractable sunscreen, now suitable for outdoor dining and entertainment.

5. Extensive re-working of the main residence first floor plan, and minor plan alterations to second floor of same.

The proposed work in no way negatively affects the zoning compliance of the property.

Respectfully submitted,

Erik Broberg

Project Manager

SKA Architect + Planner

PROPOSED NEW CONSTRUCTION FOR:

300 N OCEAN BLVD

PALM BEACH, FL 33480



FINAL SUBMIT: 08.10.26

ARC-26-0051

Project Description:
A 1977 Mediterranean-style residence is being renovated to improve its design and functionality. Work includes facade corrections with flanking gables, new windows and doors, replacement of exterior finishes, a redesigned front loggia, and a new covered patio with retractable sunscreen. Interior spaces are being reconfigured on the first floor. All work complies with Town zoning.

PREAPP: 06.03.26
FIRST SUBMIT: 06.25.26
SECOND SUBMIT: 07.13.26
FINAL SUBMIT: 08.10.26
ARCOM: 08.26.26

SHEET INDEX

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ZL	ZONING LEGEND
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PR-2	VICINITY PLAN
PR-3	STREETSCAPE EL.
PH-1	EXISTING PHOTOS
PH-2	STREETSCAPE PHOTOS
PR-4	EXISTING CCR
PR-5	PROPOSED CCR
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SP-1	EXISTING SITE PLAN
SP-2	PROPOSED SITE PLAN
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A-1.2	EXIST SECOND FLOOR PLAN
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A-4.2	NORTH COLORED EL
A-4.3	WEST COLORED EL
A-4.4	SOUTH COLORED EL
A-5.0	FRONT RENDER 01
A-5.1	FRONT RENDER 02
A-5.2	FRONT ENTRY RENDER 01
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A-5.4	WELLS RD RENDER
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-LANDSCAPE-

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L3.0	SITE PLAN
L3.1	RENDERED SITE PLAN
L3.2	OPEN SPACE DIAGRAM
L4.0	LANDSCAPE PLAN

DESIGN TEAM

DESIGN ARCHITECT:
VANDERHORN ARCHITECTS
41 WEST ELM STREET, GREENWICH, CT
06830

ARCHITECT OF RECORD:
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE,
PALM BEACH, FL 33480

LANDSCAPE:
ENVIRONMENTAL DESIGN GROUP
139 NORTH COUNTY RD, S#20-B
PALM BEACH, FL 33480

REVISIONS

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ADDITIONS AND ALTERATIONS TO:
300 NORTH OCEAN BOULEVARD
300 NORTH OCEAN BOULEVARD, PALM BEACH, FLORIDA 33480

VANDERHORN ARCHITECTS
41 WEST ELM STREET, GREENWICH, CT 06830 203 - 622 - 7000

SCALE:
DATE: 07.12.26
DRAWN BY:
JOB NUMBER: ARC-26-0051

CVR

NOTE: UPDATED PER FINAL COMMENTS

INVOICE NO.: 72071

DATE:	DESCRIPTION:
02-21-2024	BOUNDARY SURVEY
04-14-2026	ADDED TOPO. ELEVS.

ABBREVIATIONS / SYMBOLS:

A/C = AIR CONDITIONING UNIT
ADJ = ADJACENT
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CALC = CALCULATED
CA = CENTRAL ANGLE
C/L = CENTERLINE
CB = CATCH BASIN
CBS = CONCRETE BLOCK WALL
CHATT = CHATTAHOOCHEE
CONC = CONCRETE
CM = CONCRETE MONUMENT
COL = COLUMN
D = DEED
DE = DRAINAGE EASEMENT
DS = DRAINAGE STRUCTURE
ELEV. = ELEVATION
EOW = EDGE OF WATER
FD = FOUND
FF = FINISHED FLOOR
ID = IDENTIFICATION
INV = INVERT
IP = IRON PIPE
IR = IRON ROD
L = LENGTH
LAE = LIMITED ACCESS EASEMENT
LME = LAKE MAINTENANCE EASEMENT
LP = LIGHT POLE
M = MEASURED
N/D = NAIL AND DISC
N/G = NATURAL GROUND
NR = NON RADIAL
NTS = NOT TO SCALE
OHC =OVERHEAD CABLES
ORB = OFFICIAL RECORD BOOK
P = PLAT
PB = PLAT BOOK
PBCR = PALM BEACH COUNTY RECORDS
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PCP = PERMANENT CONTROL POINT
PG = PAGE
PI = POINT OF INTERSECTION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
RGE = RANGE
ROE = ROOF OVERHANG EASEMENT
R/W = RIGHT OF WAY
SEC = SECTION
S/W = SIDEWALK
TOB = TOP OF BANK
TYP = TYPICAL
UE = UTILITY EASEMENT
WF = WOOD FENCE
WPP = WOOD POWER POLE (UTILITY POLE)

OVERHEAD CABLES
METAL FENCE
WOOD FENCE
PLASTIC FENCE
EASEMENT LINES
CENTERLINE (C/L)

FIRE HYDRANT
WATER VALVE
UTILITY POLE
WATER METER

CONVERSION INCHES TO DECIMAL
1" = 0.08'
2" = 0.17'
3" = 0.25'
4" = 0.33'
5" = 0.42'
6" = 0.50'
7" = 0.58'
8" = 0.67'
9" = 0.75'
10" = 0.83'
11" = 0.92'
12" = 1.0'

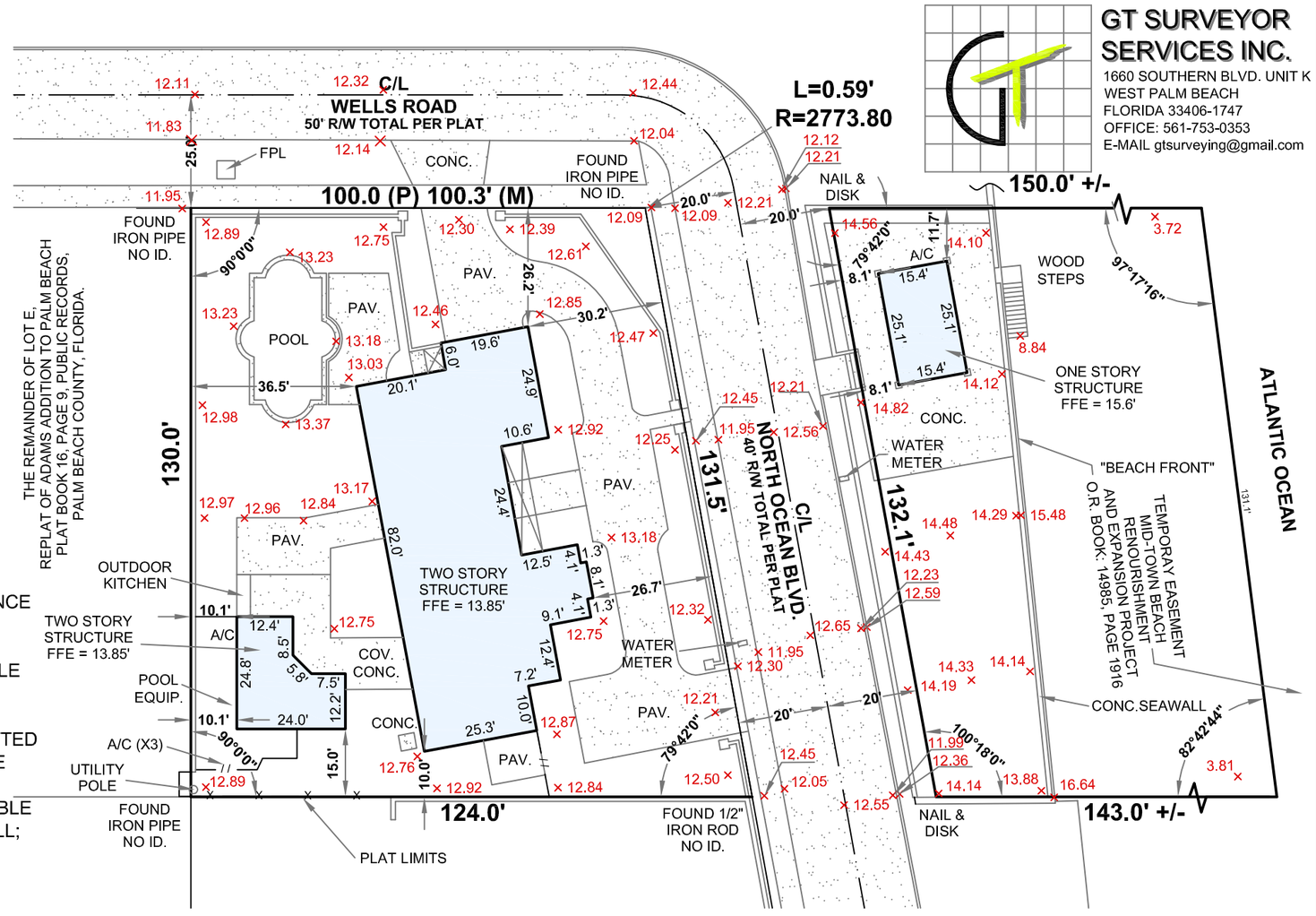
PROPERTY ADDRESS:
300 NORTH OCEAN BLVD.
PALM BEACH, FLORIDA. 33480

LEGAL DESCRIPTION:
LOT D AND ALL OF LOT E, LESS THE WEST 499.91 FEET OF SAID LOT E, ACCORDING TO THE REPLAT OF A PORTION OF ADAMS ADDITION TO PALM BEACH, FLORIDA, RECORDED IN PLAT BOOK 16, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATIONS:
- BROWN HARRIS STEVENS
- SHERYL SORBARO

FLOOD DATA: MAIN HOUSE
FLOOD ZONE: X (MAIN HOUSE)
FLOOD ZONE: VE10 (BEACH HOUSE)
COMMUNITY NUMBER: 120220
COMMUNITY NAME: TOWN OF PALM BEACH
PANEL NUMBER: 12099C0581F

REVIEW OF COMMONWEALTH LAND TITLE INSURANCE COMPANY SCHEDULE BII; COMMITMENT NO.: PG582607236; DATED: JULY 1, 2026
ITEMS 1-5: STANDARD EXCEPTIONS; NOT PLOTTABLE
ITEM 6: NOT A SURVEY MATTER; NOT PLOTTABLE
ITEM 7: NOT A SURVEY MATTER; NOT PLOTTABLE
ITEM 8: 50' RIGHT-OF-WAY FOR WELLS ROAD; PLOTTED
ITEM 9: TEMPORARY EASEMENT BLANKETS ENTIRE PROPERTY; NOT PLOTTABLE
ITEM 10: STORMWATER AGREEMENT; NOT PLOTTABLE
ITEM 11: TEMPORARY EASEMENT EAST OF SEAWALL; PLOTTED
ITEM 12: NOT A SURVEY MATTER; NOT PLOTTABLE
ITEM 13: NOT A SURVEY MATTER; NOT PLOTTABLE
ITEM 14: NOT A SURVEY MATTER; NOT PLOTTABLE
ITEM 15: NOT A SURVEY MATTER; NOT PLOTTABLE
ITEM 16:NOT A SURVEY MATTER; NOT PLOTTABLE
ITEM 17:NOT A SURVEY MATTER; NOT PLOTTABLE
ITEM 18:NOT A SURVEY MATTER; NOT PLOTTABLE



GENERAL NOTES:
- BEARING BASIS PER G.P.S COORDINATE SYSTEM NAD 93, 1990 ADJUSMENT
- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D. 1988) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- "ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)

** "5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.
(b) BOUNDARY MONUMENTS:
f. **WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE**." (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

I HEREBY CERTIFY: THAT THIS **MAP OF BOUNDARY SURVEY** WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE THIS SURVEY SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

SIGNED:
GINO FURLANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO.: 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
E-MAIL gtsurveying@gmail.com

SCALE: 1"=30'

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:**	300 N Ocean Boulevard, Palm Beach, FL 33480		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	14,587 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	131'-6" (E), 100'-4.8" (N), 130'-0" (W), 124'-0" (S)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	Zone-X		
7	**Zero Datum for point of meas. (NAVD)**	14.15' NAVD		
8	**Crown of Road (COR) (NAVD)**	12.65' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4,394 SQFT; 30 %	4,456 SQFT (27.89%)	3,566 SF (24.4%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		3,601 SQFT	3,566 SQFT
12	*Front Yard Setback (Ft.)	25'-0"(1), 30'-0" (2)	35'-11 1/2" (1), 26'-9" (2)	27'-10 1/2" (1), 32'-6" (2)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6" (S), 25'-0" (N)	15'-0" (S) CABANA, 10'-0" (S) MAIN HOUSE; 26'-2" (N)	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0" (S), 30'-0" (N)	19'-11" (S), 26'-2" (N)	N/C
15	*Rear Yard Setback (Ft.)	10'-0"(1), 15'-0" (2)	36'-6" (MAIN HOUSE) 10'-1" (CABANA)	N/C
16	Angle of Vision (Deg.)	100 deg	100 deg	N/C
17	Building Height (Ft.)	22'-0"	20'-8 1/2"	20'-8 1/2"
18	Overall Building Height (Ft.)	30'-0"	24'-7 1/2"	24'-7 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.955	4.225	3.952
20	** Max. Fill Added to Site (Ft.)	0.6 FT	N/A	0.6 FT
21	Finished Floor Elev. (FFE)(NAVD)	N/A	13.85' NAVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	6,564 SF (45%)	5,989 SF (41%)	6,584 SF (45.1%)
24	Perimeter LOS (Sq Ft and %)	2,2231 SF (50%)	3,375 SF (75.6%)	3,786 SF (84.8%)
25	Front Yard LOS (Sq Ft and %)	1,321 SF (40%)	1,644 SF (49.8%)	1,605 SF (48.6%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

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300 NORTH OCEAN BOULEVARD, PALM BEACH, FLORIDA 33480

VANDERHORN ARCHITECTS
41 WEST ELM STREET, GREENWICH, CT 06830 203 - 622 - 7000

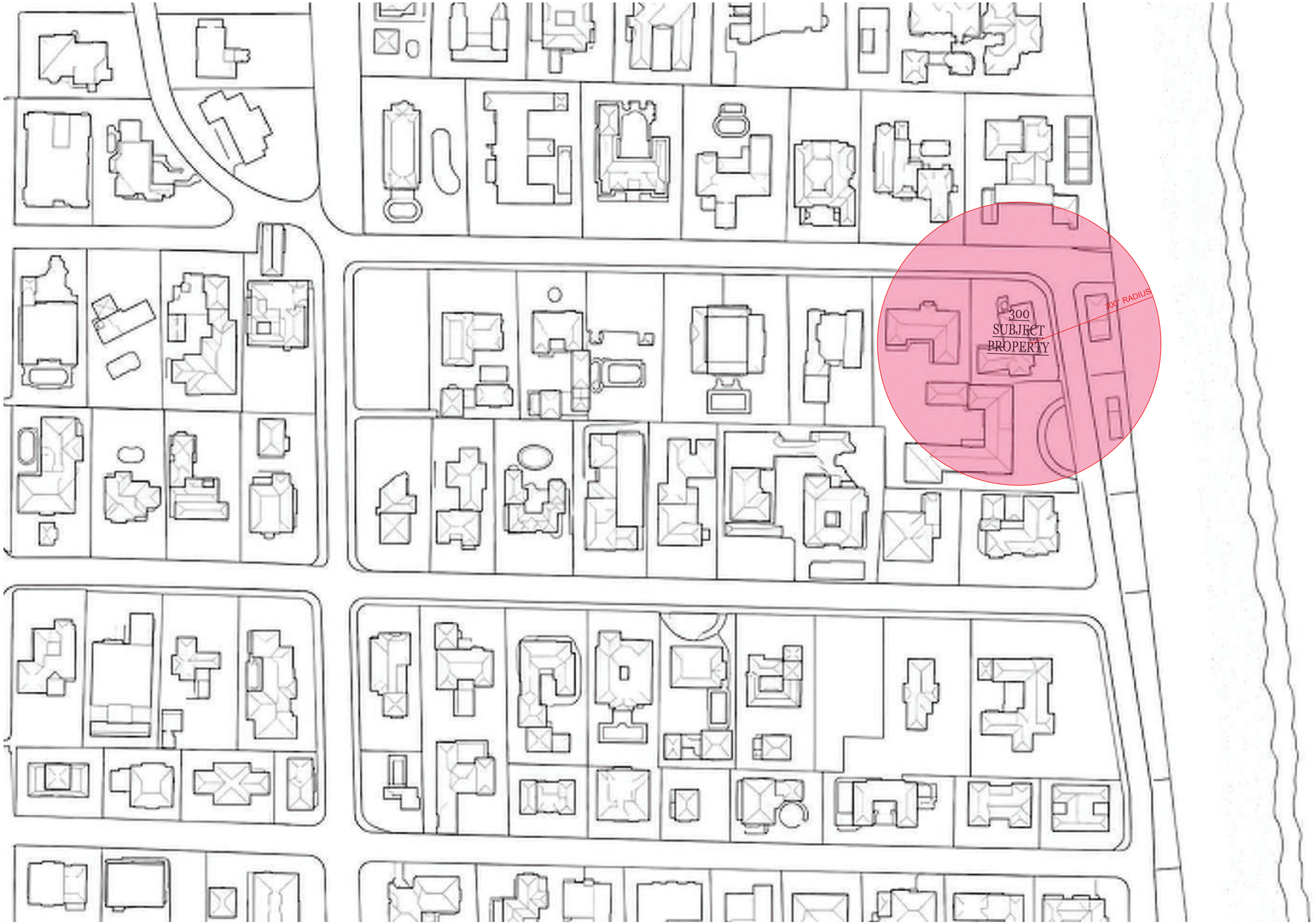
SCALE:

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JOB NUMBER: ARC-26-0051

ZL



CONTEXTUAL SITE PLAN

SCALE 1/ 32" = 1'-0"

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PR-1



VICINITY PLAN
SCALE 1/ 32" = 1'-0"

REVISIONS

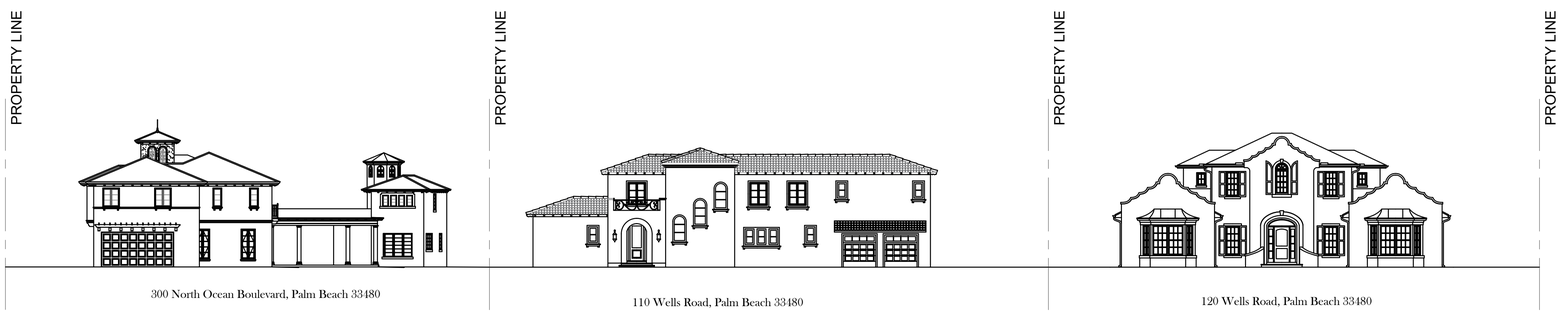
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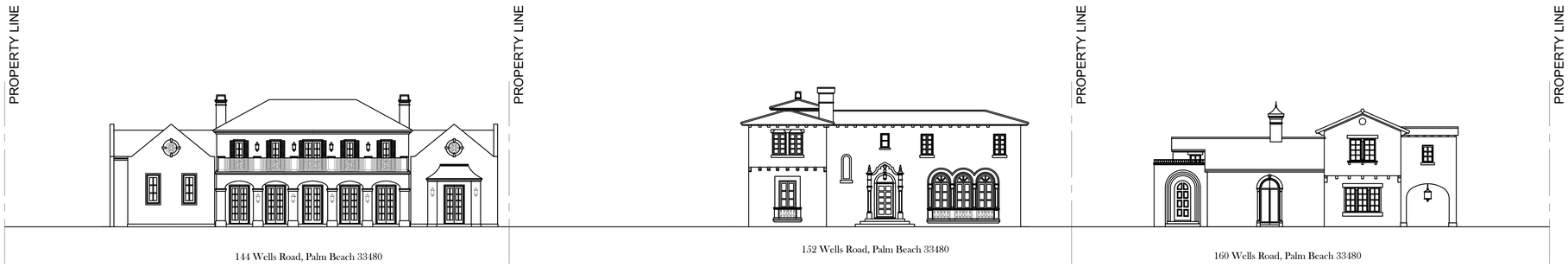
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JOB NUMBER:	ARC-26-0051

PR-2



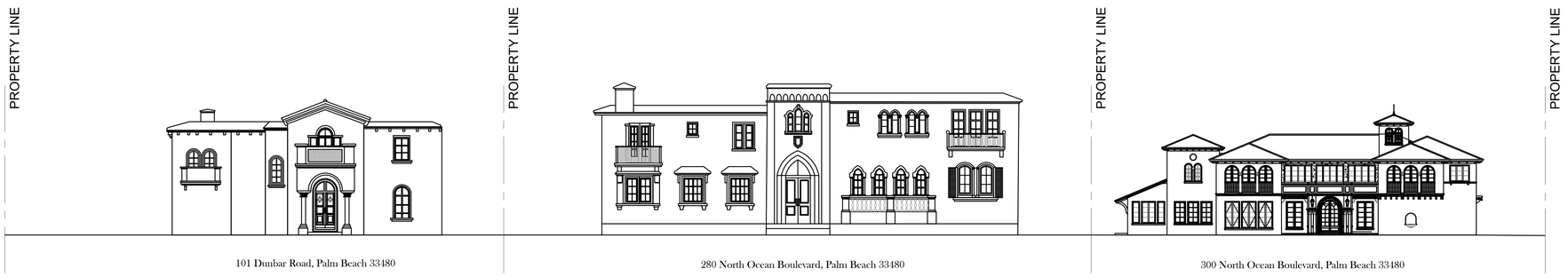
1 WELLS ROAD, PALM BEACH 33480 PROPOSED STREETSCAPE ELEVATIONS FACING SOUTH

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



2 WELLS ROAD, PALM BEACH 33480 PROPOSED STREETSCAPE ELEVATIONS FACING SOUTH

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



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

3 NORTH OCEAN BOULEVARD, PALM BEACH 33480 PROPOSED STREETSCAPE ELEVATIONS FACING EAST

STREETSCAPE ELEVATIONS

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

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PR-3

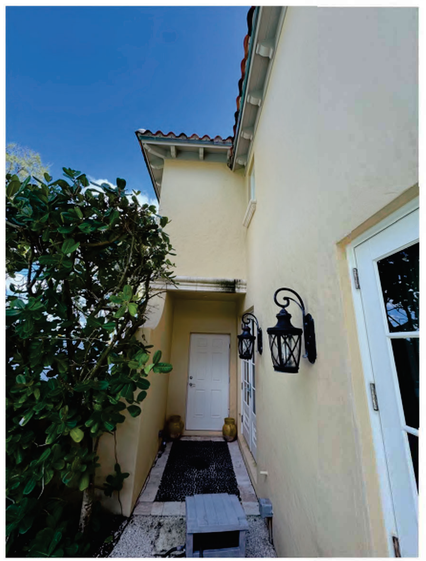
EXISTING PHOTOS

















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ARC-26-0051

PH-1

STREETSCAPE PHOTOS



101 WELLS ROAD, PALM BEACH, FL 33480



110 WELLS ROAD, PALM BEACH, FL 33480



109 WELLS ROAD, PALM BEACH, FL 33480



120 WELLS ROAD, PALM BEACH, FL 33480



144 WELLS ROAD, PALM BEACH, FL 33480



125 WELLS ROAD, PALM BEACH, FL 33480



117 WELLS ROAD, PALM BEACH, FL 33480



133 WELLS ROAD, PALM BEACH, FL 33480



152 WELLS ROAD, PALM BEACH, FL 33480



135 WELLS ROAD, PALM BEACH, FL 33480



160 WELLS ROAD, PALM BEACH, FL 33480



157 WELLS ROAD, PALM BEACH, FL 33480



280 N OCEAN BLVD, PALM BEACH, FL 33480



101 DUNBAR ROAD, PALM BEACH, FL 33480

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SCALE:

DATE:
07.12.26

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JOB NUMBER:
ARC-26-0051

PH-2

EXISTING

5% Loggia Deduction

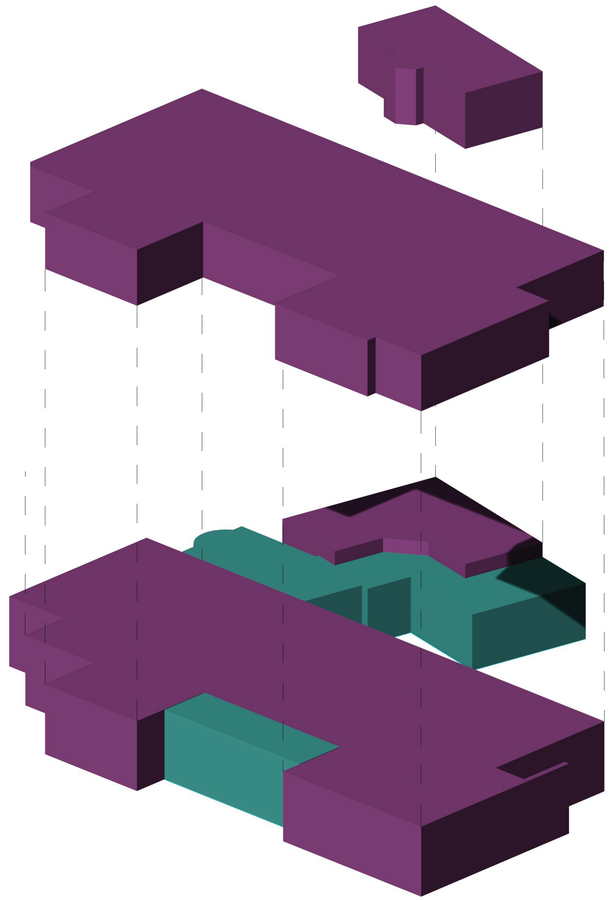
BUILDING DATA

Space	Floor	SF	Height (ft)	CU. FT.
Main House	1st	2390	10	23900
Main House	2nd	2643	8	21144
Garage	1st	532	8	4256
Rear Loggia	1st	583	8	4664
Front Loggia	1st	110	8	880
Cabana	1st	445	8.5	3782.5
Cabana	2nd	305	8	2440
TOTAL				**61066.5**

NET CU. FT. AFTER ALLOWABLE LOGGIA DEDUCTION **61066.5**

CCR **4.225**





EXISTING AXONOMETRIC

EXISTING CCR

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PR-4

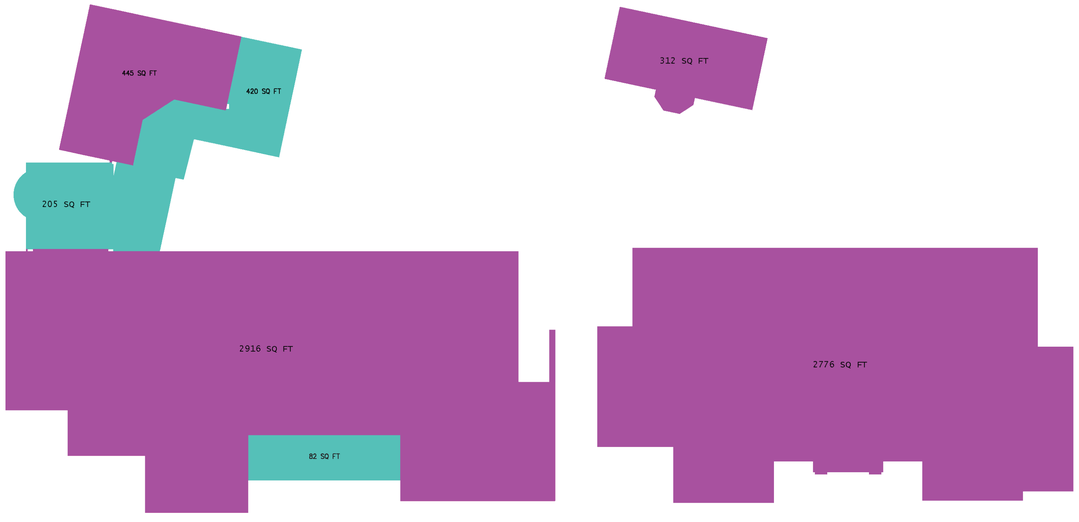
PROPOSED

Site Square Footage	**14455**
Max CCR (auto)	**3.95545**
Cubic Ft Max (auto)	**57176.02975**
5% Loggia Deduction	**2858.801488**

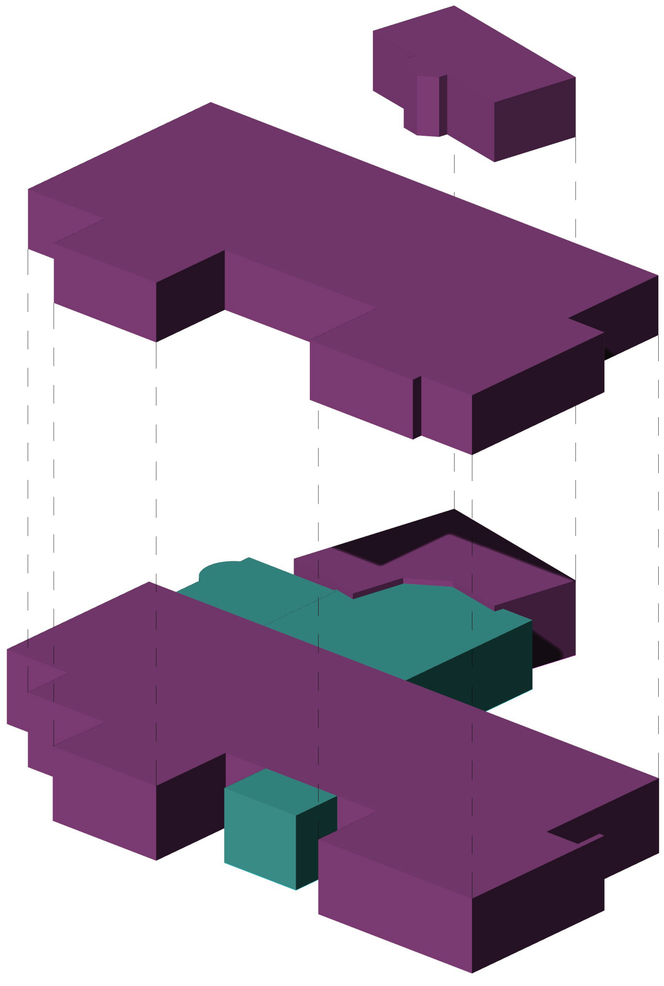
BUILDING DATA

Space	Floor	SF	Height (ft)	CU. FT.
Main House	1st	2390	10	23900
Main House	2nd	2643	8	21144
Garage	1st	532	8	4256
Rear Loggia	1st	473	8	3784
Entry Loggia	1st	85	8	680
Cabana	1st	445	8.5	3782.5
Cabana	2nd	305	8	2440
TOTAL				**59986.5**

NET CU. FT. AFTER ALLOWABLE LOGGIA DEDUCTION	**57127.7**
CCR	**3.952**



PROPOSED CCR



PROPOSED AXONOMETRIC

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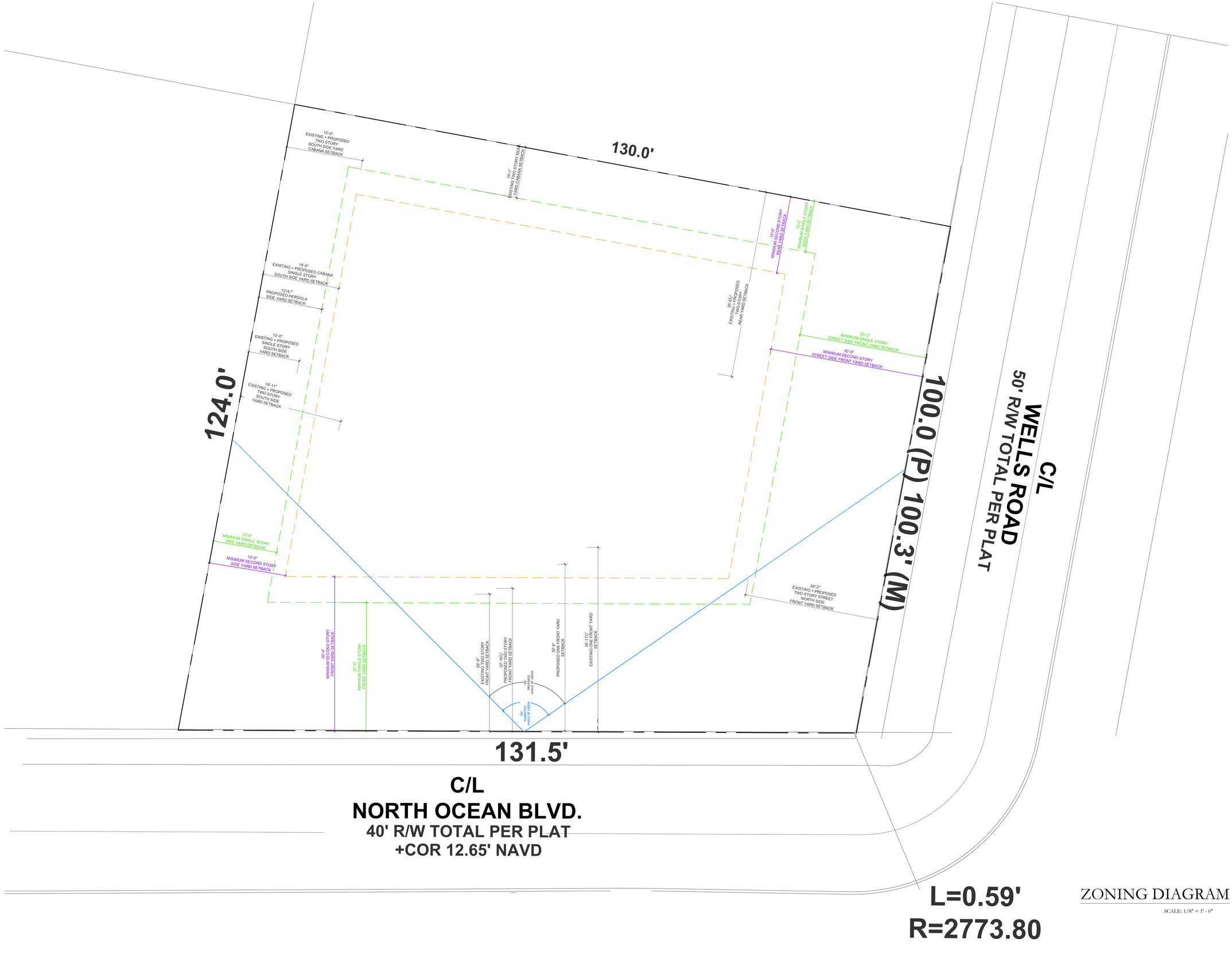
SCALE:

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PR-5



ZONING DIAGRAM

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

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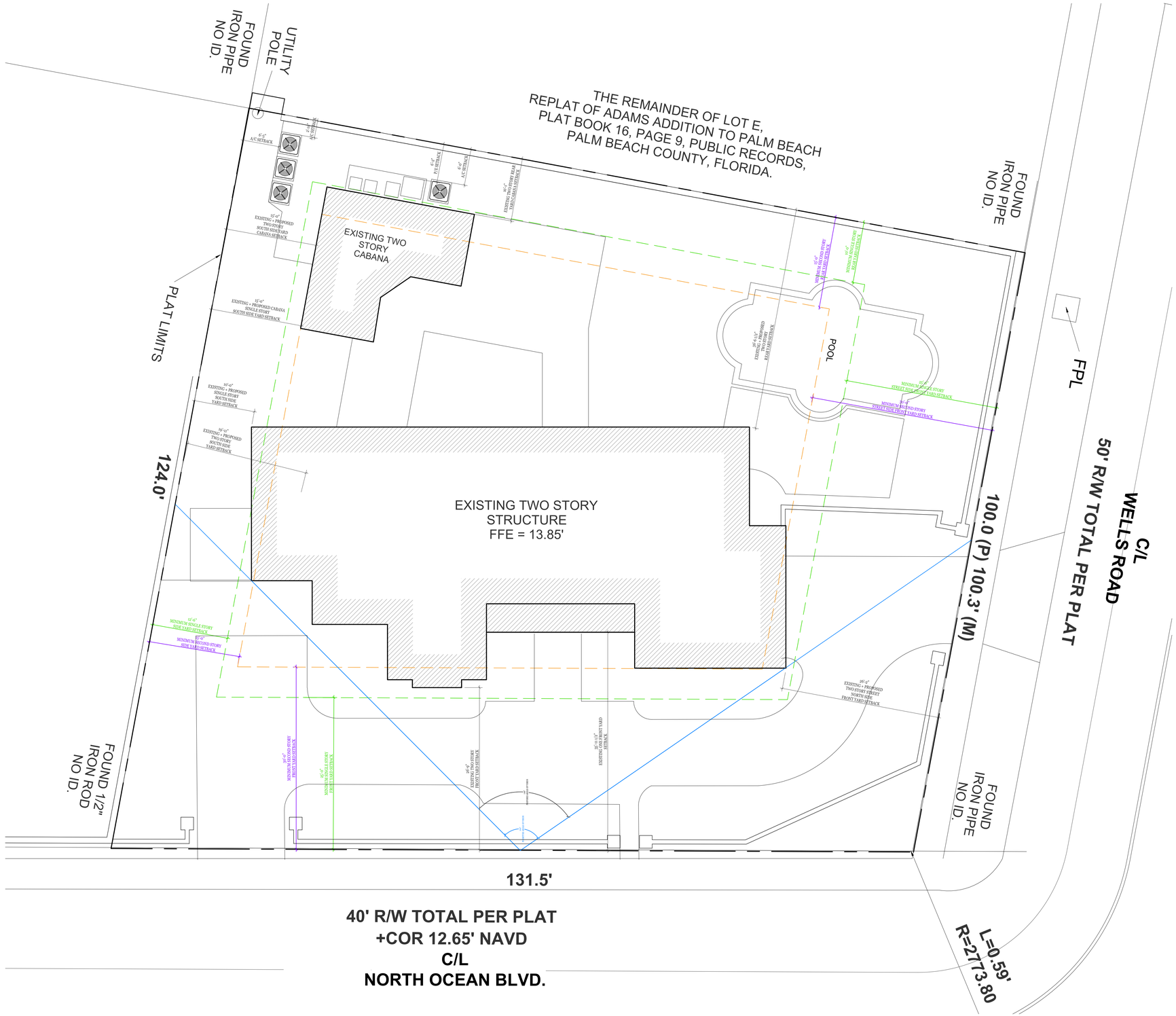
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DATE: 07.12.26

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JOB NUMBER: ARC-26-0051

PR-6



EXISTING SITE PLAN

SCALE 1/ 8" = 1'-0"

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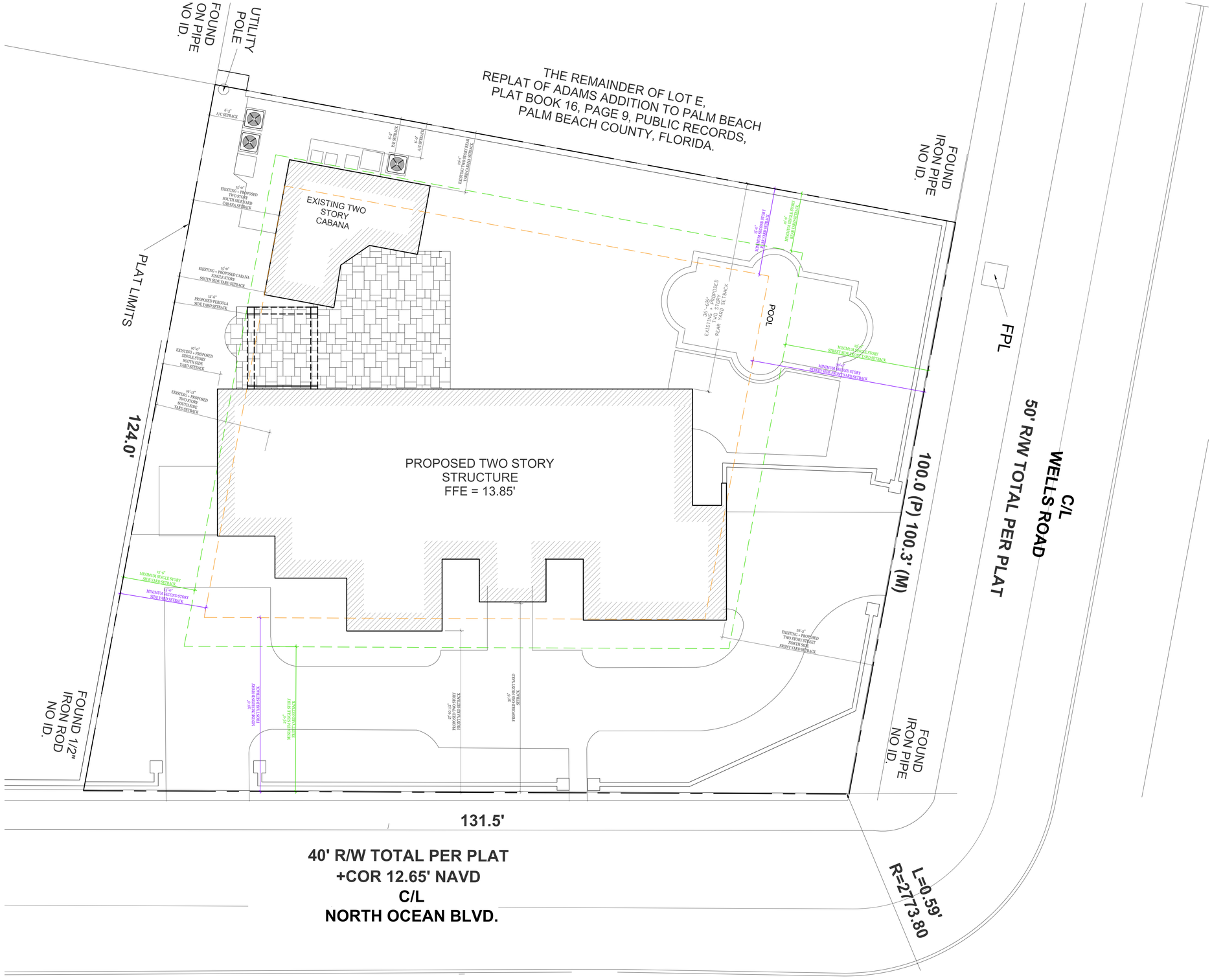
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DATE: 07.12.26

DRAWN BY:

JOB NUMBER: ARC-26-0051

SP-1



PROPOSED SITE PLAN

SCALE 1/ 8" = 1'-0"

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ADDITIONS AND ALTERATIONS TO:
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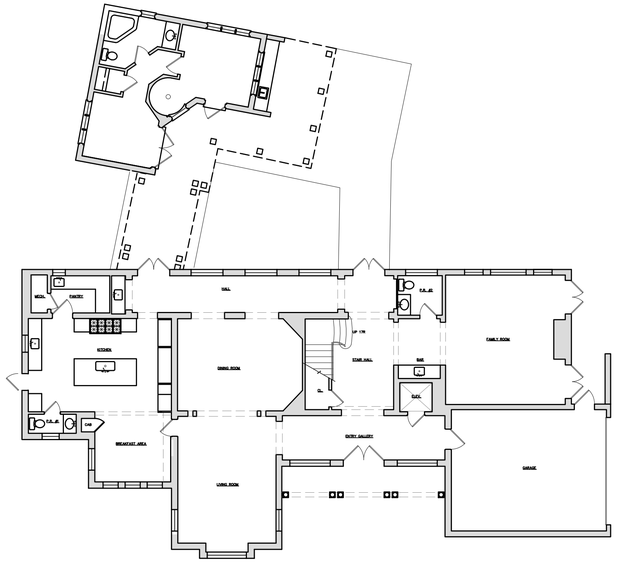
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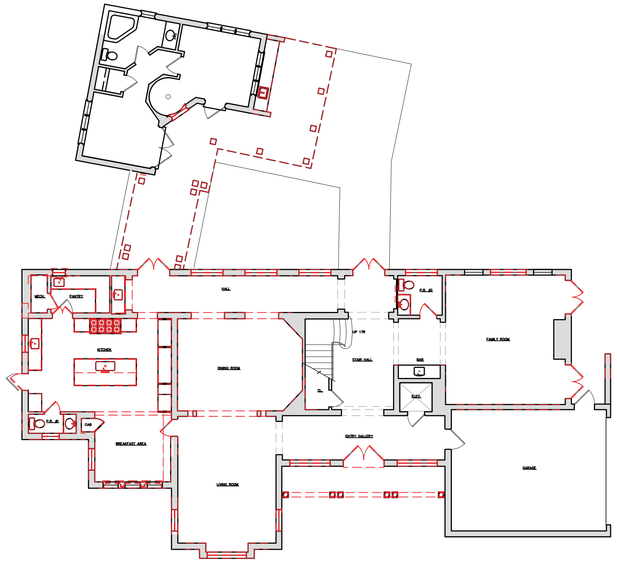
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SP-2



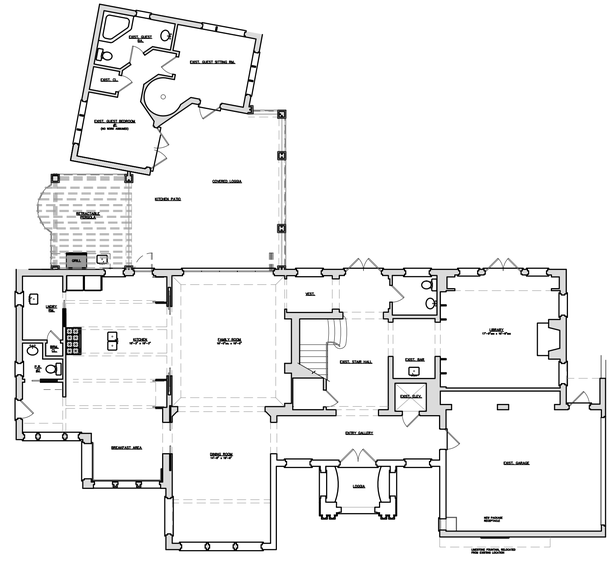
EXIST 1ST FLOOR PLAN

SCALE 3/32" = 1'-0"



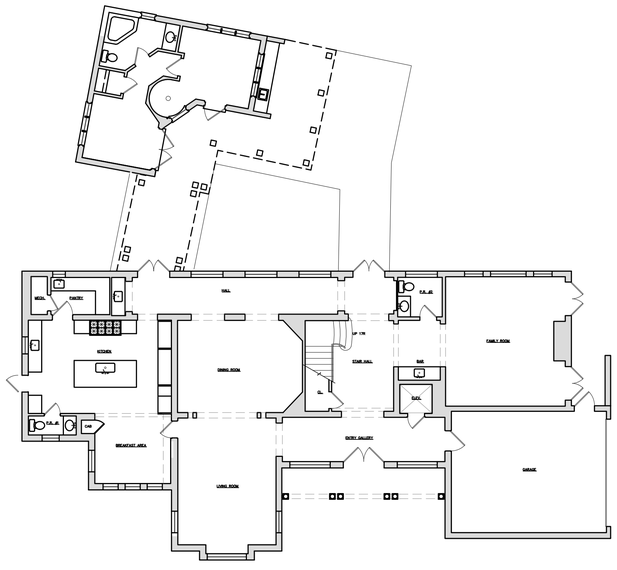
DEMO 1ST FLOOR PLAN

SCALE 3/32" = 1'-0"



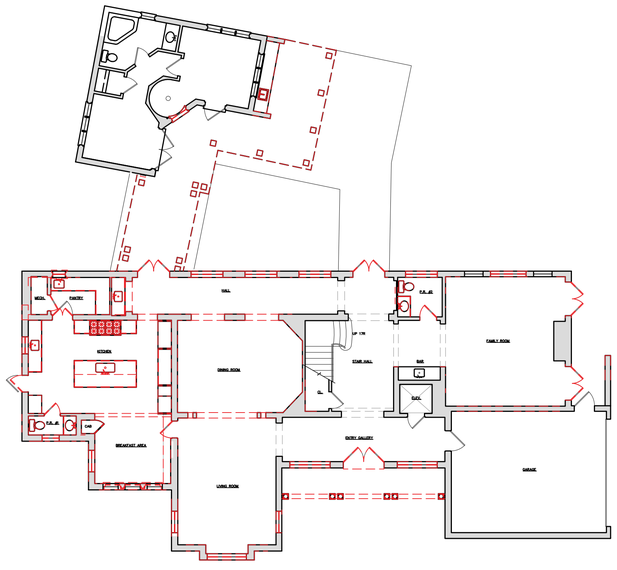
PROP. 1ST FLOOR PLAN

SCALE 3/32" = 1'-0"



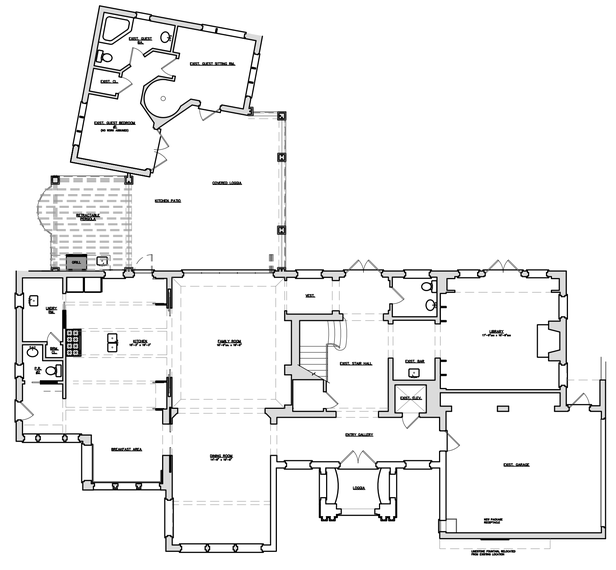
EXIST 2ND FLOOR PLAN

SCALE 3/32" = 1'-0"



DEMO 2ND FLOOR PLAN

SCALE 3/32" = 1'-0"



PROP. 2ND FLOOR PLAN

SCALE 3/32" = 1'-0"

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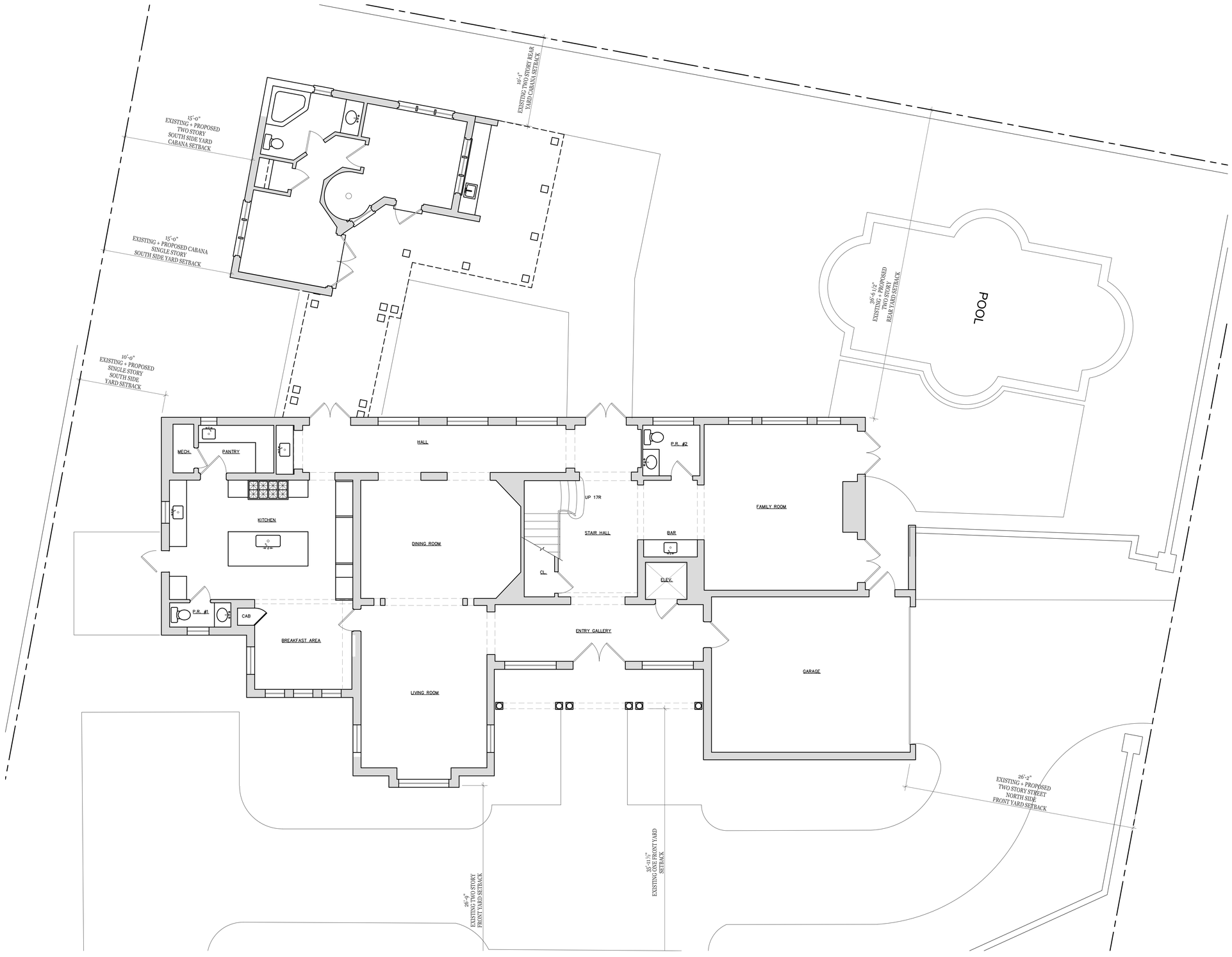
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DATE: 07.12.26

DRAWN BY:

JOB NUMBER: ARC-26-0051

A-1.0



EXISTING FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

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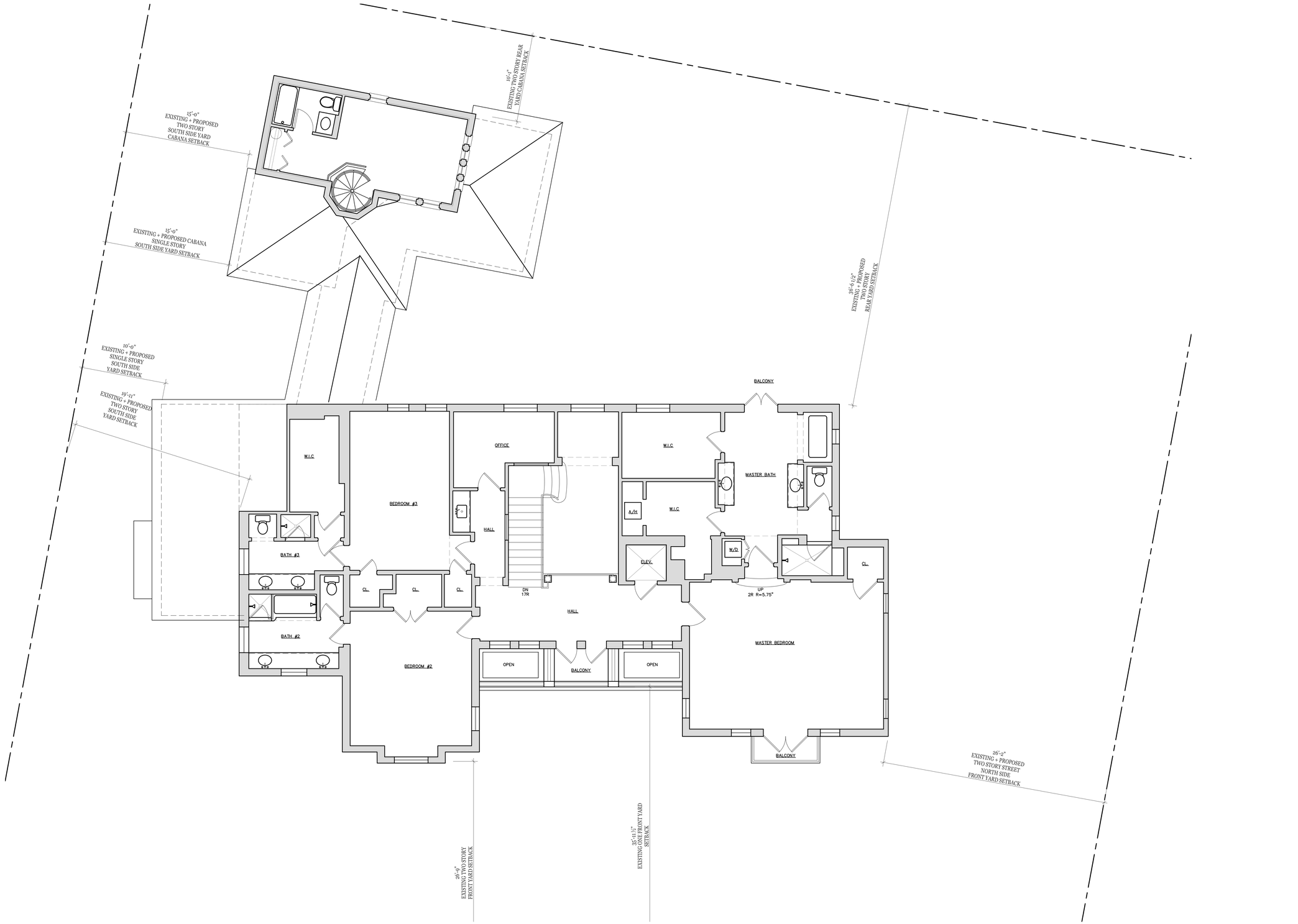
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A-1.1



EXISTING SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

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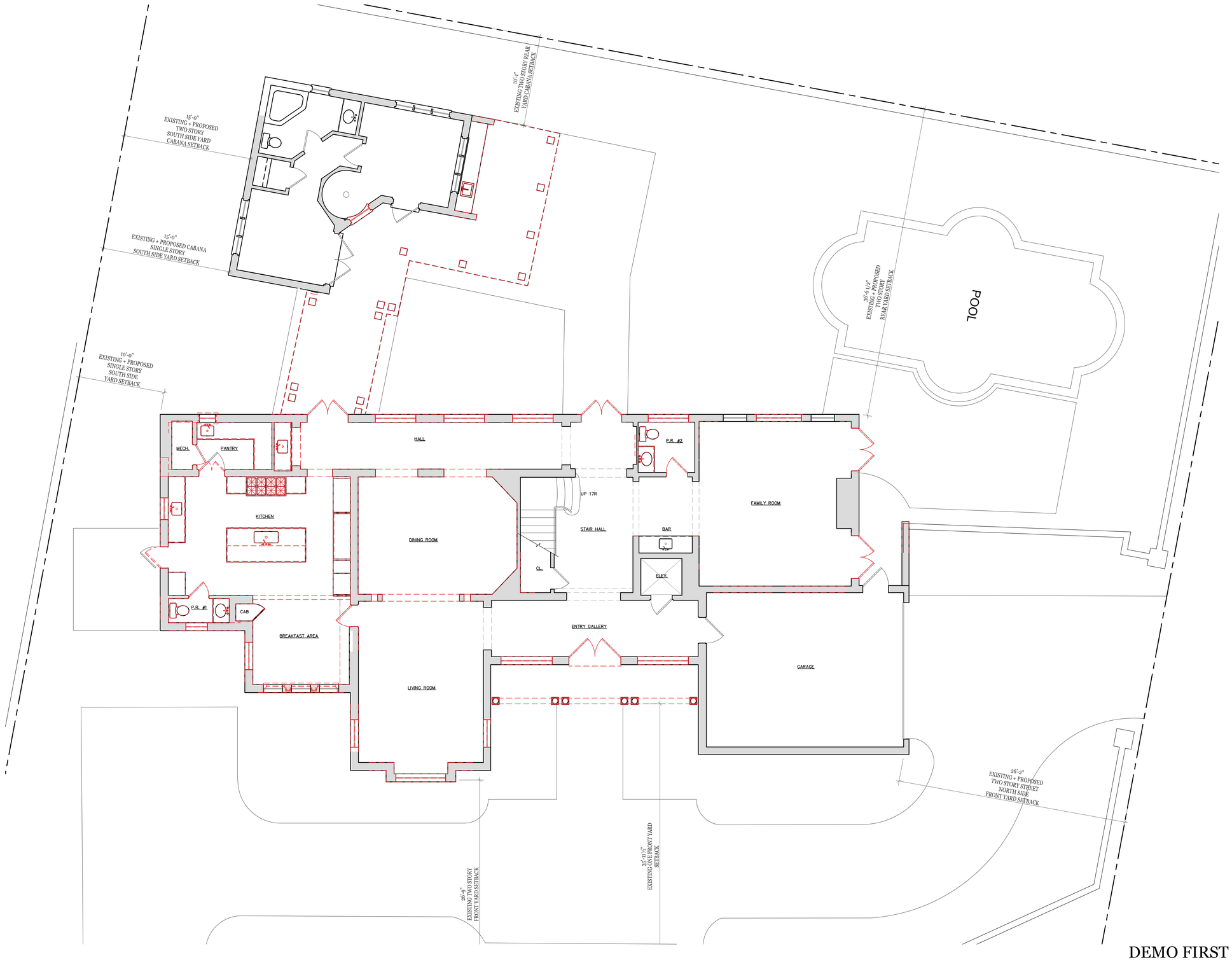
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JOB NUMBER: ARC-26-0051

A-1.2



DEMO FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

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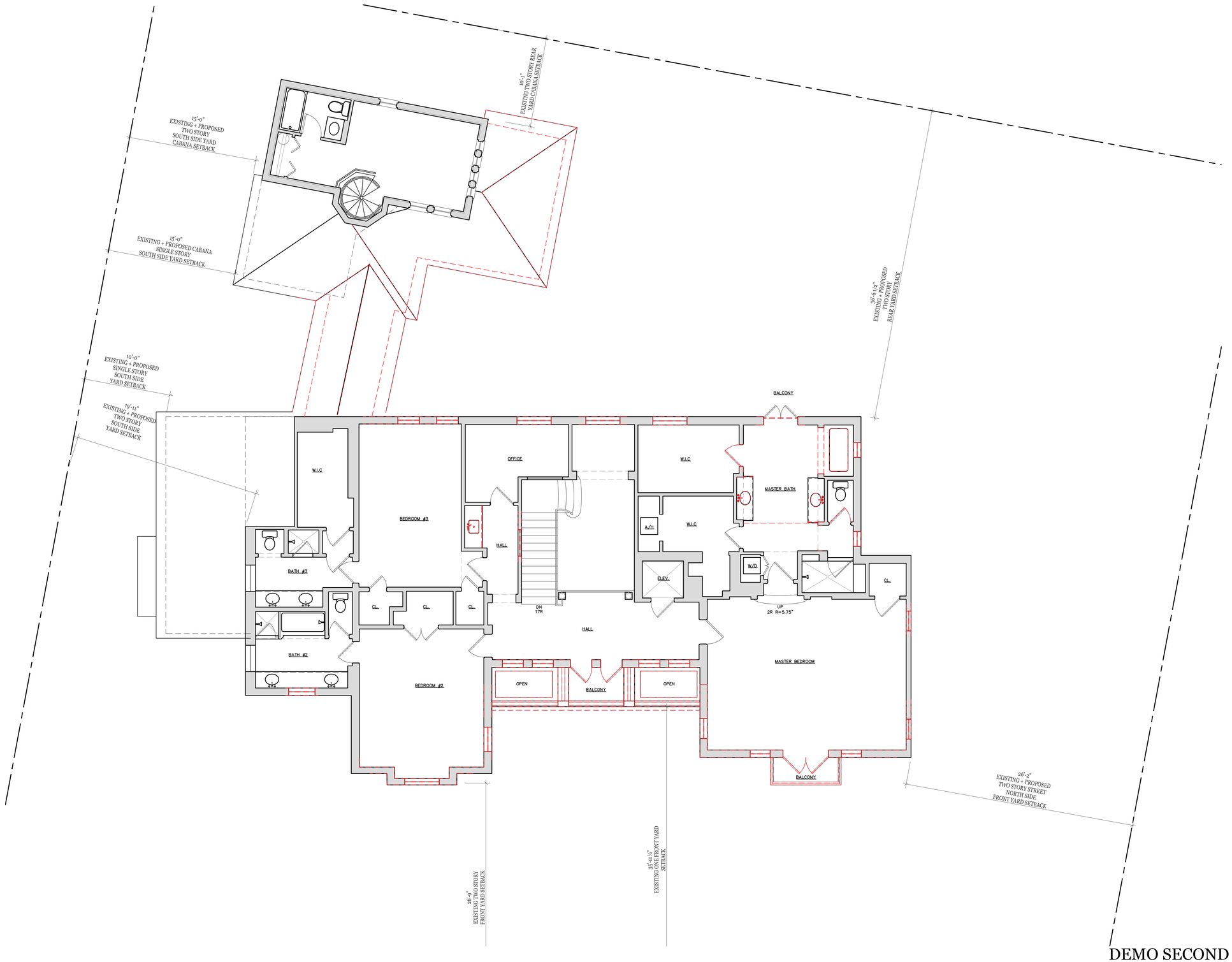
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DEMO SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

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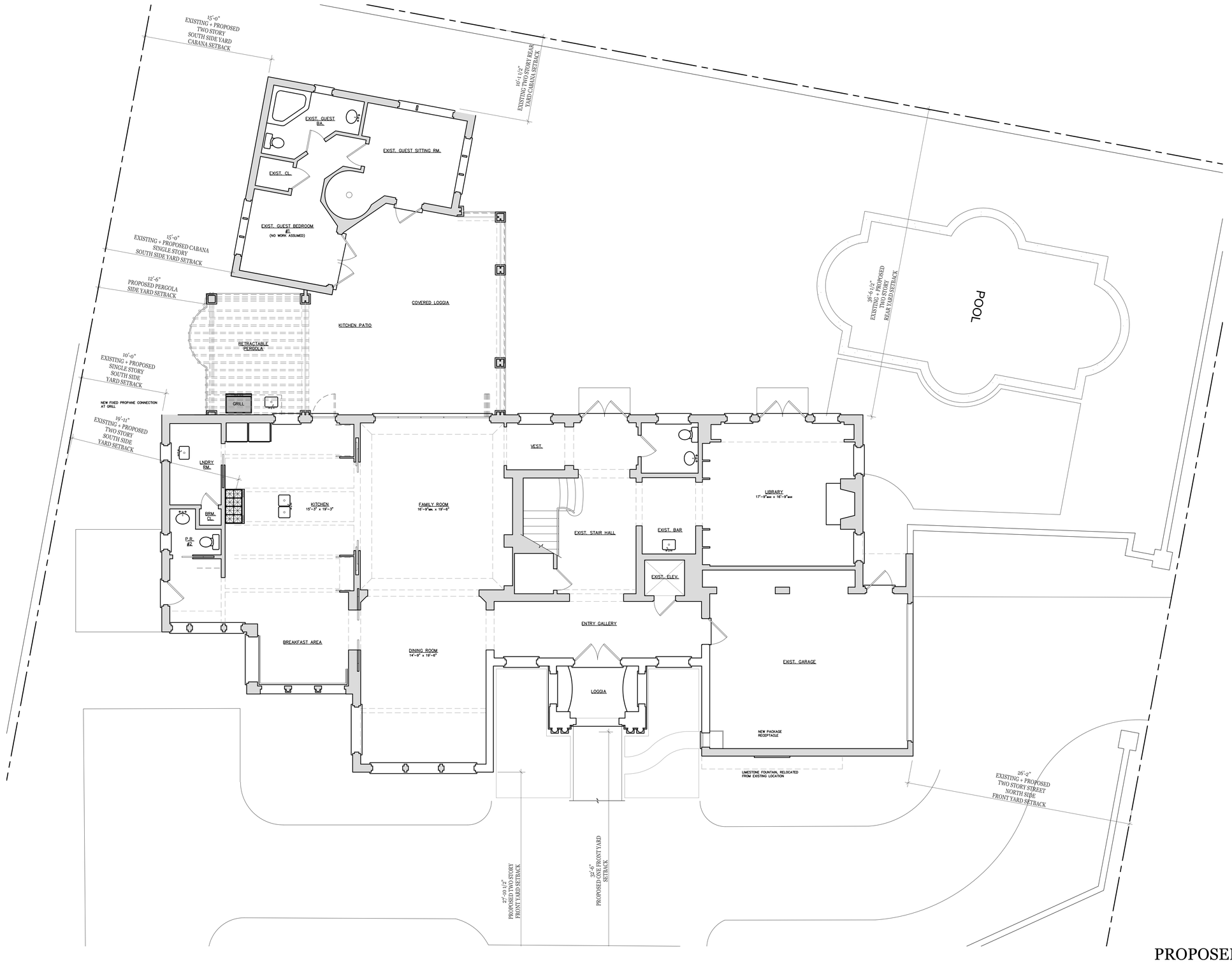
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PROPOSED FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

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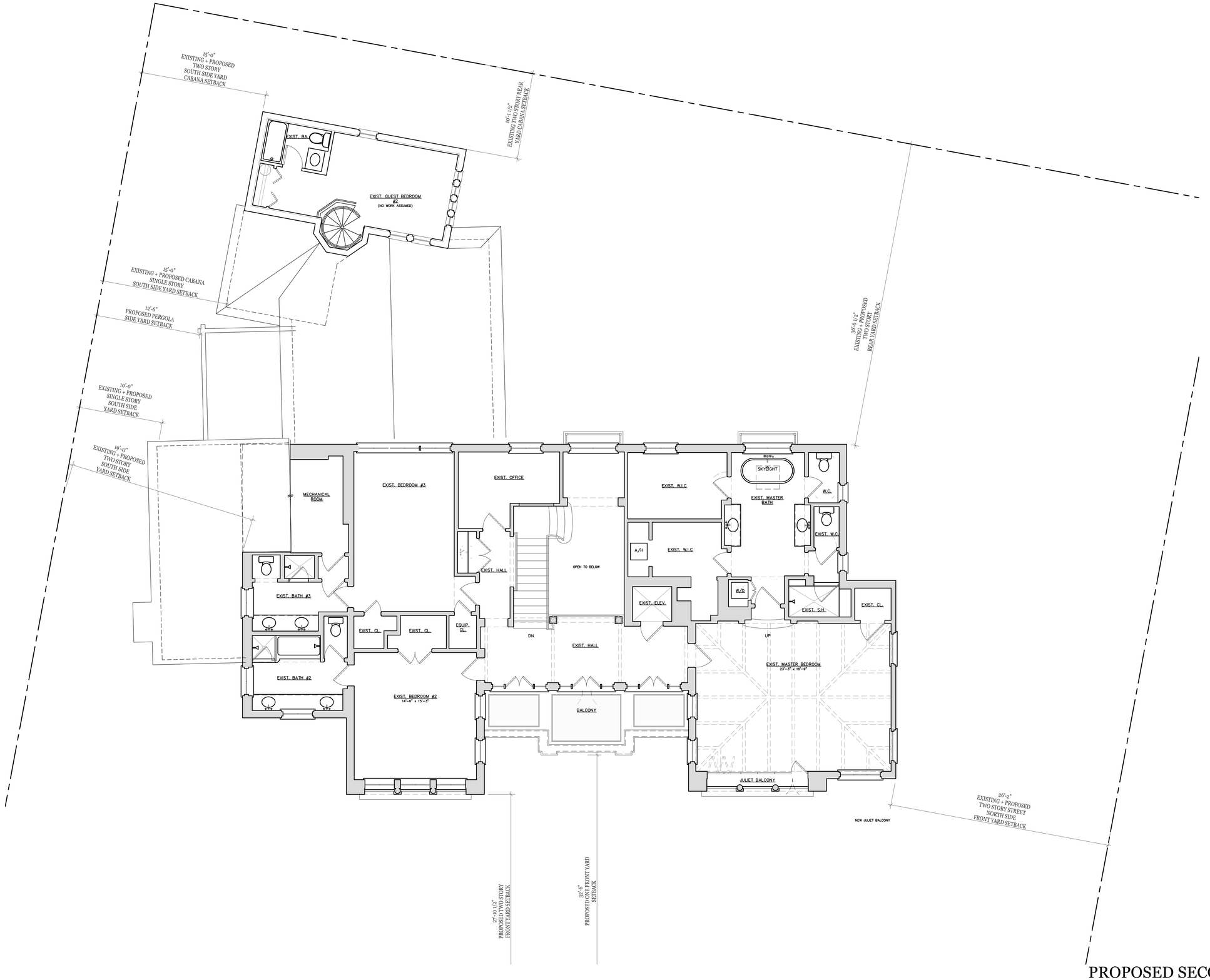
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A-1.5



PROPOSED SECOND FLOOR PLAN

SCALE 3/16" = 1'-0"

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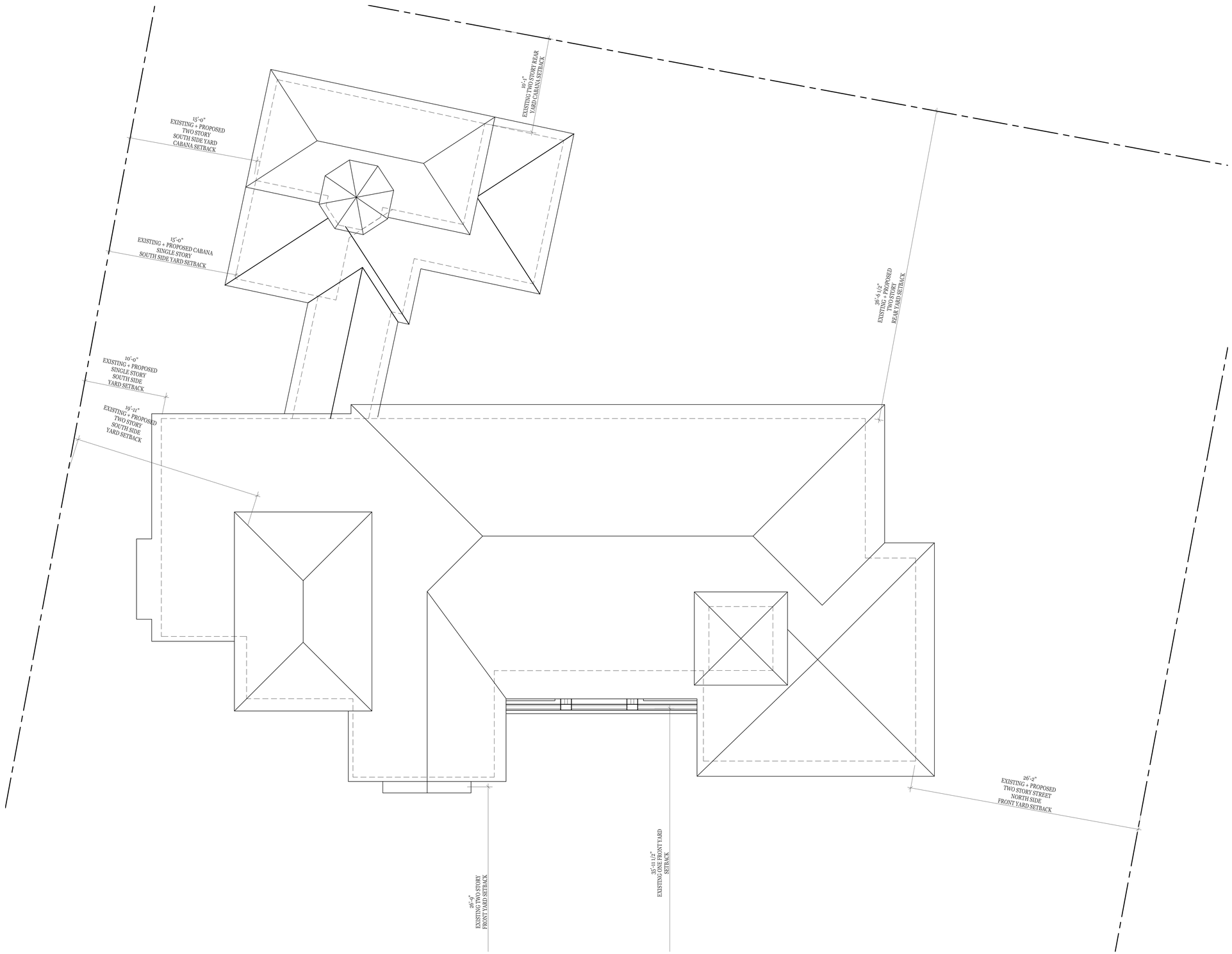
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EXISTING ROOF PLAN

SCALE 3/16" = 1'-0"

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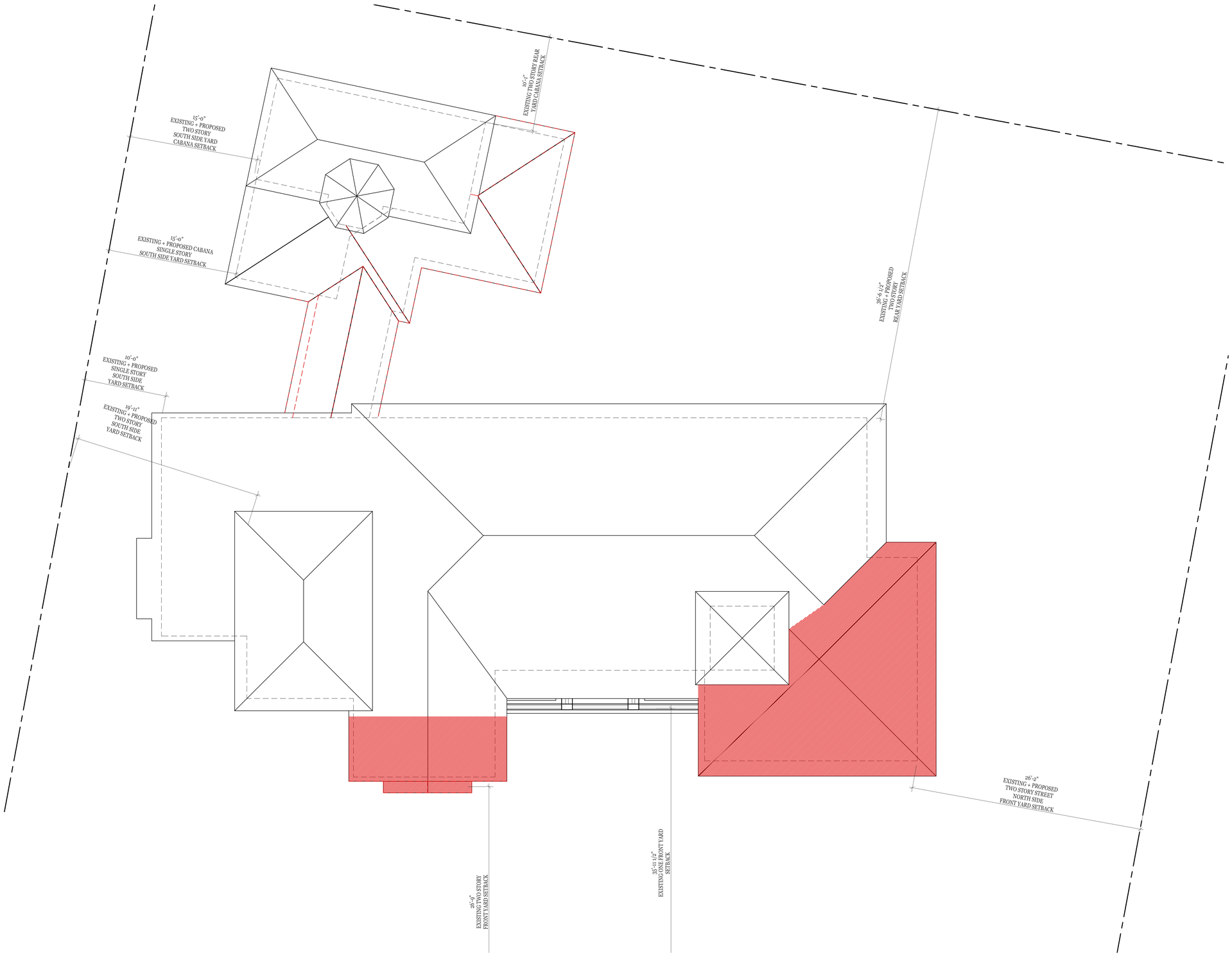
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A-1.7



DEMO ROOF PLAN

SCALE 3/16" = 1'-0"

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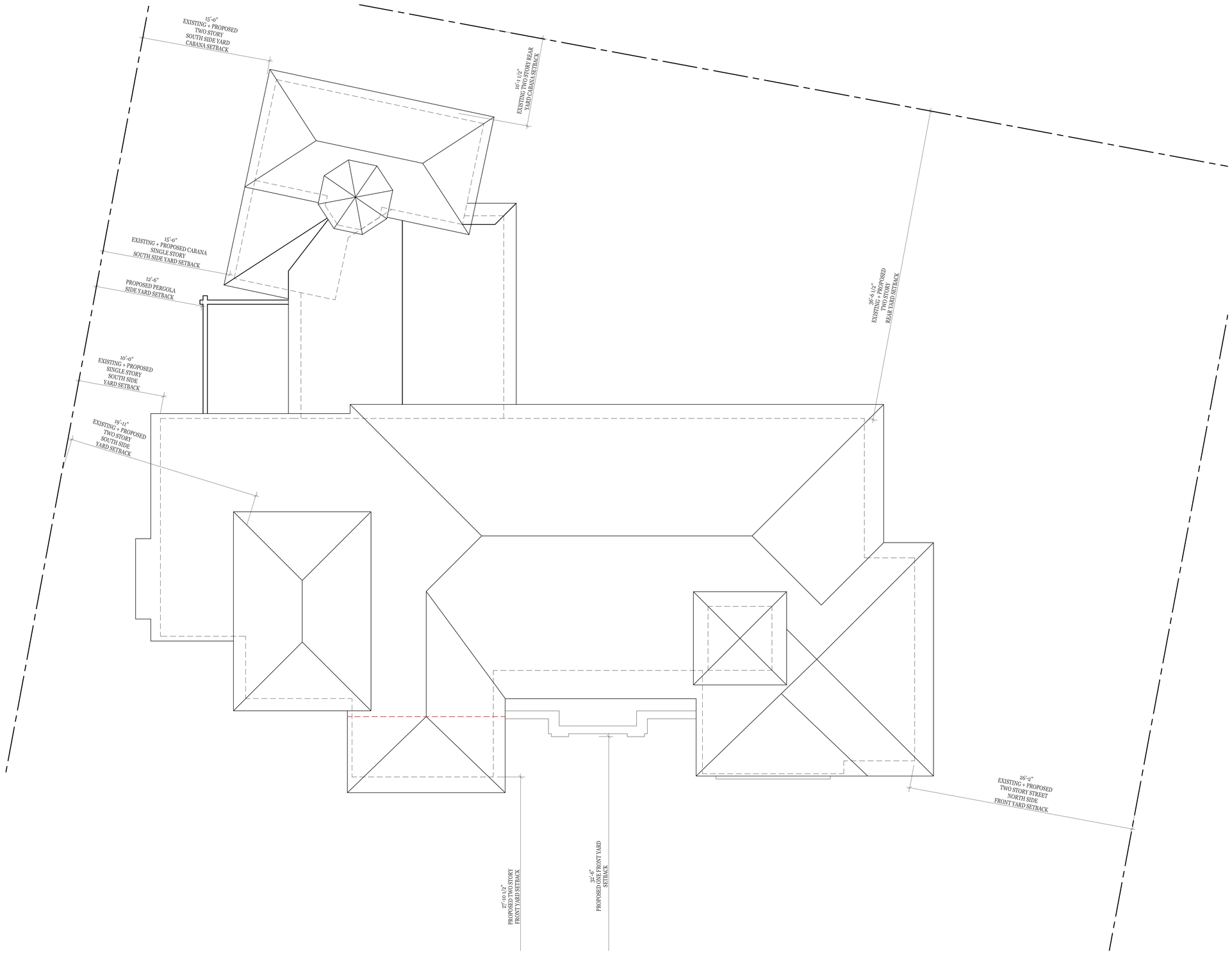
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A-1.8



PROPOSED ROOF PLAN

SCALE 3/16" = 1'-0"

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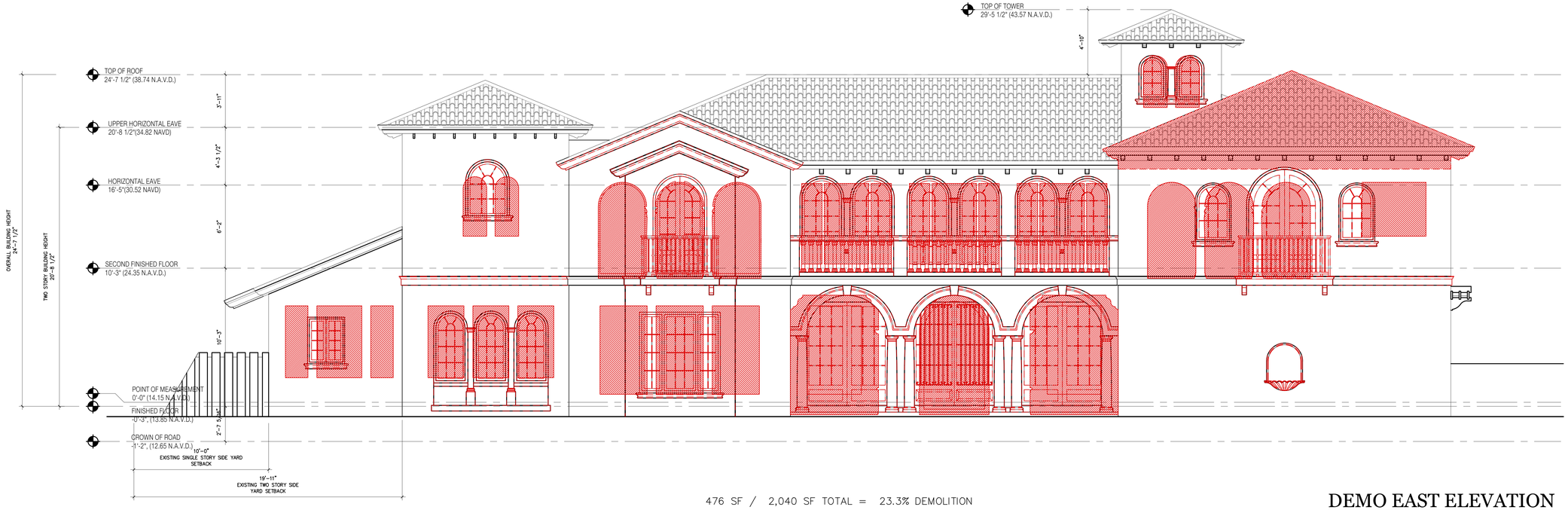
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A-1.9



476 SF / 2,040 SF TOTAL = 23.3% DEMOLITION

DEMO EAST ELEVATION

SCALE 1/ 4" = 1'-0"



PROP. EAST ELEVATION

SCALE 1/ 4" = 1'-0"

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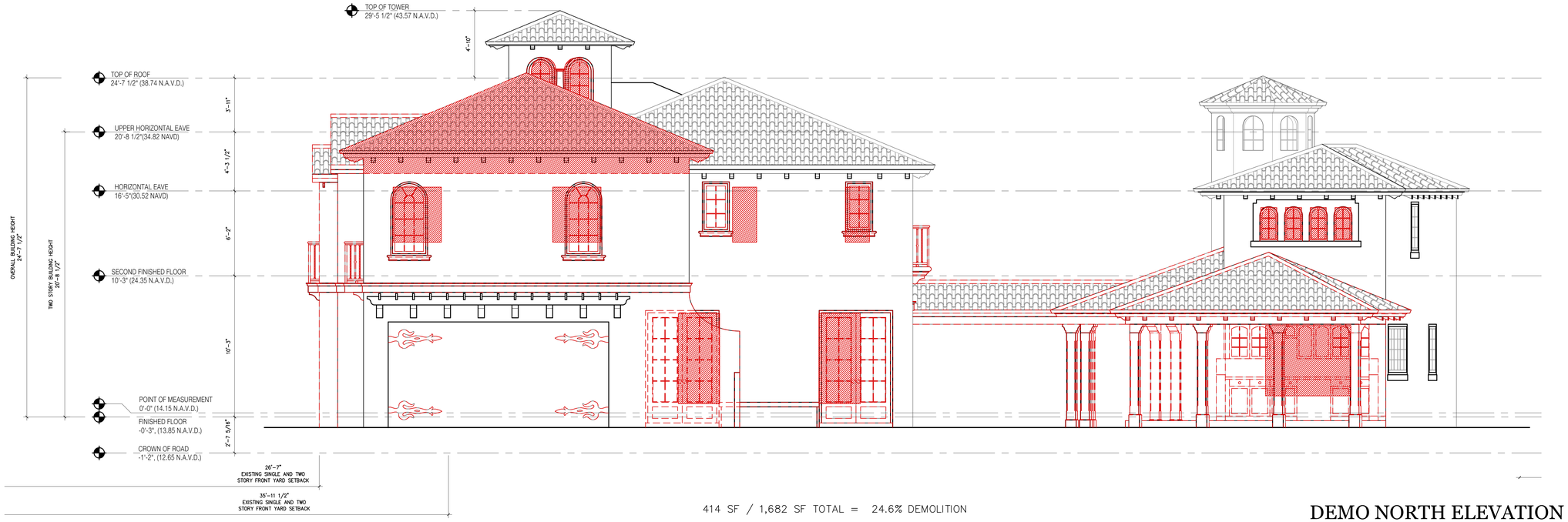
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A-2.0



414 SF / 1,682 SF TOTAL = 24.6% DEMOLITION

DEMO NORTH ELEVATION

SCALE 1/ 4" = 1'-0"



PROP. NORTH ELEVATION

SCALE 1/ 4" = 1'-0"

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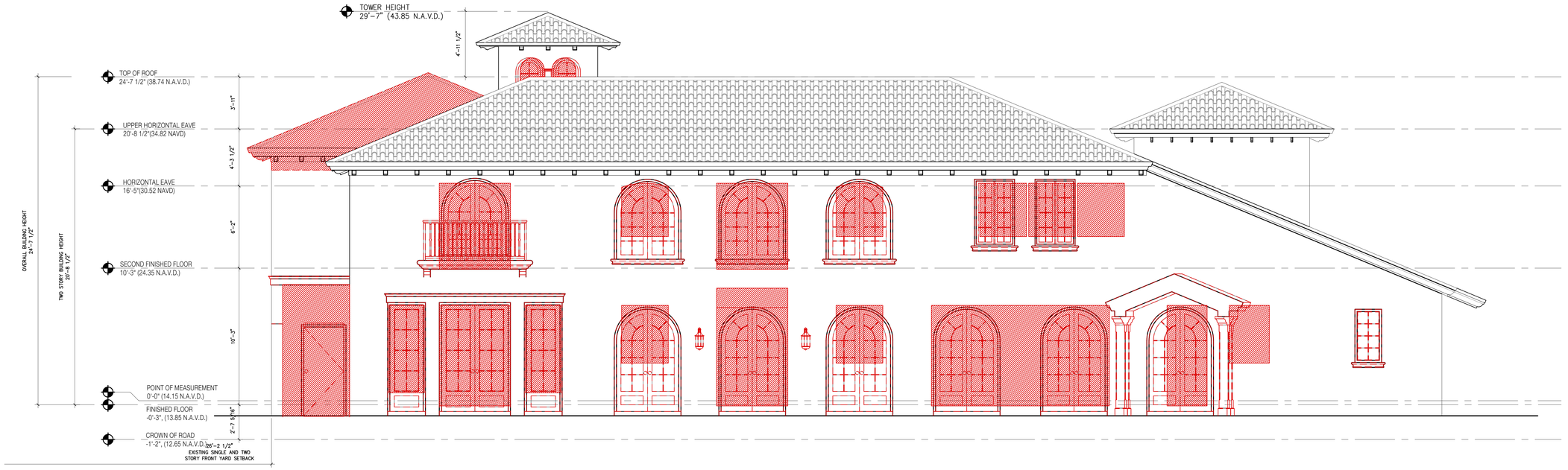
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A-2.1



255 SF / 2,049 SF TOTAL = 12.4% DEMOLITION

DEMO WEST ELEVATION

SCALE 1/ 4" = 1'-0"



PROP. WEST ELEVATION

SCALE 1/ 4" = 1'-0"

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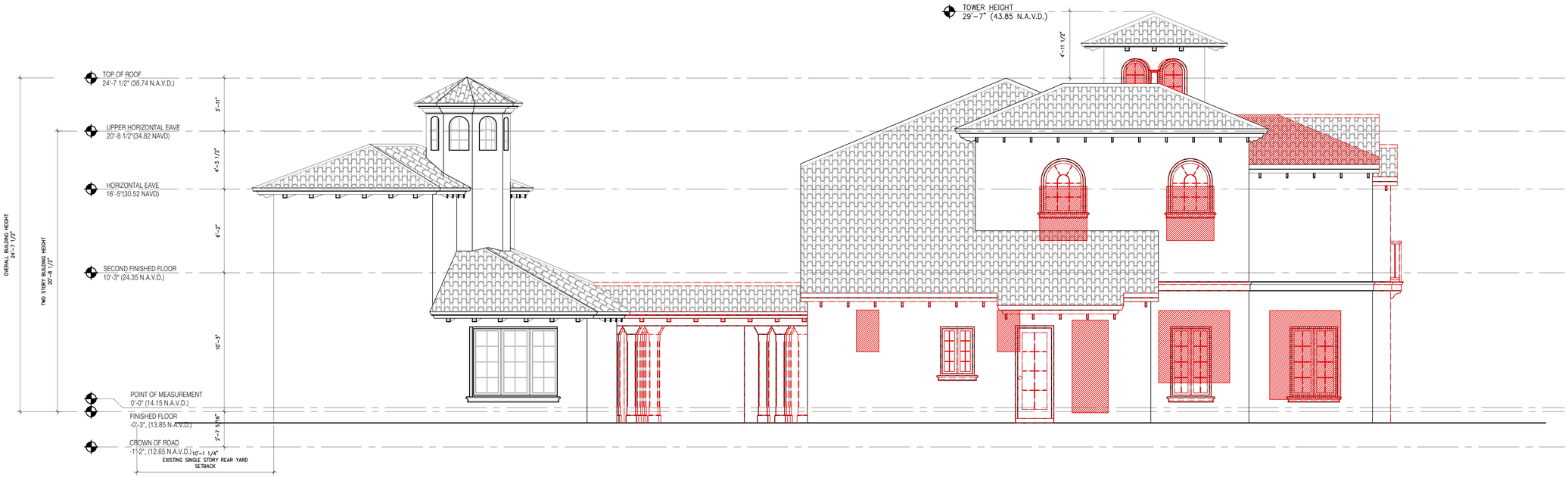
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A-2.2



220 SF / 1,657 SF TOTAL = 13.2% DEMOLITION

DEMO SOUTH ELEVATION

SCALE 1/ 4" = 1'-0"



PROP. SOUTH ELEVATION

SCALE 1/ 4" = 1'-0"

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DATE: 07.12.26

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A-2.3



EXIST EAST ELEVATION

SCALE 1/ 4" = 1'-0"



PROP. EAST ELEVATION

SCALE 1/ 4" = 1'-0"

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A-2.4



EXIST NORTH ELEVATION

SCALE 1/ 4" = 1'-0"



PROP. NORTH ELEVATION

SCALE 1/ 4" = 1'-0"

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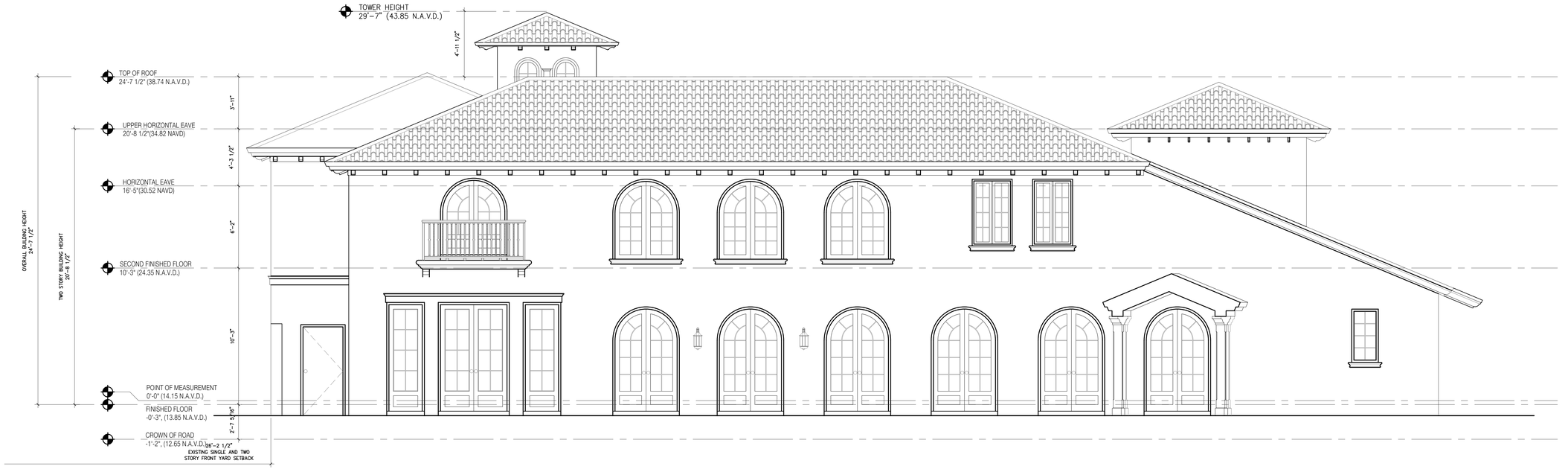
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A-2.5



EXIST WEST ELEVATION

SCALE 1/ 4" = 1'-0"



PROP. WEST ELEVATION

SCALE 1/ 4" = 1'-0"

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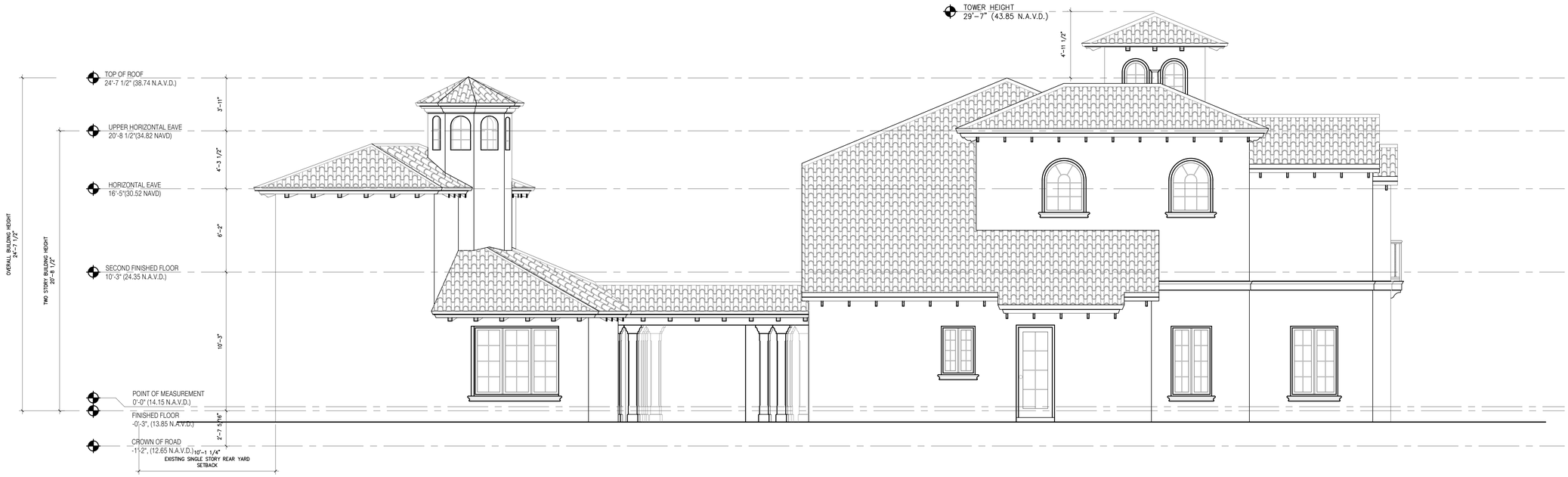
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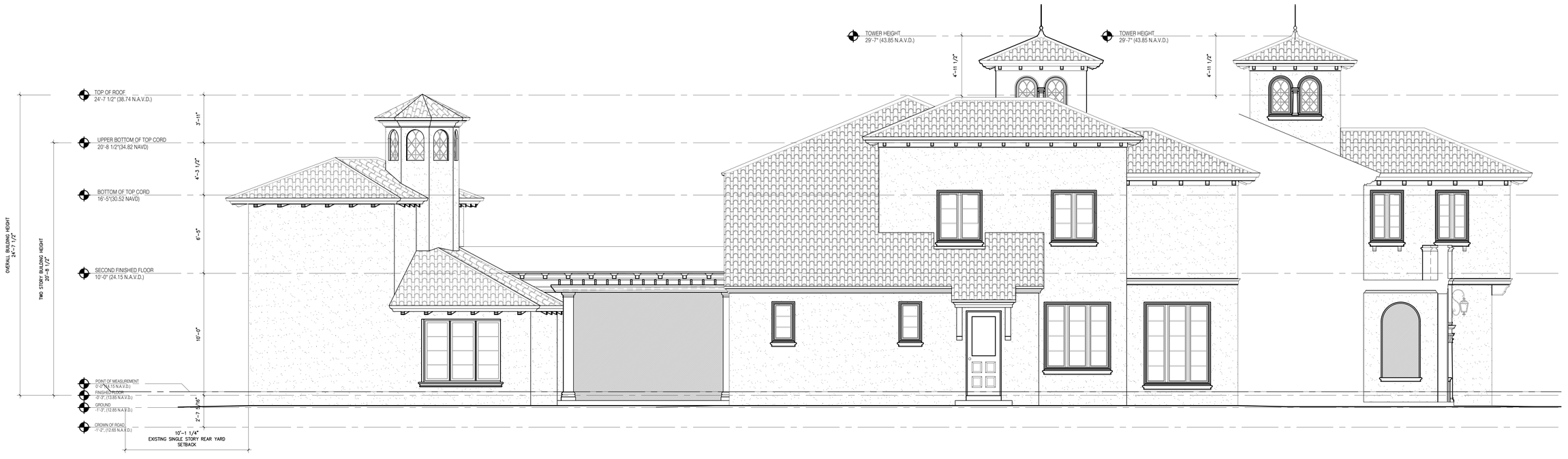
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A-2.6



EXIST SOUTH ELEVATION

SCALE 1/ 4" = 1'-0"



PROP. SOUTH ELEVATION

SCALE 1/ 4" = 1'-0"

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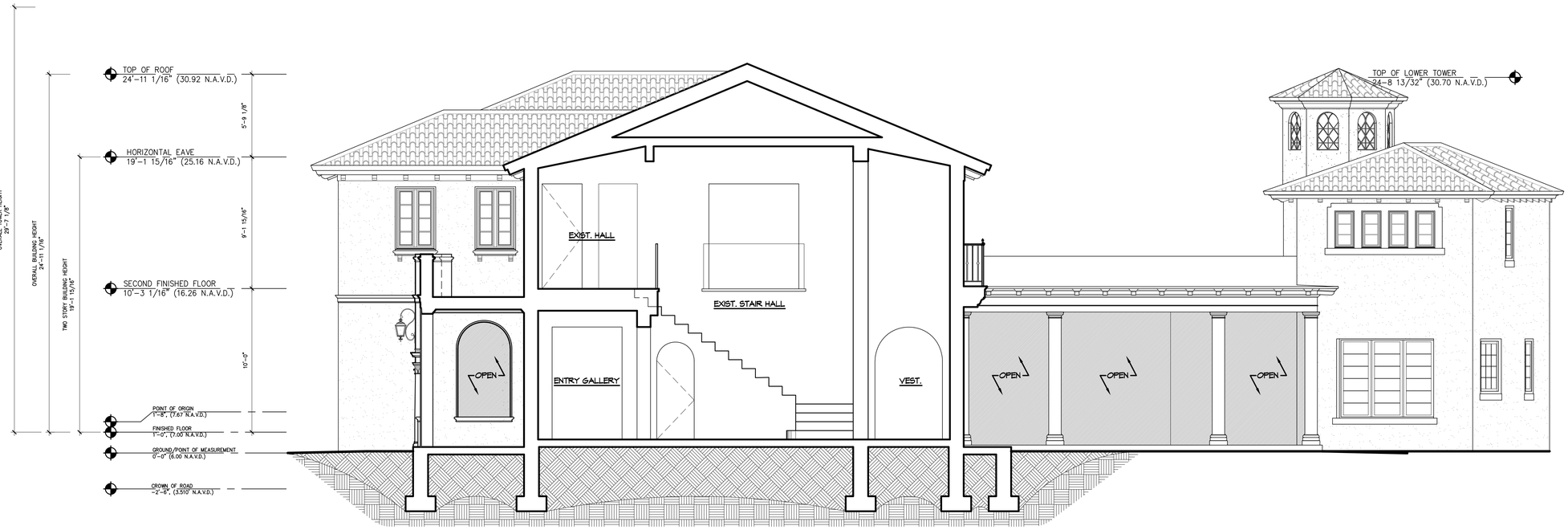
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A-2.7



DIAGRAMMATIC SECTION

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

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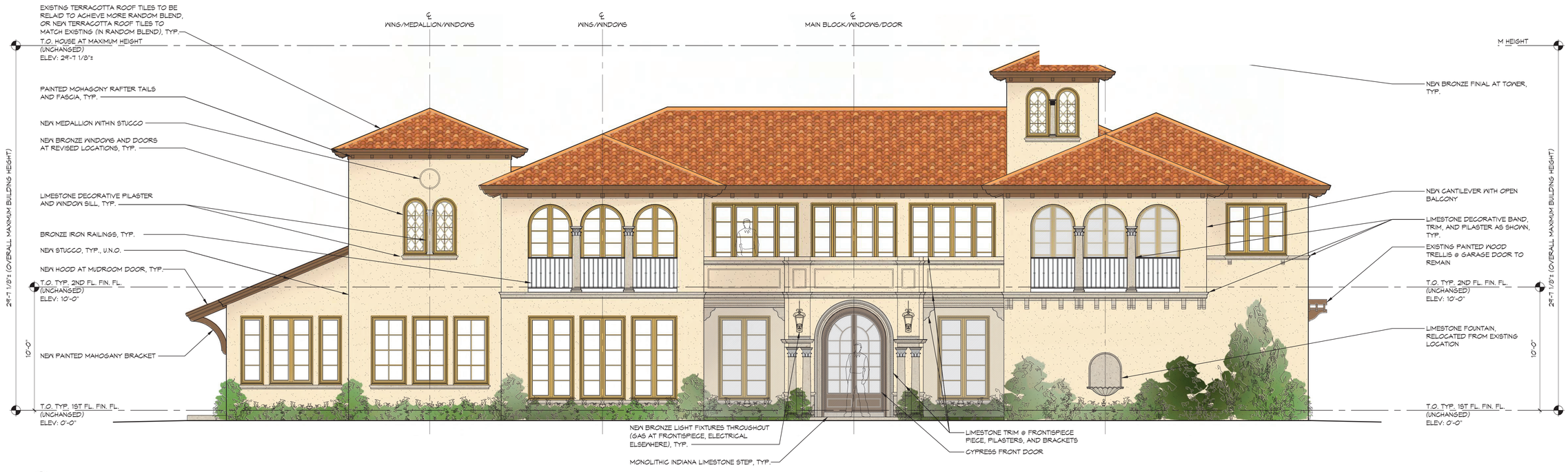
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MATERIALS + FINISHES

EXTERIOR WALL: GOLDEN BUFF STUCCO TO MATCH EXISTING
ROOF: TERRACOTTA BARREL TILE TO MATCH EXISTING
WOOD DETAILS: PAINTED MAHOGONY
METAL DETAILS: BRONZE
RAILINGS: BRONZE IRON
FRONT DOOR: CYPRESS
SURROUNDS + CORNICES: LIMESTON
WINDOWS + DOORS FRAMES: BRONZE







1 / A2.1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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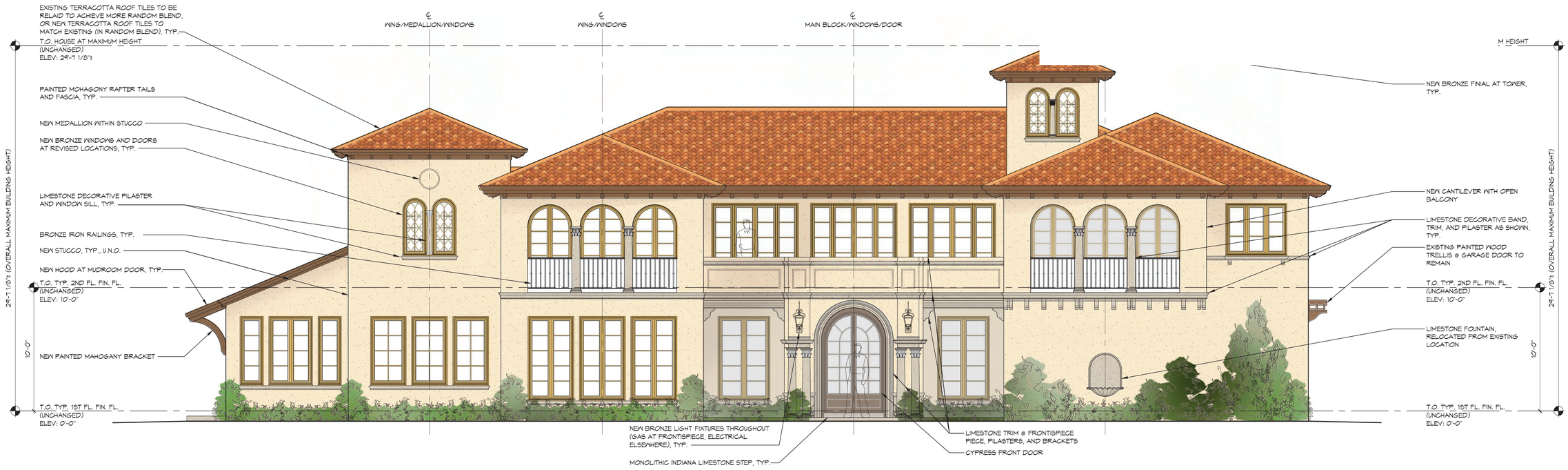
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300 NORTH OCEAN BOULEVARD, PALM BEACH, FLORIDA 33480

VANDERHORN ARCHITECTS
41 WEST ELM STREET, GREENWICH, CT 06830 203 - 622 - 7000

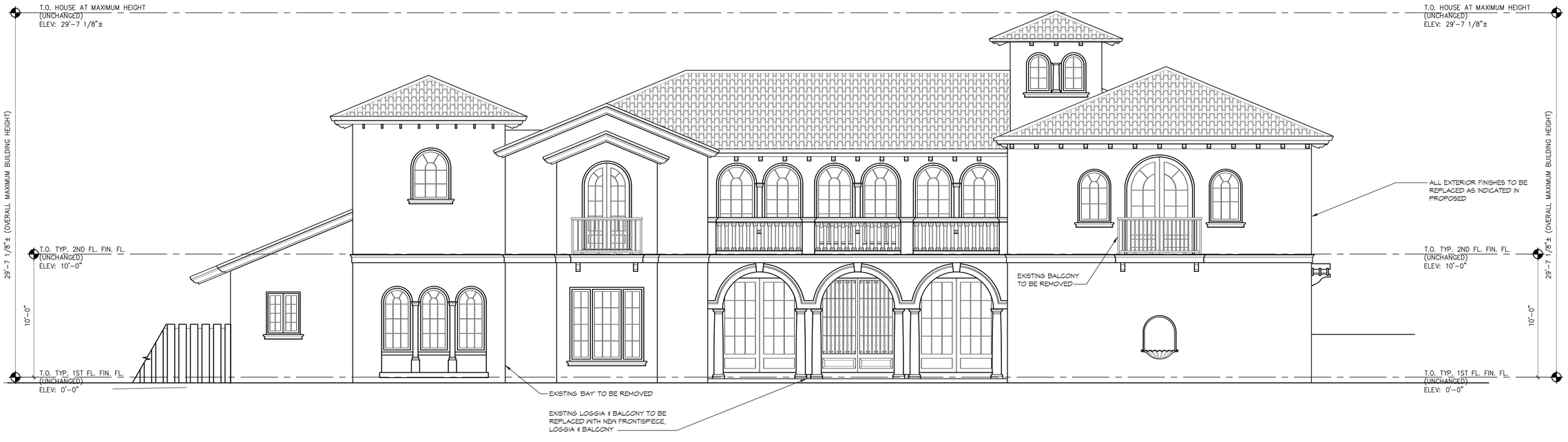
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DATE: 07.12.26
DRAWN BY:
JOB NUMBER: ARC-26-0051

A-4.0



1 / A2.1 PROPOSED EAST ELEVATION

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



2 / A2.1 EXISTING EAST ELEVATION

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

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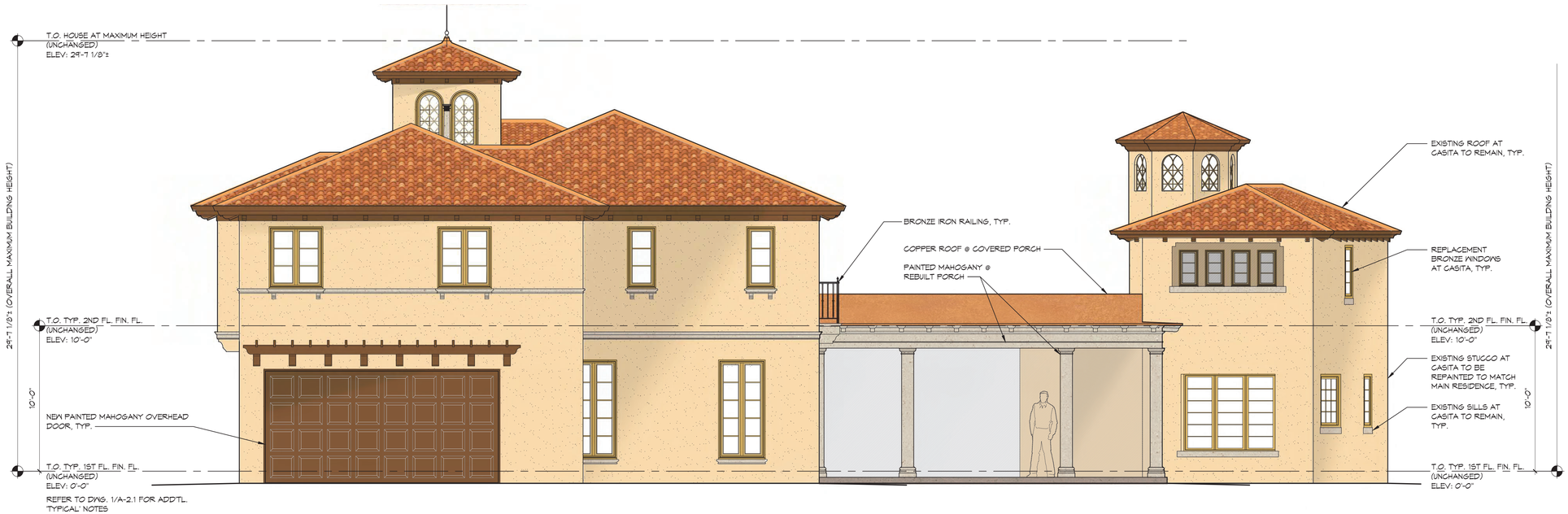
SCALE:

DATE: 07.12.26

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A-4.1



1 / A2.2 PROPOSED NORTH ELEVATION

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



2 / A2.2 EXISTING NORTH ELEVATION

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

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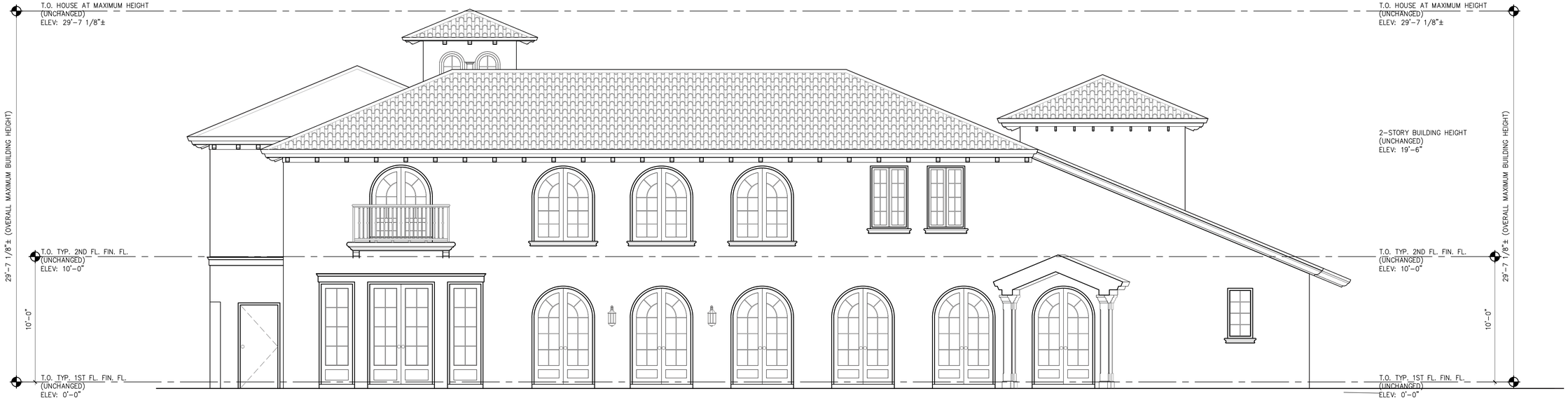
A-4.2

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1 / A2.3 PROPOSED WEST ELEVATION

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



2 / A2.3 EXISTING WEST ELEVATION

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

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SCALE:

DATE: 07.12.26

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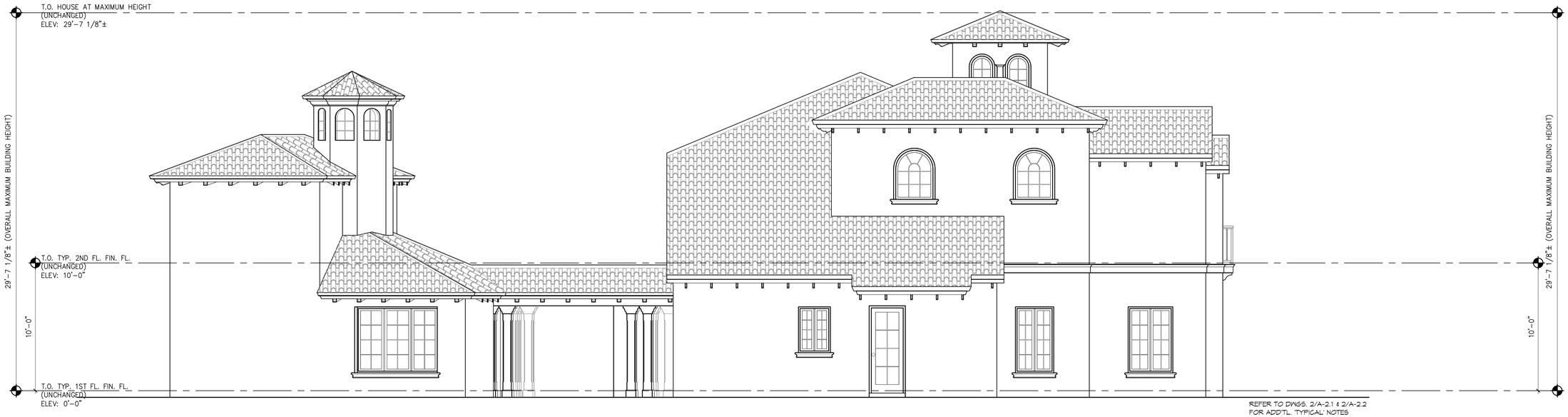
JOB NUMBER: ARC-26-0051

A-4.3



1 A2.4 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 A2.4 PROPOSED PARTIAL SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A2.4 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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A-4.4

MATERIALS

Exterior Paint

FARROW & BALL
White Tie



Smooth Stucco Walls



Ludowici Barrel Tile Roof



Mahogany Front Door

Limestone Entrance, Trim, Sills, and Quoins





Mahogany Window Frames

Iron Railings



MATERIALS AND FINISHES



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FRONT RENDER 01

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FRONT RENDER 02

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FRONT DETAIL RENDER

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FRONT ENTRY RENDER 03

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VIEW FROM WELLS RD

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BACKYARD RENDER

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EAST AERIAL

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BACK PATIO RENDER

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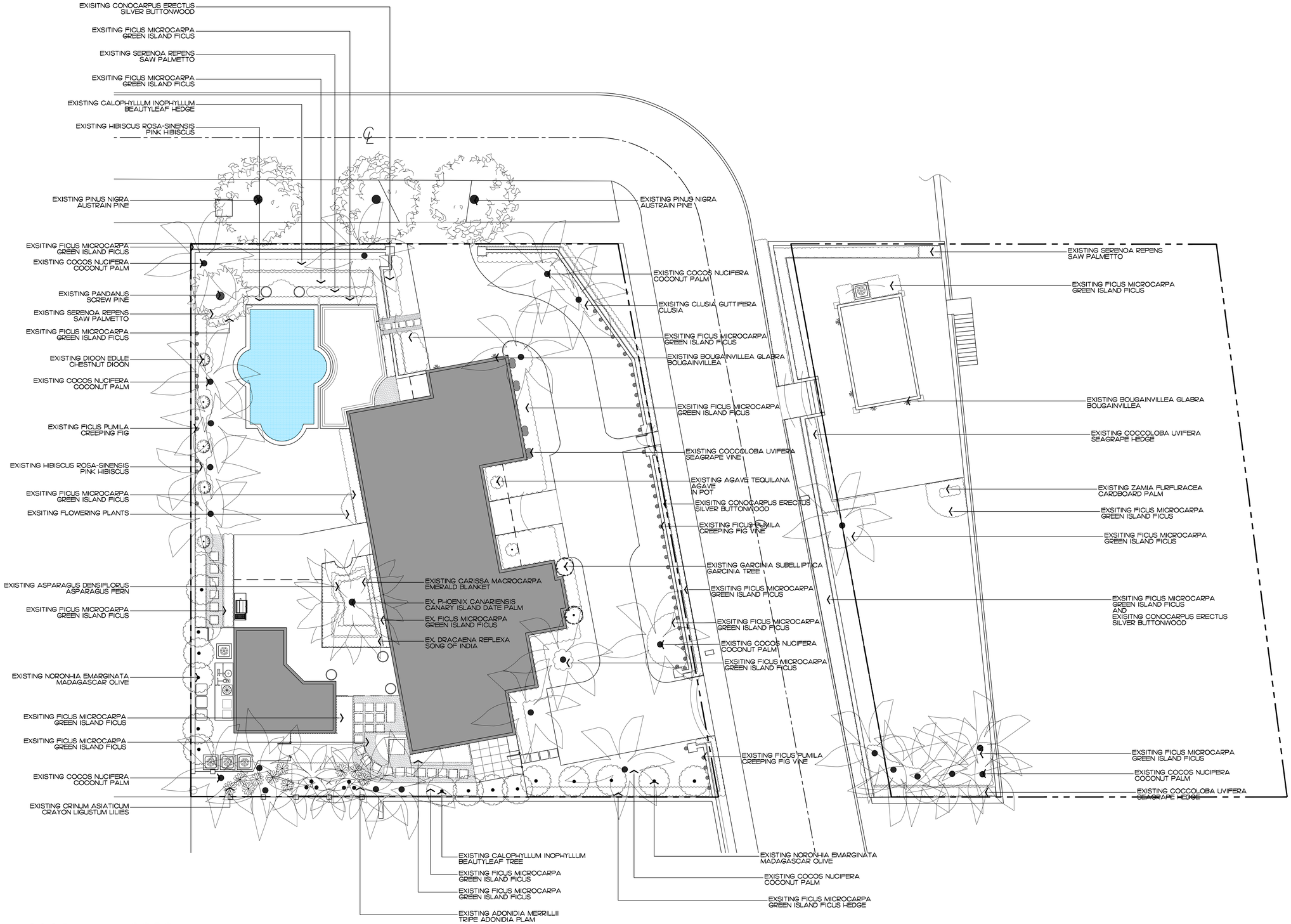
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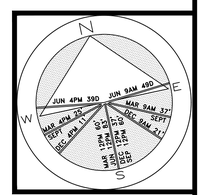
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A-5.8



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

Private Residence
300 North Ocean Blvd
Town of Palm Beach
FLORIDA



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DRAWN BY: Kerlinaelle Dorinvil

DATE: 08.07.2026

SHEET L1.0

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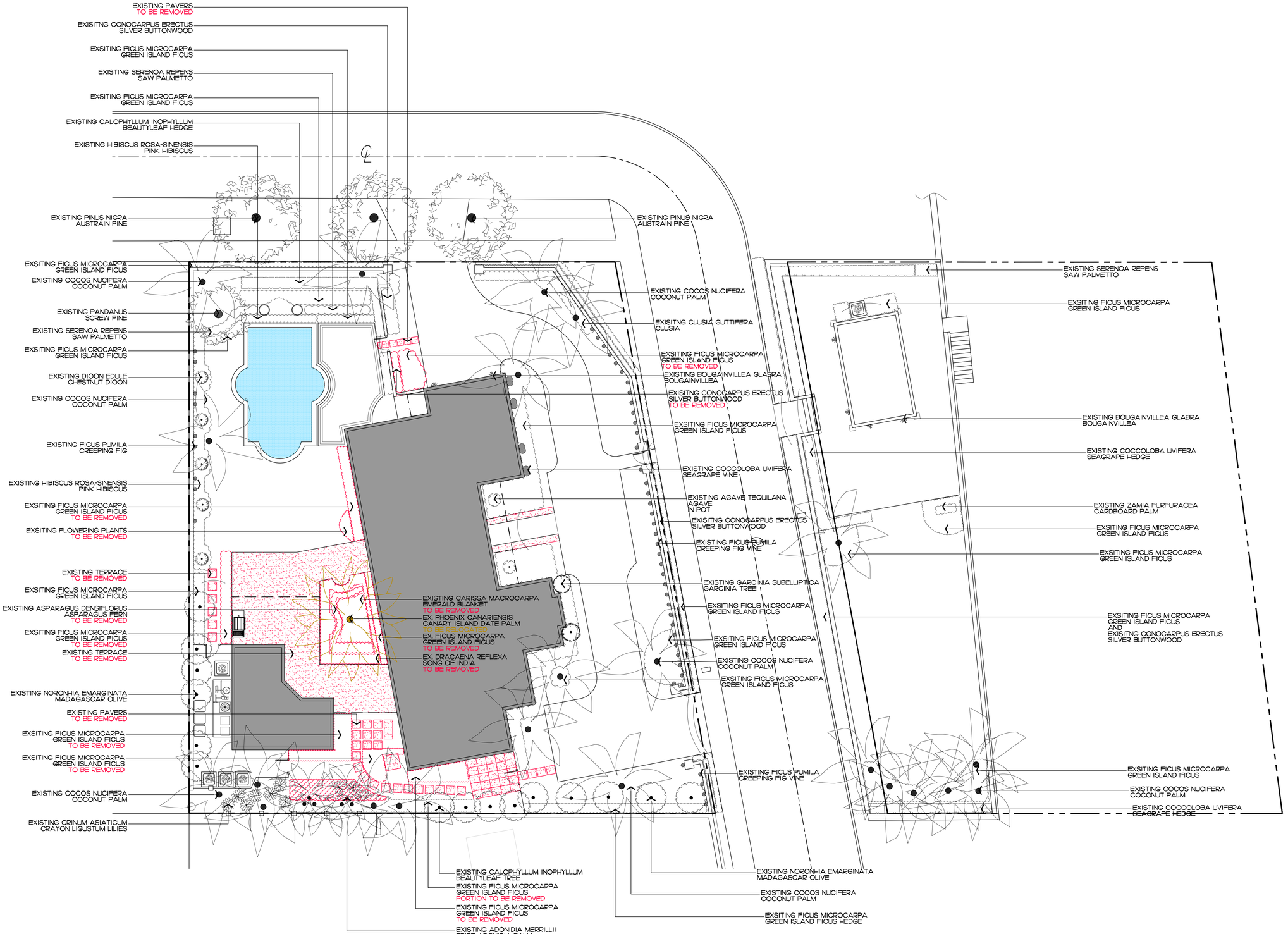
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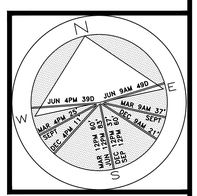
Existing Conditions / Inventory Plan

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



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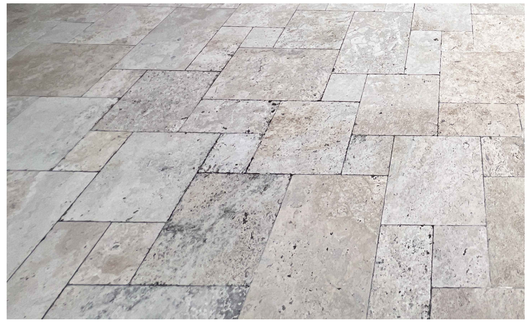
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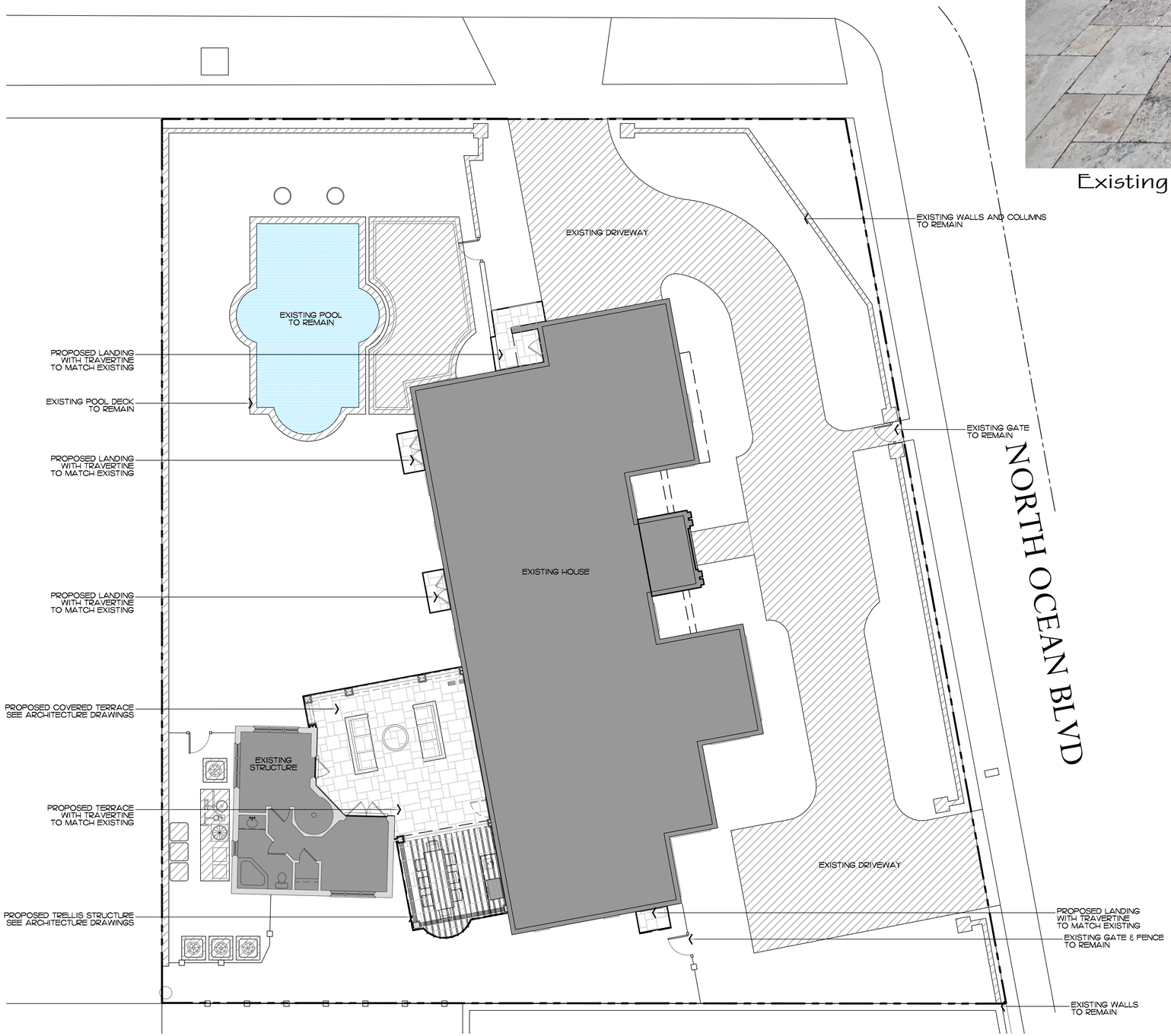
Landscape / Hardscape Demolition Plan

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

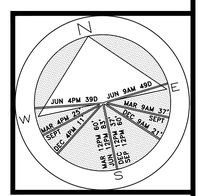


Existing Travertine Paver

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SHEET L3.0

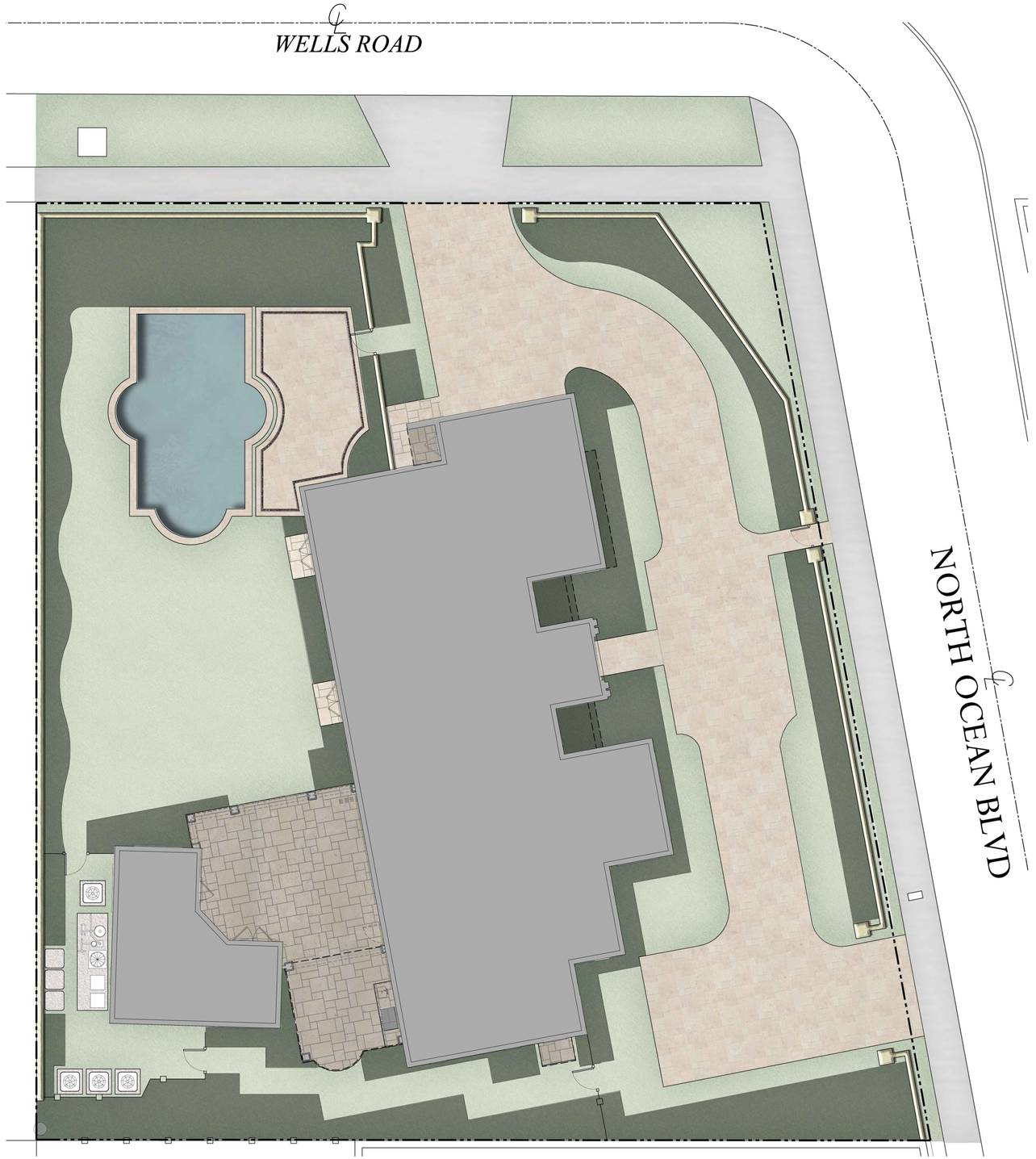
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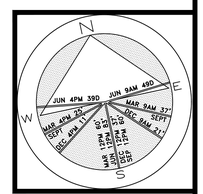
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Site Plan
SCALE IN FEET: 1/8" = 1'-0"



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64 sf.
AREA IN SQ.FT.

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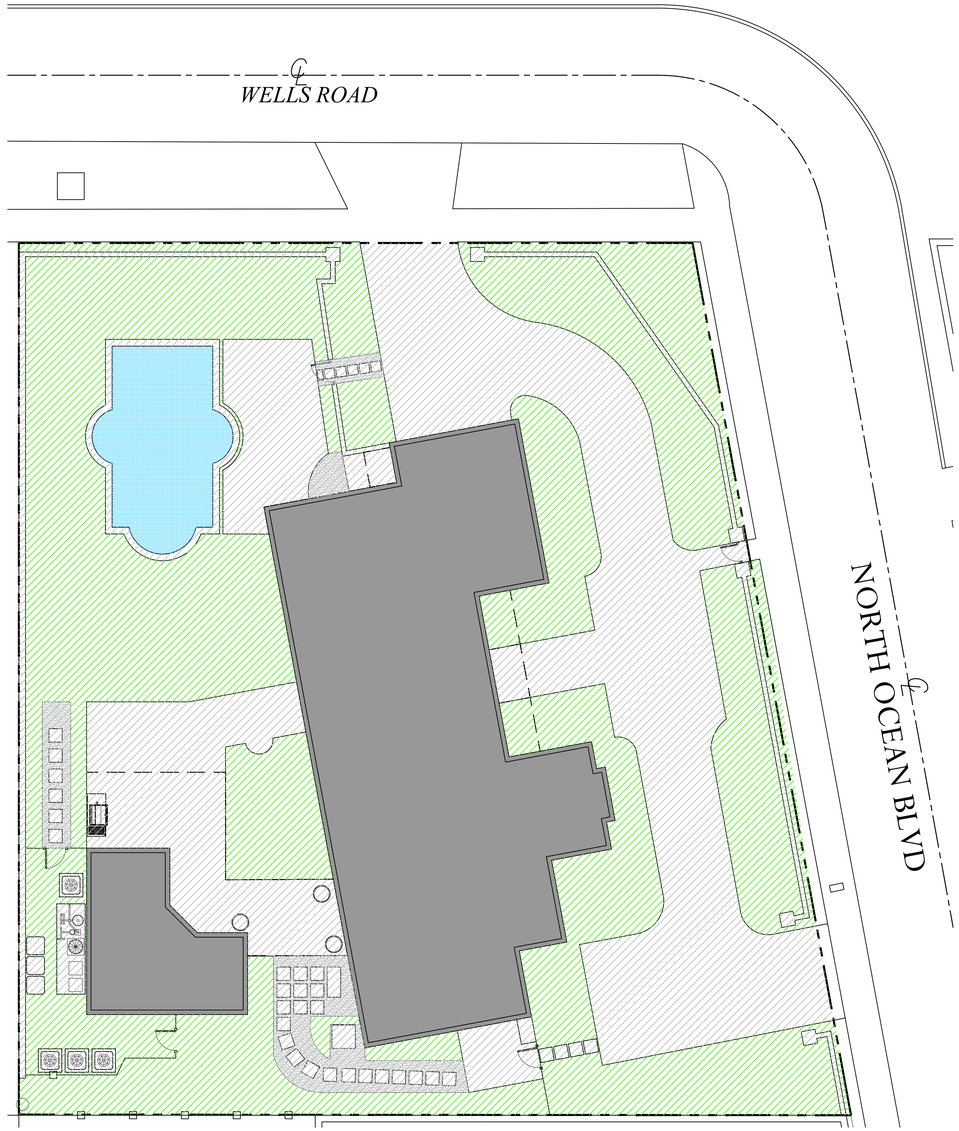
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Rendered Site Plan

SCALE IN FEET 0' 8' 16' 24'



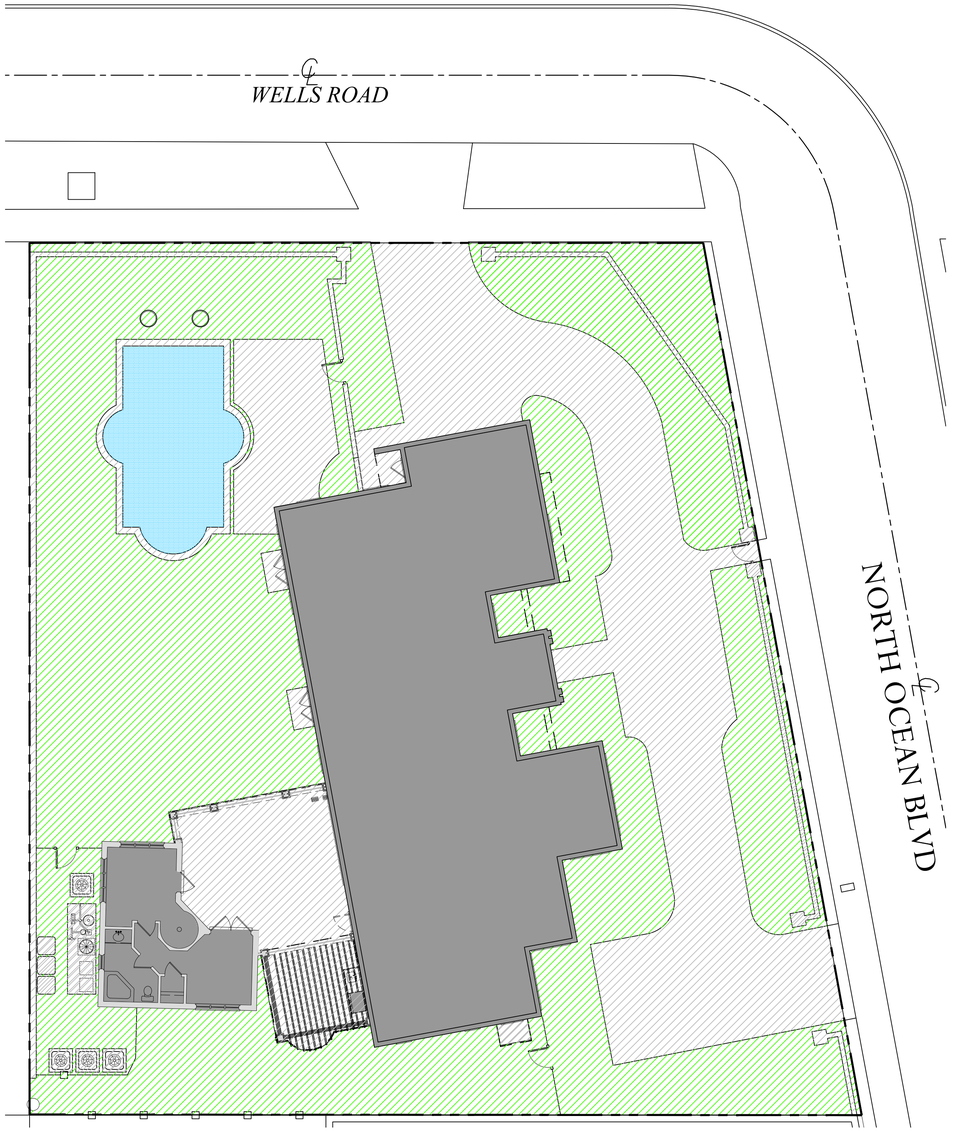
Legend

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

Existing Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		14,587 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	6,564 S.F.	41.0%	5,989 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,321 S.F.	49.8%	1,644 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,231 S.F.	75.6%	3,375 S.F.



Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		14,587 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	6,564 S.F.	45.1%	6,584 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,321 S.F.	48.6%	1,605 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,231 S.F.	84.8%	3,786 S.F.

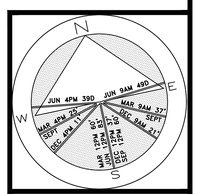
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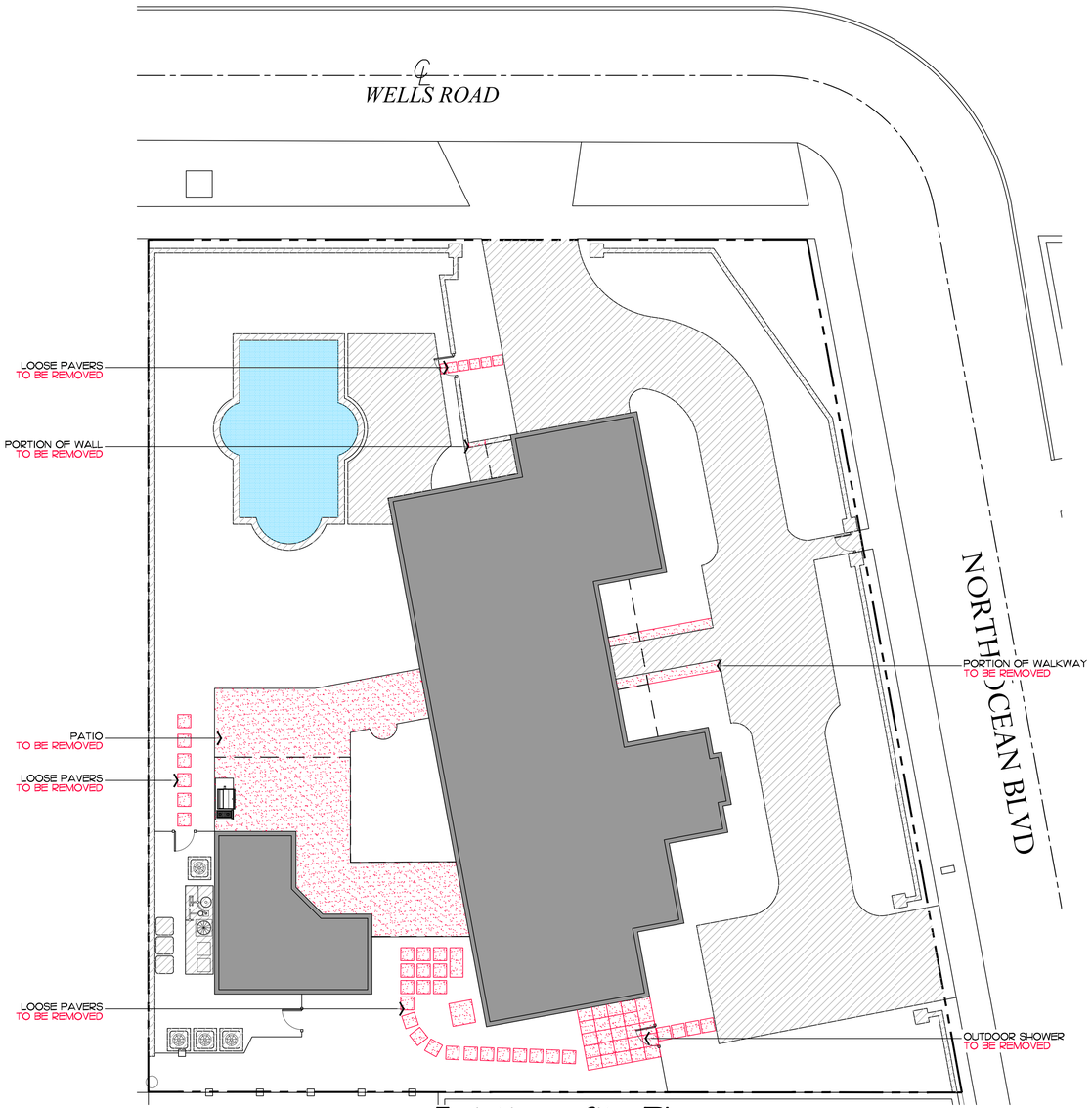
JOB NUMBER: # 26048.00 LA
DRAWN BY: Kerlinaelle Dorinvil
DATE: 08.07.2026

SHEET L3.2

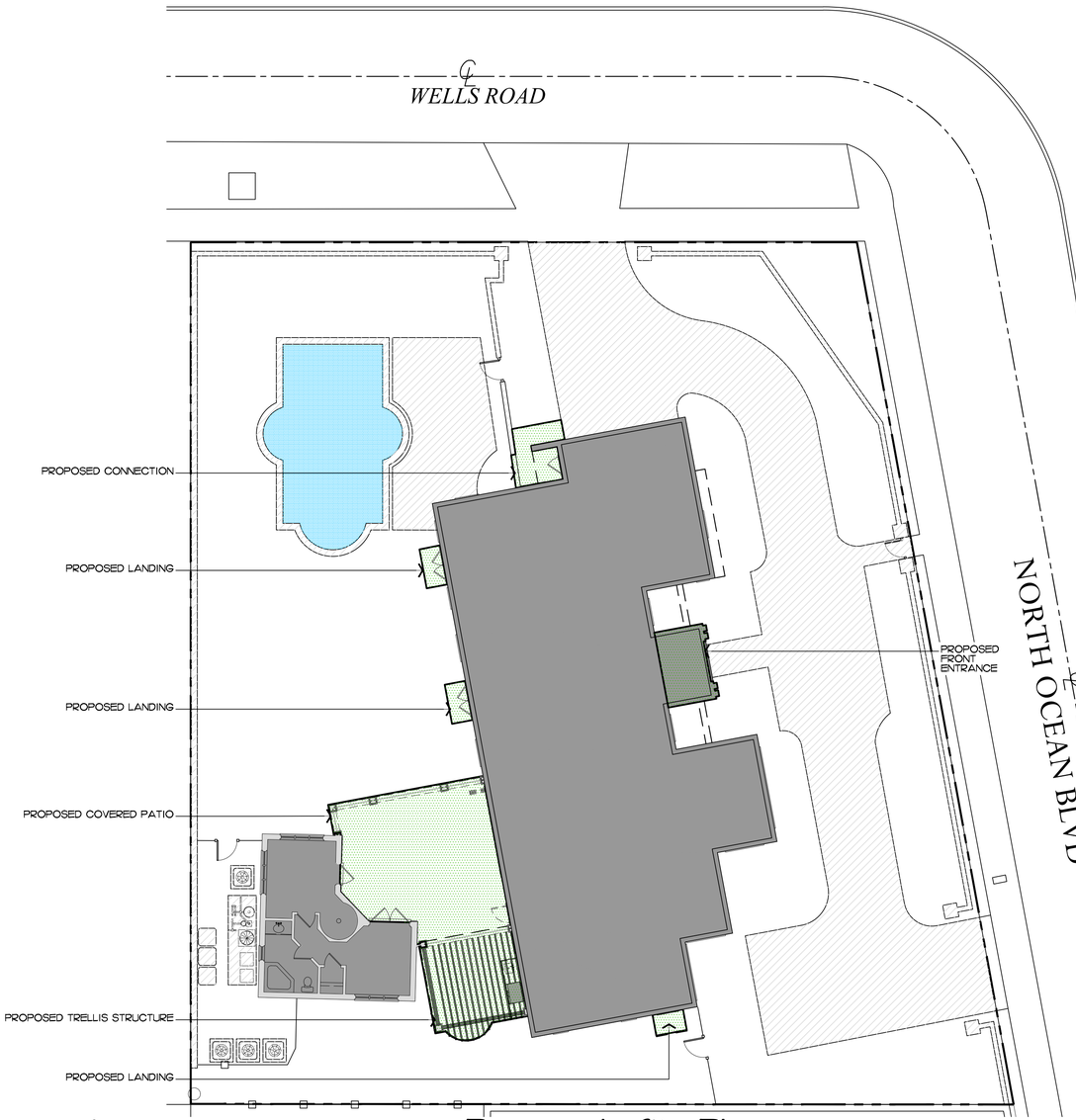
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Open Space Diagrams

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



Existing Site Plan



Proposed Site Plan

Legend

- EXISTING HARDSCAPE TO REMAIN UNDISTURBED
- PROPOSED HARDSCAPE
- EXISTING HARDSCAPE TO BE REMOVED

Site Improvements

SECTION 86-95 - THRESHOLD REQUIRED

TOTAL SITE AREA: 14,587.73 S.F
- PROPOSED COVERED PATIO: 704.18 S.F - PROPOSED LANDINGS: 113.45 S.F - PROPOSED FRONT ENTRANCE: 84.44 S.F
TOTAL AREA OF IMPROVEMENTS: 902.07 S.F (6.18% OF SITE)

* EXISTING DRIVEWAY TO REMAIN
** EXISITNG POOL & POOL DECK TO REMAIN

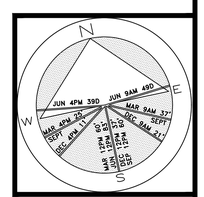
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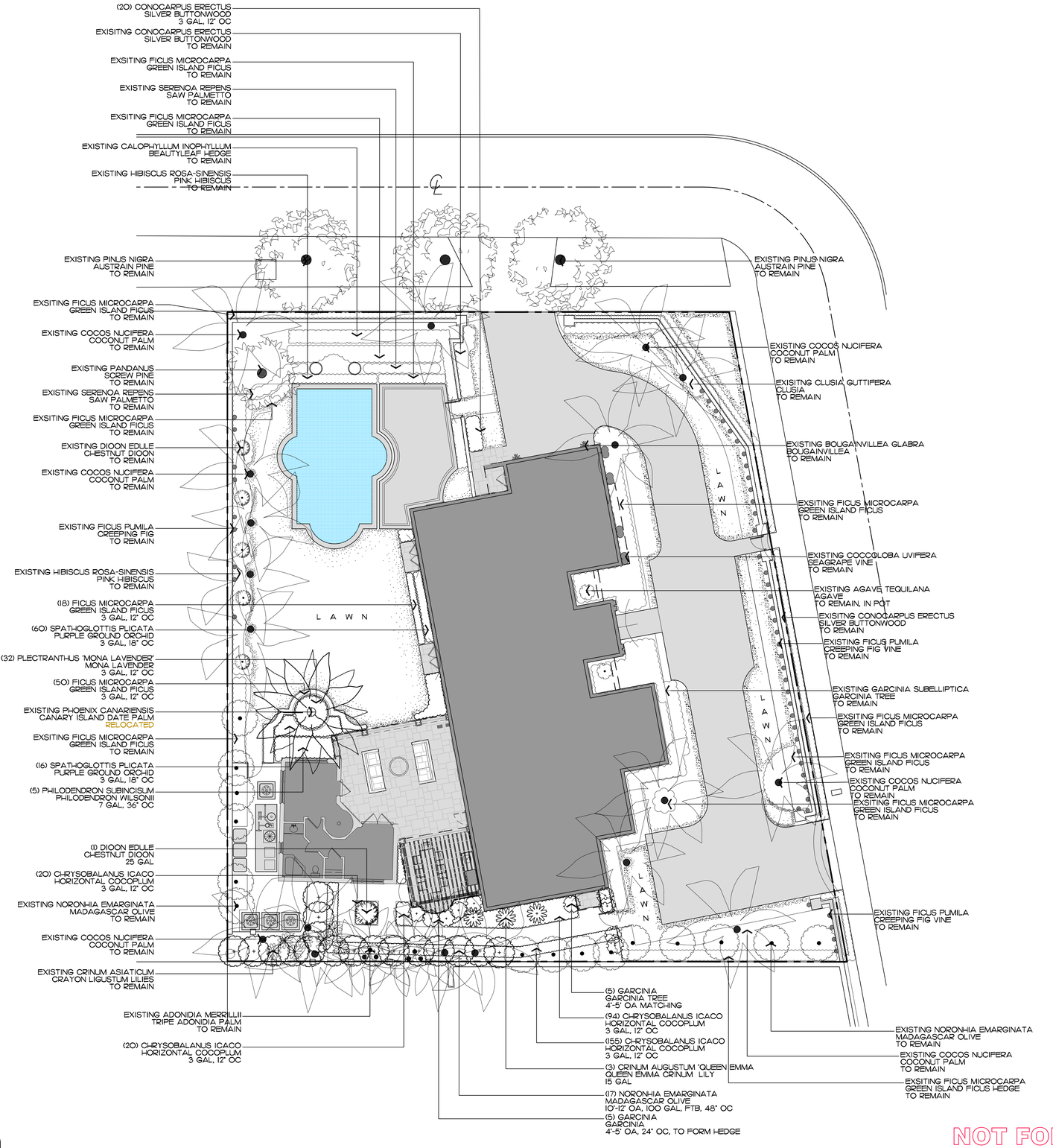
DATE: 07.20.2026

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Scope Of Improvements

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



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JUN 4PM 39D
JUN 9AM 48D
MAR 4PM 18D
MAR 9AM 37
SEPT
DEC 4PM 18D
DEC 9AM 21
JUL 12PM 25D
JUL 9AM 25D
MAY 12PM 18D
MAY 9AM 18D
NOV 12PM 18D
NOV 9AM 18D
N
E
S
W

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Landscape Plan

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

Lawn & Mulch

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

Landscape Legend

PROPERTY ADDRESS:	300 N OCEAN BLVD	
LOT AREA (SQ FT)		
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	45% (6,564 S.F)	45.1% (6,584 S.F)
LOS TO BE ALTERED (SQ FT AND %)	NA	
PERIMTETER LOS (SQ FT AND %)	50% (2,231 S.F)	84.8% (3,786 S.F)
FRONT YARD LOS (SQ FT AND %)	40% (1,321 S.F)	48.6% (1,605 S.F)
NATIVE TREES %	30% (NUMBER OF TREES)	N/A
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	59.3% (309/521)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	N/A

Shrubs & Vines

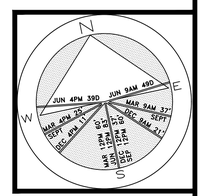
SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	68	3 GAL, 12" OC	NO
	CONOCARPUS ERECTUS SILVER BUTTONWOOD	20	3 GAL, 12" OC	YES
	SPATHOGLOTTIS PLICATA PURPLE GROUND ORCHID	76	3 GAL, 18" OC	NO
	PLECTRANTHUS 'MONA LAVENDER' MONA LAVENDER	32	3 GAL, 12" OC	NO
	PHILODENDRON SUBINCISUM PHILODENDRON WILSONII	5	7 GAL, 36" OC	NO
	DIOON EDULE CHESTNUT DIOON	1	25 GAL	NO
	CRINUM AUGUSTUM 'QUEEN EMMA QUEEN EMMA CRINUM LILY	3	15 GAL	NO
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	289	3 GAL, 12" OC	YES
	NORONHIA EMARGINATA MADAGASCAR OLIVE	17	10'-12' OA, 100 GAL, FTB, 48" OC	NO
	GARCINIA GARCINIA	5 5	4'-5' OA, 24" OC, TO FORM HEDGE 4'-5' OA MATCHING	NO
	TOTAL: NATIVE SPECIES:	521 309 (59.3%)		

Relocated Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION
	EXISTING PHOENIX CANARIENSIS CANARY ISLAND DATE PALM	1	RELOCATED, SEE PLAN FOR LOCATION
	TOTAL TREES:	1	

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DATE: 08.07.2026

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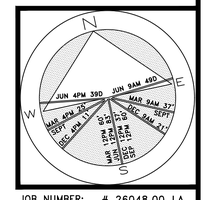
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Plant Schedule



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DRAWN BY: Kerlinaelle Dorinvil

DATE: 08.06.2026

SHEET L4.2

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Rendered Landscape Plan

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

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North Elevation



South Elevation

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Rendered Elevations North & South

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



East Elevation
SCALE IN FEET: 1/4" = 1'-0"



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

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SHEET L4.4

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Rendered Elevations East & West

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 26, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 8/19/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

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

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

HISTORY:

The application was originally heard at the May 27, 2026 ARCOM meeting and was deferred for one month to the June 24 meeting with comments generally directed at studying building massing/height, fenestration proportions, and architectural and site details and materials. The application was resubmitted and reviewed at the June 24, 2026 ARCOM meeting and was deferred for one month. The resubmitted plans were reviewed at the July 29, 2026 meeting but was deferred for a month to allow additional study.

THE PROJECT:

The applicant has submitted plans entitled "PROPOSED RESIDENCE 222 CHERRY LANE" as prepared by **Asbacher Architecture, Inc.**, uploaded and dated to the Town 08/10/2026.

The following is the scope of work for the Project:

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

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+ 4.48' NAVD	**FEMA Flood Zone**	AE-6
Lot Width	125 ft.	**Lot Depth**	80 ft.
Lot Area	10,000 sq. ft.	**Enclosed Square Footage**	4,013 sq. ft.
Lot Coverage	Permitted: 30.0 % Proposed: 29.9 %	**Cubic Content Ratio**	Permitted: 3.99 Proposed: 3.60
Finished Floor Elevation	+7.0' NAVD	**Lot Fill**	Permitted: + 0.59 ft. Proposed: + 0.59 ft.
Landscape Open Space	Required: 45% Proposed: 45.8%	**Front Yard Open Space**	Required: 40% Proposed: 52.5%
Surrounding Properties / Zoning			
North	Cherry Lane | Right-of-Way 4 Windsor Ct & 6 Windsor Ct / Residence(s) | R-B		
South	217 W Indies Dr & 225 W Indies Dr / Residence(s) | R-B		
East	212 Cherry Ln / Residence | R-B		
West	232 Cherry Ln / Residence | R-B		

STAFF ANALYSIS

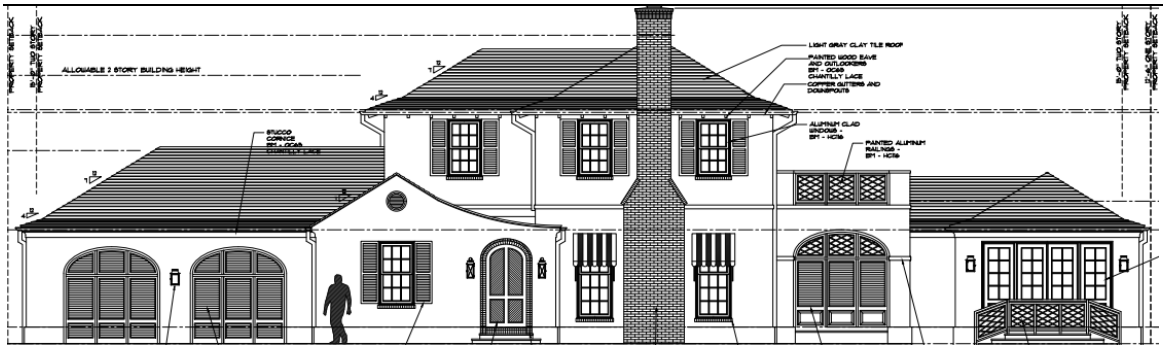
The applicant is proposing construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements on an existing nonconforming platted lot in the R-B zoning district. The application, as designed, appears zoning compliant and no variances or waivers are being requested.

The application was reviewed previously at the May, June and July 2026 ARCOM meetings and was deferred for adjustments to the proposed designed. The deferral at July's meeting included instruction for the applicant to further study the front door, the chimney, the driveway paving, the roof, and the garage door design. The applicant has resubmitted plans in response to commission comments. Modifications include a new garage door design, a modified front entryway, new lanterns, a revised chimney changed from stucco to painted brick, the addition of painted brick window sills, and the removal of the keystones from the west elevation.

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



Previously Proposed North (Front) Elevation at Cherry Lane.



Currently Proposed North (Front) Elevation at Cherry Lane.



Color Rendering of Previously Proposed Landscape Plan.



Color Rendering of Currently Proposed Landscape Plan.

CONCLUSION

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

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

WRB:JGM:BMF

WRB

ASBACHER
ARCHITECTURE

August 07, 2026

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

RE: 222 Cherry Lane, ARC-26-0021

To Whom It May Concern:

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

The scope of work includes the following:

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

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

I appreciate your consideration of this project.

Sincerely,

Kevin Asbacher, AIA

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

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ARCHITECTURE

Section 18-205 - Criteria for Building Permit

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROPOSED RESIDENCE

222 CHERRY LANE
PALM BEACH, FLORIDA 33480

ARC-26-0021
FINAL SUBMITTAL -- Resubmittal #3
ARCOM HEARING: AUGUST 26, 2026

PROJECT TEAM

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

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

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

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

SCOPE OF WORK

- CONSTRUCT A NEW TWO STORY RESIDENCE INCLUDING SWIMMING POOL AND HARDSCAPE
- INSTALL ALL NEW LANDSCAPING, SITE LIGHTING AND IRRIGATION AND DRAINGAGE

LIST OF DRAWINGS

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A114	STREETSCAPE OF ADJACENT PROPERTIES	L1.0	EXISTING IMAGES
A115	ADJACENT PROPERTY PHOTOS	L1.1	NEIGHBOR CONTEXT
A116	ADJACENT PROPERTY PHOTOS	L2.0	EXISTING CONDITIONS
A117	ADJACENT PROPERTY PHOTOS	L2.1	DEMO PLAN
A118	ADJACENT PROPERTY PHOTOS	L3.0	SITE PLAN
A119	ADJACENT PROPERTY PHOTOS	L3.1	OPEN SPACE DIAGRAMS
A120	ADJACENT PROPERTY PHOTOS	L3.2	OPEN SPACE DIAGRAMS
		L3.3	OPEN SPACE DIAGRAMS
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A212	SECOND FLOOR PLAN - PROPOSED	L4.0	LANDSCAPE PLAN
A213	ROOF PLAN - PROPOSED	L4.1	SCHEDULE
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A311	NORTH ELEVATION - PREVIOUSLY/CURRENT	L6.1	RENDERED ELEVATION
A312	EAST ELEVATION - PREVIOUSLY/CURRENT	L6.2	RENDERED ELEVATION
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A314	WEST ELEVATION - PREVIOUSLY/CURRENT	L6.4	PERSPECTIVE 2
A311R	NORTH & WEST ELEVATION - RENDERED	L6.5	PERSPECTIVE 3
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A511	BUILDING SECTIONS & DETAILS	L6.7	PERSPECTIVE 5
A512	BUILDING SECTIONS & DETAILS	L7.0	CONSTRUCTION SCREENING
A513	CHIMNEY DETAILS	L7.1	TRUCK LOGISTICS
A514	EXTERIOR DETAILS		
A611P	WINDOW DETAILS - PREVIOUSLY PROPOSED	C-1	SITE DRAINAGE
A611C	WINDOW DETAILS - CURRENTLY PROPOSED		
A612P	DOOR DETAILS - PREVIOUSLY PROPOSED	SURVEY	
A612C	DOOR DETAILS - CURRENTLY PROPOSED		
A613P	DOOR DETAILS - PREVIOUSLY PROPOSED		
A613C	DOOR DETAILS - CURRENTLY PROPOSED		

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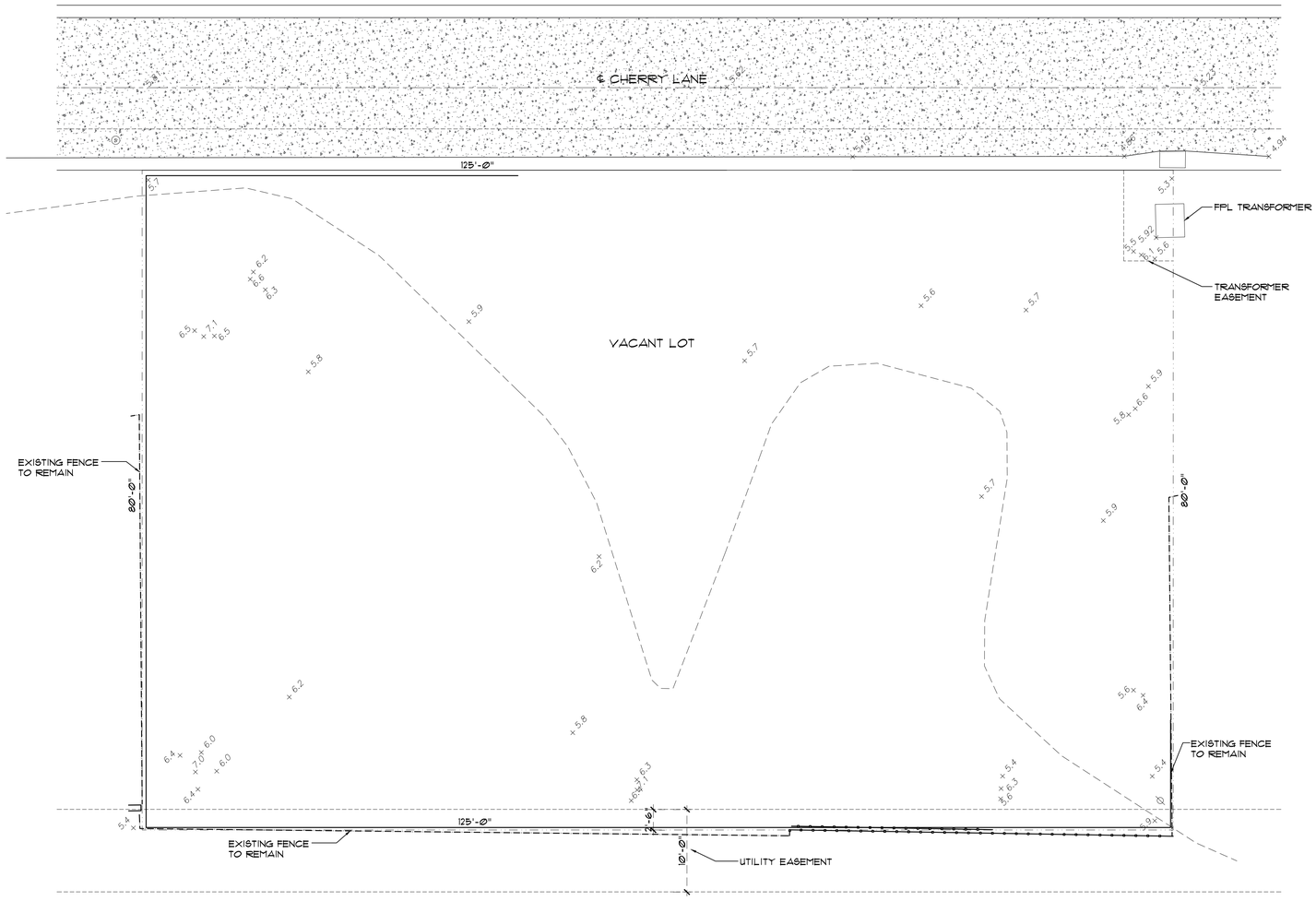
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1 EXISTING SITE PLAN
1/8" = 1'-0"

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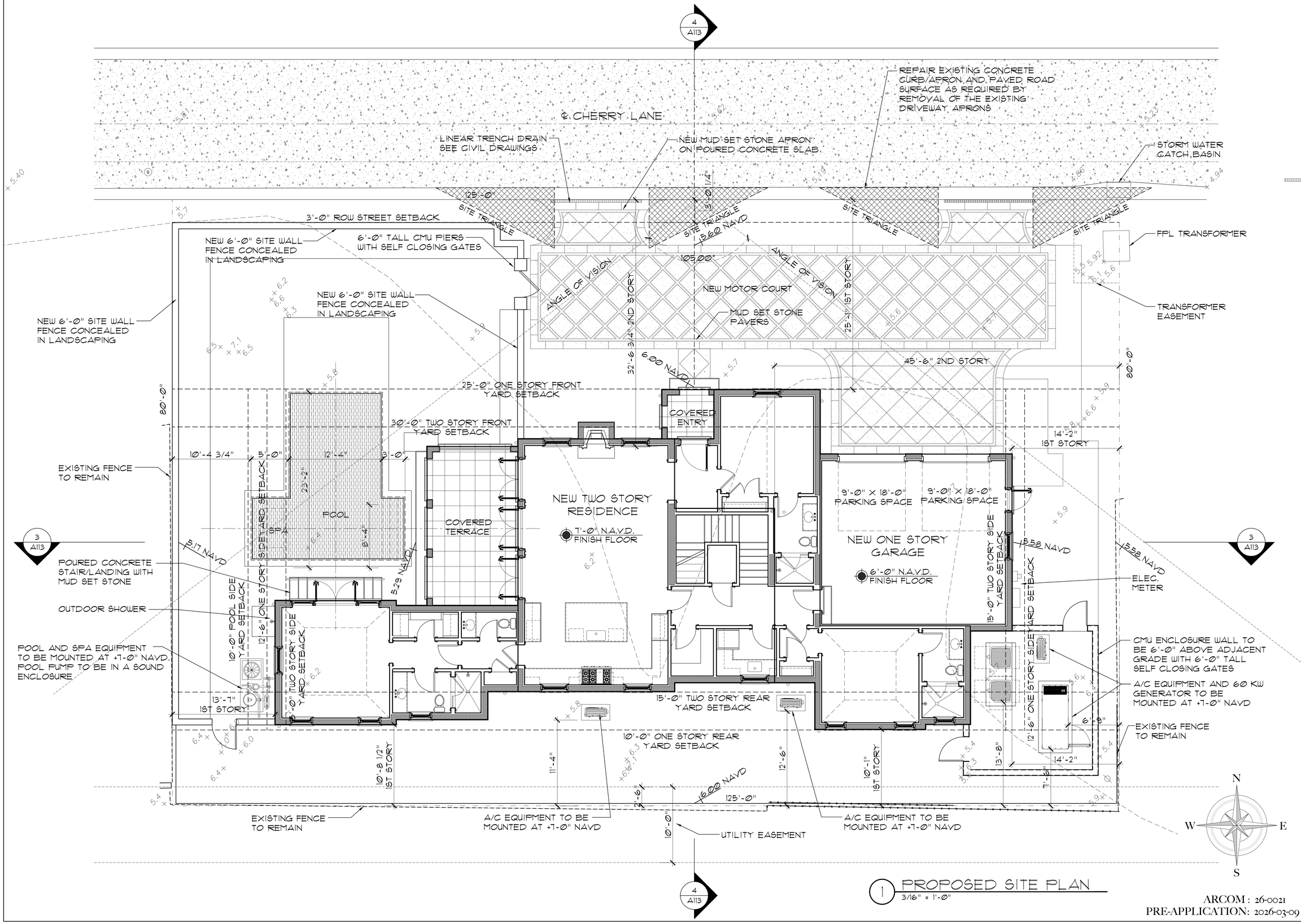
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EXIII.00



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

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Town of Palm Beach

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

Zoning Legend

Line #				
1	**Property Address:**	222 Cherry Lane, Palm Beach		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	10,000 sq.ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	125' X 80'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	7'-0"		
8	**Crown of Road (COR) (NAVD)**	5.81' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%	2,997/29.9%	2,992 / 29.9%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		2,997'	4,013
12	*Front Yard Setback (Ft.)	25' / 30'	25'-1"/31'-7"	25'-1" / 31'-7"
13	* Side Yard Setback (1st Story) (Ft.)	12.5'	14'-2"E/13'-7"W	14'-2"E/ 13'-7"W
14	* Side Yard Setback (2nd Story) (Ft.)	15.0'	45'-6"E/45'-7 1/2"W	45'-6"E / 45'-7 1/2"W
15	*Rear Yard Setback (Ft.)	10' / 15'	10'-1"/15-1"	10'-1"/ 15'-1"
16	Angle of Vision (Deg.)	105	105	105
17	Building Height (Ft.)	14' / 22'	9'-6"/19'-9"	98'-6"/18'-9"
18	Overall Building Height (Ft.)	30'-0" (37'-0"NAVD)	27'-0" (34'-0") NAVD	25'-6" (33'-6"NAVD)
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.00 (40,000)	3.83 (38,248)	3.60 (35,980)
20	** Max. Fill Added to Site (Ft.)	.59'	.59'	.59'
21	Finished Floor Elev. (FFE)(NAVD)	0'-0" (7'-0"NAVD)	0'-0" (7'-0" NAVD)	0'-0" (7'-0"NAVD)
22	Base Flood Elevation (BFE)(NAVD)	6' NAVD	6' NAVD	6' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	4500 sq ft - 45%	4,585 sq ft - 63%	4,585 sq ft - 45.8%
24	Perimeter LOS (Sq Ft and %)	2250 sq ft - 50%	2,848 sq ft - 63%	2,848 sq ft - 63%
25	Front Yard LOS (Sq Ft and %)	1250 sq ft - 40%	1,640 sq ft - 53.5%	1,640 sf ft - 52.5%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

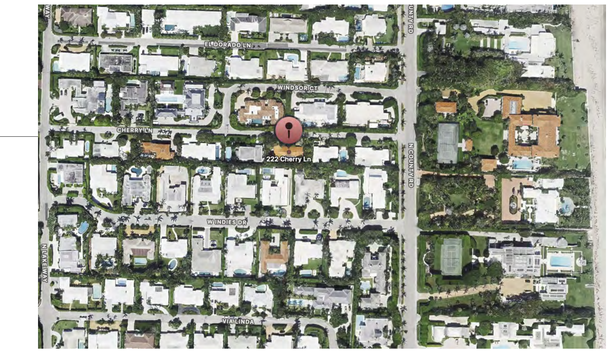
NOTES

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

BUILDING AREA CALCULATIONS

LOCATION	CONDITIONED	UNCONDITIONED
FIRST FLOOR INTERIOR AREA	2,135 S.F.	
GARAGES		568 S.F.
COVERED TERRACE		242 S.F.
COVERED ENTRY		47 S.F.
SECOND FLOOR INTERIOR AREA	993 S.F.	
SUB TOTAL	3,128 S.F.	857 S.F.
TOTAL	3,985 S.F.	

LOCATOR MAP (n.t.s.)



LEGAL DESCRIPTION

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

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

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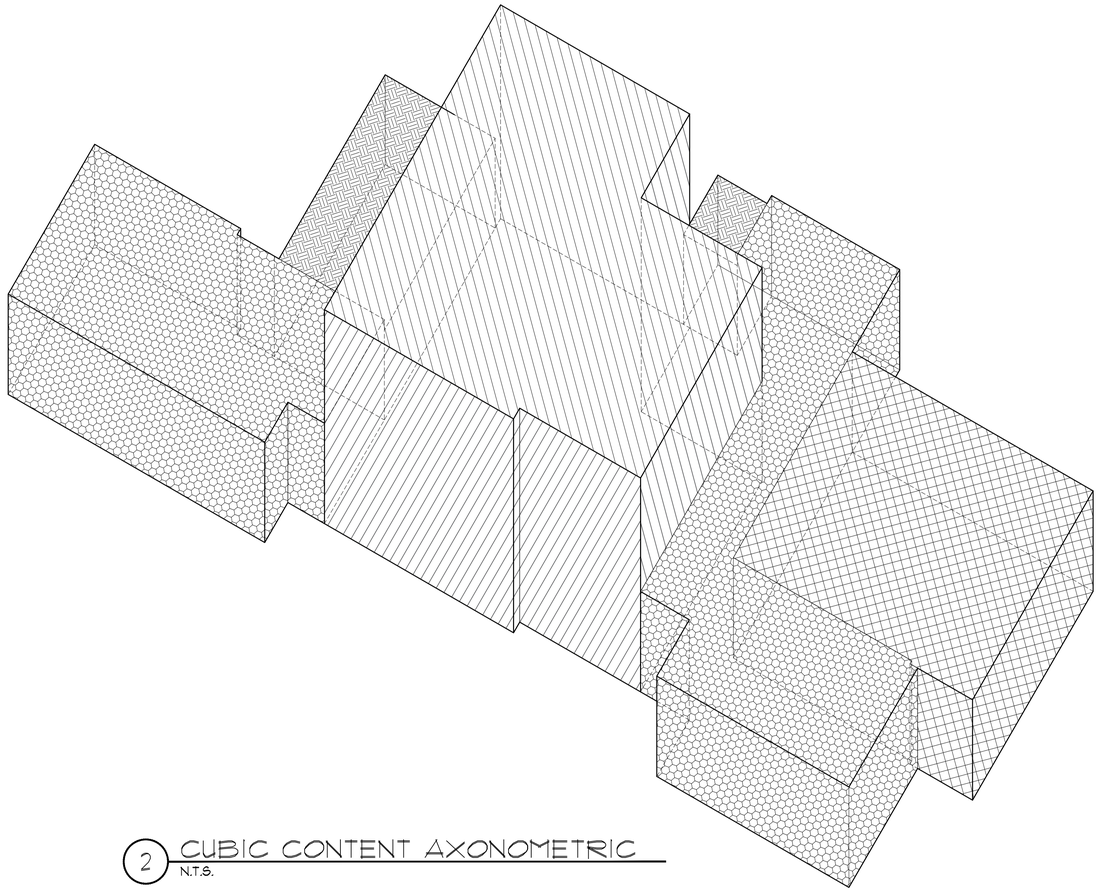
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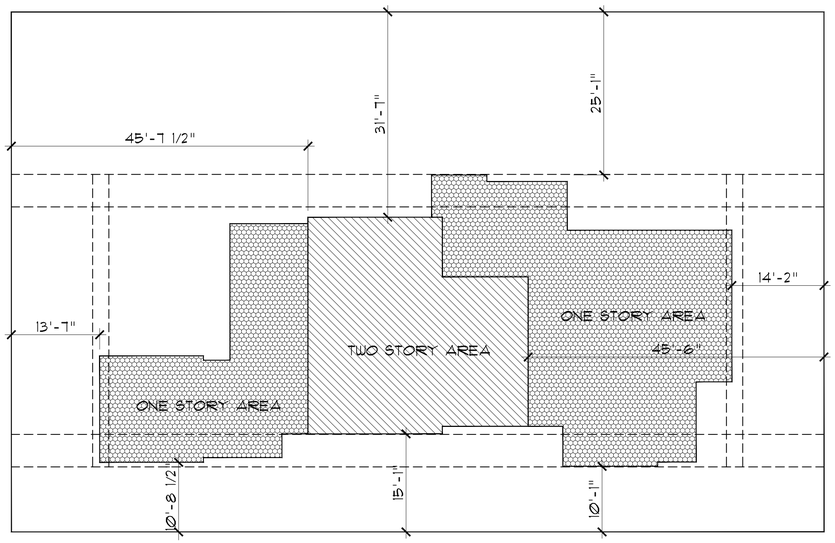
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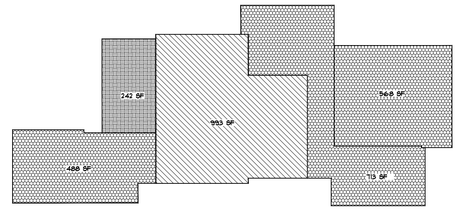
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2 CUBIC CONTENT AXONOMETRIC
N.T.S.



3 SETBACK DIAGRAM
N.T.S.



1 CUBIC CONTENT DIAGRAM
N.T.S.

PROPOSED CUBIC CONTENT CALCULATIONS

BUILDING VOLUME	SQUARE FOOTAGE	HEIGHT	VOLUME CUBIC FT.		
ONE STORY AREA	488 S.F.	8'-6"	4,148 C.F.		
ONE STORY AREA	666 S.F.	8'-6"	5,661 C.F.		
ONE STORY AREA	568 S.F.	8'-6"	4,828 C.F.		
COVERED ENTRY	47 S.F.	8'-6"	400 C.F.		
COVERED PORCH	242 S.F.	9'-0"	2,178 C.F.		
TWO STORY AREA	993 S.F.	19'-0"	18,867 C.F.		
		SUBTOTAL	36,082 C.F.		
		5 PERCENT EXEMPTION	(2,000)		
		TOTAL	36,082 CF		

ALLOWABLE CUBIC CONTENT CALCULATIONS

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

N
W E
S

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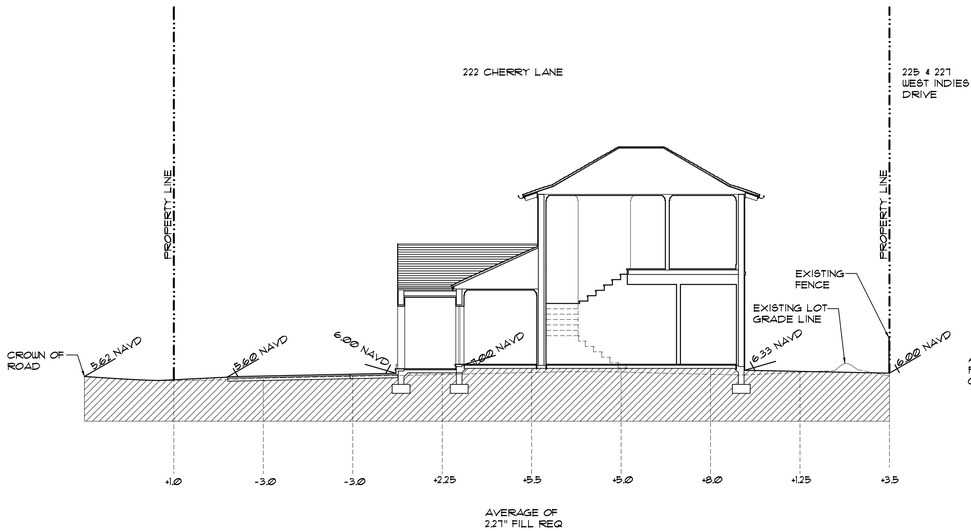
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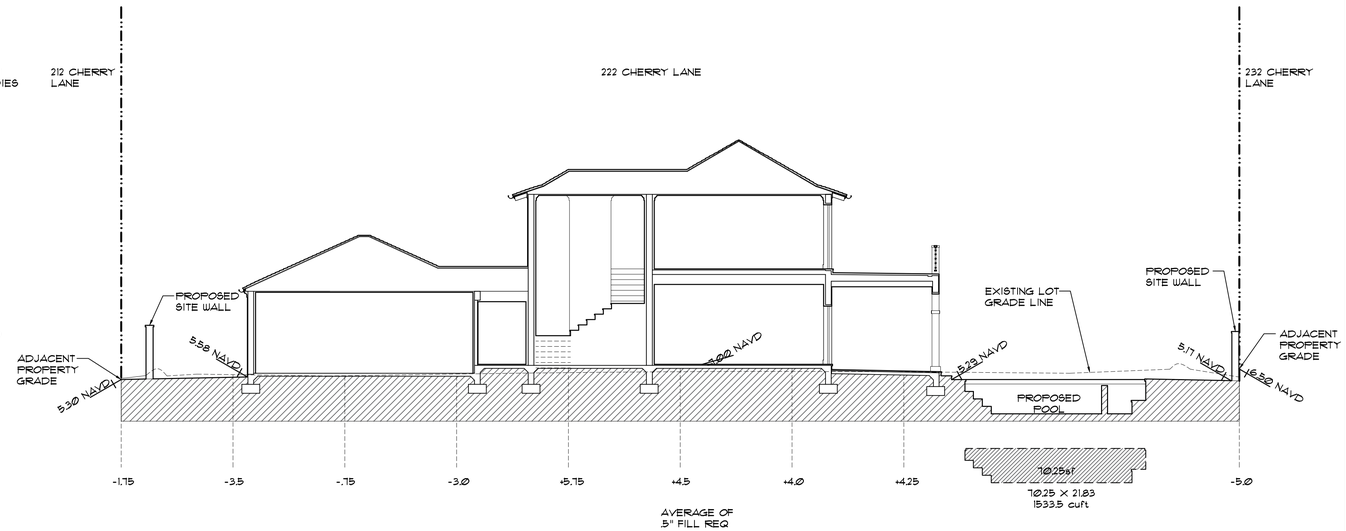
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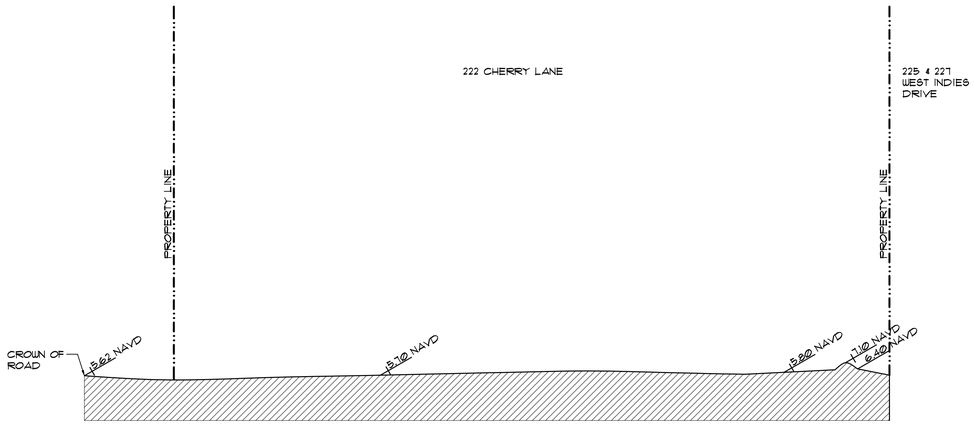


4 PROPOSED LOT SECTION NORTH - SOUTH
1/8" = 1'-0"

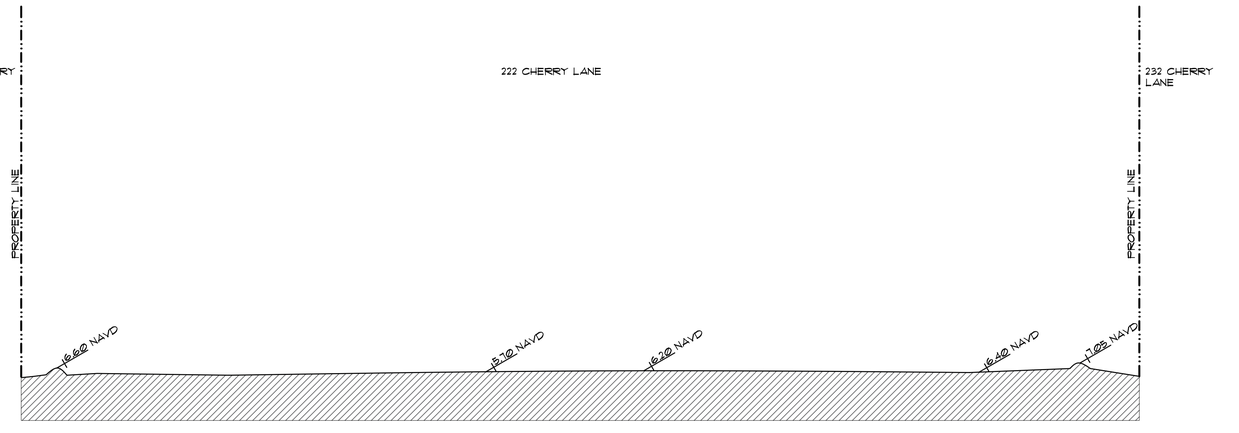


3 PROPOSED LOT SECTION EAST - WEST
1/8" = 1'-0"

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



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



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

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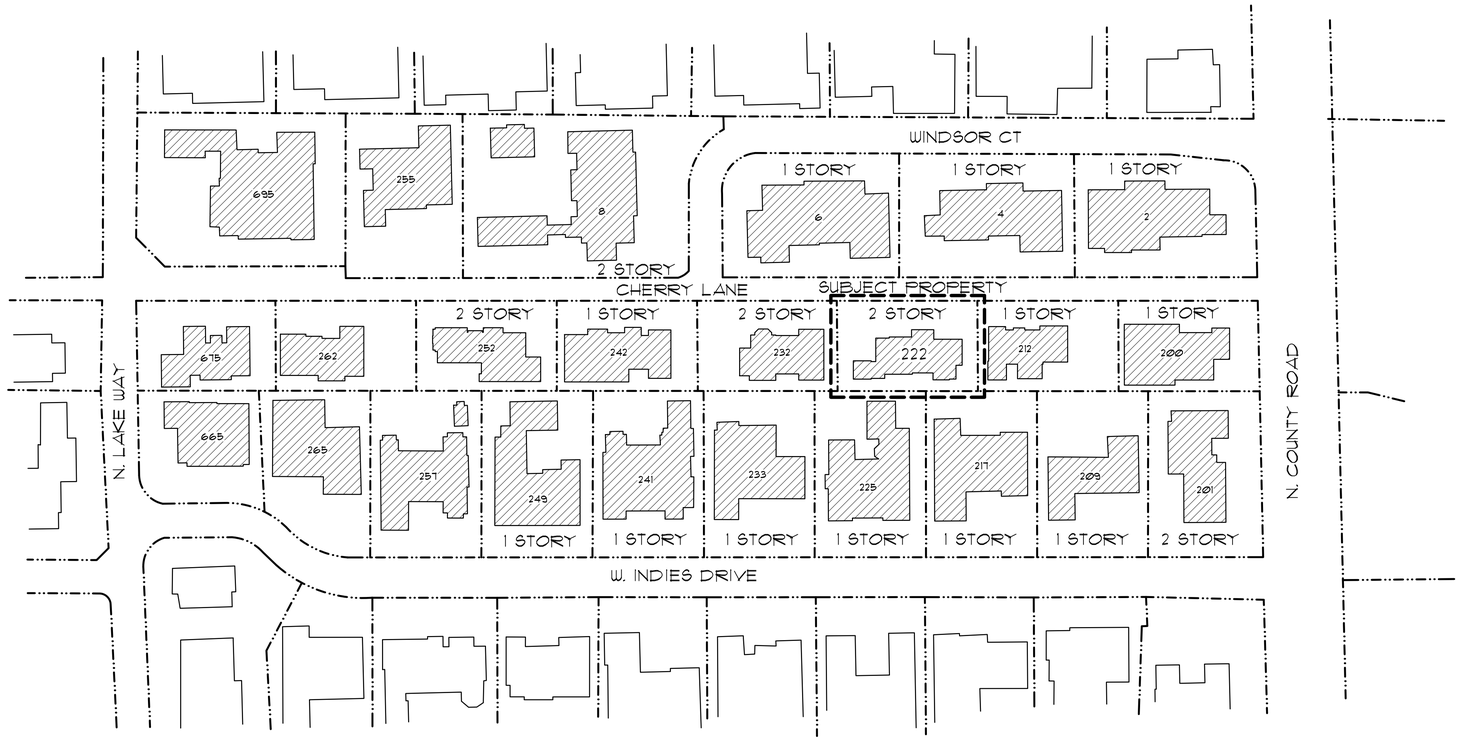
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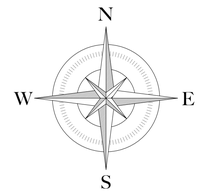
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1 LOCATION MAP PLAN
NTS





2 STREETSCAPE - CHERRY LANE - VIEW LOOKING SOUTH
NTS

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VIEW LOOKING WEST ON CHERRY LANE



VIEW LOOKING EAST ON CHERRY LANE

1 EXTERIOR VIEWS
NTS

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200 CHERRY LANE

1 EXTERIOR VIEWS
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A111.00



212 CHERRY LANE

1 EXTERIOR VIEWS
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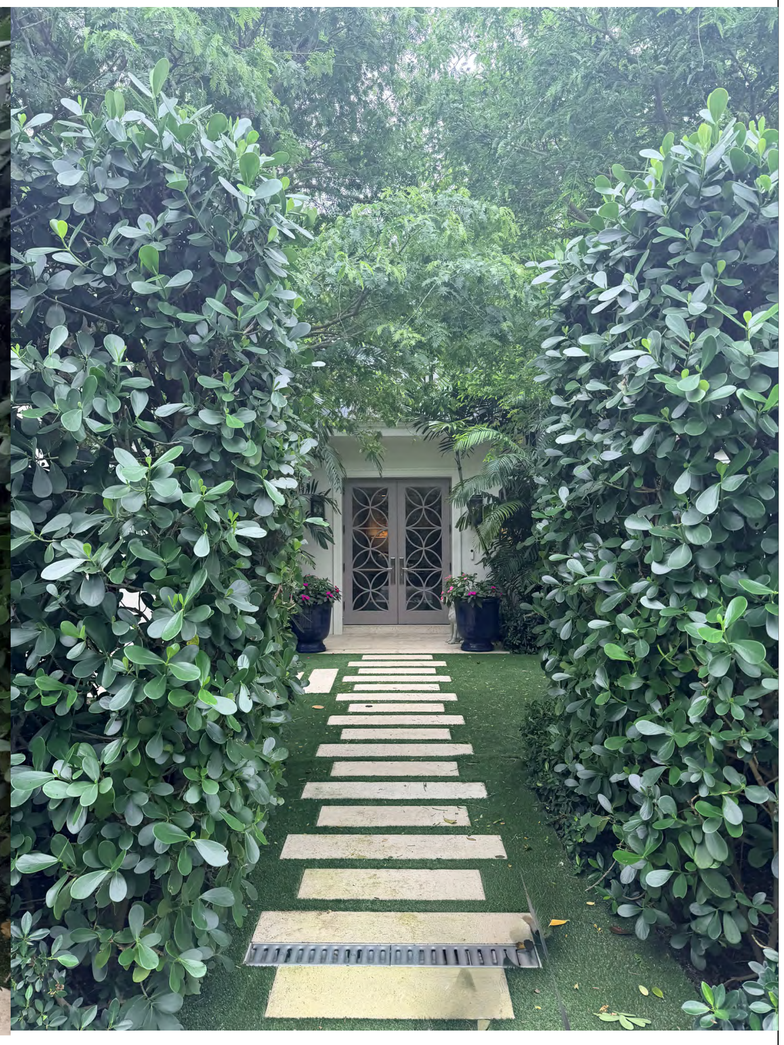
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232 CHERRY LANE

1 EXTERIOR VIEWS
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242 CHERRY LANE

1 EXTERIOR VIEWS
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PRE-APPLICATION: 2026-03-09

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A119.00

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252 CHERRY LANE



262 CHERRY LANE



675 N. LAKE WAY

1 EXTERIOR VIEWS
NTS

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

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1 EXISTING OT VIEWS
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1 RENDERED PESPECTIVE #1 - CURRENTLY PROPOSED
NTS



1 RENDERED PESPECTIVE #1 - PREVIOUSLY PROPOSED
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1 RENDERED PESPECTIVE #2 - CURRENTLY PROPOSED
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1 RENDERED PESPECTIVE #2 - PREVIOUSLY PROPOSED
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R-2



1 RENDERED PESPECTIVE #4 - CURRENTLY PROPOSED
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1 RENDERED PESPECTIVE #4 - PREVIOUSLY PROPOSED
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R-3



1 RENDERED PESPECTIVE #5 - CURRENTLY PROPOSED
NTS



1 RENDERED PESPECTIVE #5 - PREVIOUSLY PROPOSED
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R-4

PROPERTY LINE

N
W E
S

97'-3"
20'-Ø 1/2" | 12'-Ø" | 19'-Ø" | 6'-10 1/2" | 14'-Ø" | 25'-4"

25'-Ø" ONE STORY FRONT YARD SETBACK
30'-Ø" TWO STORY FRONT YARD SETBACK
12'-6" ONE STORY SIDE YARD SETBACK
15'-Ø" TWO STORY SIDE YARD SETBACK
15'-Ø" TWO STORY SIDE YARD SETBACK
12'-6" ONE STORY SIDE YARD SETBACK
15'-Ø" TWO STORY REAR YARD SETBACK
10'-Ø" ONE STORY REAR YARD SETBACK

6'-6" | 1'-Ø" | 20'-4" | 44'-2 1/2" | 16'-4 1/2" | 3'-8 1/2" | 6'-2" | 8'-6" | 23'-4" | 44'-1Ø" | 12'-4"

COVERED ENTRY 101
GUEST BEDROOM 2 101 — 12'-4" x 13'-Ø"
FOYER 101 — 5'-6" x 9'-Ø"
CLO. 101
BATH 101 — 5'-8" x 11'-6"
ELEV. 101
UP
BACK HALL 101 — 19'-Ø" x 5'-3"
GARAGE 101 — 25'-3" x 22'-8"
COVERED TERRACE 101 — 11'-Ø" x 20'-3"
LIVING/DINING ROOM 101 — 19'-Ø" x 21'-Ø"
KITCHEN 101 — 19'-Ø" x 11'-Ø" — TRASH — DW
OVEN/ MICRO/ W/D
REF.
GUEST BEDROOM 1 101 — 14'-3" x 14'-8"
CLO. 101
P.R. 101 — 7'-4" x 3'-4"
HALL 101 — 8'-9" x 3'-8"
HALL 101 — 7'-4" x 3'-8"
BATH 101 — 11'-9" x 5'-6"
LIN. 101
48" RANGE
PANTRY 101 — 5'-8" x 6'-4"
W/D
LAUNDRY 101 — 8'-Ø" x 6'-4"
VEST. 101
CLO. 101
GUEST BEDROOM 3 101 — 13'-Ø" x 12'-6"
BATH 101 — 6'-Ø" x 12'-Ø"

15'-11 1/2" | 4'-1" | 12'-Ø" | 12'-1" | 24'-8" | 18'-5 3/8" | 14'-7" | 5'-11" | 5'-7 1/8" | 26'-1 1/8"
97'-3"

PROPERTY LINE

1 FIRST FLOOR PLAN
1/4" = 1'-Ø"

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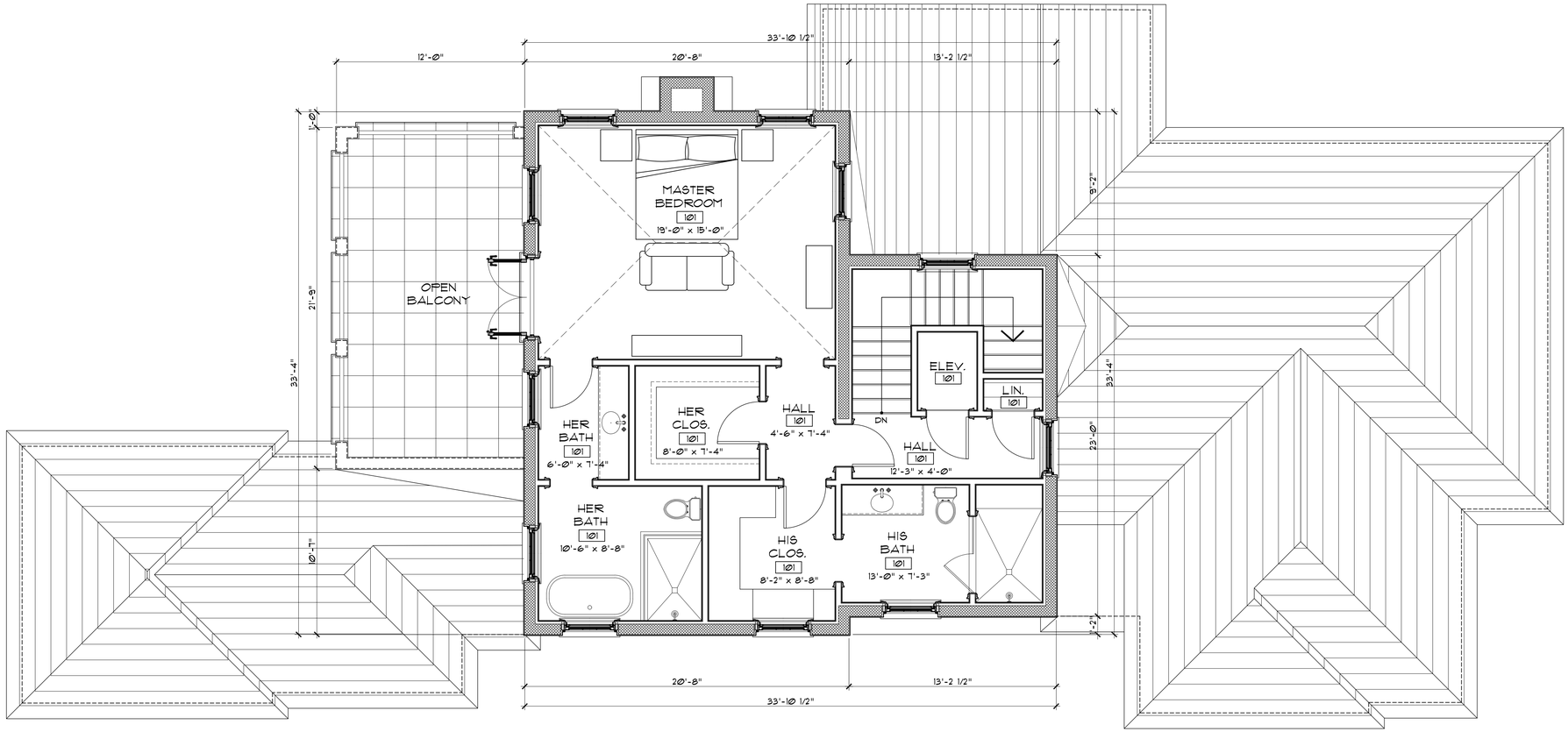
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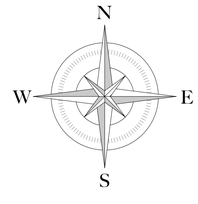
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A211.00



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



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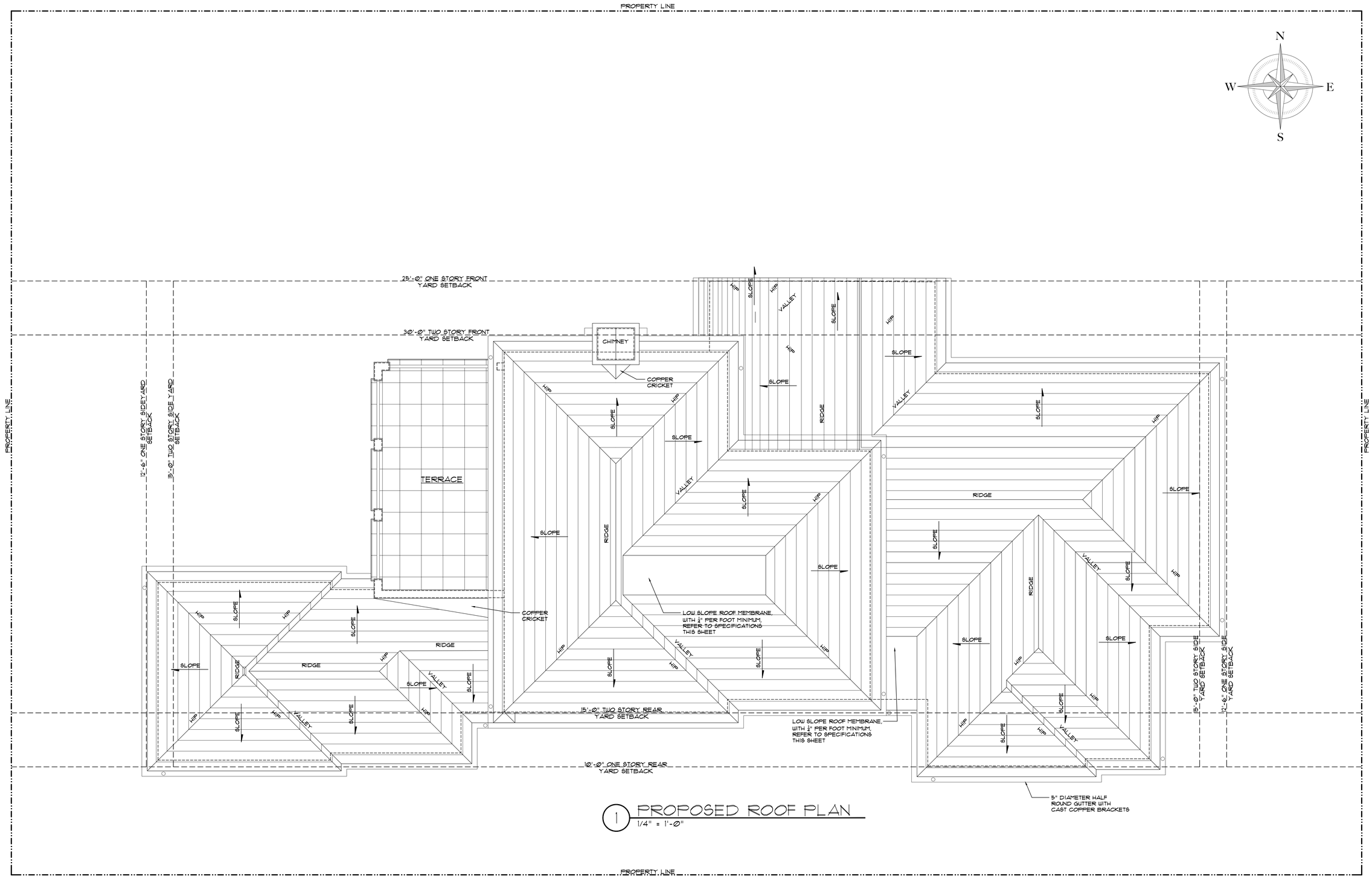
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1 PROPOSED ROOF PLAN
1/4" = 1'-0"

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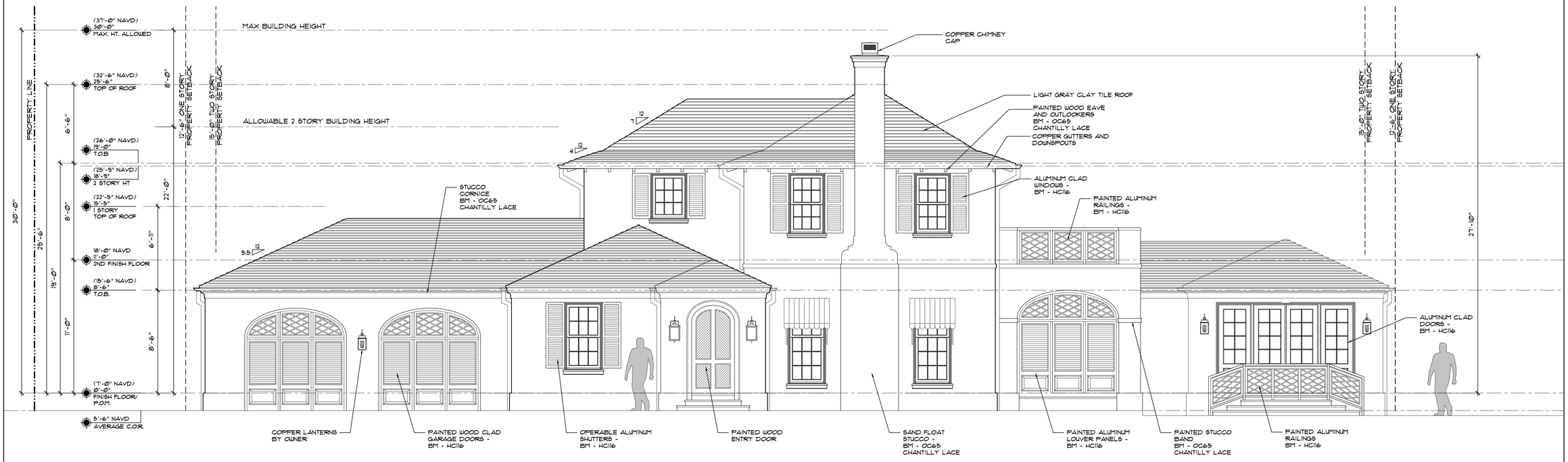
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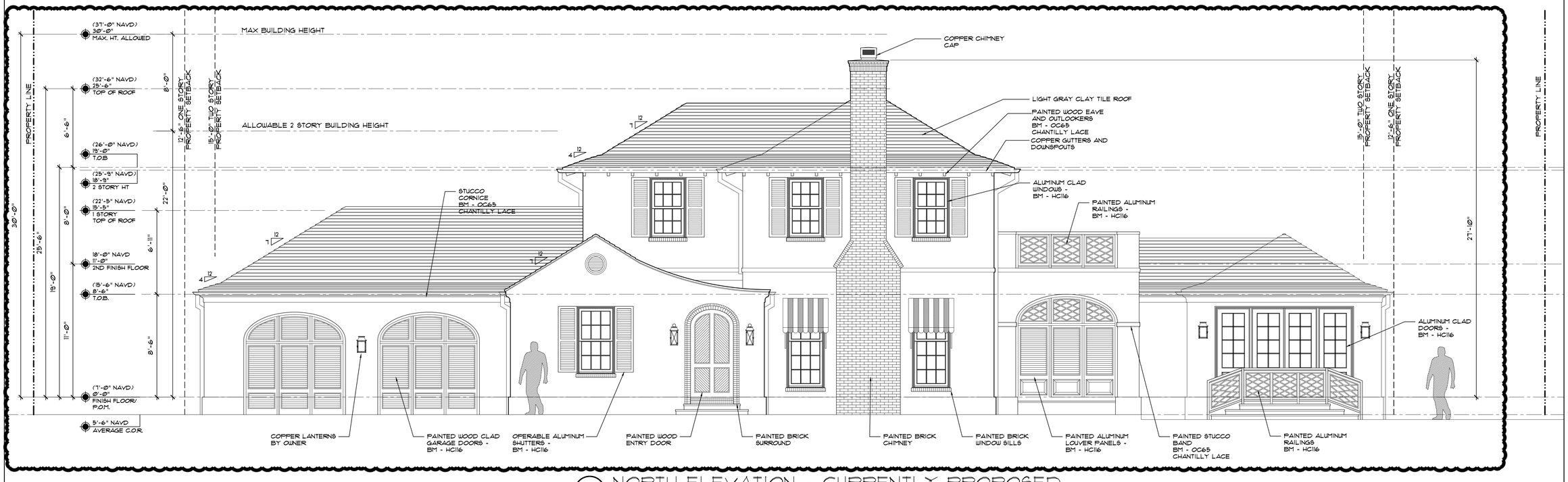
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A213.00



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



2 NORTH ELEVATION - CURRENTLY PROPOSED
1/4" = 1'-0"

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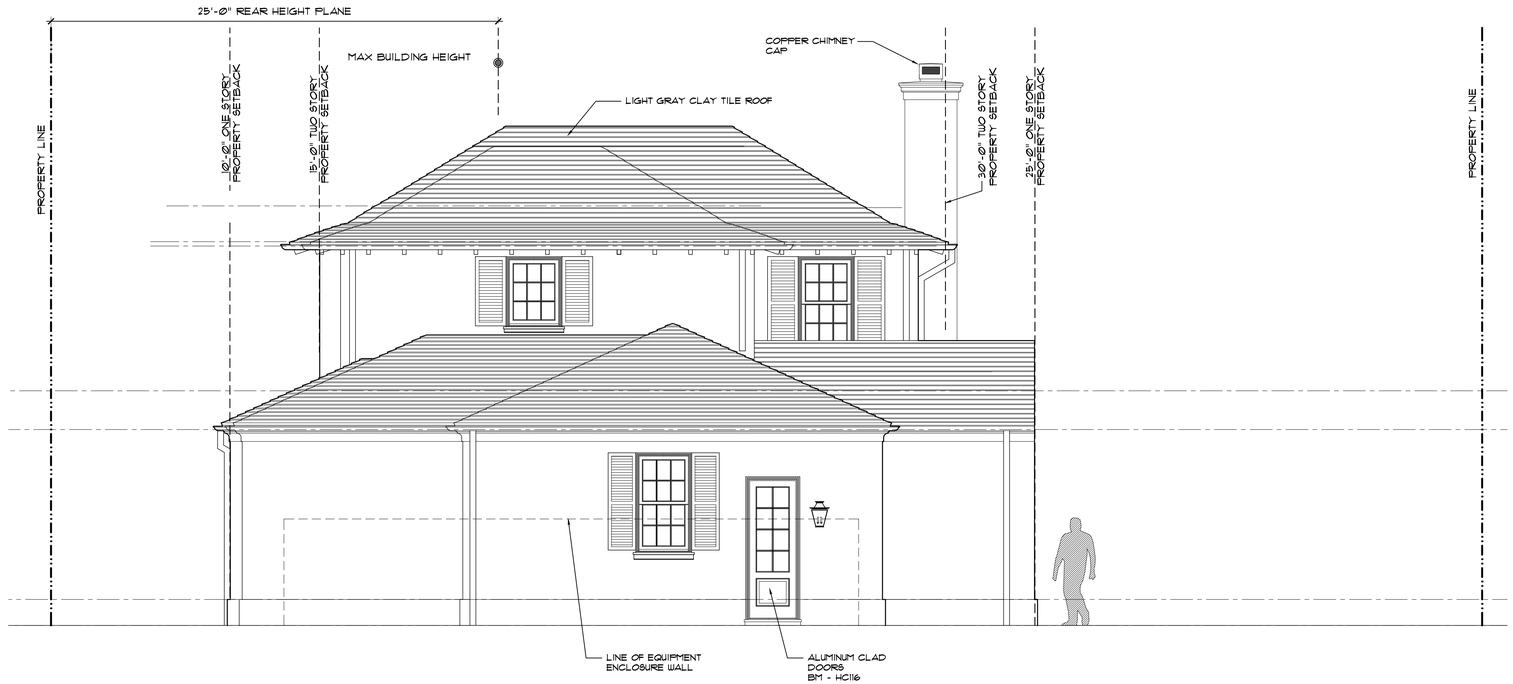
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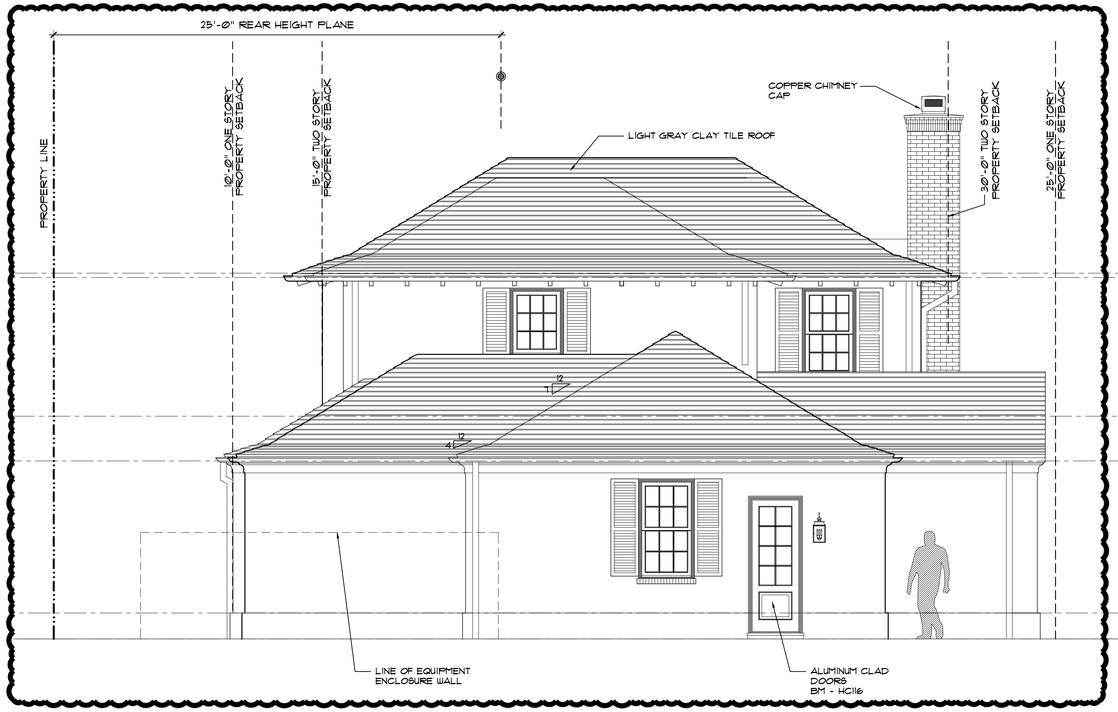
A311.00

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1 EAST ELEVATION - PREVIOUSLY PROPOSED
1/4" = 1'-Ø"



2 EAST ELEVATION - CURRENTLY PROPOSED
1/4" = 1'-Ø"

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PRE-APPLICATION: 2026-03-09

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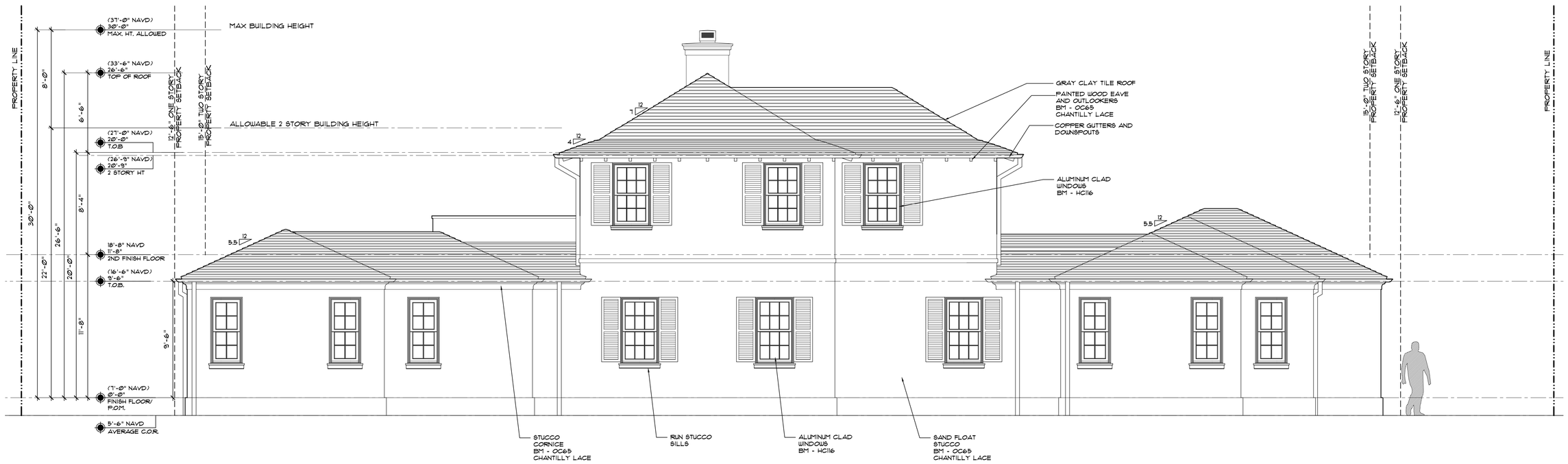
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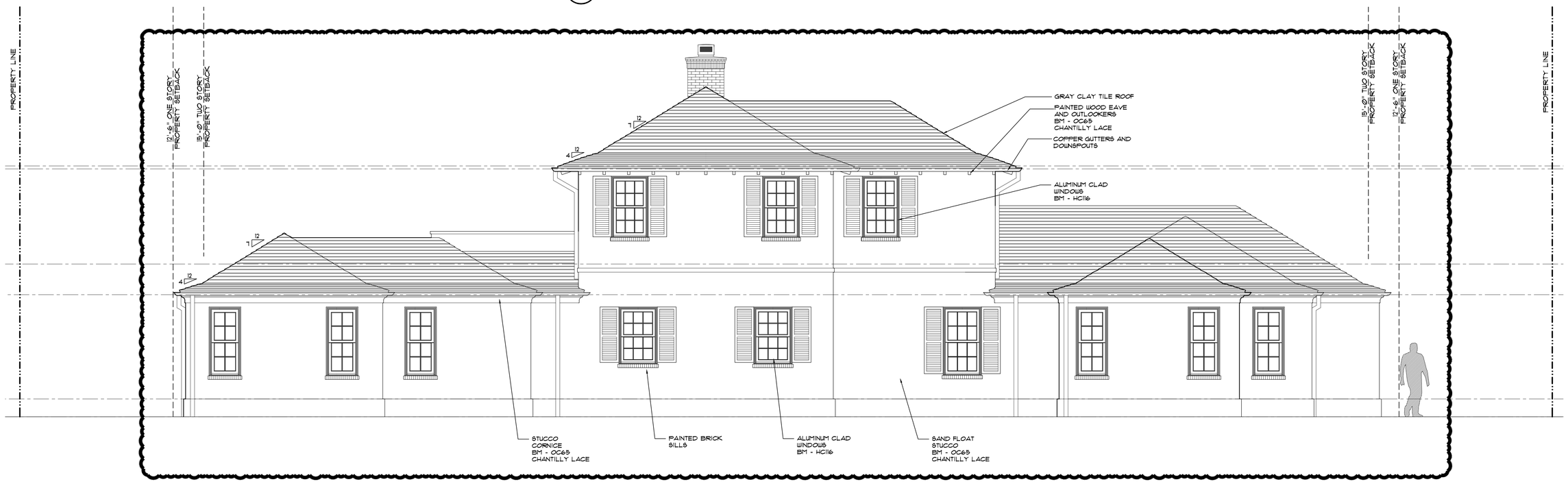
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A312.00



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



2 SOUTH ELEVATION - CURRENTLY PROPOSED
1/4" = 1'-0"

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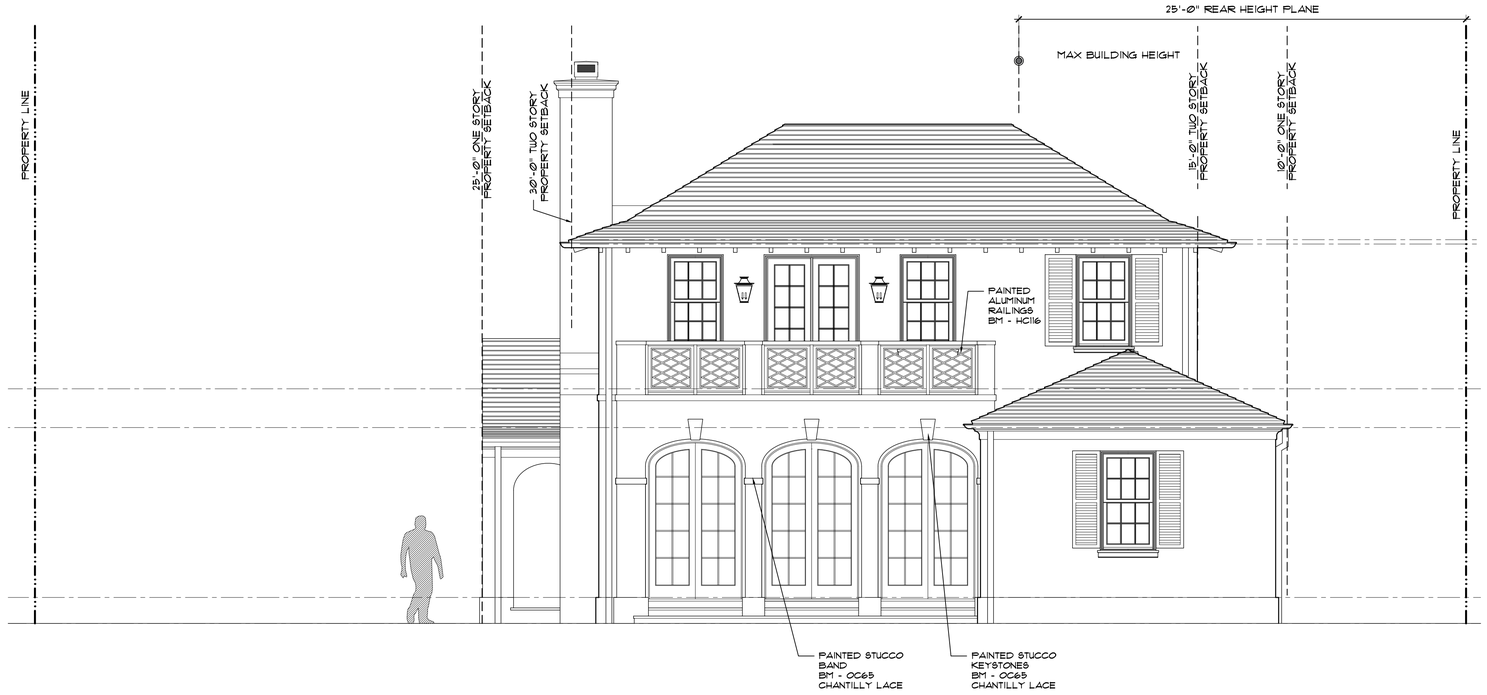
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A313.00



1 WEST ELEVATION - PREVIOUSLY PROPOSED
1/4" = 1'-0"



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

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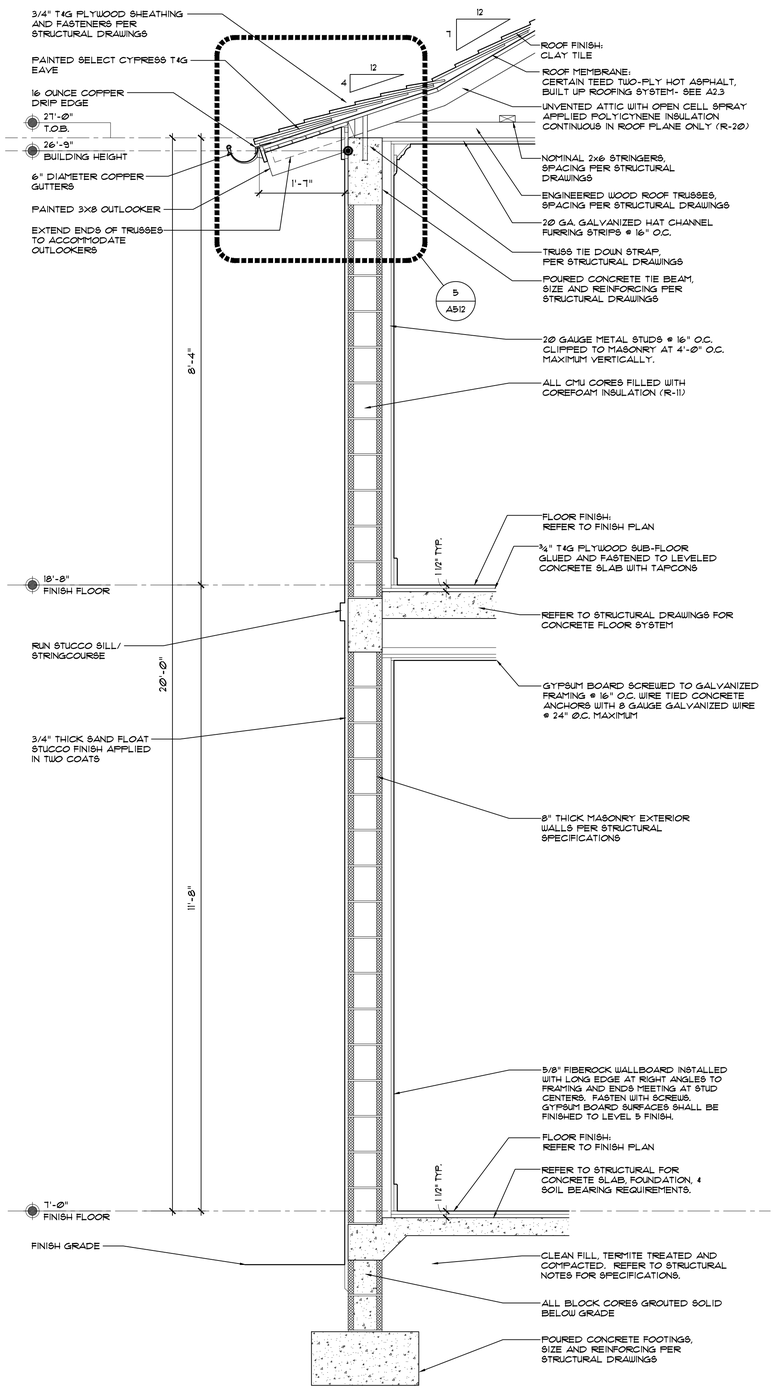
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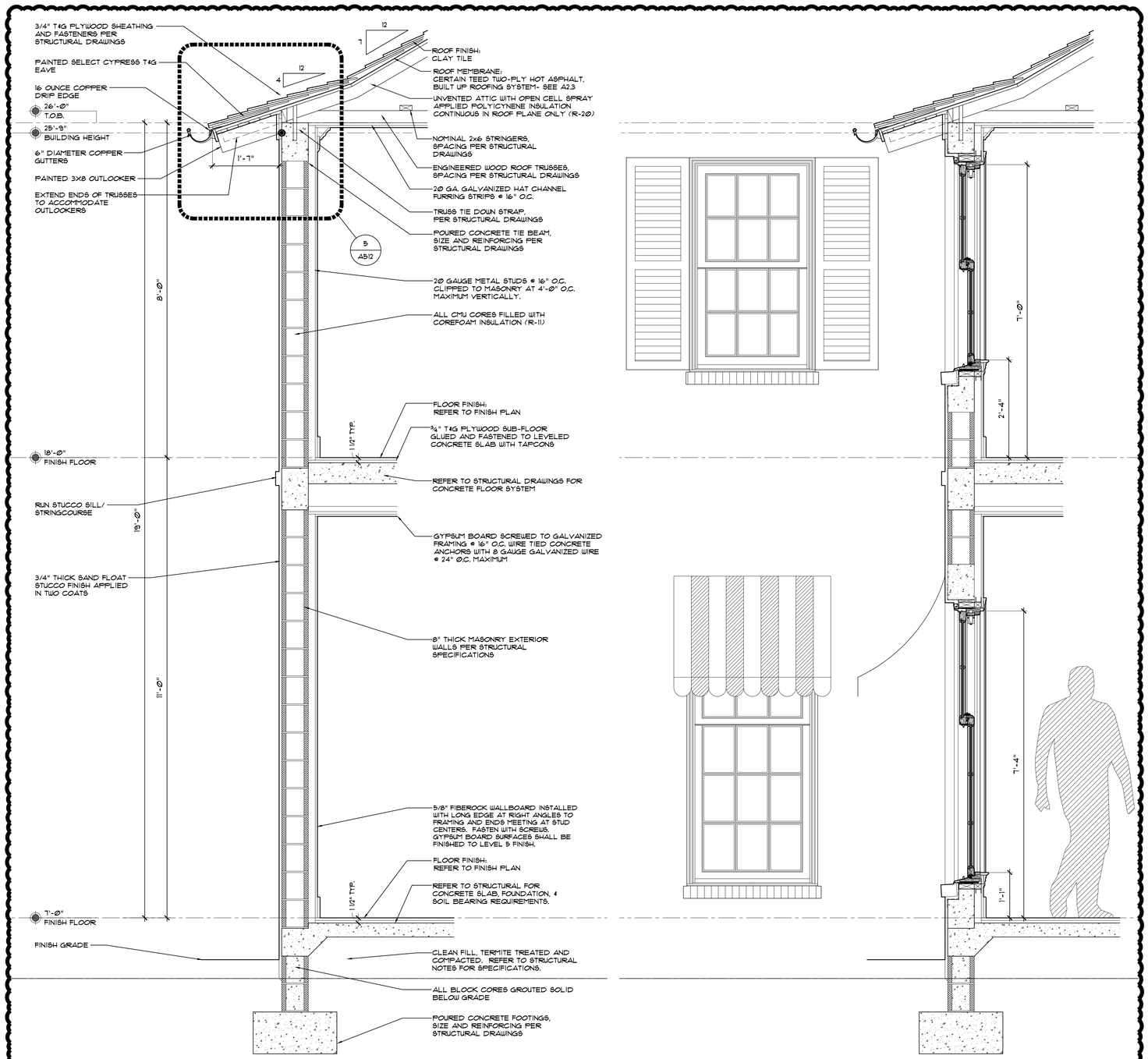
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1 2 STORY WALL SECTION - PREVIOUSLY PROPOSED
3/4" = 1'-0"



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

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

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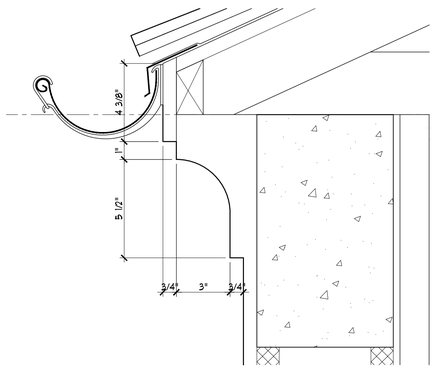
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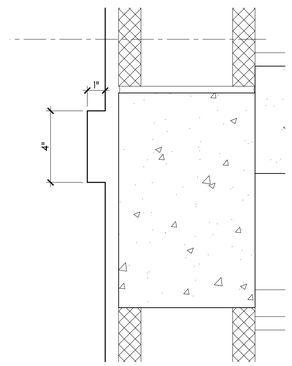
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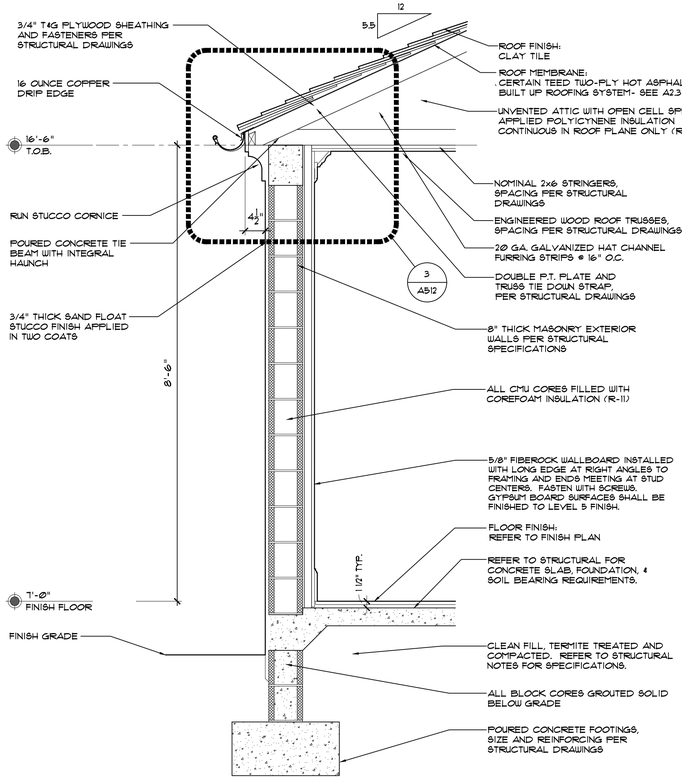
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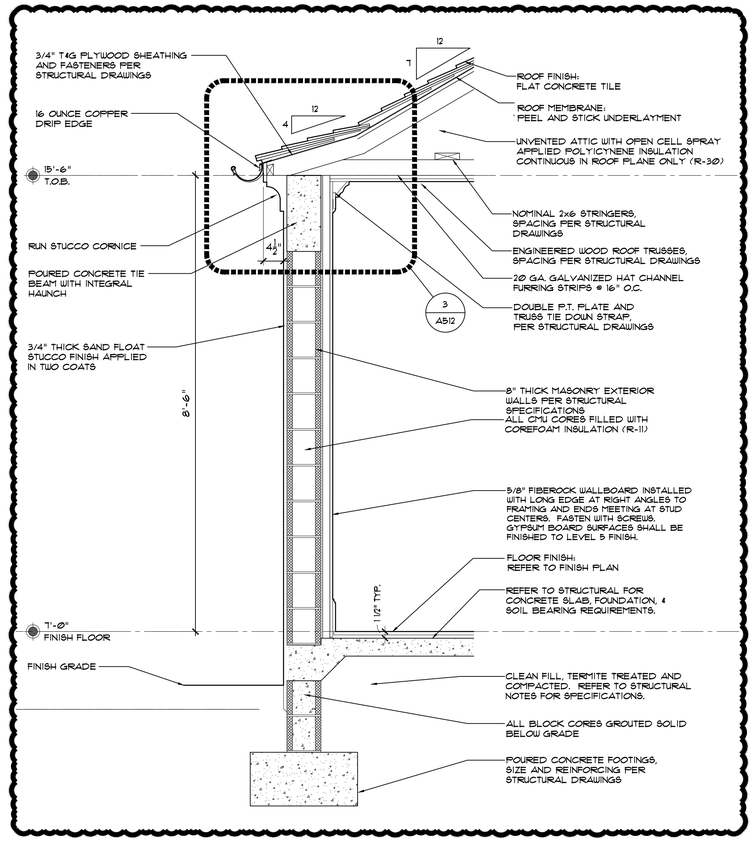
3 EAVE DETAIL
3" = 1'-0"



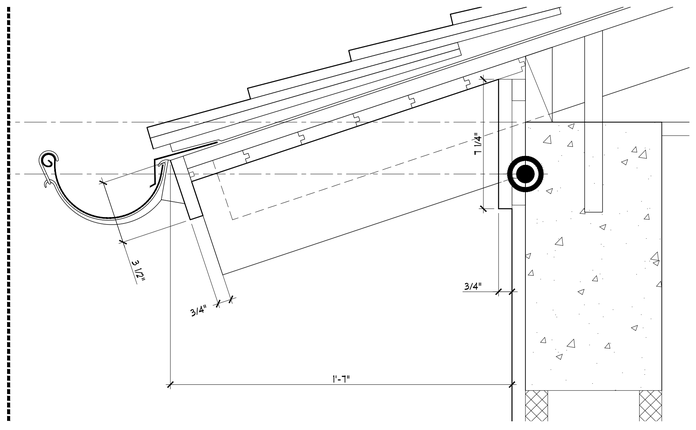
4 BAND DETAIL
3" = 1'-0"



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



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



3 EAVE DETAIL
3" = 1'-0"

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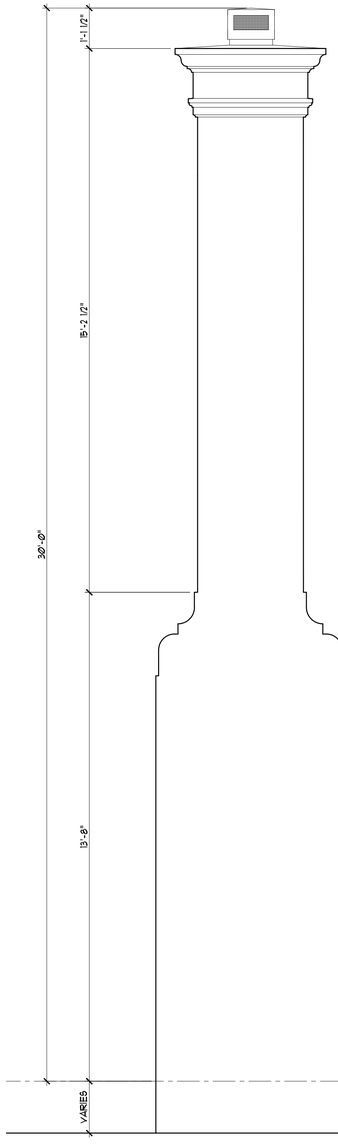
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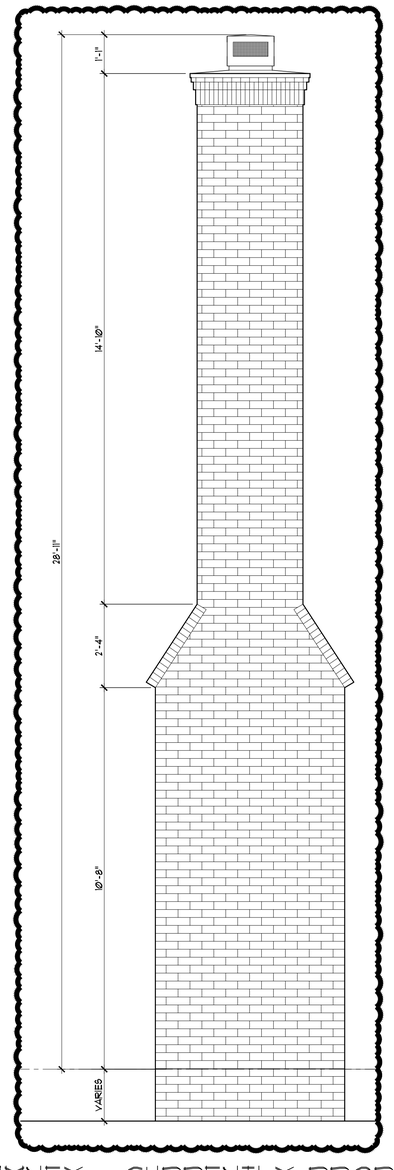
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ARCOM : 26-0021
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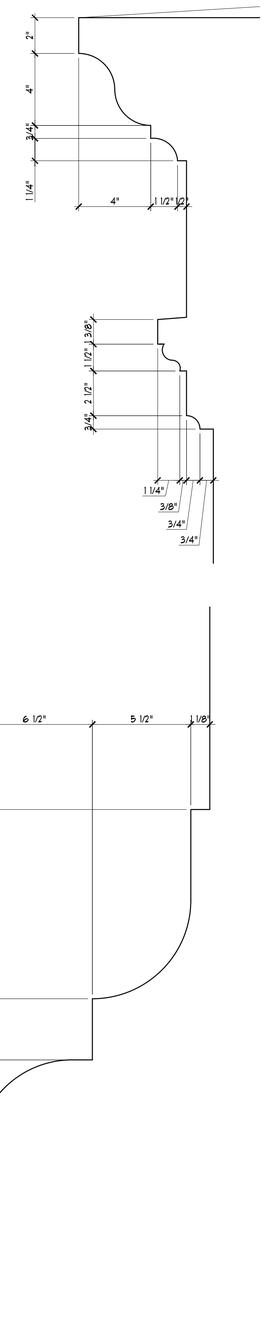
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1 CHIMNEY - PREVIOUSLY PROPOSED
1/2" = 1'-0"



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



3 CHIMNEY PROFILES PREVIOUSLY PROPOSED
3" = 1'-0"

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APRIL 13, 2026
MAY 11, 2026
JUNE 8, 2026
JULY 6, 2026

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#	DATE

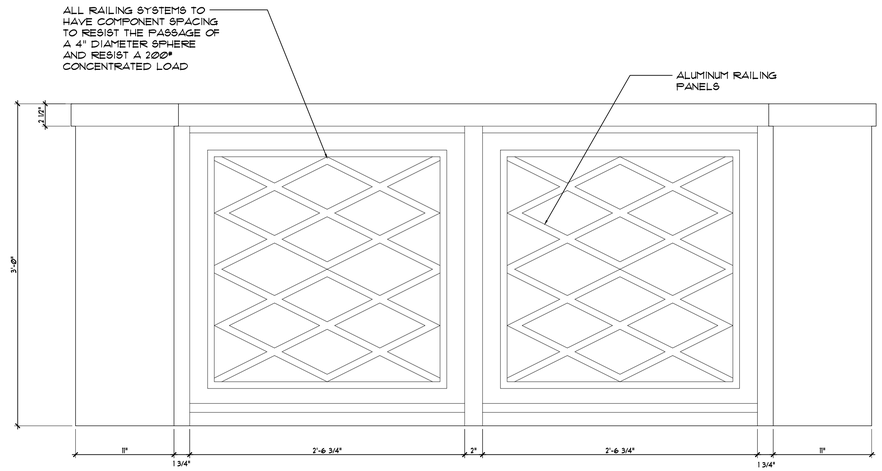
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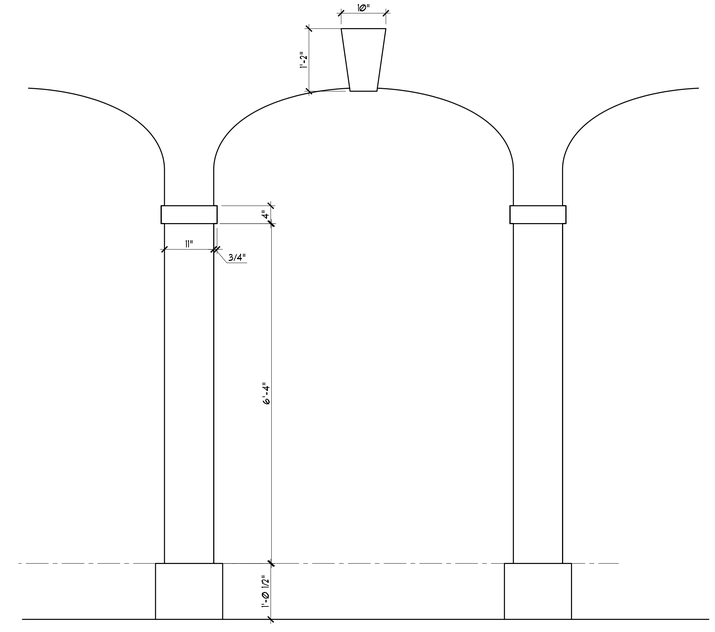
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ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

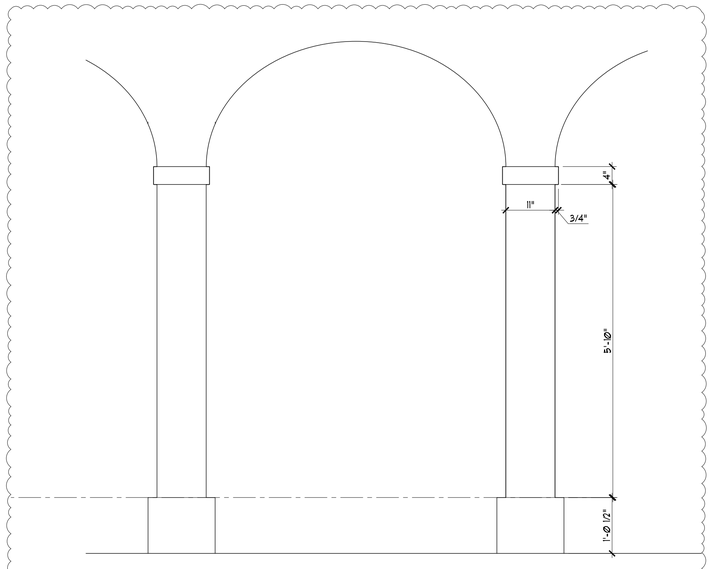
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4 TYPICAL RAILING DETAIL
1 1/2" = 1'-0"



1 TYPICAL ARCH - PREVIOUSLY PROPOSED
3/4" = 1'-0"



2 TYPICAL ARCH - CURRENTLY PROPOSED
3/4" = 1'-0"

ARCOM : 26-0021
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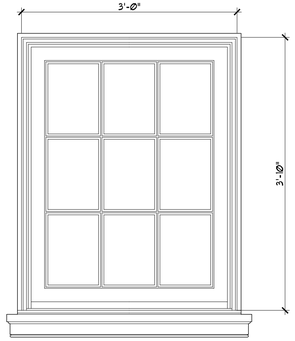
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JULY 6, 2026

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#	DATE

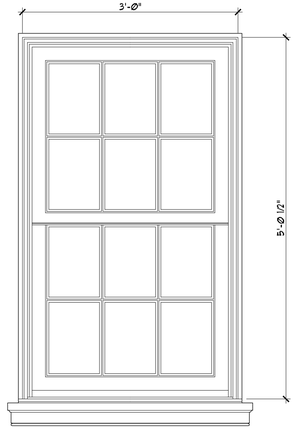
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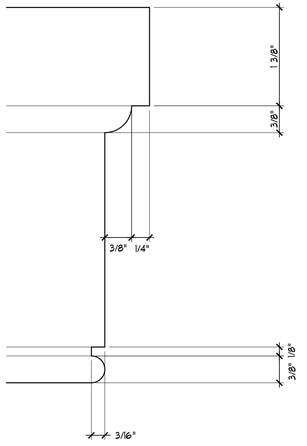


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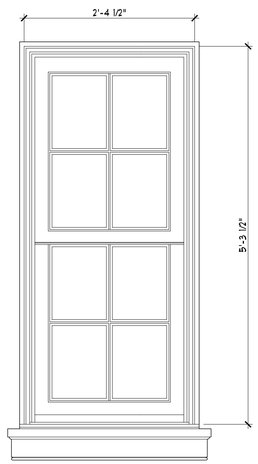


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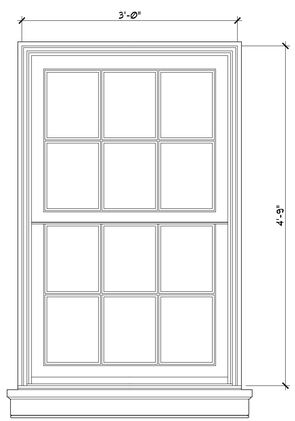
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1" = 1'-0"



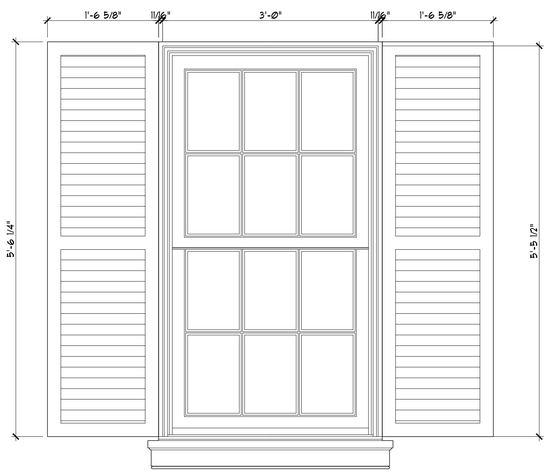
3 TYPCIAL SILL DETAIL
1" = 1'-0"



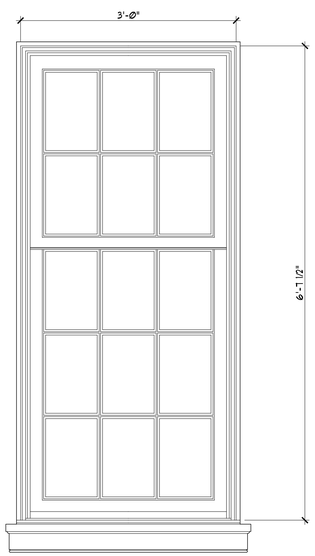
A



B



C



D

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

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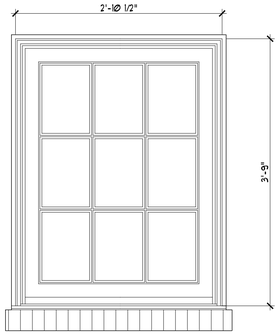
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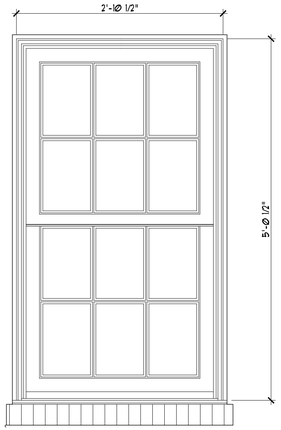
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ARCOM : 26-0021
PRE-APPLICATION: 2026-03-09

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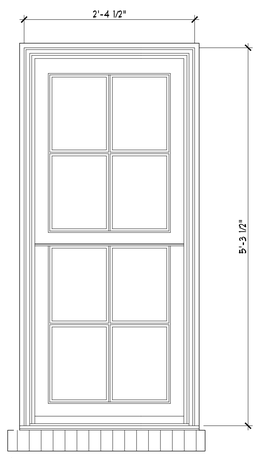


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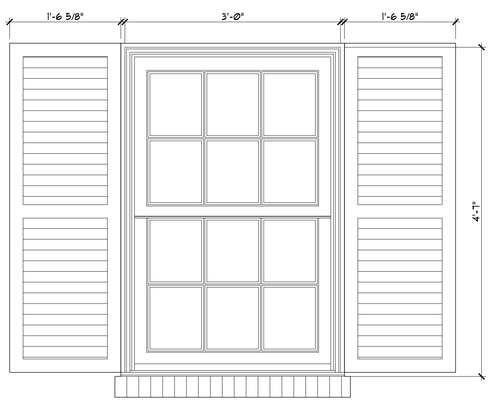


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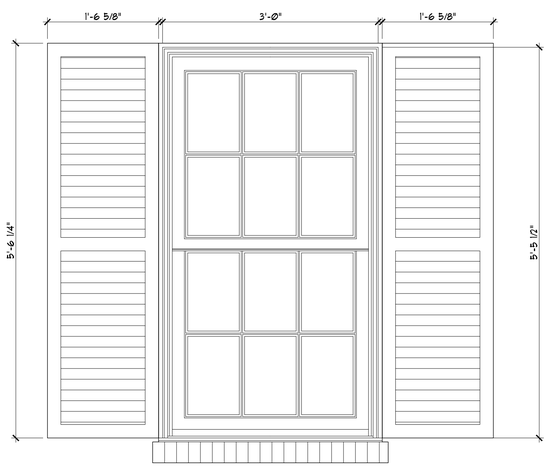
2 SECOND FLOOR WINDOWS DETAILS
1" = 1'-Ø"



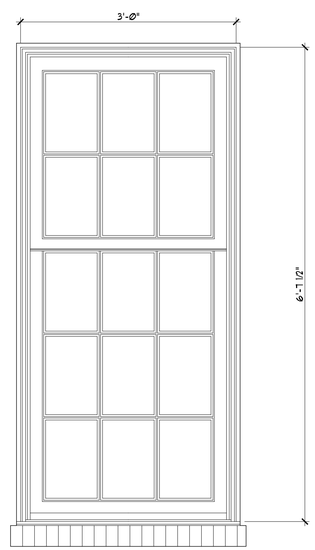
A



B



C



D

1 FIRST FLOOR WINDOWS DETAILS - CURRENTLY PROPOSED
1" = 1'-Ø"

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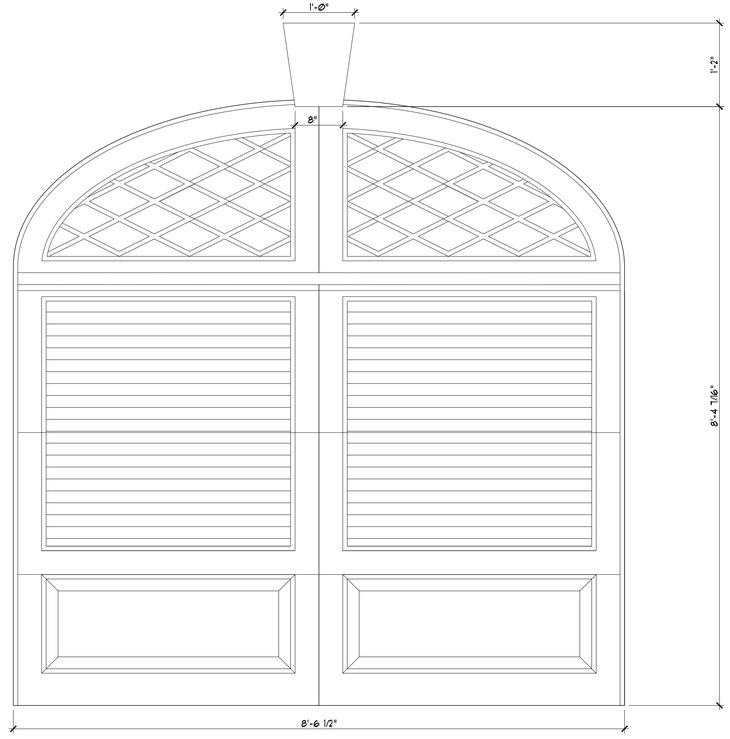
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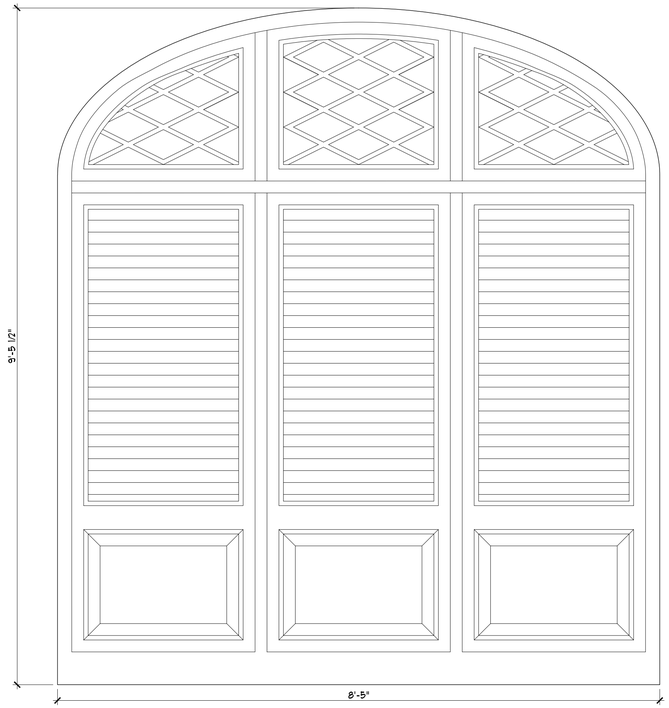
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PRE-APPLICATION: 2026-03-09

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1



2

3

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

ARCOM : 26-0021
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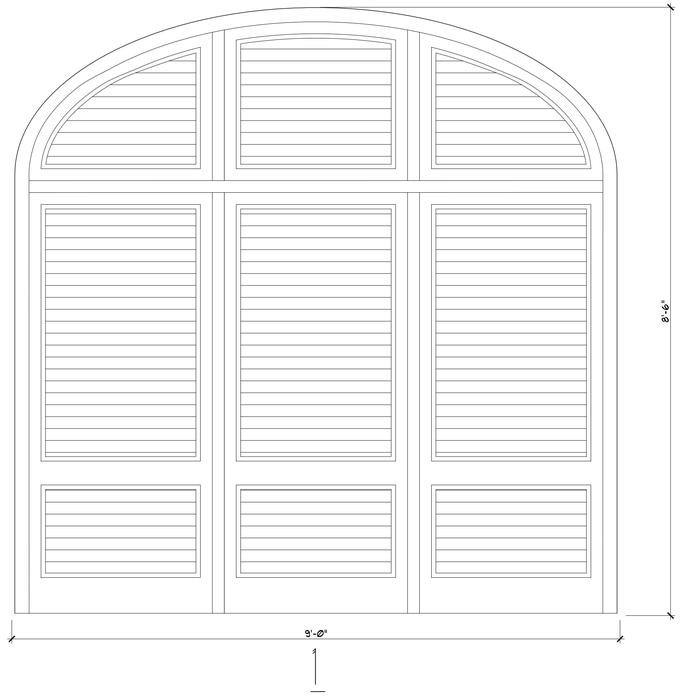
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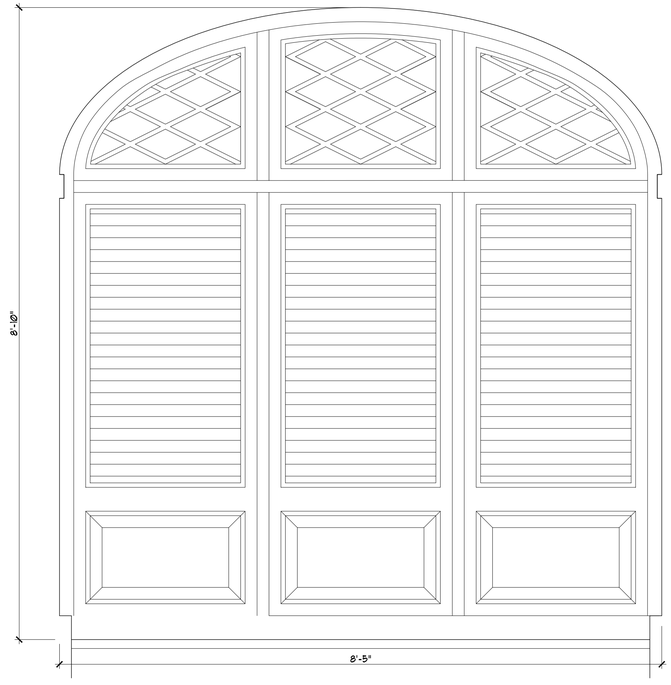
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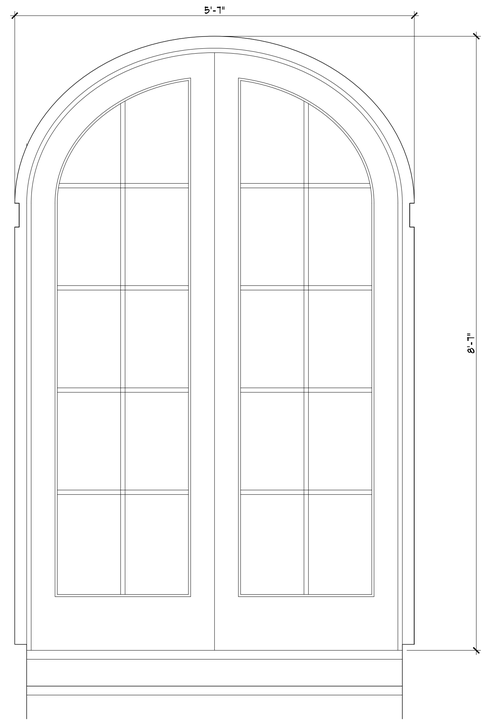
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FIRST FLOOR DOOR DETAILS - CURRENTLY PROPOSED

1" = 1'-0"



2



3

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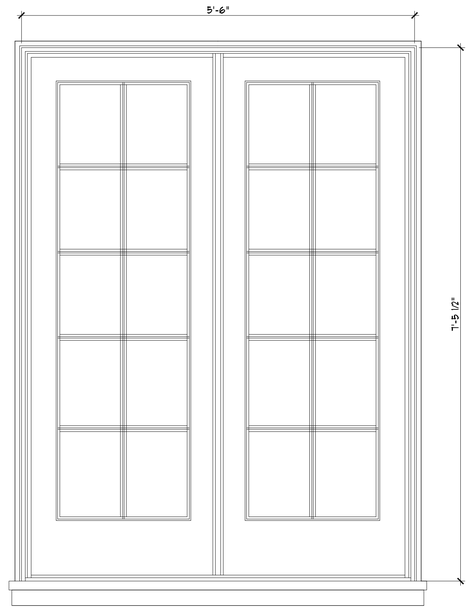
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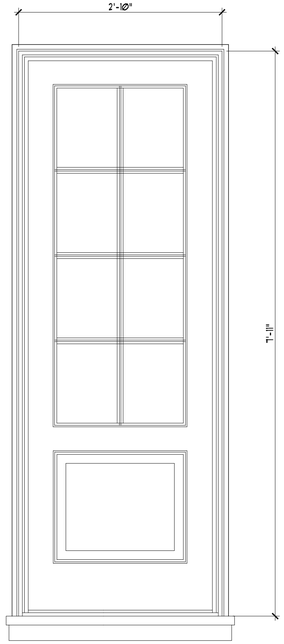
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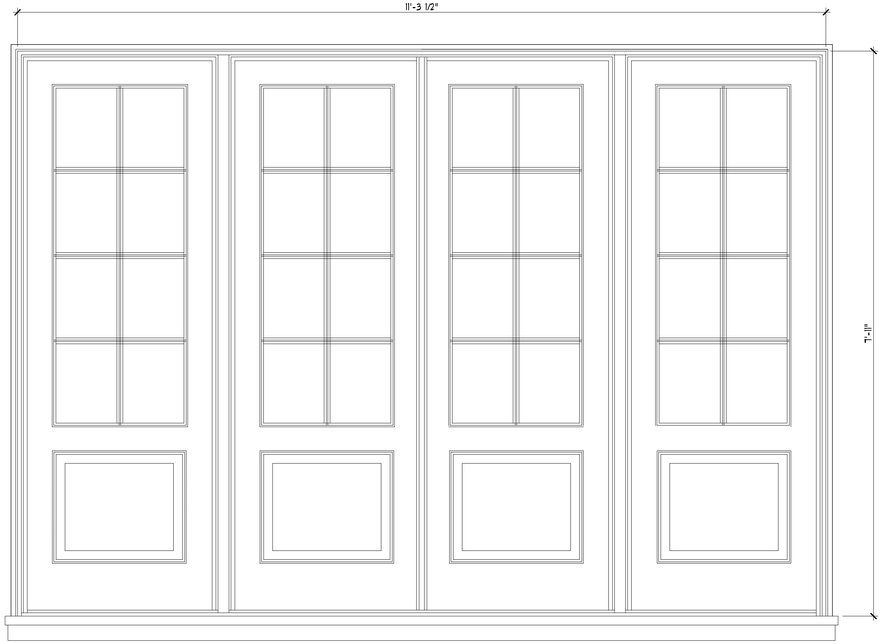
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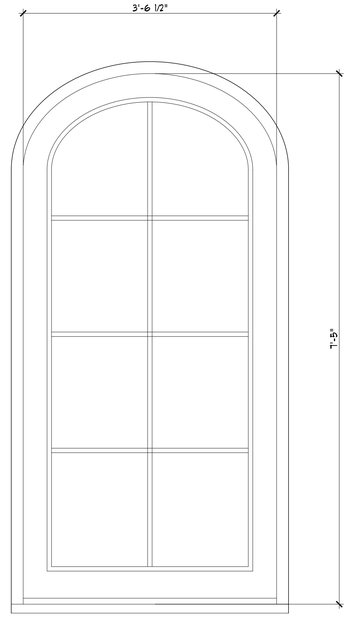
2 SECOND FLOOR DOOR DETAILS
1" = 1'-0"



4



5



6

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

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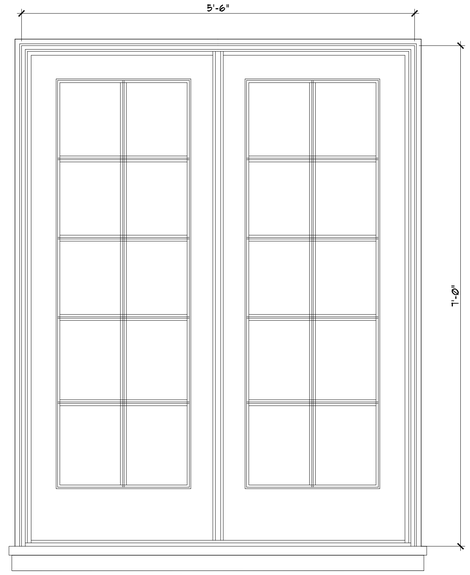
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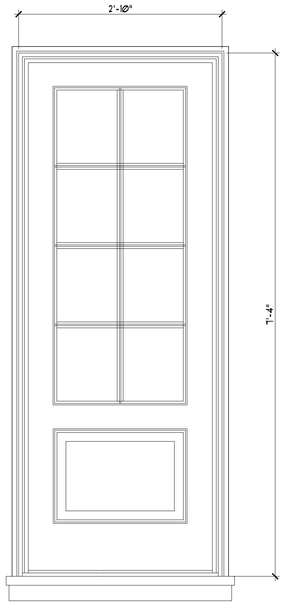
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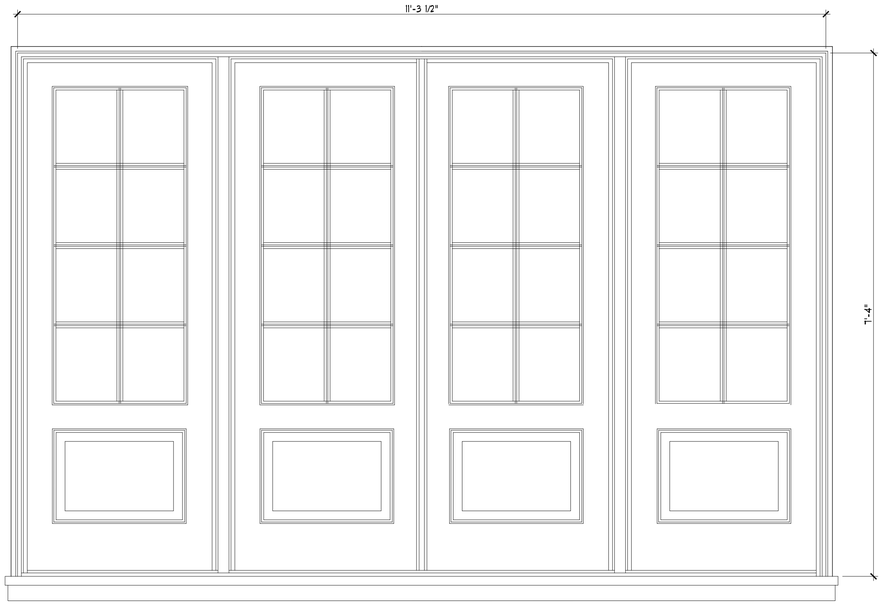


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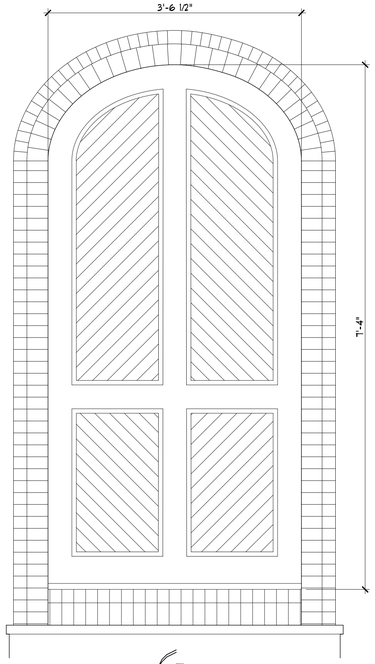
2 SECOND FLOOR DOOR DETAILS
1" = 1'-0"



4



5



6

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

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

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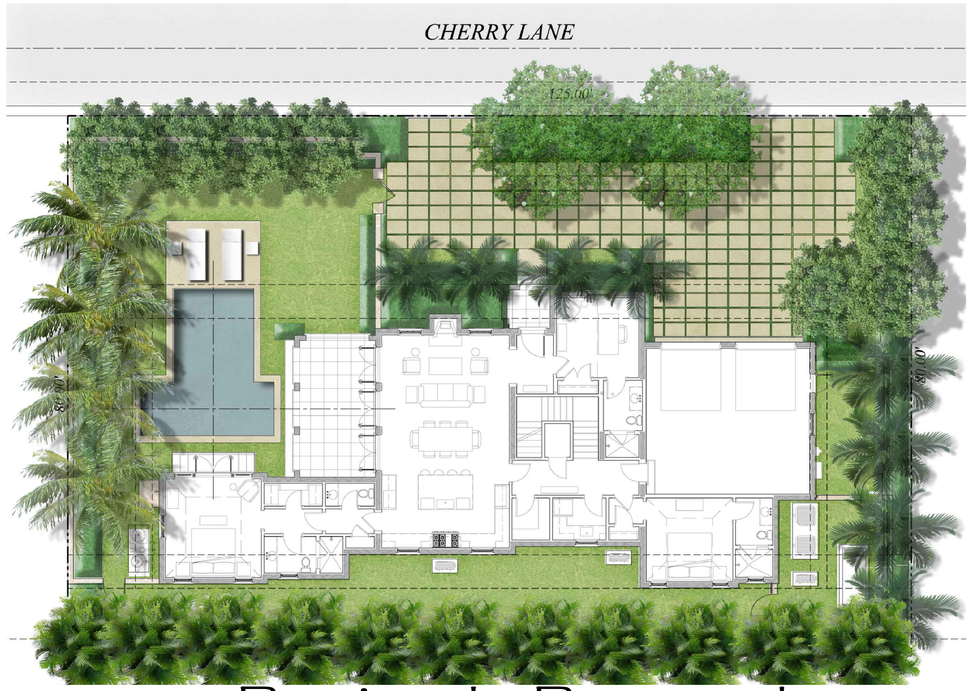
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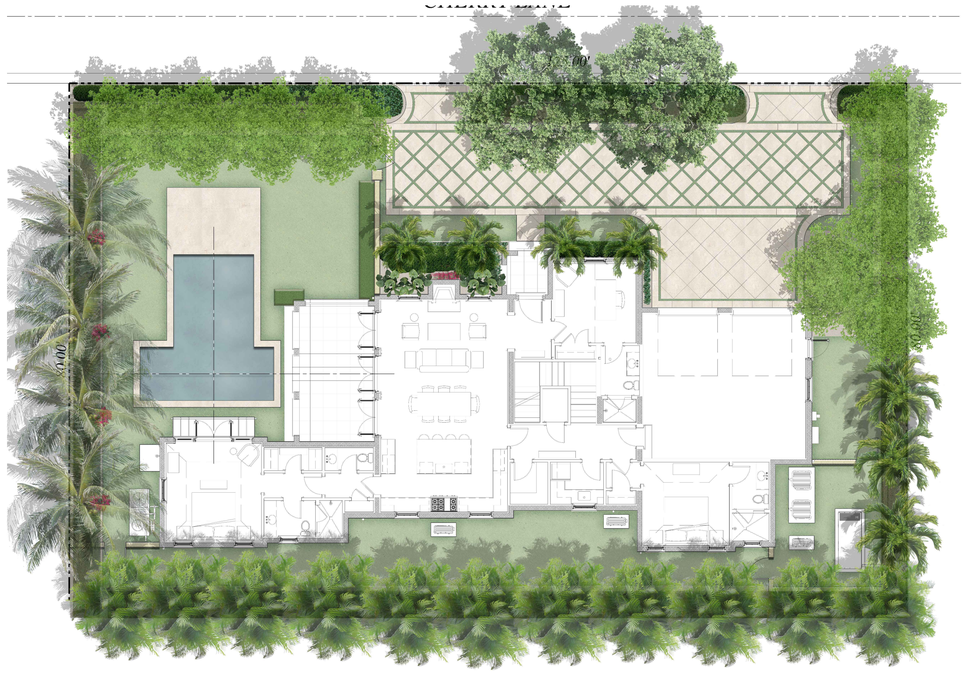
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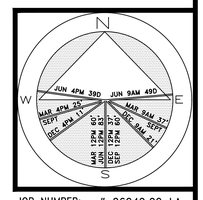
Previously Proposed



Currently Proposed

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

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA



JOB NUMBER: # 26040.00 LA
DRAWN BY: Dustin Mizell

DATE: 08.05.2026

SHEET L6.0

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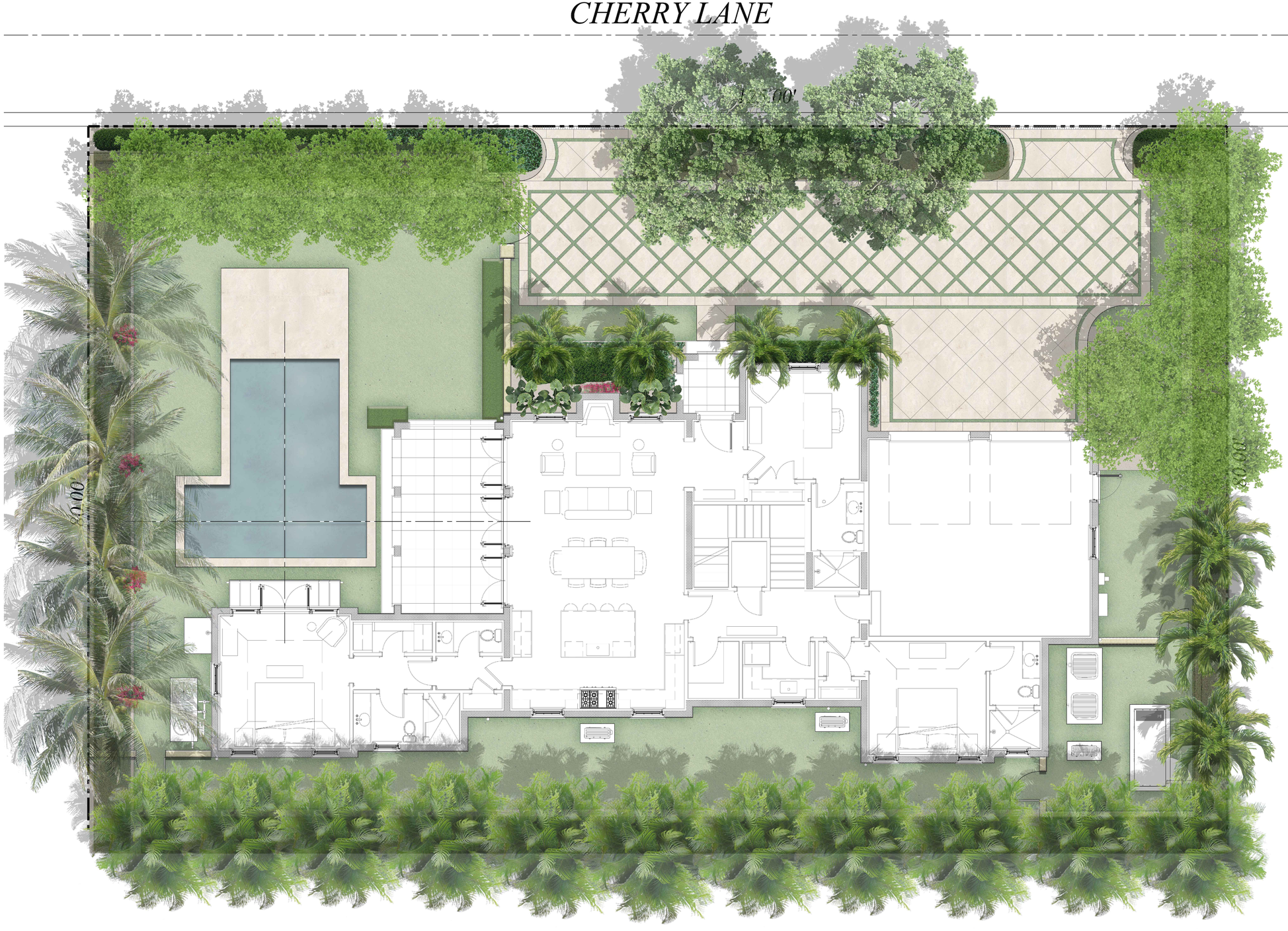
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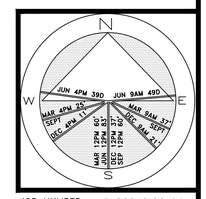
SCALE IN FEET 3/16"=1'-0"

CHERRY LANE



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Landscape Architecture
Land Planning
Landscape Management
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Dustin@environmentdesigngroup.com

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA



JOB NUMBER: # 26040.00 LA
DRAWN BY: Caleb Weigel

DATE: 08.05.2026

SHEET L6.0

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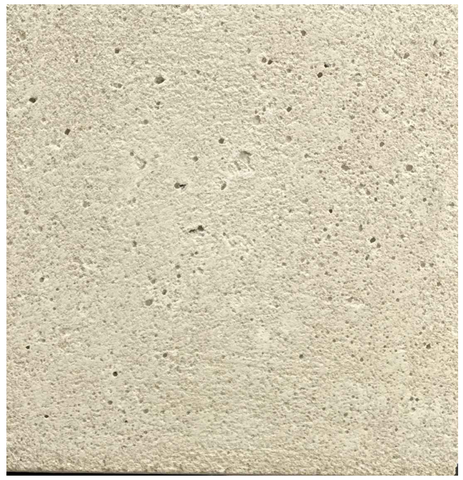
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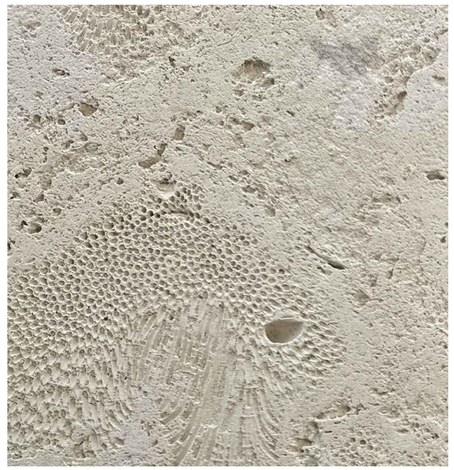
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Rendered Landscape Plan

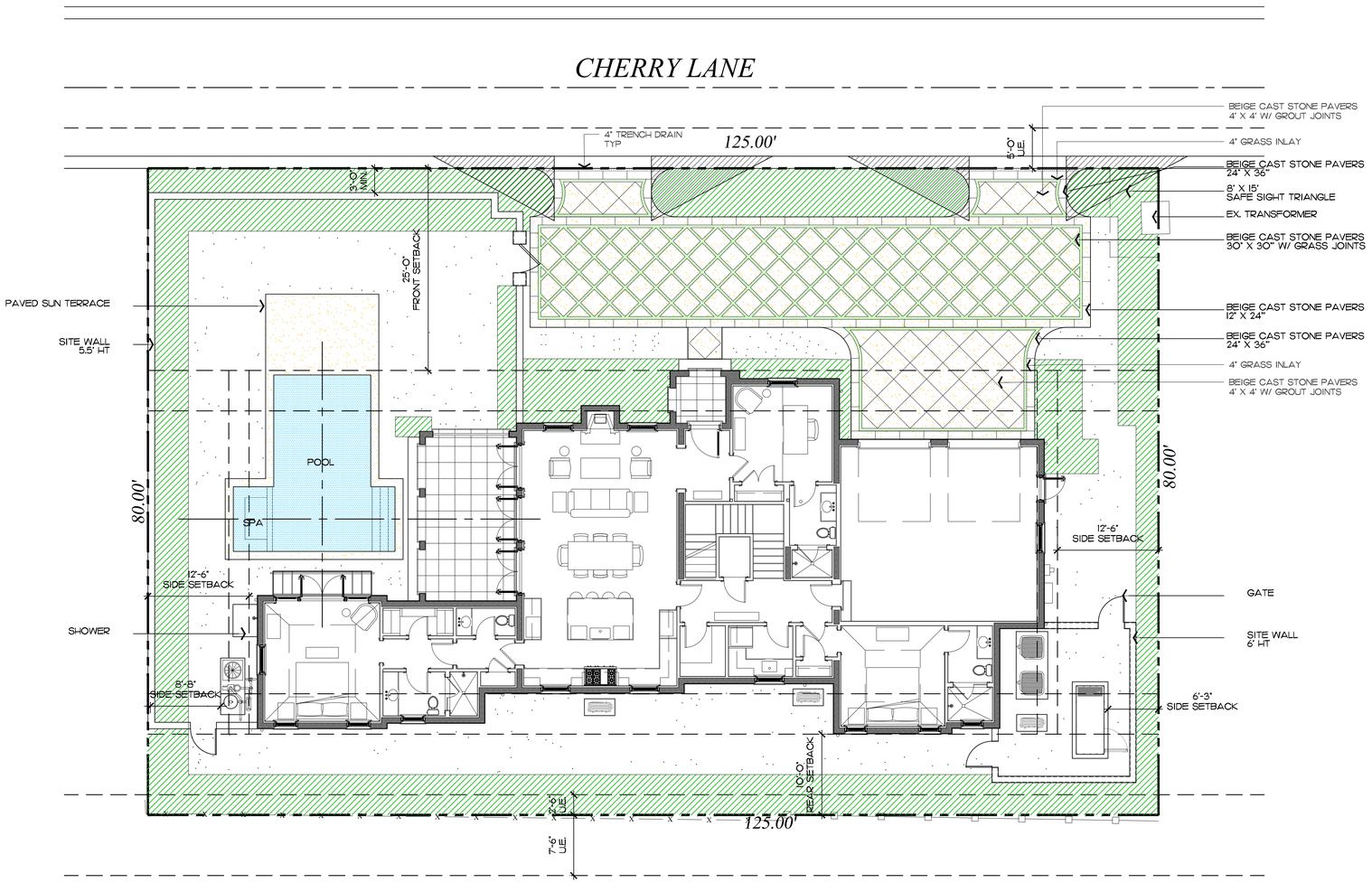
SCALE IN FEET 3/16"=1'-0"



Palm Beach Cast Stone-
Soda Finish, D24B-GA Tex.

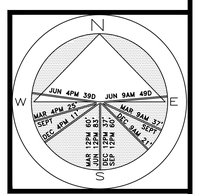


Palm Beach Cast Stone-
D36B Coral Imprint



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JOB NUMBER: # 26040.00 LA
DRAWN BY: Matt Jackman

DATE: 08.05.2026

SHEET L3.0

64 sf.
AREA IN SQ.FT.

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Site Plan

SCALE IN FEET 0' 8' 16' 24'



1
L6.1

North Elevation

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



2
L6.1

South Elevation

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

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Rendered Landscape Elevations

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JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez
DATE: 08.05.2026

SHEET L6.1



1
L6.2

East Elevation

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



2
L6.2

West Elevation

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

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Rendered Landscape Elevations

SCALE IN FEET

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SHEET L6.2



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Fourth Perspective



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SHEET L6.7

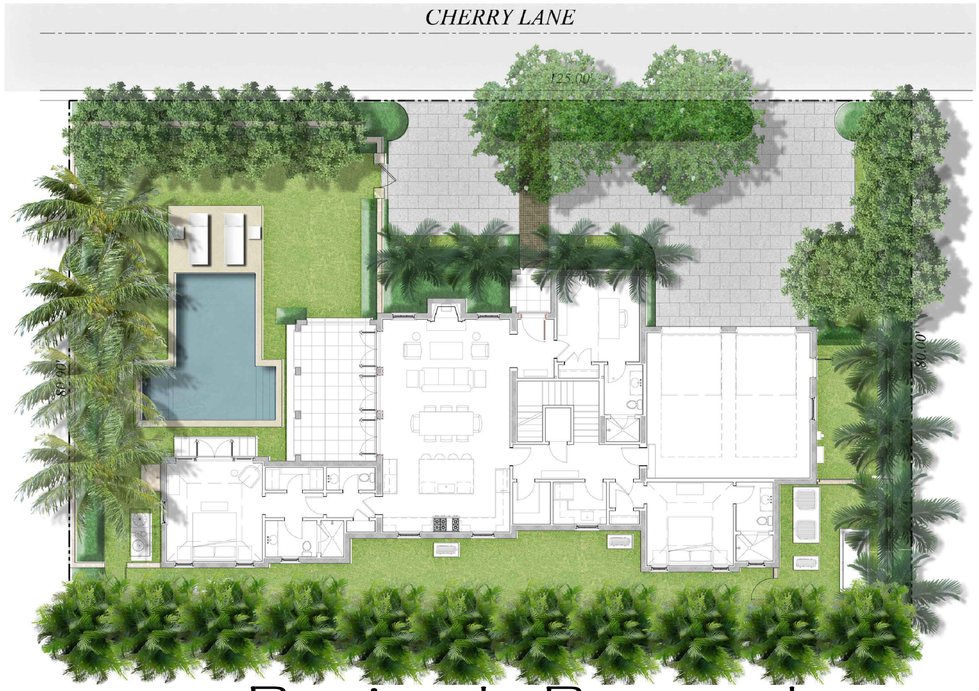
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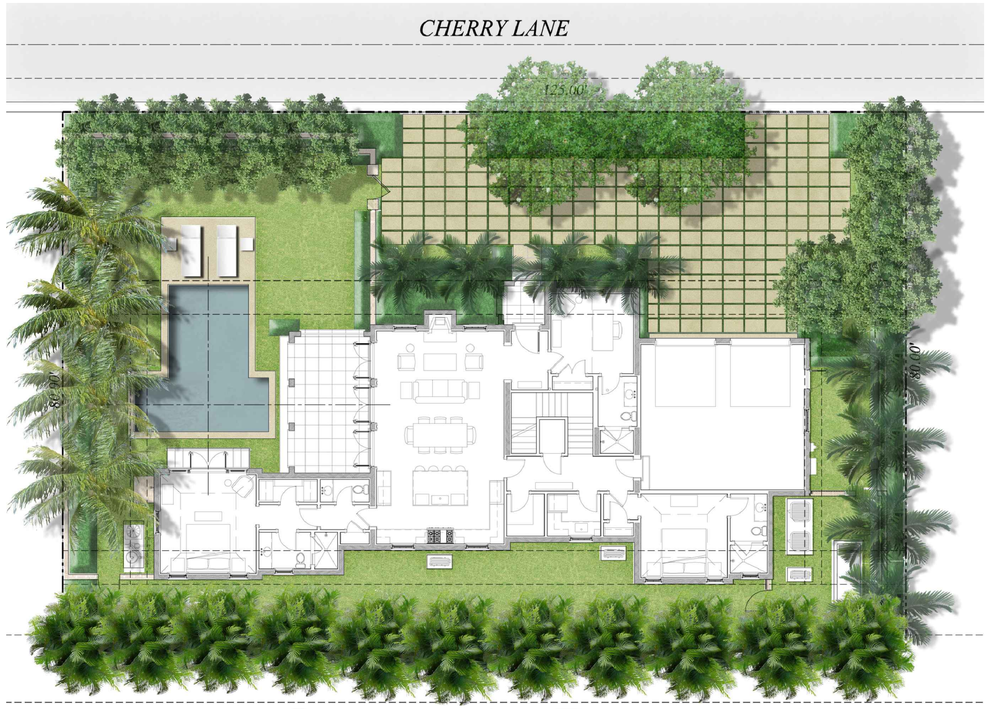
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Fifth Perspective

PREVIOUS ARCOM PRESENTATION



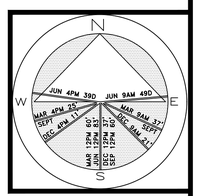
Previously Proposed



Currently Proposed

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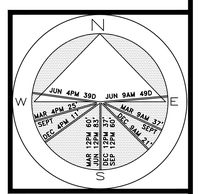
Rendered Landscape Plan

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

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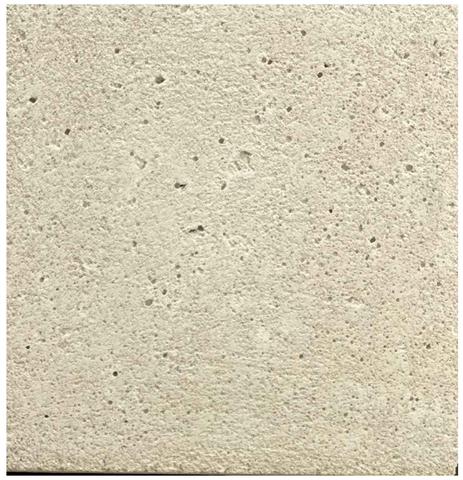
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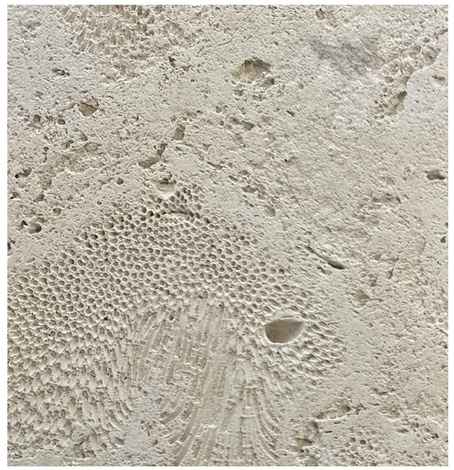
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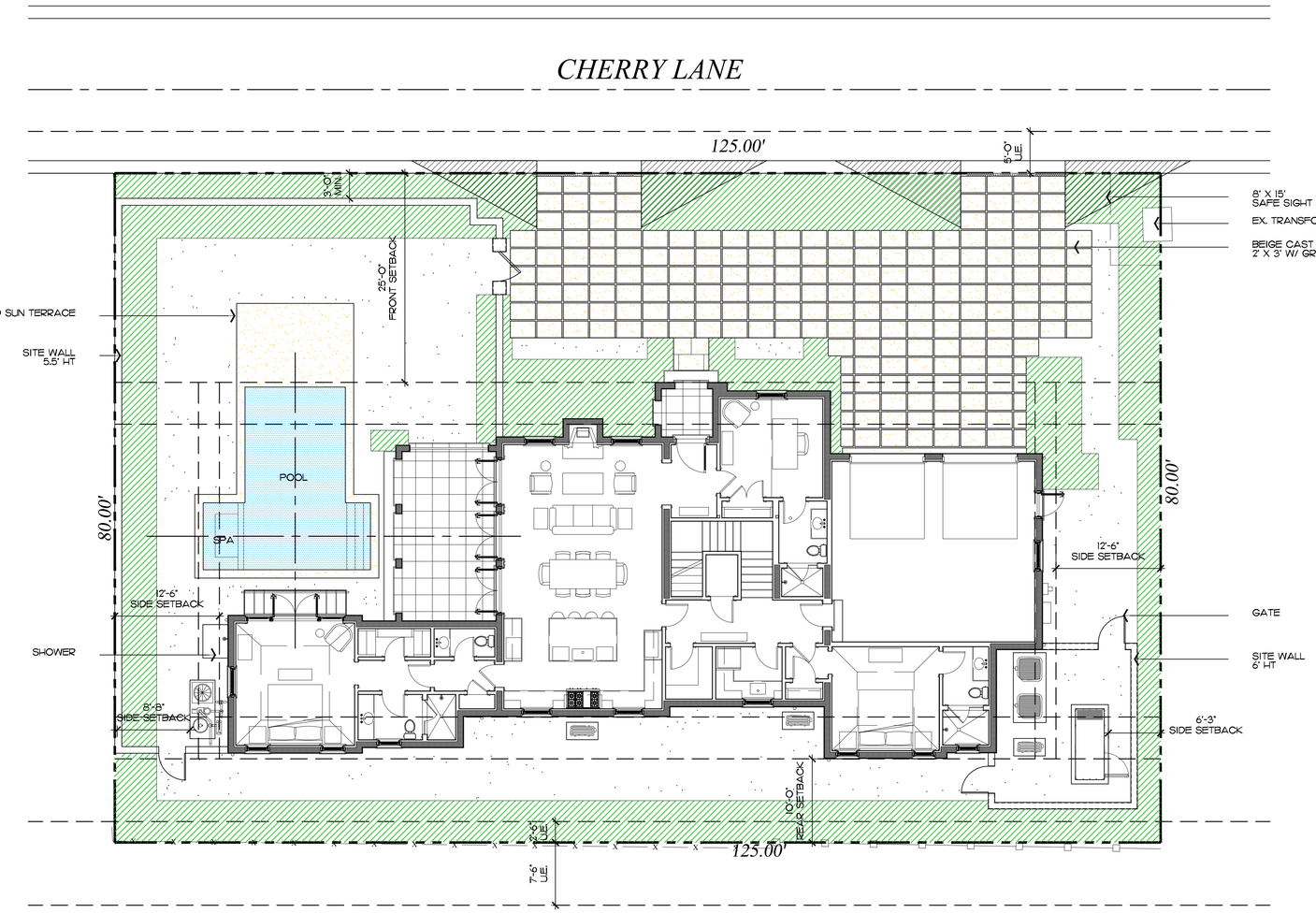
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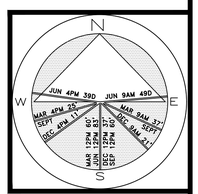


Palm Beach Cast Stone-
D36B Coral Imprint



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SHEET L3.0

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Site Plan

SCALE IN FEET 0' 8' 16' 24'



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Second Perspective



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

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA

JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L6.6

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Fourth Perspective



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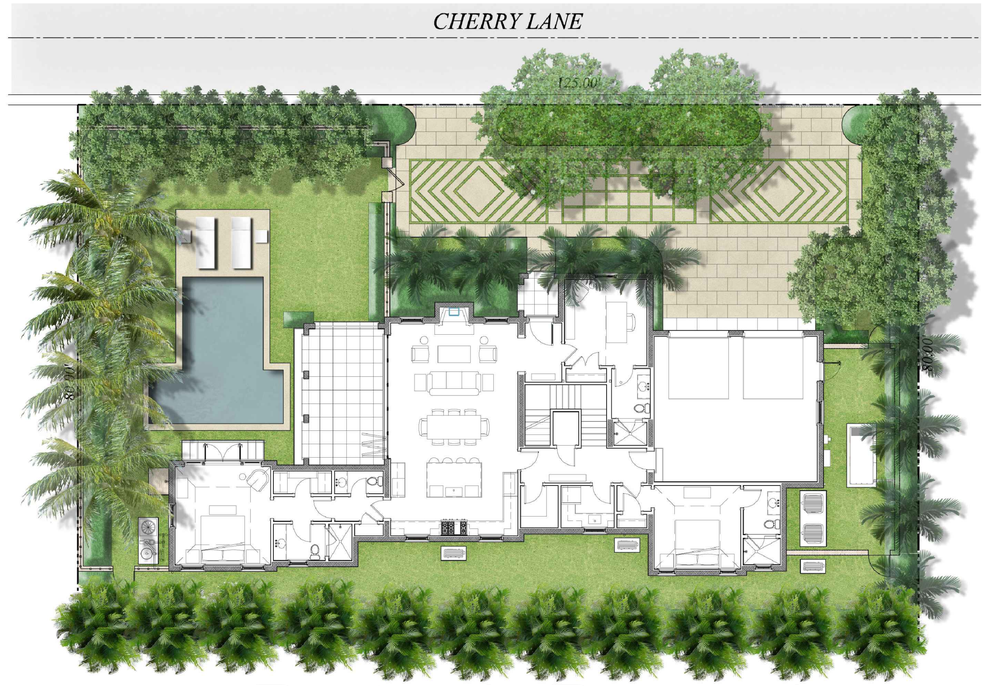
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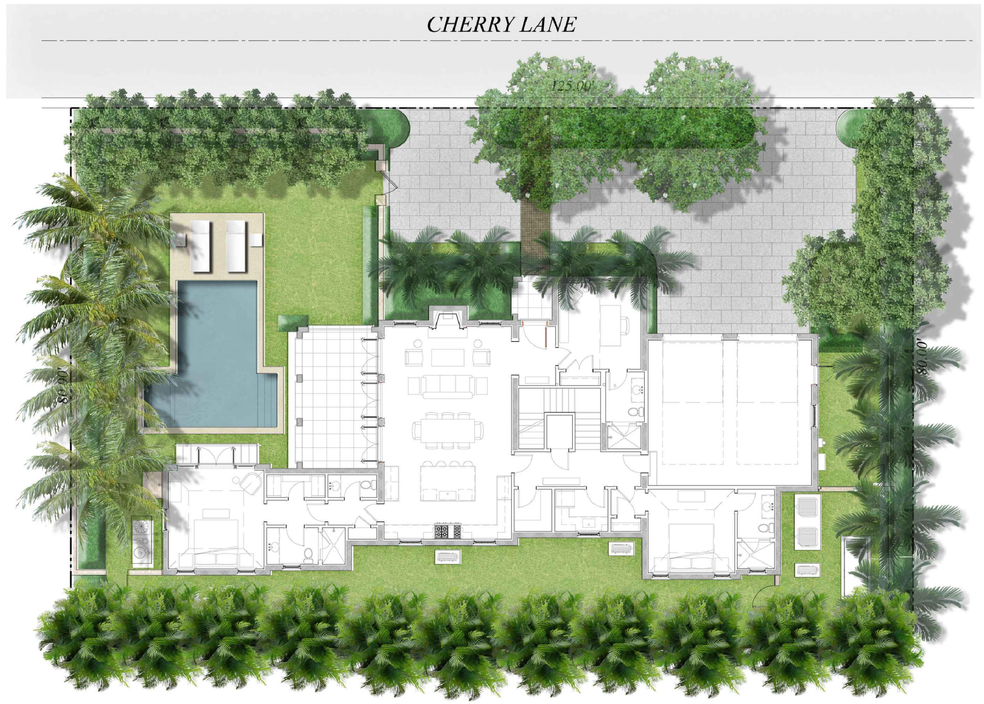
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Fifth Perspective

PREVIOUS ARCOM PRESENTATION



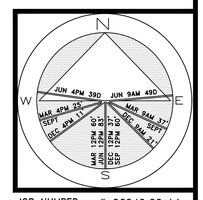
Previously Proposed



Currently Proposed

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Rendered Landscape Plan

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



Previously Proposed



Currently Proposed

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Rendered Landscape Elevations

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Rendered Landscape Elevations

SCALE IN FEET

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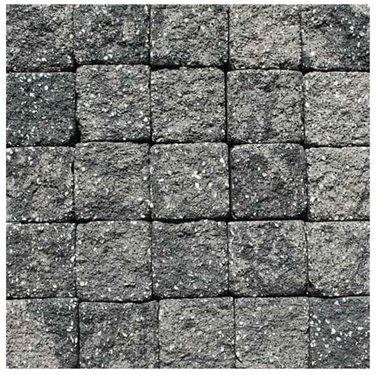
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DATE: 04.06.2026

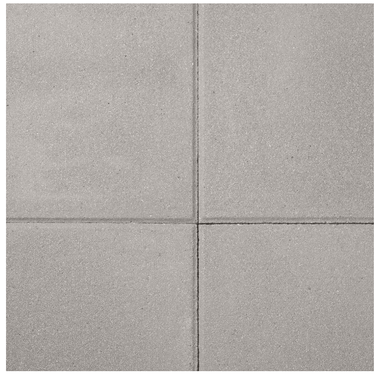
SHEET L6.2

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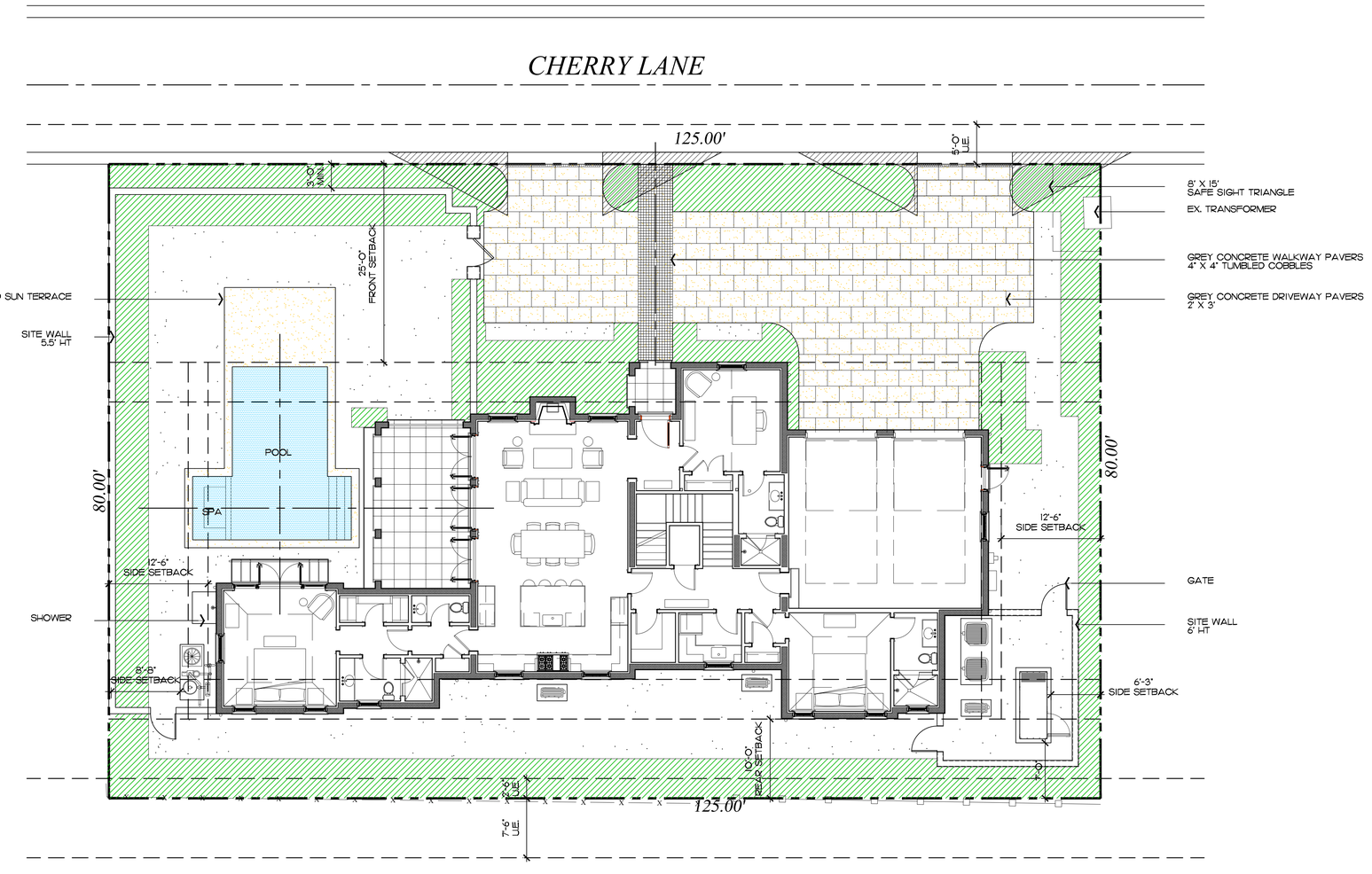
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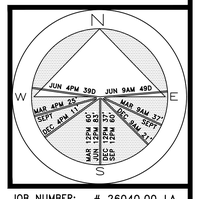


Concrete Cobble Pavers



Concrete Pavers





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

SHEET L3.0

64 sf.
AREA IN SQ.FT.

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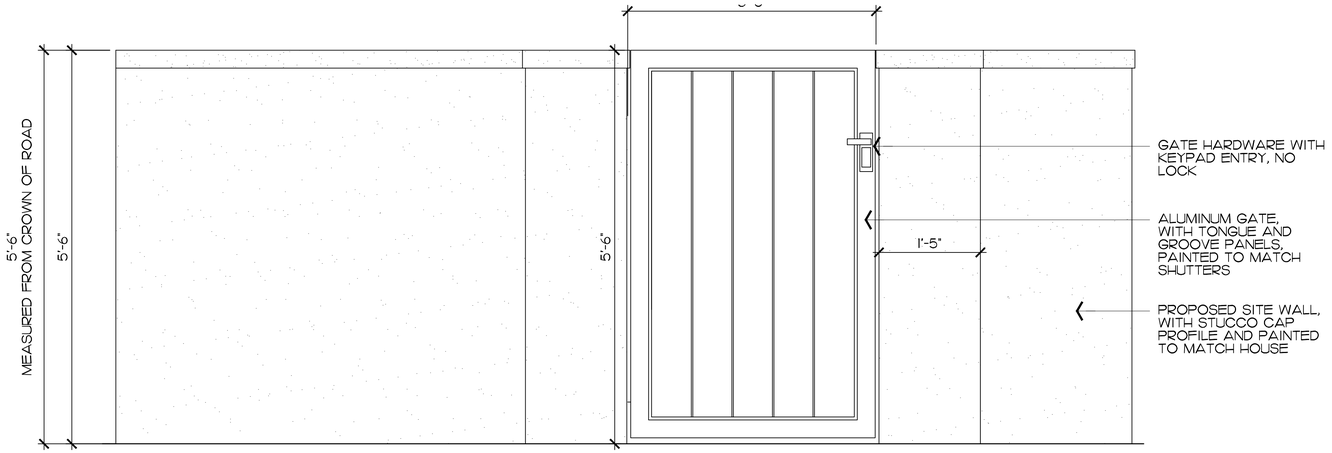
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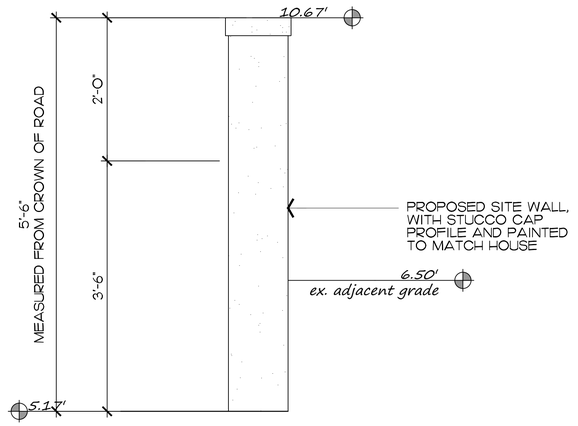
Site Plan

SCALE IN FEET 0' 8' 16' 24'



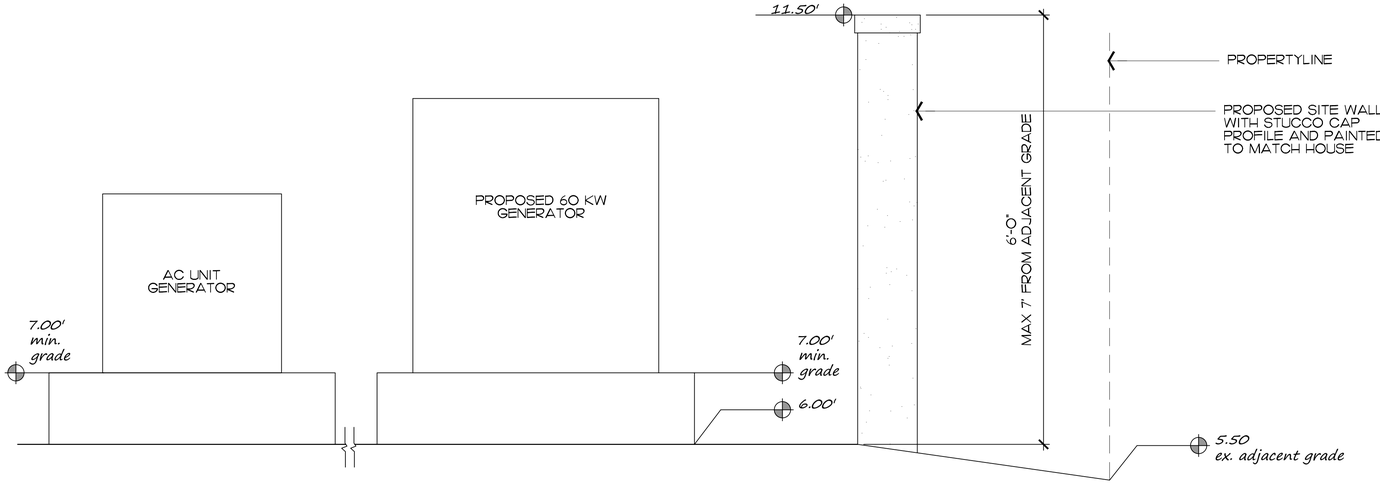
1 L3.4 Pedestrian Gate

SCALE: 1" = 1'-0"



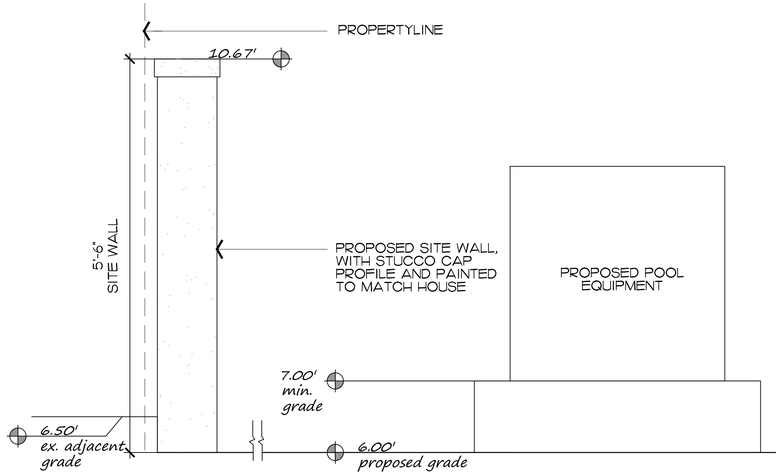
2 L3.4 Site Wall @ Pool Area

SCALE: 1" = 1'-0"



3 L3.4 Site Wall @ Equipment Area

SCALE: 1" = 1'-0"



4 L3.4 Site Wall @ Equipment Area

SCALE: 1" = 1'-0"

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SHEET L3.4

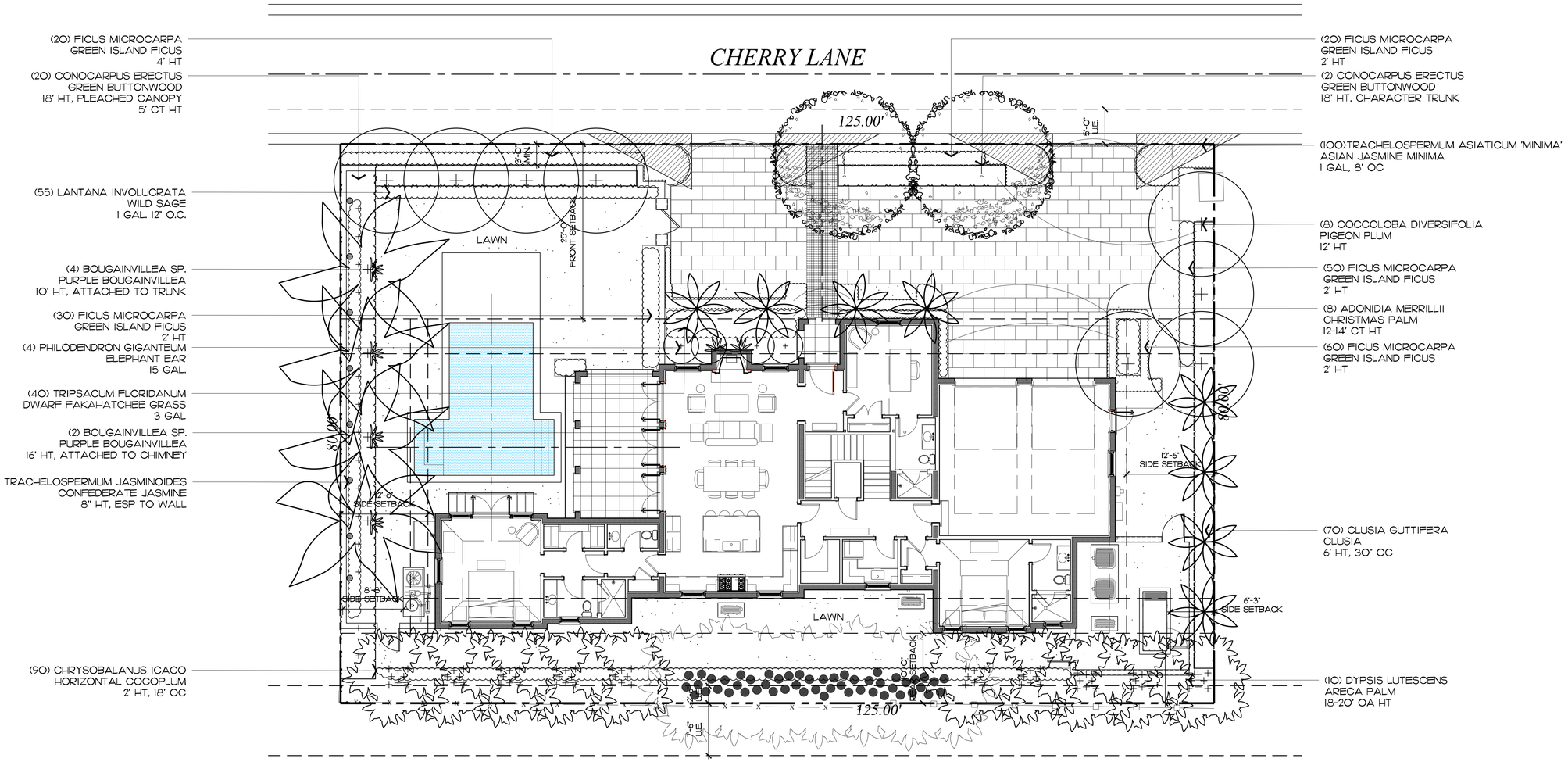
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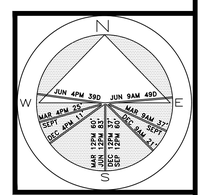
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Proposed Hardscape Exhibit



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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.

Trees & Palms

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

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

Groundcovers

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

TOTAL:	155
NATIVE SPECIES:	55 (35%)

Lawn & Mulch

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

Shrubs & Vines

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

TOTAL:	390
NATIVE SPECIES:	140 (36%)

Landscape Legend

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

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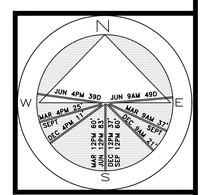
Plant Schedule

SHEET L4.1



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Rendered Landscape Plan

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



1 L6.1

North Elevation

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



2 L6.1

South Elevation

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

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Rendered Landscape Elevations

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

SHEET L6.1



1
L6.2

East Elevation

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



2
L6.2

West Elevation

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

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Rendered Landscape Elevations

SCALE IN FEET

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SHEET L6.2



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

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA

JOB NUMBER: # 26040.00 LA
DRAWN BY: Dios Rodriguez

DATE: 04.06.2026

SHEET L6.3

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First Perspective



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Second Perspective



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Third Perspective



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Fourth Perspective



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Fifth Perspective

PREVIOUS ARCOM PRESENTATION



Existing South-West Coner



Existing South Front Center



Existing North-West Corner



Existing North Rear Center



Existing North-East Corner



Existing South-East Corner

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Existing Site Photos Exhibit

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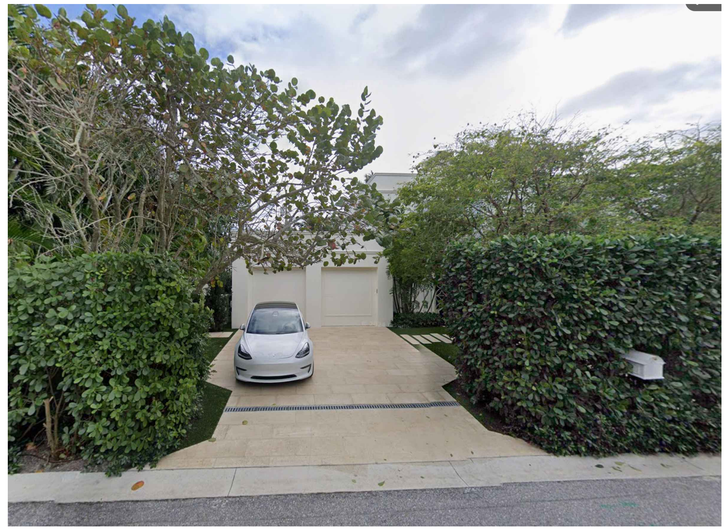
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212 Cherry Lane
East Adjacent Neighbor



222 Cherry Lane
Subject Property



232 Cherry Lane
West Adjacent Neighbor

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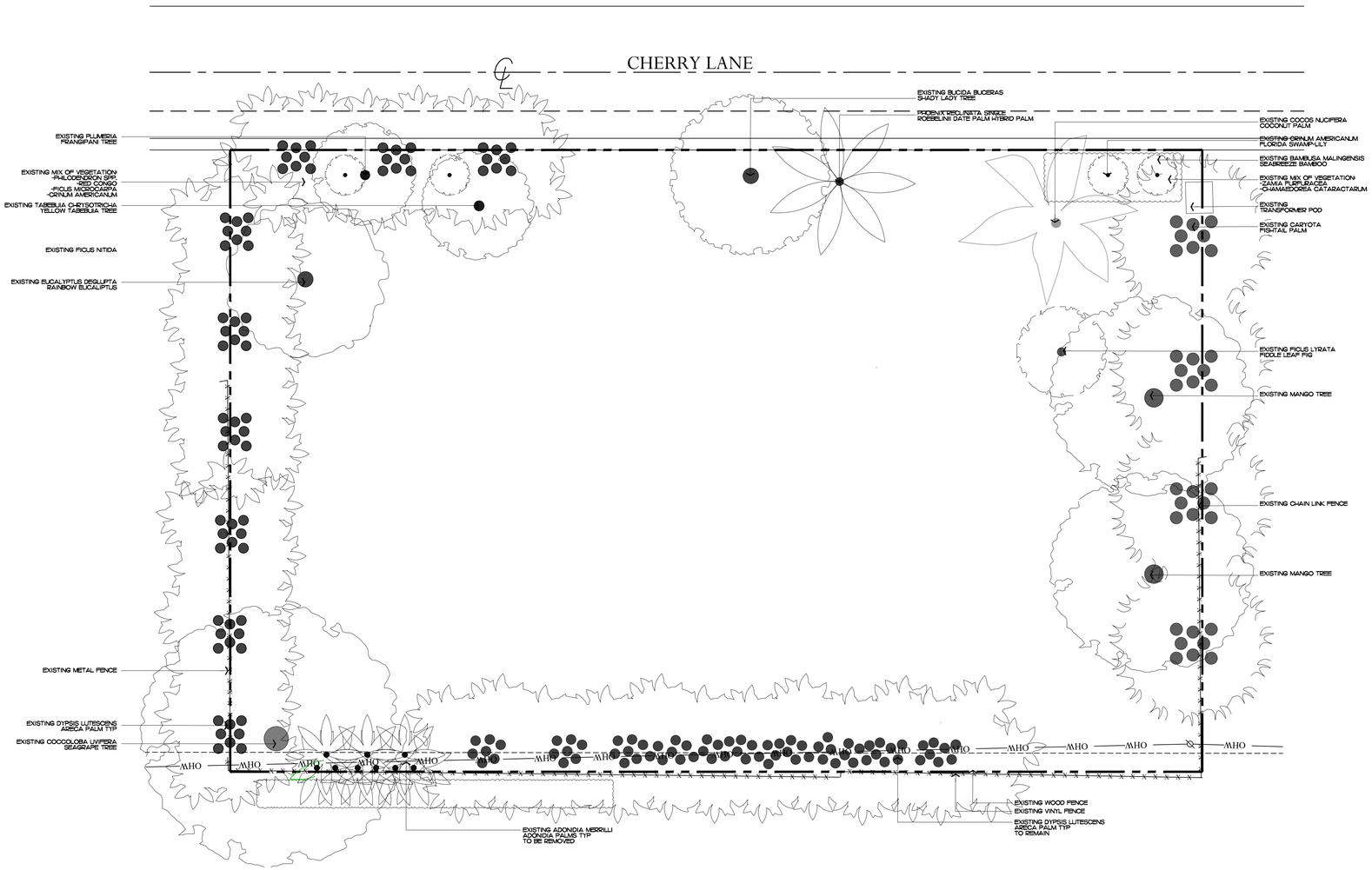
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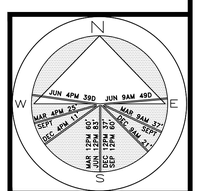
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Existing Neighboring Context Exhibit

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SHEET L2.0

64 sf.
AREA IN SQ.FT.

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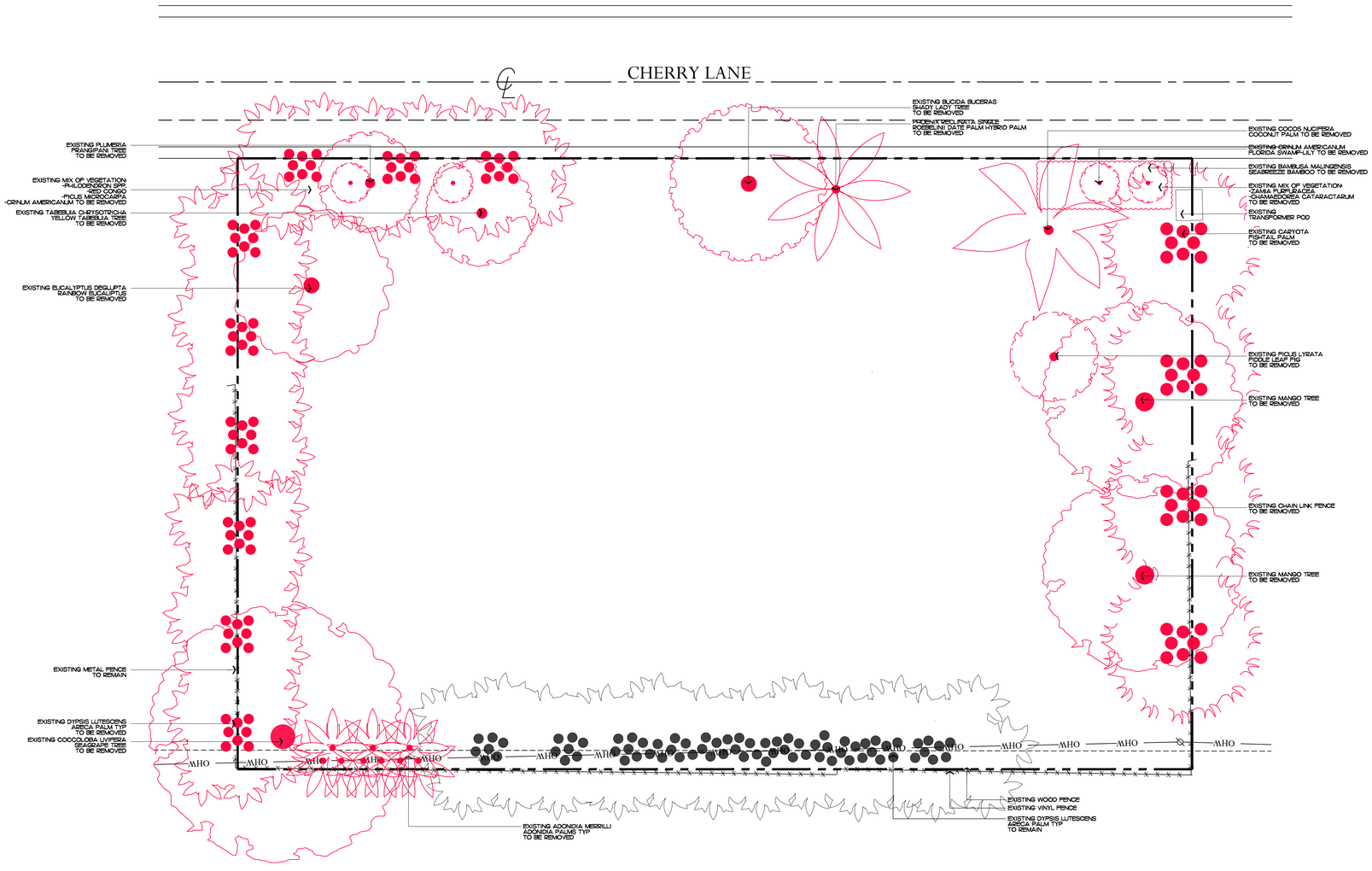
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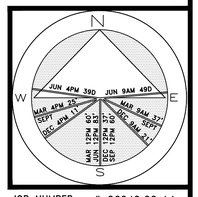
Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

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SHEET L2.1

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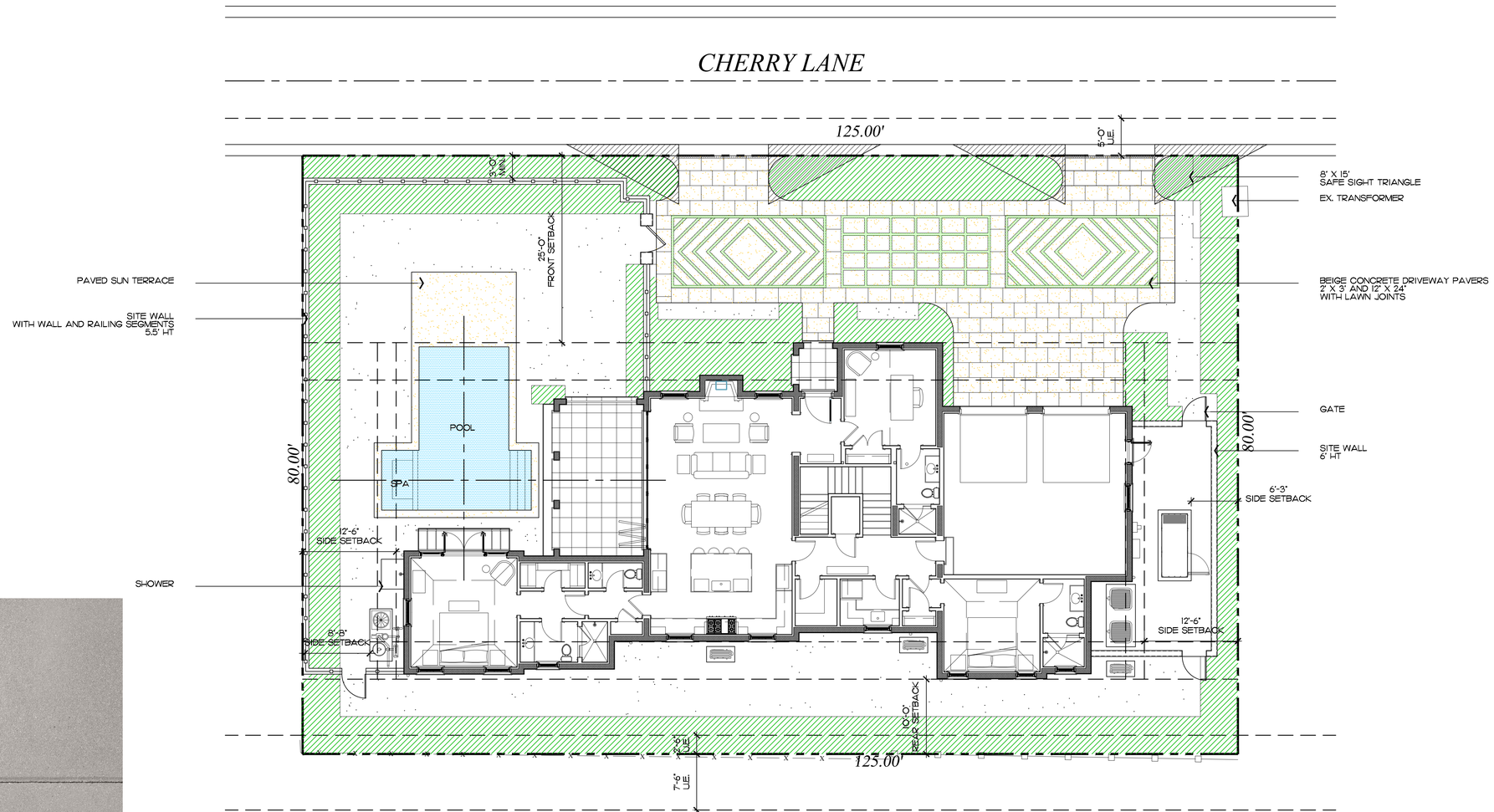
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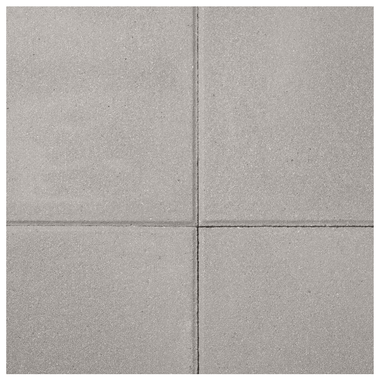
Demolition Plan

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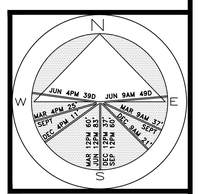
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Concrete Pavers



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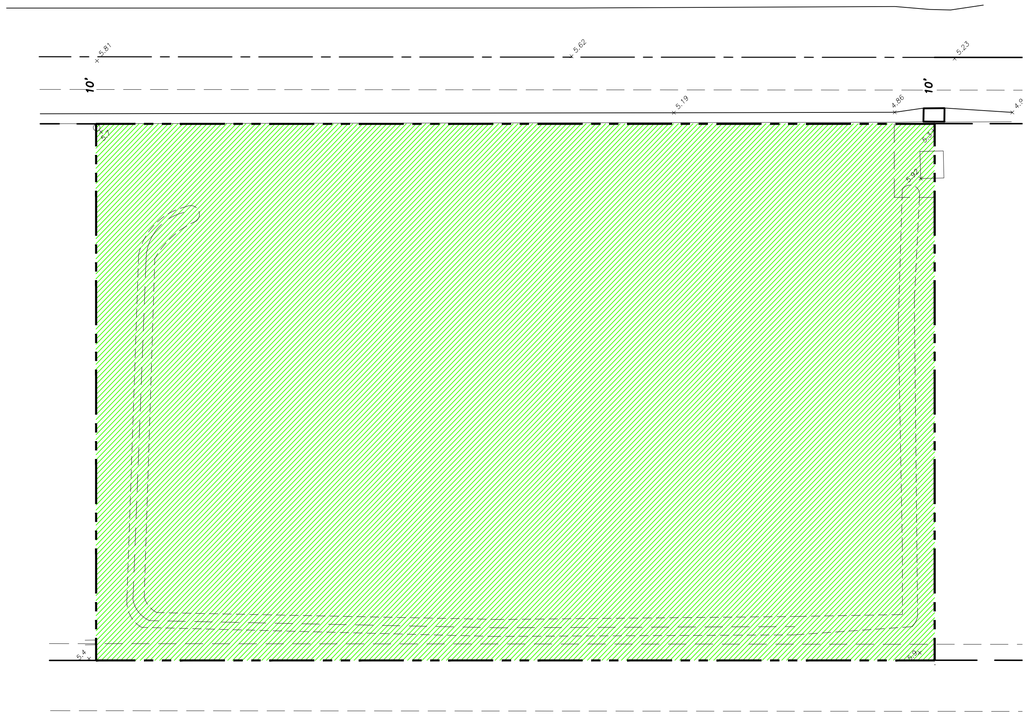
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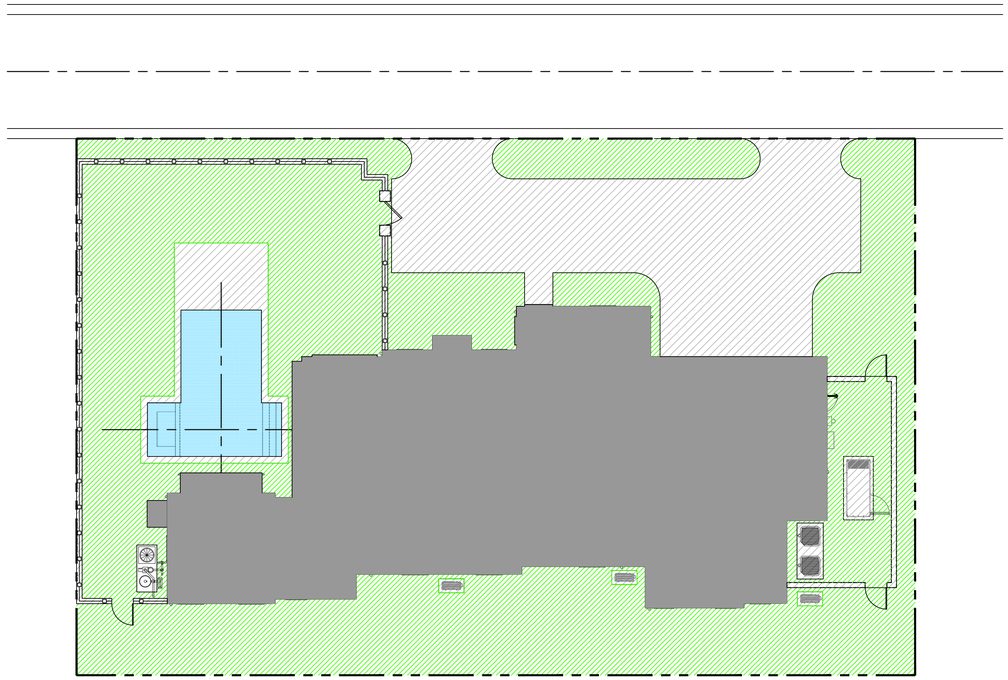
Site Plan

SCALE IN FEET 0' 8' 16' 24'

Legend

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





BENCHMARK:

Existing Lot Coverage Graphic

Proposed Lot Coverage Graphic

Existing Site Data

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

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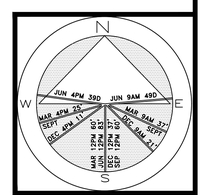
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Open Space Diagrams

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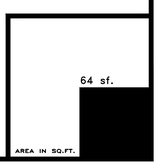
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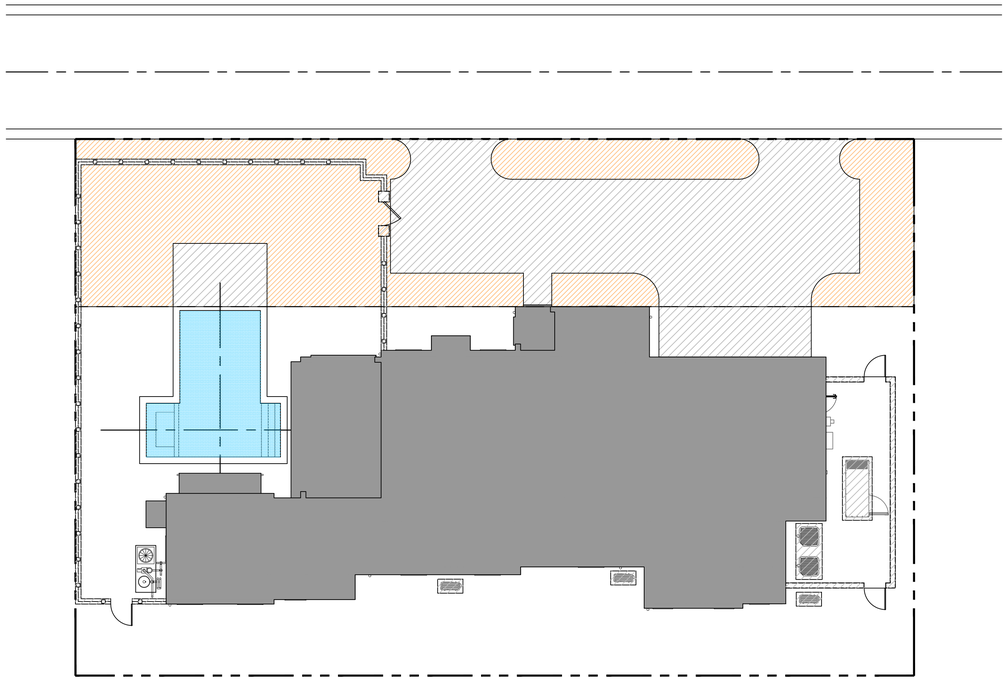


Legend

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



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Existing Site Data

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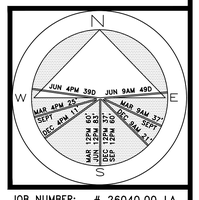
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Open Space Diagrams - Front Yard

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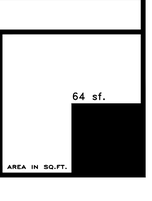
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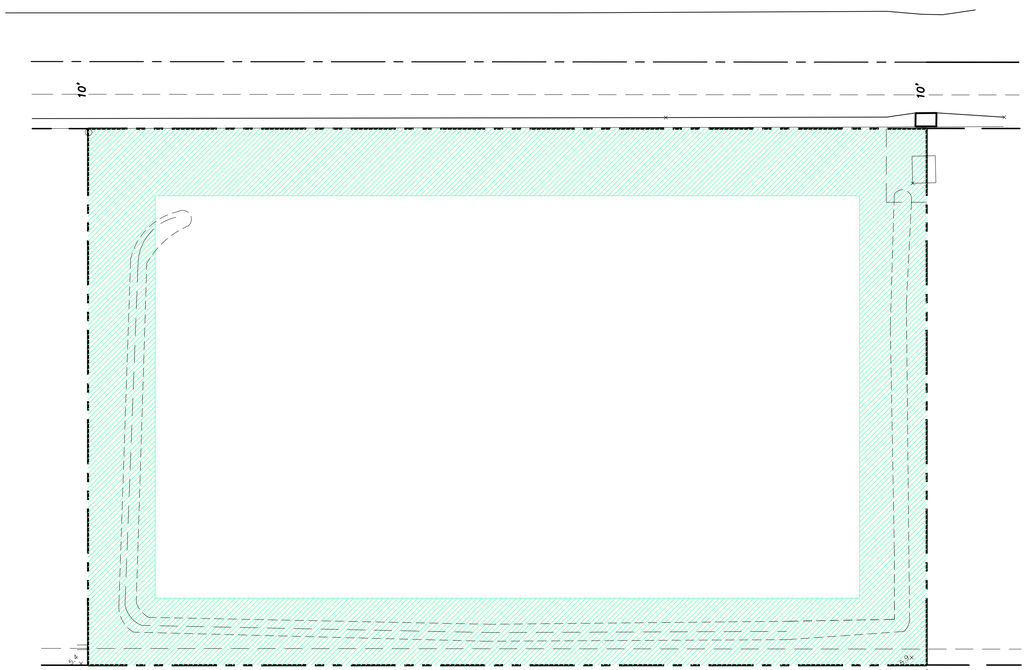
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DATE: 04.06.2026

SHEET L3.2

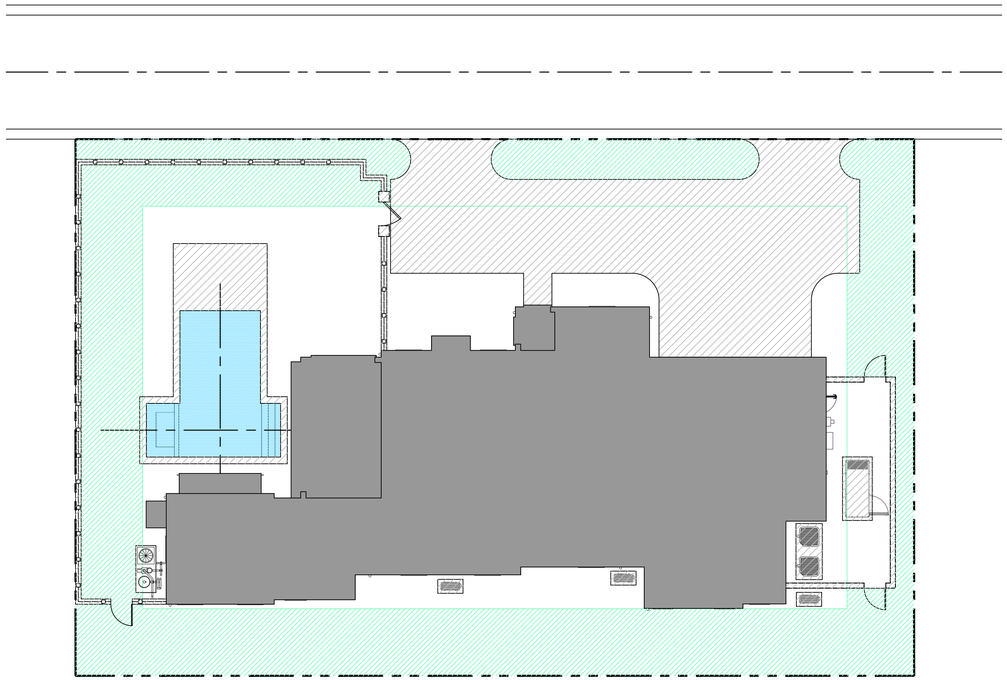


Legend

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



Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Existing Site Data

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

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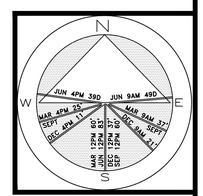
NOT FOR CONSTRUCTION

Open Space Diagrams - Perimeter

SCALE IN FEET 0' 8' 16' 24'

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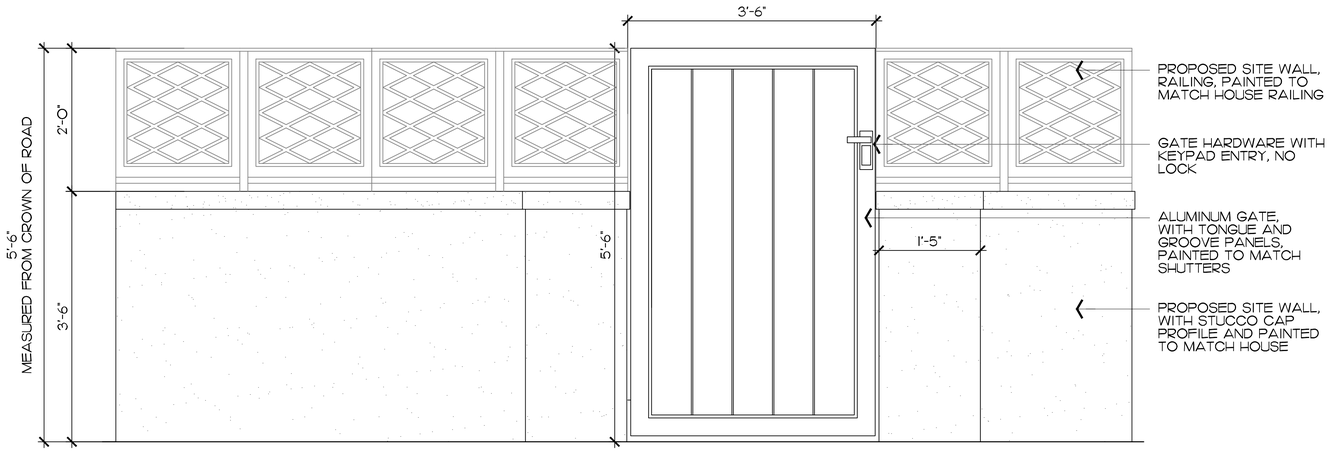
JOB NUMBER: # 26040.00 LA
DRAWN BY: Matt Jackman

DATE: 04.06.2026

SHEET L3.3

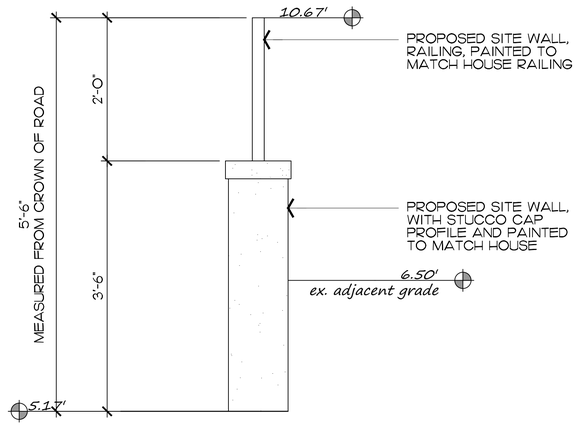
64 sf.

AREA IN SQ.FT.



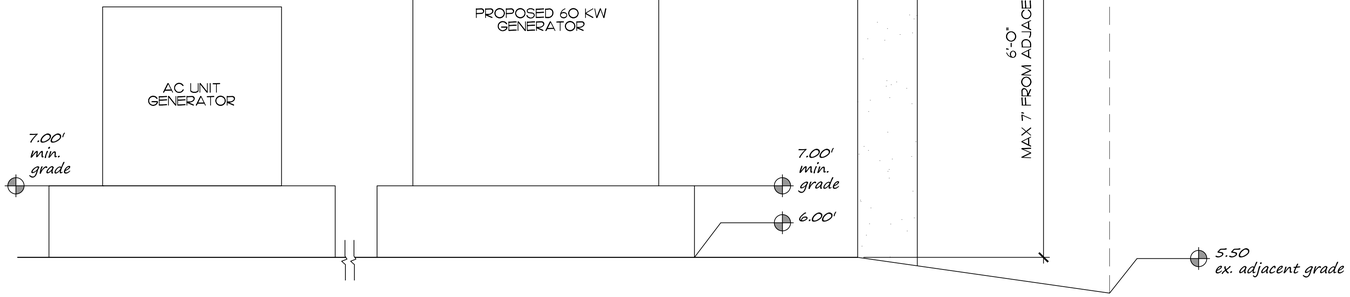
1 L3.4 Pedestrian Gate

SCALE: 1" = 1'-0"



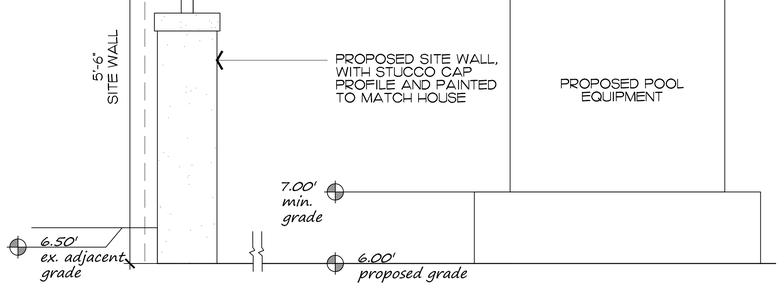
2 L3.4 Site Wall @ Pool Area

SCALE: 1" = 1'-0"



3 L3.4 Site Wall @ Equipment Area

SCALE: 1" = 1'-0"



4 L3.4 Site Wall @ Equipment Area

SCALE: 1" = 1'-0"

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SHEET L3.4

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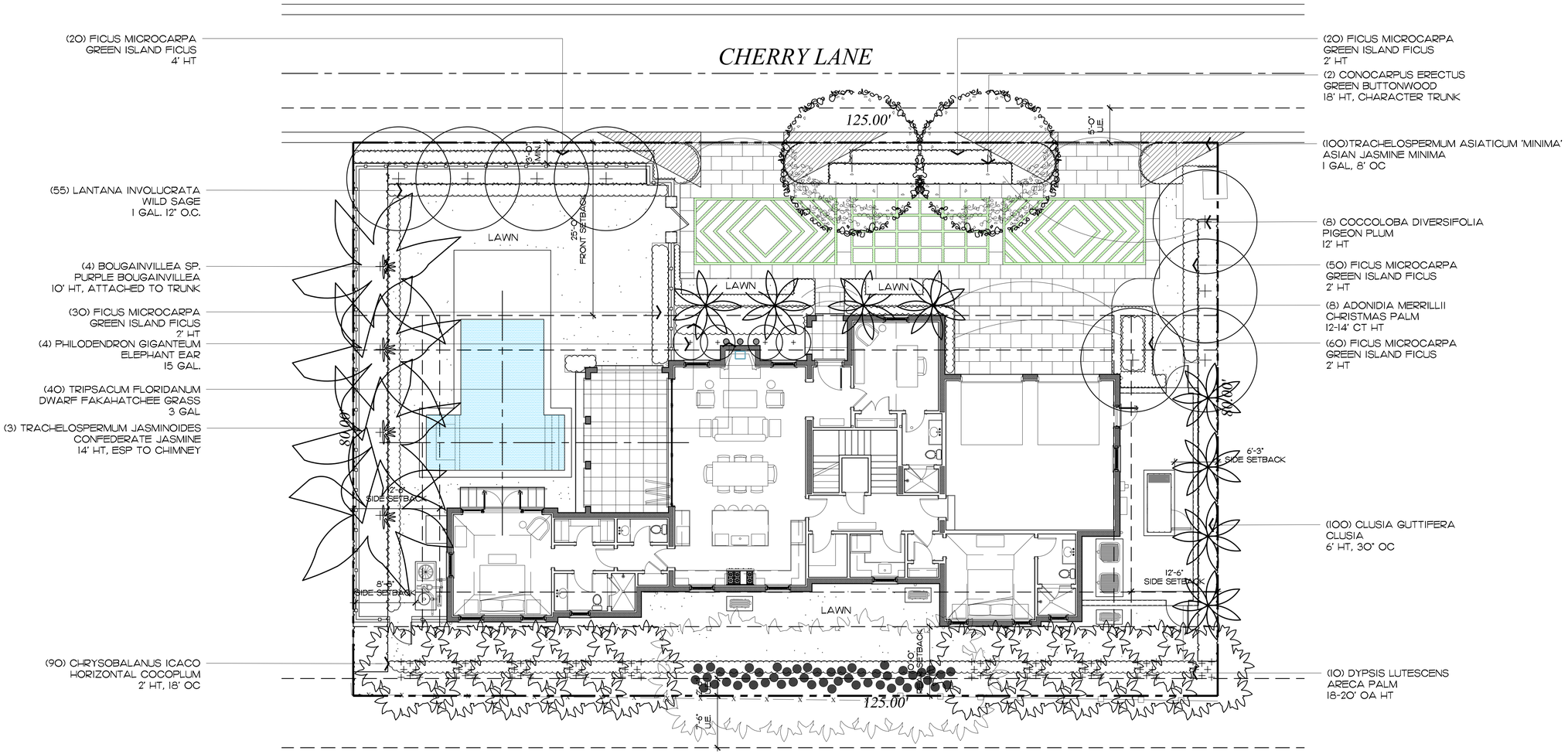
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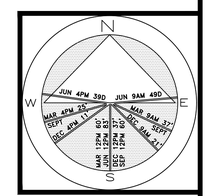
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Proposed Hardscape Exhibit

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SHEET L4.0

64 sf.
AREA IN SQ.FT.

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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees & Palms

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

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

Shrubs & Vines

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

TOTAL:	415
NATIVE SPECIES:	140 (34%)

Groundcovers

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

TOTAL:	155
NATIVE SPECIES:	55 (35%)

Lawn & Mulch

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

Landscape Legend

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

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DRAWN BY: Dustin Mizell
DATE: 04.06.2026

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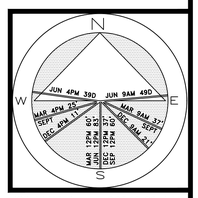
Plant Schedule

SHEET L4.1

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Rendered Landscape Plan

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



North Elevation

1 / L6.1

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



South Elevation

2 / L6.1

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

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Rendered Landscape Elevations

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DRAWN BY: Dios Rodriguez
DATE: 04.06.2026

SHEET L6.1



East Elevation

1 / L6.2

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



West Elevation

2 / L6.2

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

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Rendered Landscape Elevations

SCALE IN FEET

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SHEET L6.2



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SHEET L6.3

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First Perspective



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Second Perspective



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SHEET L6.5

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Third Perspective



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SHEET L6.6

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Fourth Perspective



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SHEET L6.7

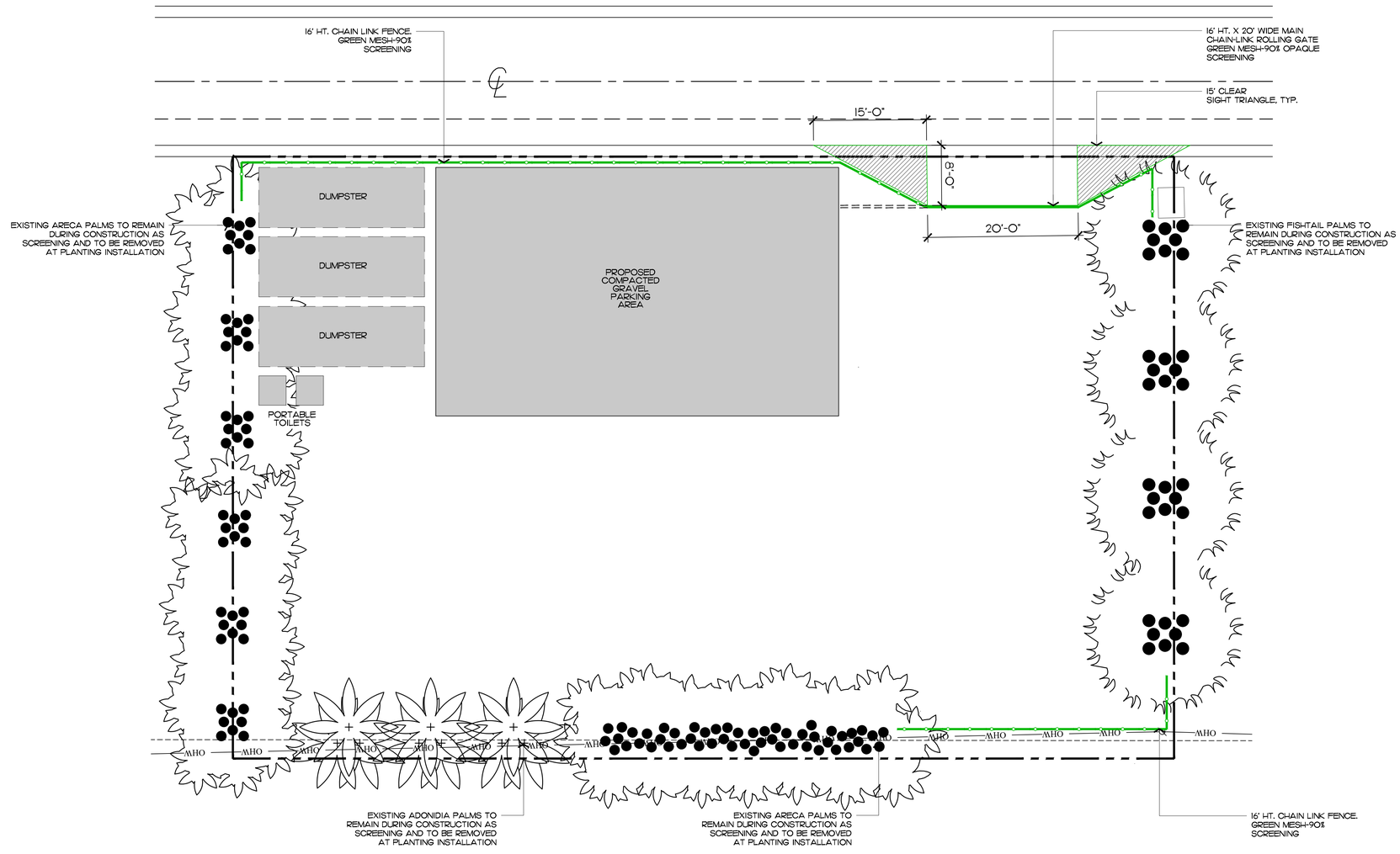
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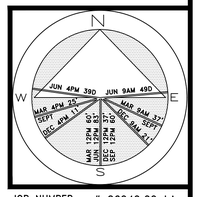
Fifth Perspective

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



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Dustin@environmentdesigngroup.com

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA



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

SHEET L7.0

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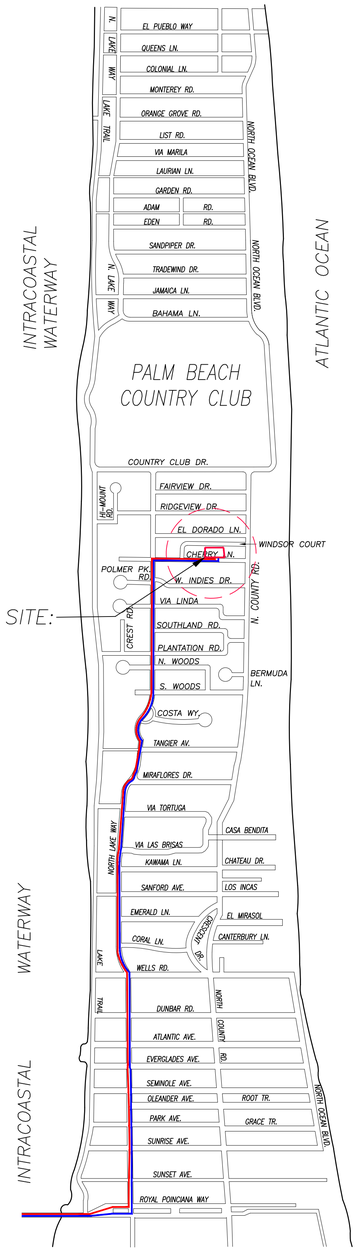
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NOT FOR CONSTRUCTION

Construction Screening + Staging Plan

SCALE IN FEET 0' 8' 16' 24'



CONCEPTUAL CONSTRUCTION SCHEDULE

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

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

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

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

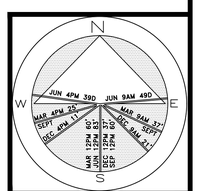
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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

Private Residence
222 Cherry Lane
Town of Palm Beach
FLORIDA



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Truck Logistics Plan

SCALE: NOT TO SCALE

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 26, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 8/19/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

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

Applicant: Creekshore LLC (Jamie Solem, Authorized Representative)
Architecture: Dailey Janssen Architects (Roger Janssen)
Landscape: Environment Design Group (Dustin Mizell)

HISTORY: The application was originally heard at the May 27, 2026 ARCOM hearing and was deferred to allow for study of architectural detailing. The applicant submitted a request for one month's deferral to the July 2026 ARCOM meeting.

At the July 29, 2026 meeting, the resubmitted plans were reviewed by ARCOM and the application was deferred for one month to the August 2026 meeting.

THE PROJECT:
The applicant has submitted plans entitled "Proposed Renovation and Alterations To: 1066 N. Ocean Boulevard" as prepared by **Dailey Janssen Architects**, uploaded and dated to the Town 08/07/2026.

The following is the scope of work for the Project:

- Renovation of existing two-story residence with alterations to existing building shell.
- New landscape and hardscape.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+ 4.48' NAVD	**FEMA Flood Zone**	AE-6
Lot Width	108 ft.	**Lot Depth**	165 ft.
Lot Area	10,669 sq. ft.	**Enclosed Square Footage**	Existing: 4,395 sq. ft. Proposed: 4,339 sq. ft.
Lot Coverage	Permitted: 30.0% Existing: 27.6% Proposed: 26.8%	**Cubic Content Ratio**	Permitted: 3.99 Existing: 3.75 Proposed: 3.69
Finished Floor Elevation	+7.1' NAVD	**Lot Fill**	Permitted: + 1.33 ft. Proposed: + 1.20 ft.
Landscape Open Space	Required: 45% Existing: 48% Proposed: 49%	**Front Yard Open Space**	Required: 40% Existing: 63% Proposed: 90%
Surrounding Properties / Zoning			
North	1072 N Ocean Blvd / Residence | R-B		
South	List Road Right-of-Way & 1060 N Ocean Blvd / Residence | R-B		
East	North Ocean Boulevard Right-of-Way & 1071 N Ocean Blvd / Vacant | R-A		
West	209 List Rd / Residence | R-B		

STAFF ANALYSIS

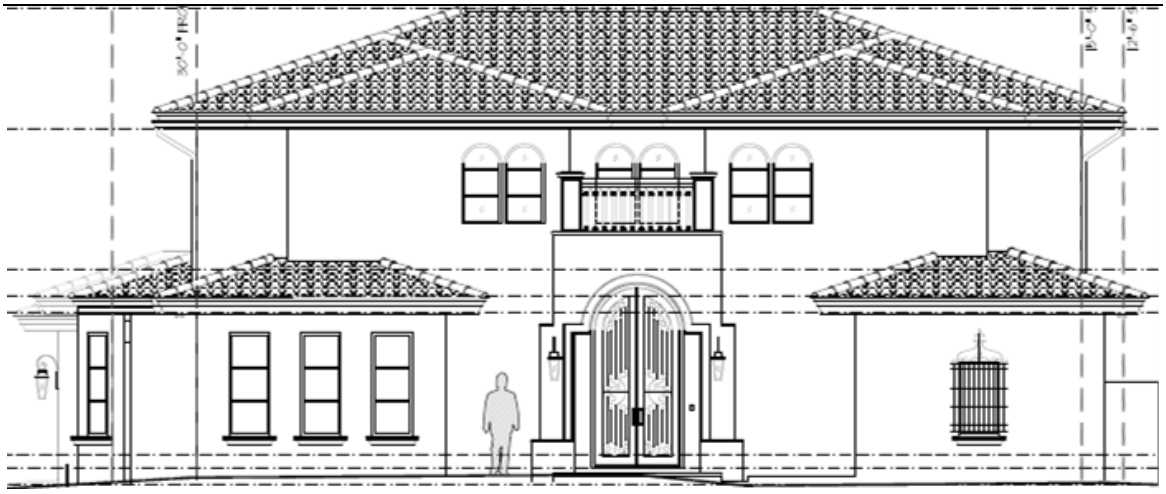
The applicant is proposing renovations and alterations to an existing two-story residence and new hardscape and landscape design. The application, as proposed, appears compliant with zoning regulations and the applicant is not requesting town council review as part of this application.

The Architectural Commission initially reviewed this application at the May 2026 and July 2026 ARCOM hearings. While the proposal received general support, the Commission deferred the item to address specific concerns regarding architectural details and fenestration. The applicant has since submitted revised plans that incorporate the requested changes. The adjustments include: two options for the fenestration rhythm on the east façade and a revised mahogany finish for front and garage doors. Additionally, the applicant has stated they have met with the neighbor who no longer has any objections to the project.

The subject property is located at the intersection of North Ocean Boulevard on the north side of List Road. The applicant's scope of work includes new roof, redesigned and reorganized fenestrations, and modified architectural details. The existing residence has mediterranean influence and the proposed design will update the appearance with a barrel tile roof in Aegean teal color, wood eaves and rafters, scored stucco on the bottom level, and stone balconies with decorative railing. Windows are proposed as vertical casements with horizontally divided lite patterns with doors similarly designed in a Portobello bronze color. The entry door is proposed in a Bronze Natura finish.

Hardscape and landscape design is proposed to be completely modified including elimination of two-curb cuts from North Ocean Boulevard and removal of the swimming pool from the property. An additional curb cut will be added to List Road in order to provide a circular driveway and parking area. Site walls are proposed along North Ocean Boulevard and List Road, and a pedestrian gate and entry will be centered on the front door. Landscape planting area proposed along the perimeter of the site and structure separated by lawn area. An expansive lawn is proposed where the former swimming pool was removed in the north-west part of the site.

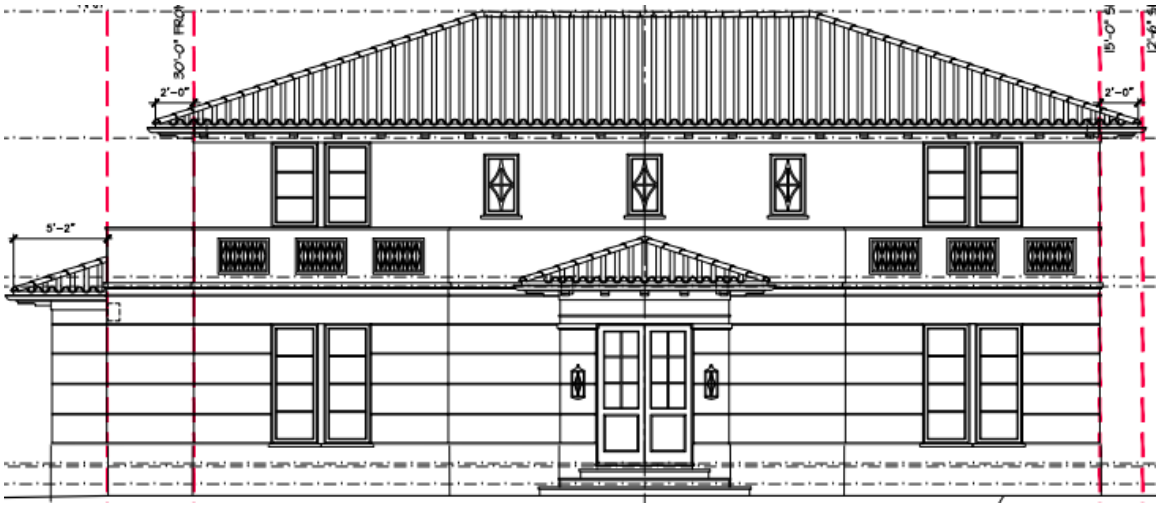




Existing East (Front) Elevation at North Ocean Boulevard.



Previously Proposed East (Front) Elevation at North Ocean Boulevard.



Proposed East (Front) Elevation at North Ocean Boulevard Option #A.



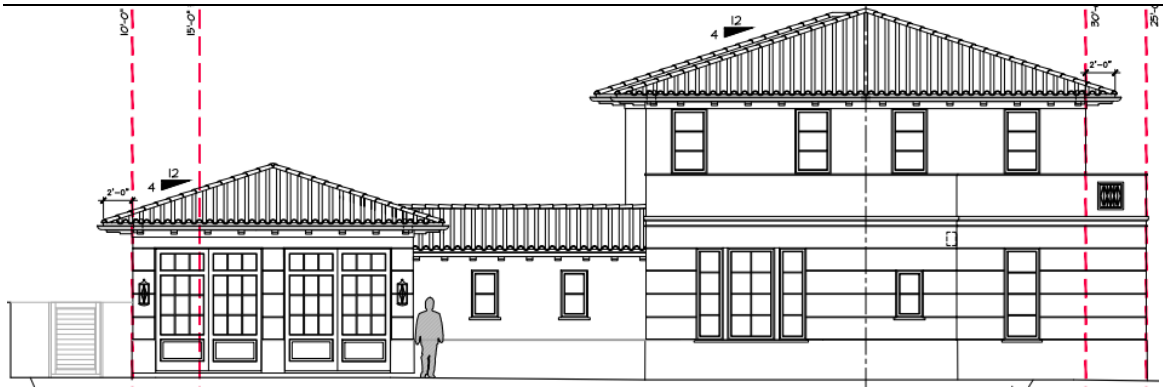
Proposed East (Front) Elevation at North Ocean Boulevard Option #B.



Existing South (Street-Side) Elevation at List Road.



Previously Proposed South (Street-Side) Elevation at List Road.



Proposed South (Street-Side) Elevation at List Road.



Existing West (Rear) Elevation.



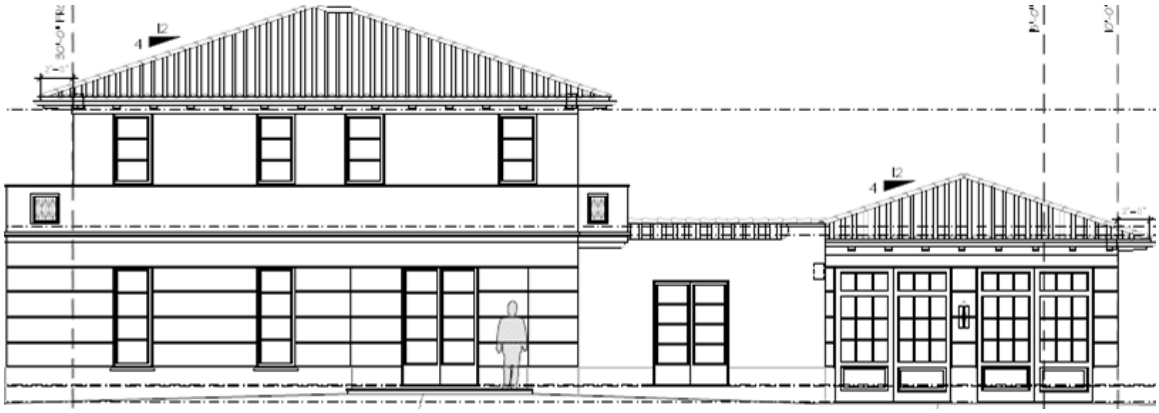
Previously Proposed West (Rear) Elevation.



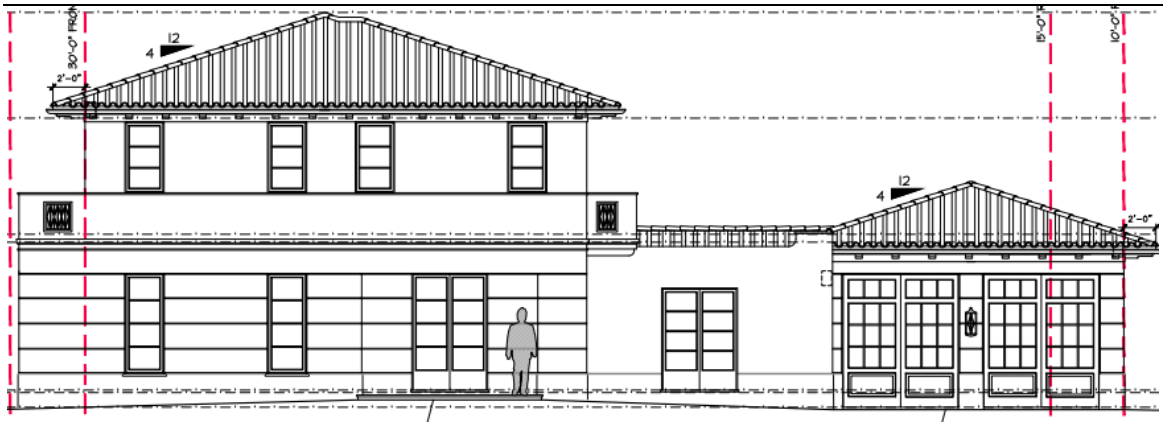
Proposed West (Rear) Elevation.



Existing North (Side) Elevation.



Previously Proposed North (Side) Elevation.



Proposed North (Side) Elevation.



Color Rendering of Proposed Landscape Plan.

CONCLUSION

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

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

WRB:JGM:FHM:BMF
WRB

DJA DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

August 10, 2026
Town of Palm Beach
Planning, Zoning and Building Department

ARC-26-0020

Revisions for 1066 N Ocean Boulevard, Palm Beach, Florida

The following changes have been made to 1066 N Ocean Boulevard in response to your comments.

1) We have provided two options for consideration alternating the rhythm of the fenestration on the east façade.
2) A revised mahogany finish sample is presented for the front and garage doors.
3) We have met with the neighbor to the South, Martin Klein, per the directive of the commission, he was invited upstairs to observe the view south overlooking his property. He has dropped all objections confirming that nothing can be seen from the upstairs south facing windows.

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

PROPOSED RENOVATION AND ALTERATIONS TO:

1066 N. OCEAN BOULEVARD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

ARC - 26- 0020

PRE-APPLICATION SUBMITTAL 03.05.26
FIRST SUBMITTAL 03.25.26
SECOND SUBMITTAL 04.13.26
FINAL SUBMITTAL 5.11.26
REV 01 7.29.26
REV 02 8.26.26

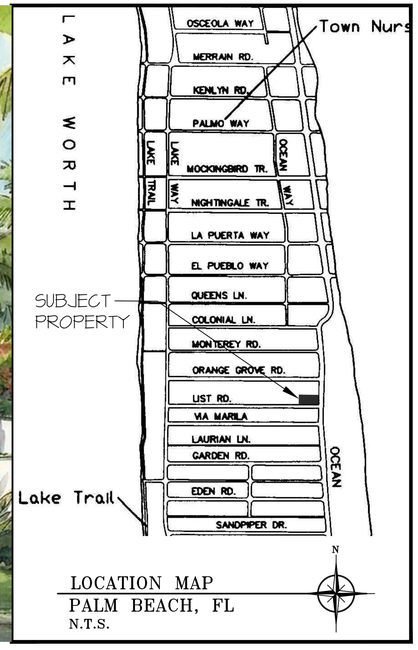
INDEX OF DRAWINGS

A-0.00 - 0.09	COVER SHEET/NEIGHBORHOOD
SP-1.01-1.02	SITE PLANS/ZONING LEGEND
SP-1.03-1.04	ZONING DIAGRAMS
A-1.01-1.06	LEVEL 1/LEVEL 2
A-1.07-1.09	ROOF PLAN
A-2.01-2.04	PROPOSED ELEVATIONS
A-2.05-2.15	RENDERINGS/DETAILS/MATERIALS
A-2.16-2.19	BUILDING/YARD SECTIONS

SCOPE OF WORK:

RENOVATION OF EXISTING TWO-STORY RESIDENCE WITH ALTERATIONS TO EXISTING BUILDING SHELL.
NEW LANDSCAPE AND HARDSCAPE.





LOCATION MAP
PALM BEACH, FL
N.T.S.

DAILEY JANSSEN ARCHITECTS, P.A.

400 Clematis Street, Suite #200 — West Palm Beach, Florida 33401 — TEL: 561-833-4707

CONSULTANTS AND ENGINEERS:			
SURVEYOR: WALLACE SURVEYING CORP 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	LANDSCAPE ARCHITECT: ENVIRONMENT DESIGN GROUP 139 NORTH COUNTY ROAD TOWN OF PALM BEACH, FL 33480 561-832-4600	CIVIL ENGINEER: GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE. SUITE 305 WEST PAL M BEACH, FL 33401 561-312-2041	JOB NUMBER:25-125 ISSUED FOR ARCOM APPROVAL: 2.4.26 ARCOM APPROVAL: ISSUED FOR PERMIT: ISSUED FOR CONSTRUCTION:

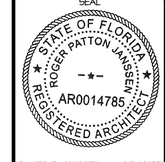
PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:
1066 N. OCEAN BLVD.
PALM BEACH COUNTY
XXXXX, FLORIDA

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

DATE: 2026.03.05
DRAWN:MG, PM, AR
REVISIONS:
- ARCOM PRE-APP 03.05.26
- FIRST SUBMITTAL 03.25.26
- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26
- REV 01 7.29.26

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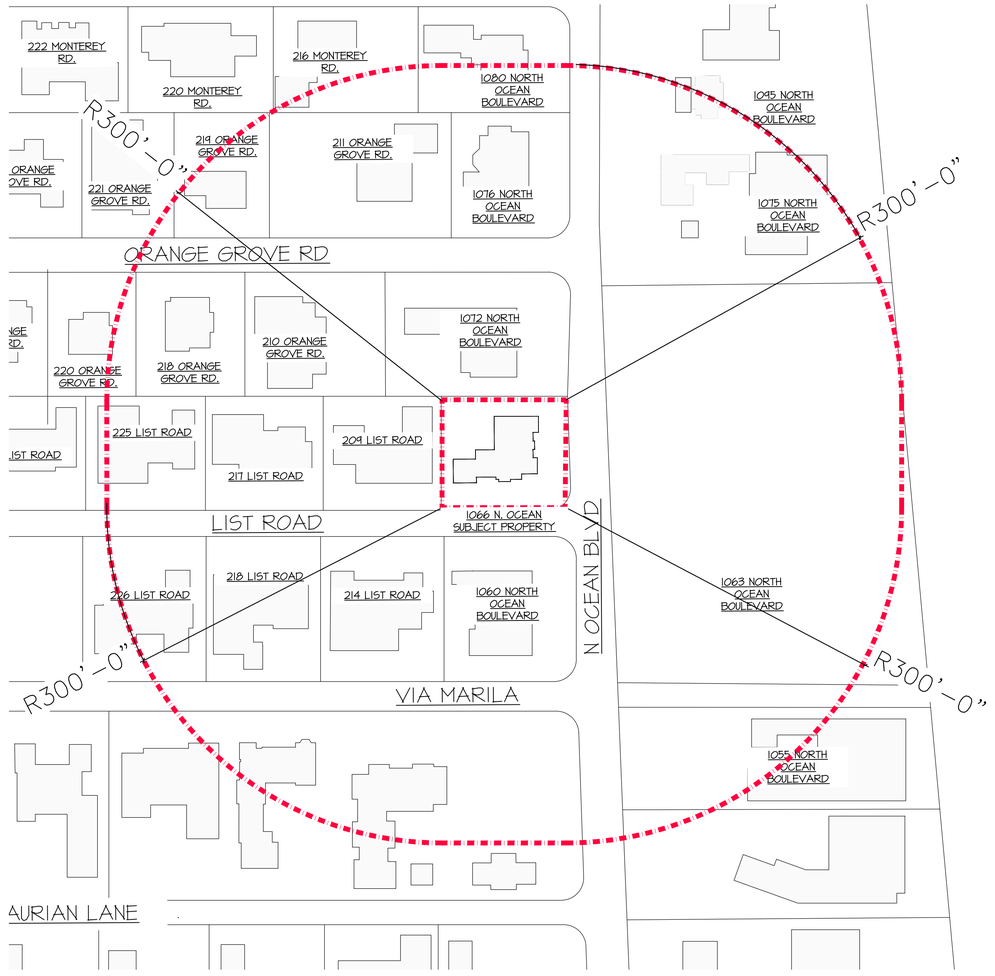
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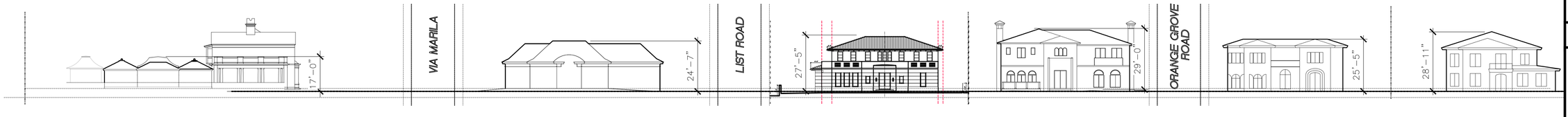
JOB NUMBER: 25-124



AERIAL MAP



LOCATION PLAN



1066 N.OCEAN BLVD STREETSCAPE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXX, FLORIDA

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DRAWN: MS, PM, AR

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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

21-163

DRAWING NO.

A0.02

JOB NUMBER: 25-124



1060 N OCEAN BLVD



214 LIST ROAD



218 LIST ROAD



226 LIST ROAD



1050 N OCEAN BLVD



216 VIA MARILA

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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DATE: 2026.03.05

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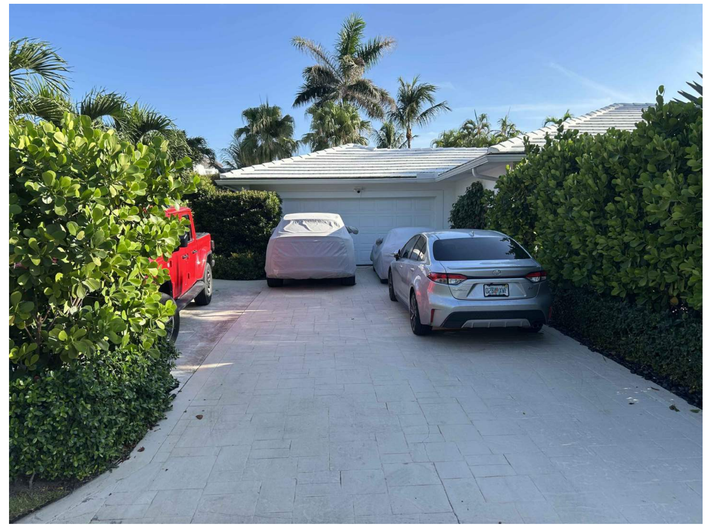
JOB NUMBER: 25-124



224 VIA MARILA



1066 N OCEAN BLVD
SUBJECT PROPERTY



209 LIST RD



217 LIST RD



225 LIST RD



1051 N OCEAN BLVD

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

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DRAWING NO.

A0.04

JOB NUMBER: 25-124



1055 N OCEAN BLVD



1063,1065,1070 N OCEAN BLVD



1075 N OCEAN BLVD



1072 N OCEAN BLVD



210 ORANGE GROVE



218 ORANGE GROVE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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JOB NUMBER: 25-124



1076 N OCEAN BLVD



211 ORANGE GROVE



219 ORANGE GROVE



221 ORANGE GROVE



1080 N OCEAN BLVD



216 MONTEREY RD

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.06

JOB NUMBER: 25-124



220 MONTEREY RD



1095 N OCEAN BLVD

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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DATE: 2026.03.05

DRAWN:MG, PM, AR

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ROGER P. JANSSEN AR-14785

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JOB NUMBER: 25-124



1066 N OCEAN BLVD

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.08

JOB NUMBER: 25-124



1066 N OCEAN BLVD

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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- FINAL SUBMITTAL 05.11.26

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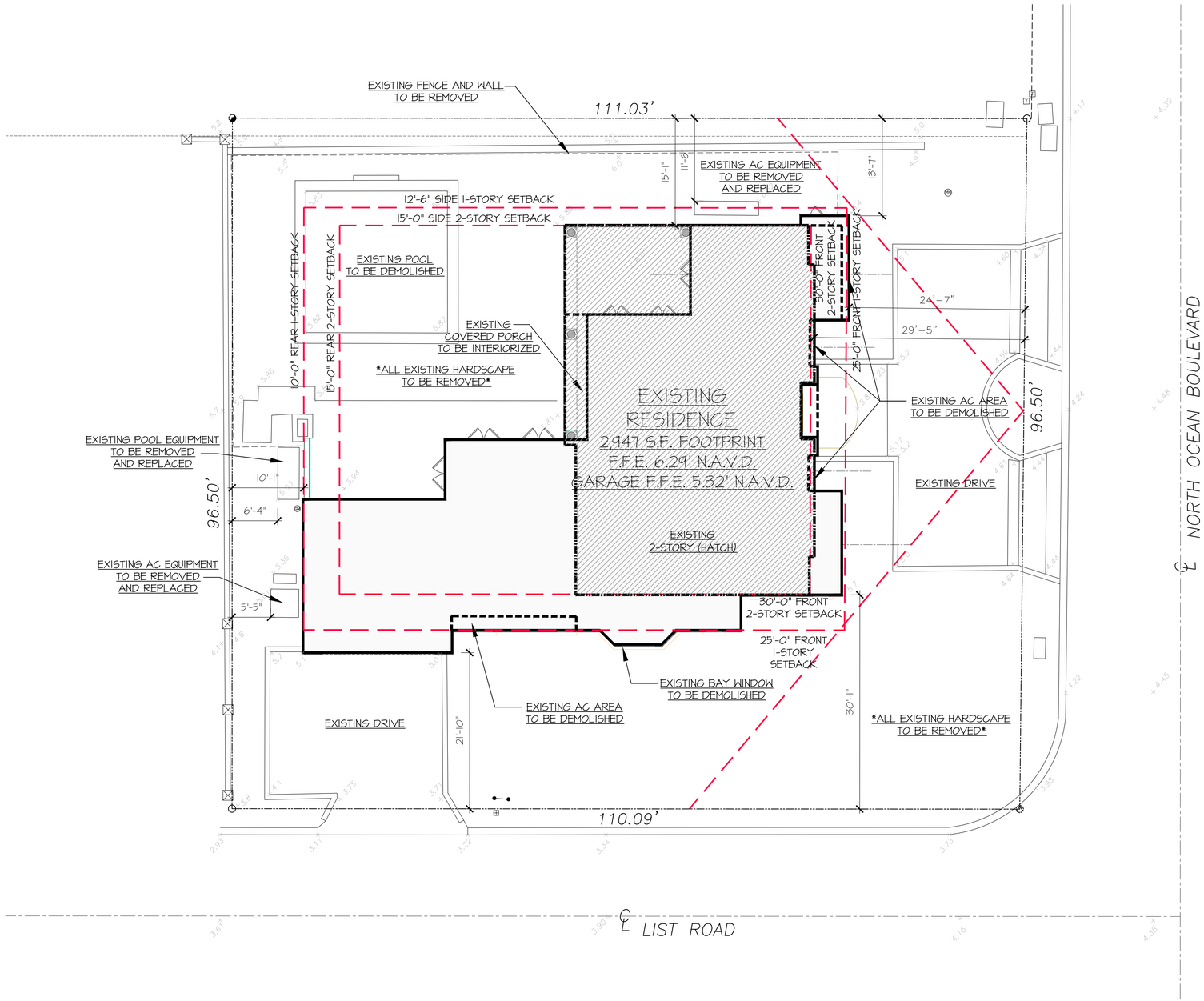
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.09

JOB NUMBER: 25-124



EXISTING SITE PLAN

SCALE 1/8" = 1'-0"

N
W
E
S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2026.03.05

DRAWN:MS, PM, AR

REVISIONS:

- ARCOM PRE-APP 03.05.26
- FIRST SUBMITTAL 03.25.26
- SECOND SUBMITTAL 04.13.26
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ROGER P. JANSSEN AR-14785

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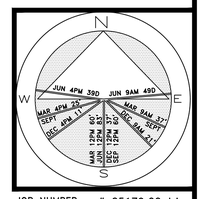
SP1.01

JOB NUMBER: 25-124



ENVIRONMENT DESIGN GROUP
139 North County Road SR20-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
1066 N. Ocean Blvd.
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez

DATE: 03.23.2025

SHEET L6.0

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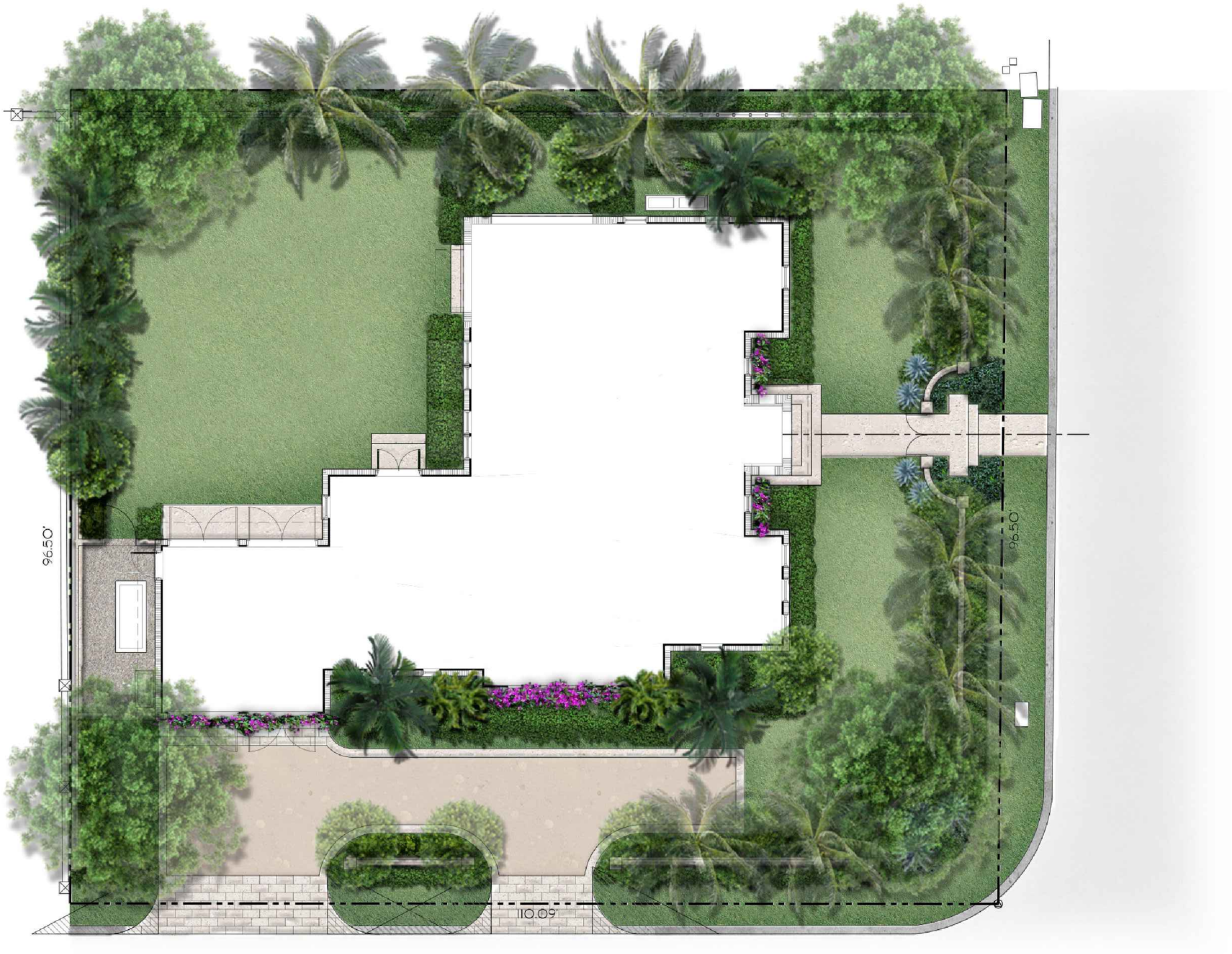
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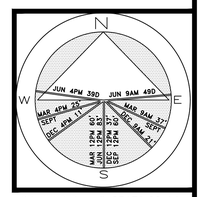
PREVIOUSLY PROPOSED Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
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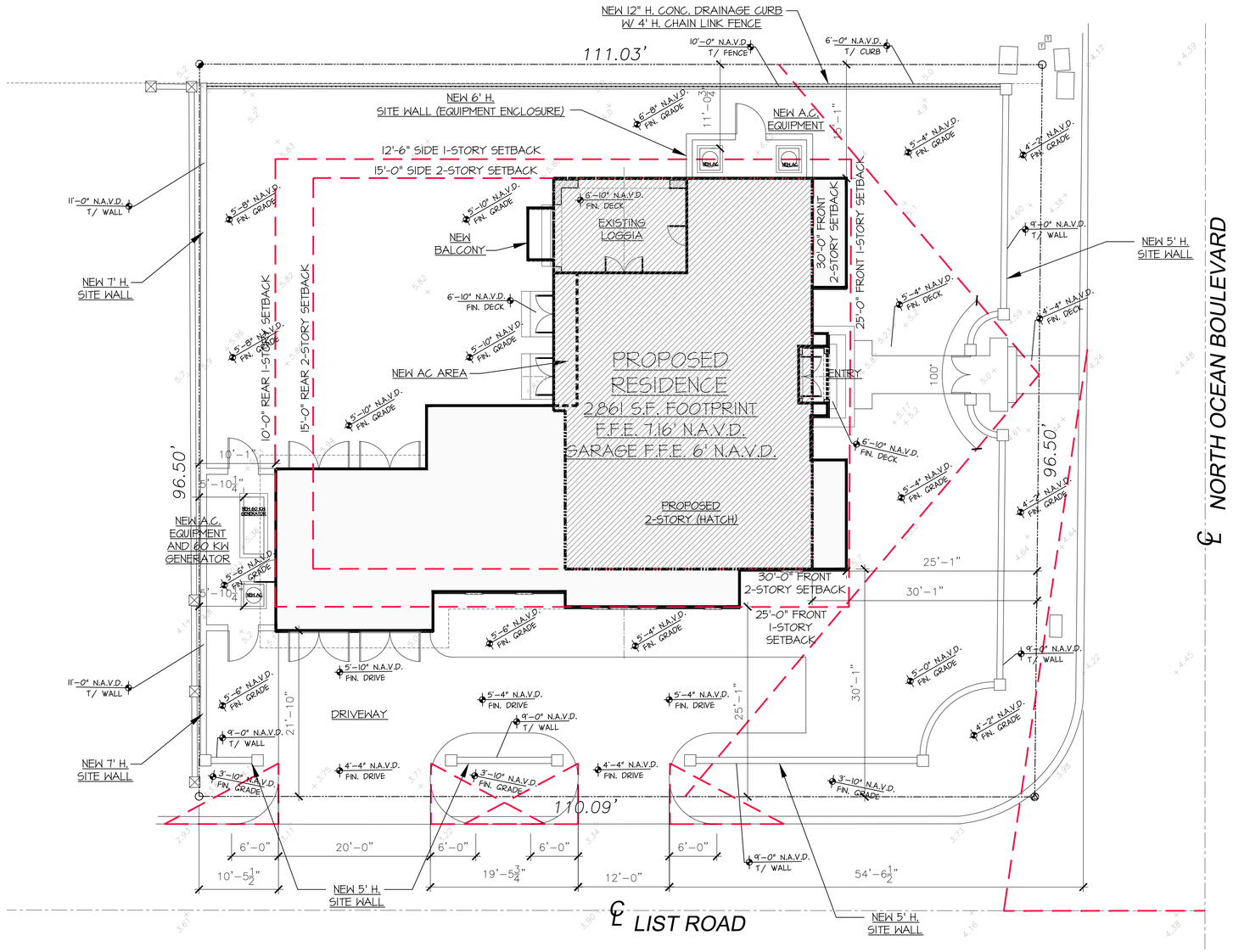
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NOT FOR CONSTRUCTION

CURRENTLY PROPOSED

Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



PREVIOUSLY PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

N W E S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001914

DATE: 2026.03.05

DRAWN: MS, PM, AR

REVISIONS:

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- FINAL SUBMITTAL 05.11.26

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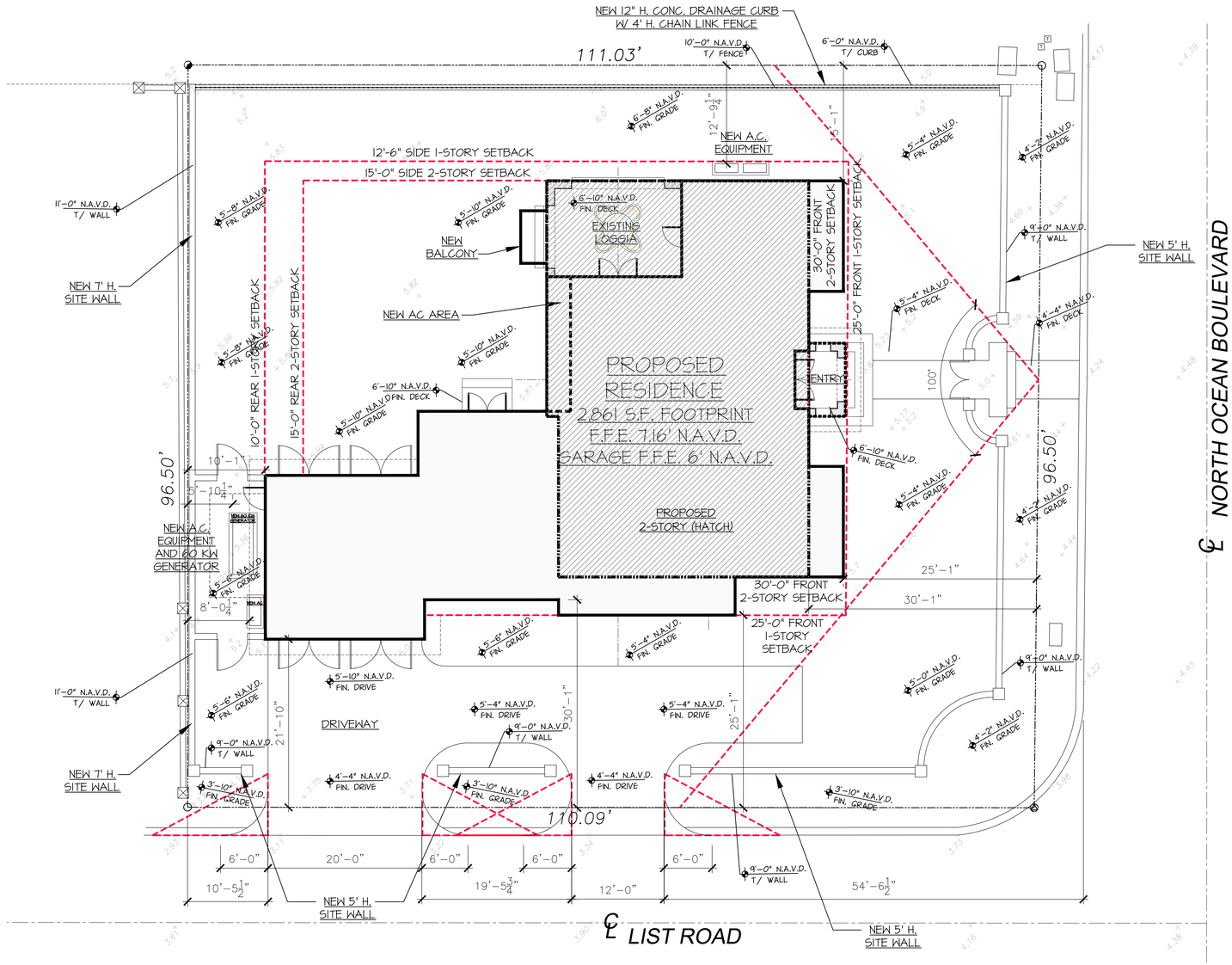
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

SP1.02

JOB NUMBER: 25-124



CURRENTLY PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

N W E S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001914

DATE: 2026.03.05

DRAWN: MS, PM, AR

REVISIONS:

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- FIRST SUBMITTAL 03.25.26
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- REV 01 7.29.26

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ROGER PATTON JANSSEN
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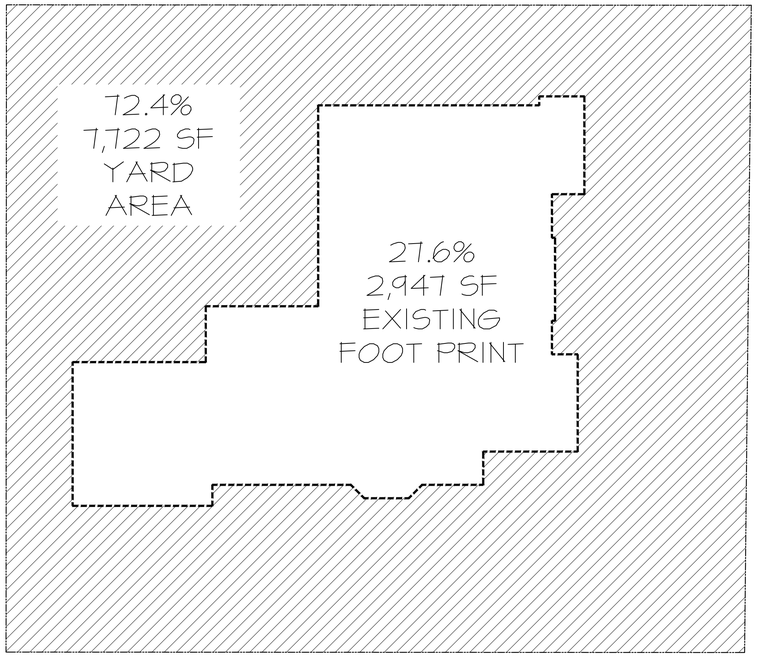
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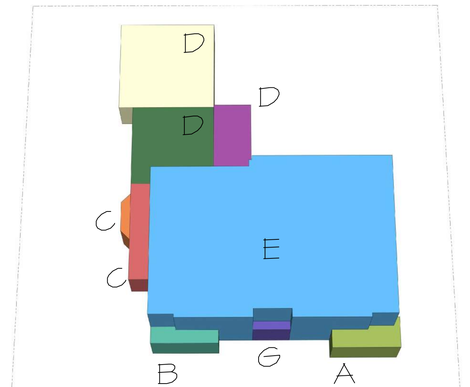
SP1.02

JOB NUMBER: 25-124

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



EXISTING CUBIC CONTENT RATIO DATA FOR R–B DISTRICT				
LOT SIZE: 10,669 SF				
	MASS	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
A	1–STORY	77 SF	8'–3"	635 CF
B	1–STORY	58 SF	8'–3"	478 CF
C	1–STORY	913 SF	7'–3"	6,619 CF
D	1–STORY	131 SF	8'–3"	1,080 CF
E	2–STORY (LESS VOLUME G)	1,744 SF	19'–0"	30,917 CF
	TOTAL ENCLOSED :			39,729 CF
F	1–STORY COVERED ENTRY	20 SF	10'–0"	200 CF
G	1–STORY COVERED LOGGIA	272 SF	8'–2"	2,219 CF
	TOTAL UNENCLOSED :			2,419 CF
MAX. ALLOWABLE CCR = 3.50 + [(60,000–10,700) ÷50,000) x 0.5] = 3.99 OR 42,693 CF				
TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 5.0% OF C.C. OR 2,134 C.F. MAX TOTAL EXISTING UNENCLOSED COVERED = 2,419 CF 2,134 C.F. – 2,419 C.F. = 285 C.F. OVER (ALLOWED) – (EXISTING)				
39,729 C.F. + 2,419 C.F. – 2,134 C.F. = 40,014 C.F. (ENCLOSED) + (UNENCLOSED) – (UNENCLOSED CREDIT) = EXISTING CCR				
EXISTING CCR = 3.75 or 40,014 C.F. –TOTAL ENCLOSED AREA OF CCR		42,693 C.F. – 40,014 C.F. = 2,679 C.F. UNDER (ALLOWED) – (EXISTING)		

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:**	1066 N Ocean Boulevard		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	10,669		
4	**Lot Width (W) & Depth (D) (ft.):**	108' W 165 D		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE 6		
7	**Zero Datum for point of meas. (NAVD)**	7' NAVD		
8	**Crown of Road (COR) (NAVD)**	4.48' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,200 SF 30%	2,947 SF 27.6%	2,861 SF 26.8%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	4,395 SF	4,339 SF
12	*Front Yard Setback (Ft.)	25' 1st; 30' 2nd	24'-7" 1st; 29'-5" 2nd	25'-1" 1st; 30'-1" 2nd
13	* Side Yard Setback (1st Story) (Ft.)	12.5' N; 25' S	13'-7" N; 21'-10" S	15'-1" N; N/C S
14	* Side Yard Setback (2nd Story) (Ft.)	15' N; 30' S	15'-1" N; 30'-1" S	N/C N; N/C S
15	*Rear Yard Setback (Ft.)	10' 1st; 15' 2nd	10'-1" 1st; 46'-5" 2nd	N/C 1st; N/C 2nd
16	Angle of Vision (Deg.)	100	94	91
17	Building Height (Ft.)	22'	19'-0"	N/C
18	Overall Building Height (Ft.)	30'	26'-0"	25'-11"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.99	3.75	3.678
20	** Max. Fill Added to Site (Ft.)	1.33'	N/A	
21	Finished Floor Elev. (FFE)(NAVD)	7'-2" NAVD	6'-3" NAVD	7'-2" NAVD
22	Base Flood Elevation (BFE)(NAVD)	6'-0" NAVD		
23	Landscape Open Space (LOS) (Sq Ft and %)	4,801 SF 45%	5,163 SF 48%	5,906 SF 49%
24	Perimeter LOS (Sq Ft and %)	1,935 SF 50%	2,883 SF 49%	2,808 SF 58%
25	Front Yard LOS (Sq Ft and %)	1,305 SF 40%	1,528 SF 63%	2,176 SF 90%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

EXISTING
ZONING LEGENDS AND DIAGRAMS

NTS

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2026.03.05

DRAWN: MS, PM, AR

REVISIONS:

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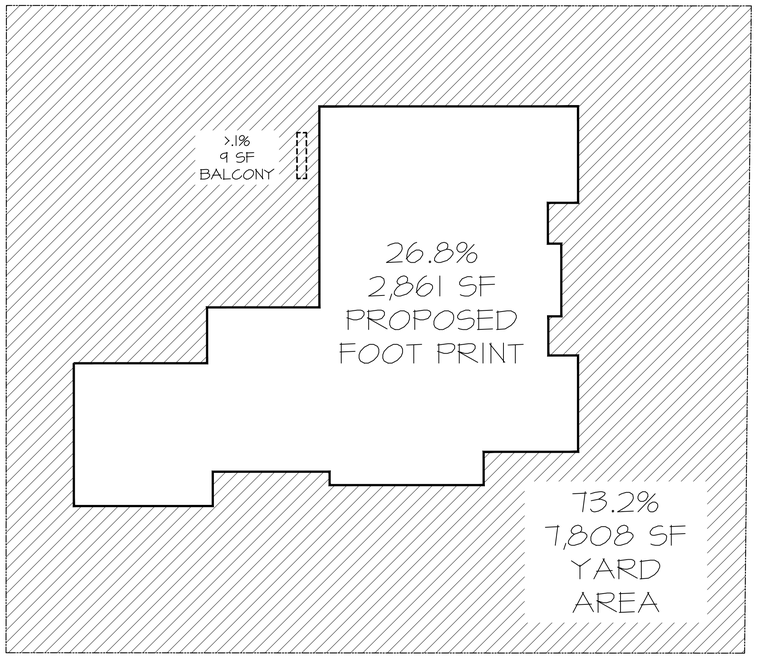
ROGER P. JANSSEN AR-14785

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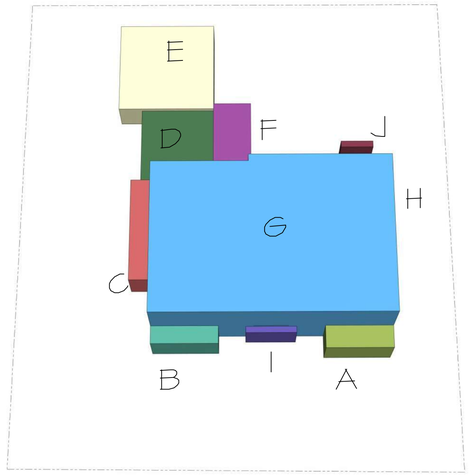
SP1.03

JOB NUMBER: 25-124

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



PROPOSED CUBIC CONTENT RATIO DATA FOR R-B DISTRICT

LOT SIZE: 10,669 SF

	MASS	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
A	1-STORY	64 SF	9'-0"	576 CF
B	1-STORY	64 SF	9'-0"	576 CF
C	1-STORY	113 SF	9'-0"	1,017 CF
D	1-STORY	281 SF	7'-2"	2,011 CF
E	1-STORY	151 SF	8'-4"	1,257 CF
F	1-STORY	440 SF	9'-2"	4,030 CF
G	2-STORY (LESS VOLUME I)	1,722 SF	19'-0"	30,940 CF
	TOTAL ENCLOSED :			40,407 CF
H	1-STORY COVERED ENTRY	35 SF	8'-2"	285 CF
I	1-STORY COVERED LOGGIA	218 SF	8'-2"	1,778 CF
J	UNCOVERED BALCONY	9 SF	10'-6"	94 CF
	TOTAL UNENCLOSED :			2,157 CF

MAX. ALLOWABLE CCR = 3.50 + [(60,000-10,700) ÷50,000) x 0.5]
= 3.99 OR 42,693 CF

TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 5.0% OF C.C. OR 2,134 C.F. MAX
TOTAL PROPOSED UNENCLOSED COVERED = 2,157 CF
2,134 C.F. - 2,157 C.F. = 23 C.F. UNDER
(ALLOWED) - (PROPOSED)

40,407 C.F. + 2,157 C.F. - 2,134 C.F. = 40,430 C.F.
(ENCLOSED) + (UNENCLOSED) - (UNENCLOSED CREDIT) = PROPOSED CCR

PROPOSED CCR = 3.78 or 40,430 C.F.
-TOTAL ENCLOSED AREA OF CCR
42,693 C.F. - 40,430 C.F. = 2,263 C.F. UNDER
(ALLOWED) - (PROPOSED)

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

Line #	Zoning Legend			
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13	* Side Yard Setback (1st Story) (Ft.)	12.5' N; 25' S	13'-7" N; 21'-10" S	15'-1" N; N/C S
14	* Side Yard Setback (2nd Story) (Ft.)	15' N; 30' S	15'-1" N; 30'-1" S	N/C N; N/C S
15	*Rear Yard Setback (Ft.)	10' 1st; 15' 2nd	10'-1" 1st; 46'-5" 2nd	N/C 1st; N/C 2nd
16	Angle of Vision (Deg.)	100	94	91
17	Building Height (Ft.)	22'	19'-0"	N/C
18	Overall Building Height (Ft.)	30'	26'-0"	25'-11"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.99	3.75	3.678
20	** Max. Fill Added to Site (Ft.)	1.33'	N/A	
21	Finished Floor Elev. (FFE)(NAVD)	7'-2" NAVD	6'-3" NAVD	7'-2" NAVD
22	Base Flood Elevation (BFE)(NAVD)	6'-0" NAVD		
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24	Perimeter LOS (Sq Ft and %)	1,935 SF 50%	2,883 SF 49%	2,808 SF 58%
25	Front Yard LOS (Sq Ft and %)	1,305 SF 40%	1,528 SF 63%	2,176 SF 90%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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**** Provide Native plant species info per category as requited by Ord. 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

PROPOSED
ZONING LEGENDS AND DIAGRAMS

NTS

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2026.03.05

DRAWN: MG, PM, AR

REVISIONS:

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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP1.04

JOB NUMBER: 25-124

12'-6" SIDE 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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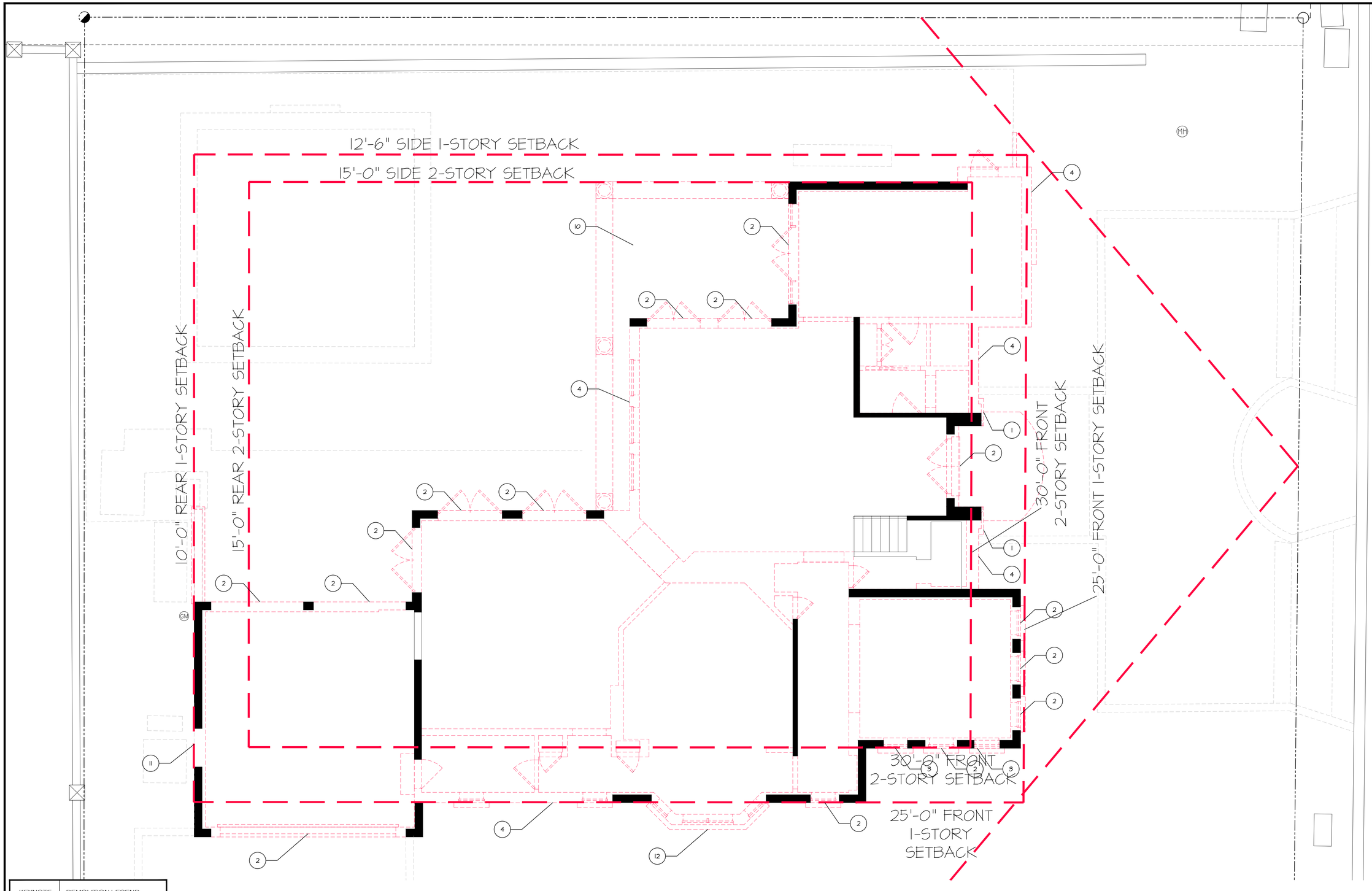
STATE OF FLORIDA · ROGER PATTON JANSSEN · REGISTERED ARCHITECT · AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.01

JOB NUMBER: 25-124



KEYNOTE	DEMOLITION LEGEND				
1	ENTRY PORTICO TO BE DEMOLISHED	5	CHIMNEY CAP TO BE DEMOLISHED LOWERED AND REPLACED	9	BALCONY TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED	6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED	10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
3	DOOR/WINDOW OPENING TO BE INFILLED	7	TERRACE AND RAILING TO BE DEMOLISHED	11	NEW DOOR/WINDOW OPENING
4	SECTION OF SHELL TO BE CUT/MODIFIED/ADDED	8	PERGOLA TO BE DEMOLISHED	12	WINDOW BAY TO BE DEMOLISHED

* FOR THE PURPOSES OF THIS APPLICATION, THE PERCENTAGE OF ALL FACADES AND ROOF AREAS TO UNDERGO WORK IS UNDERSTOOD TO BE MORE THAN 50%; THE STRUCTURE AND SITE WILL BE BROUGHT UP TO CODE TO ELIMINATE ALL EXISTING NON-CONFORMITIES*

DEMOLITION FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.02

JOB NUMBER: 25-124

12'-6" SIDE 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

LOGGIA
105

OFFICE
104

HALF POWDER
103

FOYER
101

LIVING ROOM
102

UP

MUD ROOM
108

18'X9' PARKING

18'X9' PARKING

8'-0"

8'-0"

GARAGE
111

PANTRY/ LAUNDRY
110

SERVICE POWDER
109

KITCHEN
107

DINING ROOM
106

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

PREVIOUSLY

PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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

DATE: 2026.03.05

DRAWN: MS, PM, AR

REVISIONS:

- ARCOM PRE-APP 03.05.26
- FIRST SUBMITTAL 03.25.26
- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26

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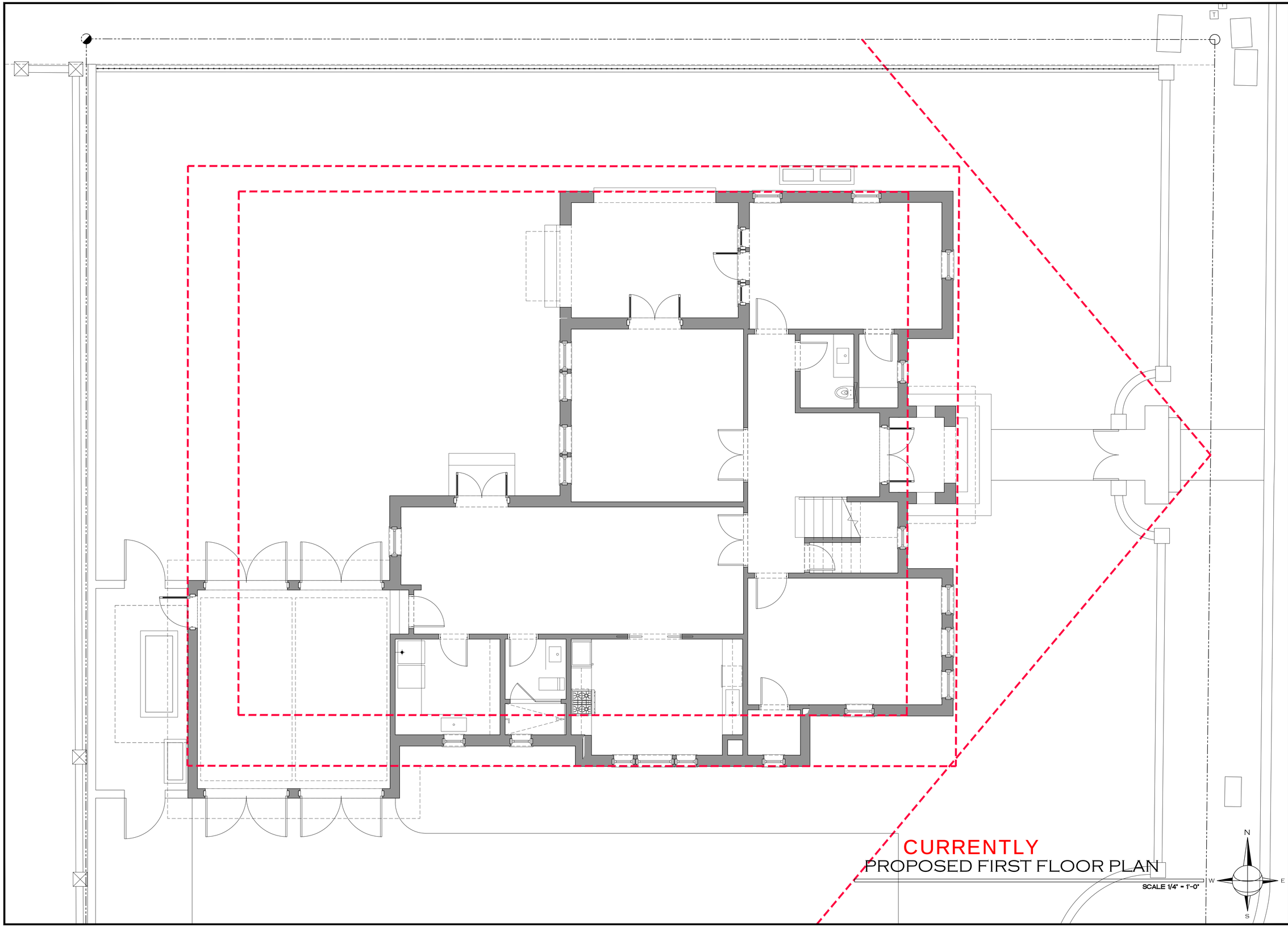
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.03

JOB NUMBER: 25-124



CURRENTLY
PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N
W E
S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, 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

DRAWING NO.

A1.03

JOB NUMBER: 25-124

111.03'

12'-6" SIDE 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

96.50'

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

96.50'

EXISTING SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, 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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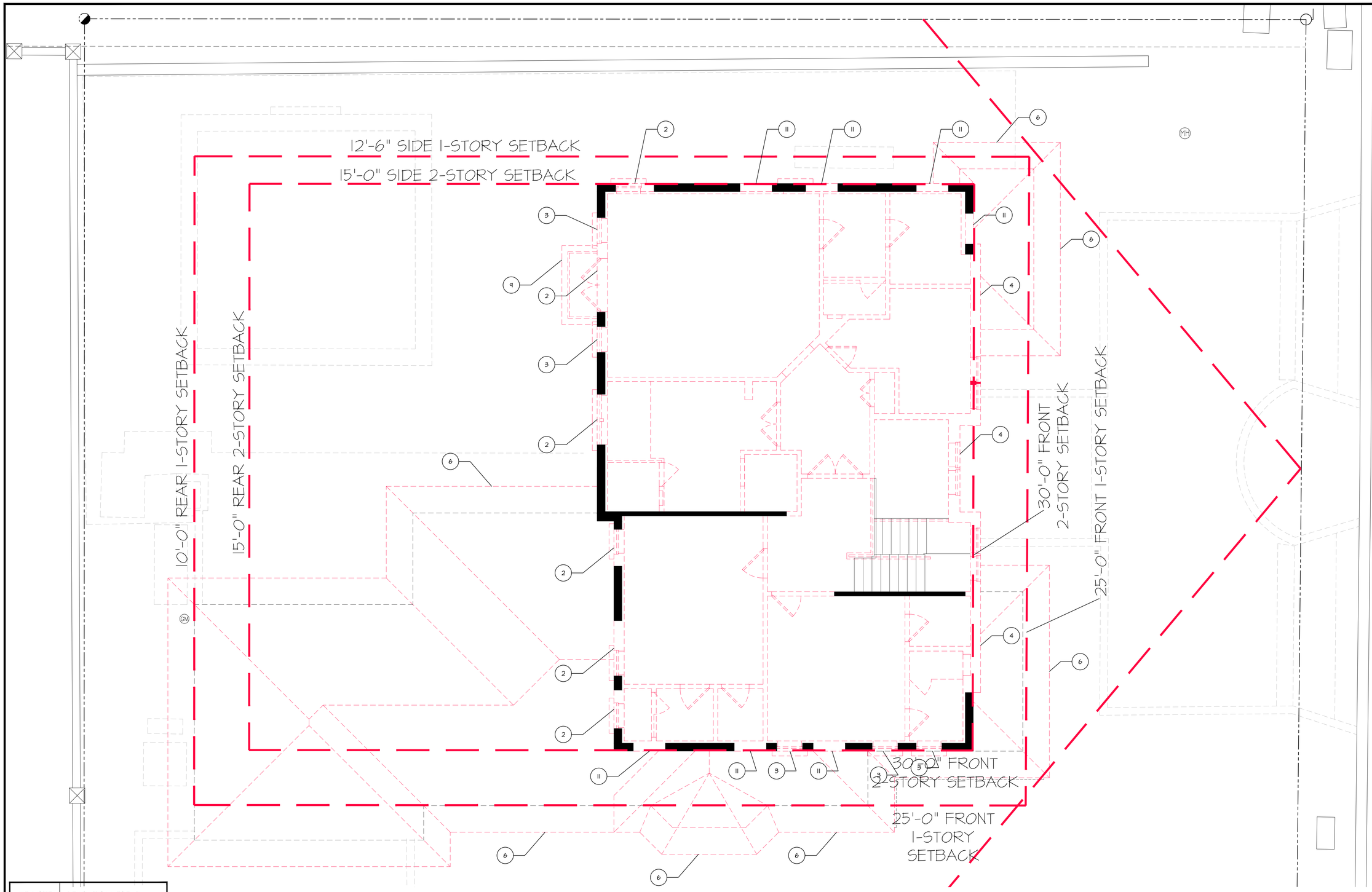
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.04

JOB NUMBER: 25-124



KEYNOTE	DEMOLITION LEGEND				
1	ENTRY PORTICO TO BE DEMOLISHED	5	CHIMNEY CAP TO BE DEMOLISHED LOWERED AND REPLACED	9	BALCONY TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED	6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED	10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
3	DOOR/WINDOW OPENING TO BE INFILLED	7	TERRACE AND RAILING TO BE DEMOLISHED	11	NEW DOOR/WINDOW OPENING
4	SECTION OF SHELL TO BE CUT/MODIFIED/ADDED	8	PERGOLA TO BE DEMOLISHED	12	WINDOW BAY TO BE DEMOLISHED

* FOR THE PURPOSES OF THIS APPLICATION, THE PERCENTAGE OF ALL FACADES AND ROOF AREAS TO UNDERGO WORK IS UNDERSTOOD TO BE MORE THAN 50%; THE STRUCTURE AND SITE WILL BE BROUGHT UP TO CODE TO ELIMINATE ALL EXISTING NON-CONFORMITIES*

DEMOLITION SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.05

JOB NUMBER: 25-124

111.03'

12'-6" SIDE 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

96.50'

MASTER BEDROOM 205

SITTING ROOM 204

BATH 1 206

LAUNDRY 203

BREAKFAST 202

BATH 2 209

STAIR HALL 201

BEDROOM 2 208

PLAY ROOM 207

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

96.50'

PREVIOUSLY

PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

N W E S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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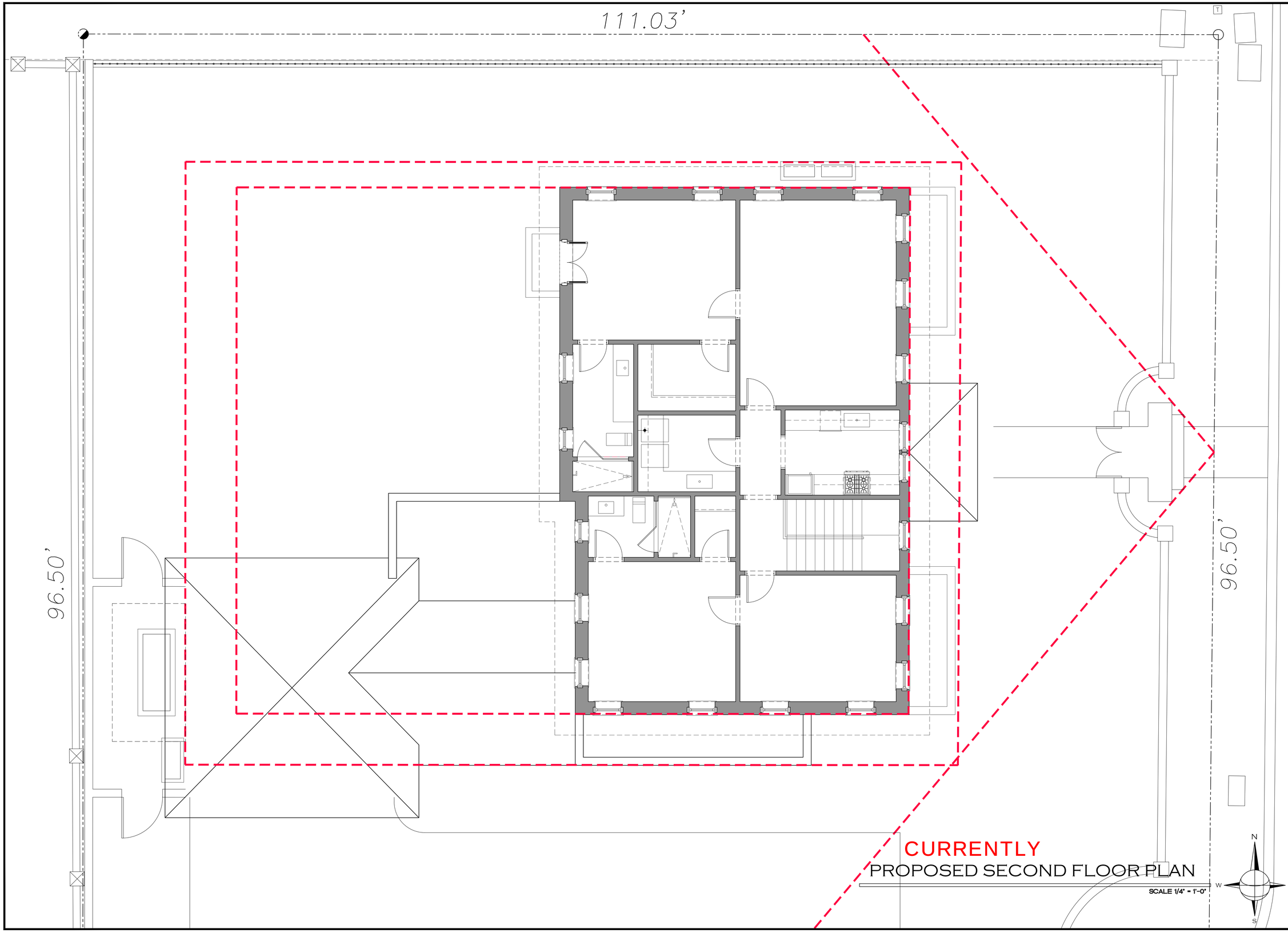
STATE OF FLORIDA · ROGER PATTON JANSSEN · REGISTERED ARCHITECT · AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.06

JOB NUMBER: 25-124



PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

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ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.06

JOB NUMBER: 25-124

12'-6" SIDE 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

ROOF BELOW

ROOF BELOW

ROOF BELOW

ROOF BELOW

4:12 SLP

4:12 SLP

4:12 SLP

4:12 SLP

4:12 SLP

4:12 SLP

4:12 SLP

EXISTING ROOF PLAN

SCALE 1/4" = 1'-0"

N

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PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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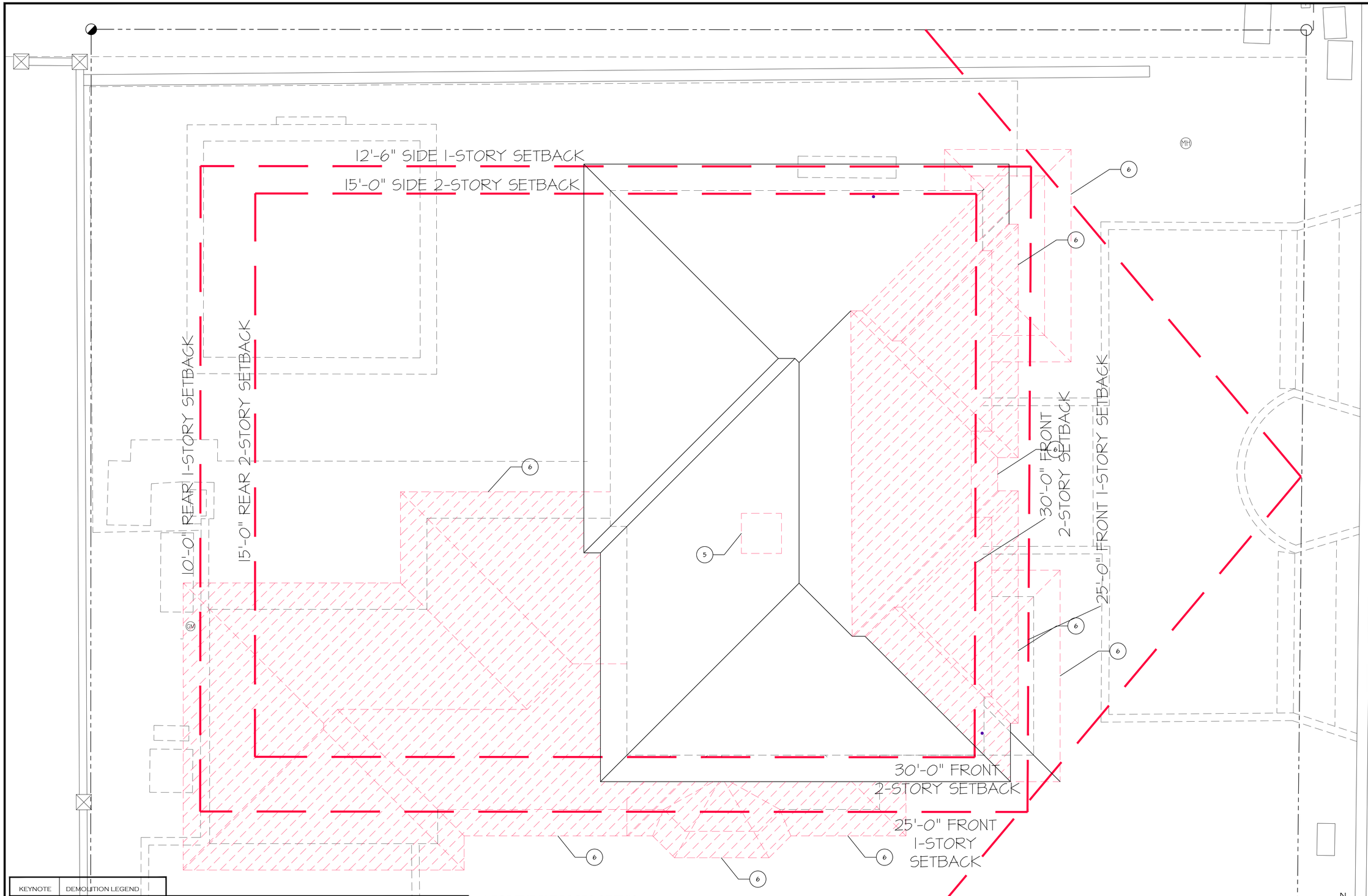
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.07

JOB NUMBER: 25-124



KEYNOTE	DEMOLITION LEGEND				
1	ENTRY PORTICO TO BE DEMOLISHED	5	CHIMNEY CAP TO BE DEMOLISHED	9	BALCONY TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED	6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED	10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
3	DOOR/WINDOW OPENING TO BE INFILLED	7	TERRACE AND RAILING TO BE DEMOLISHED	11	NEW DOOR/WINDOW OPENING
4	SECTION OF SHELL TO BE CUT/MODIFIED/ADDED	8	PERGOLA TO BE DEMOLISHED	12	WINDOW BAY TO BE DEMOLISHED

* FOR THE PURPOSES OF THIS APPLICATION, THE PERCENTAGE OF ALL FACADES AND ROOF AREAS TO UNDERGO WORK IS UNDERSTOOD TO BE MORE THAN 50%; THE STRUCTURE AND SITE WILL BE BROUGHT UP TO CODE TO ELIMINATE ALL EXISTING NON-CONFORMITIES*

DEMOLITION ROOF PLAN

SCALE 1/4" = 1'-0"

N W E S

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.08

JOB NUMBER: 25-124

12'-6" SIDE 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

4:12 SLP

4:12 SLP

4:12 SLP

4:12 SLP

4:12 SLP

ROOF BELOW

ROOF BELOW

ROOF BELOW

FLAT ROOF

30'-0" FRONT
2-STORY SETBACK

25'-0" FRONT
1-STORY
SETBACK

30'-0" FRONT
2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"

N

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PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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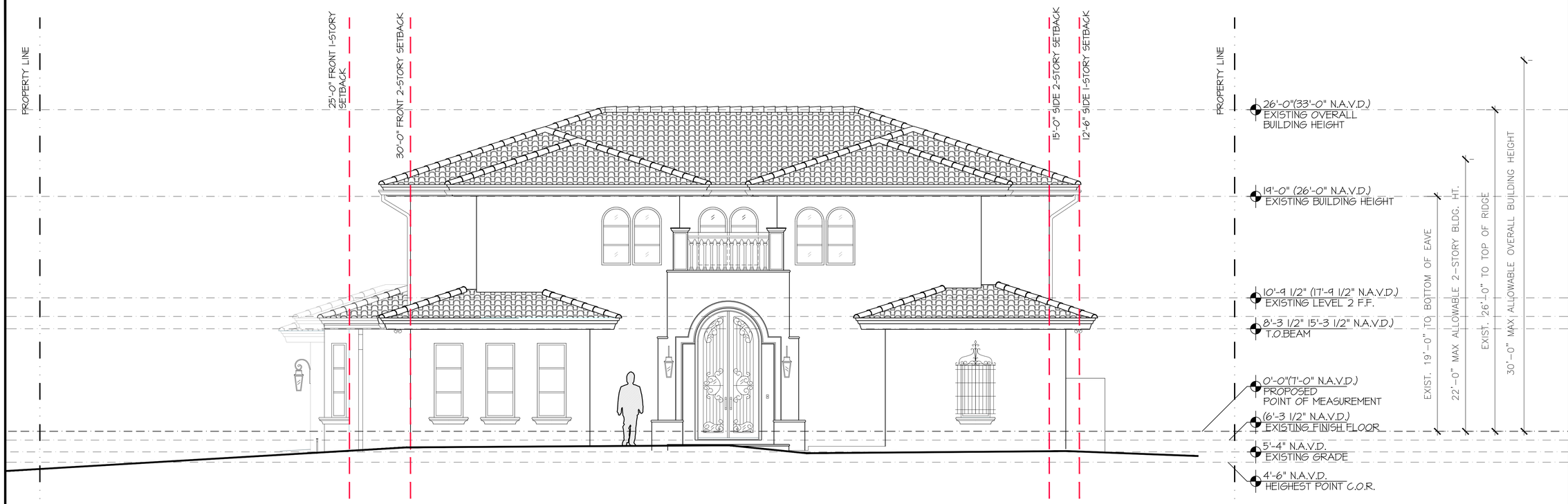
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.09

JOB NUMBER: 25-124



EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"



PREVIOUSLY PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, 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

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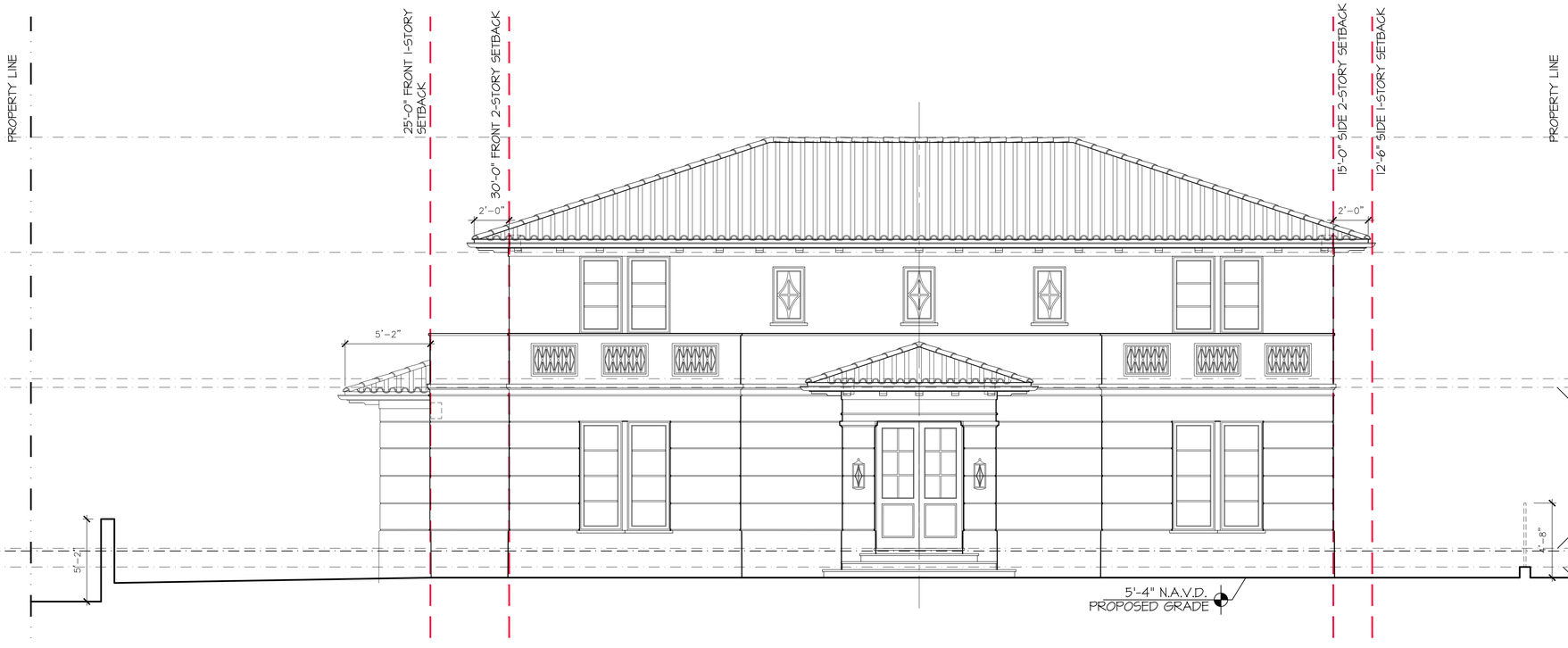
A2.01

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"



OPTION A

CURRENTLY PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

1066 N. OCEAN BLVD.

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

PALM BEACH COUNTY

XXXXX, 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
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REGISTERED ARCHITECT
AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.01

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"



OPTION B

CURRENTLY PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXX, 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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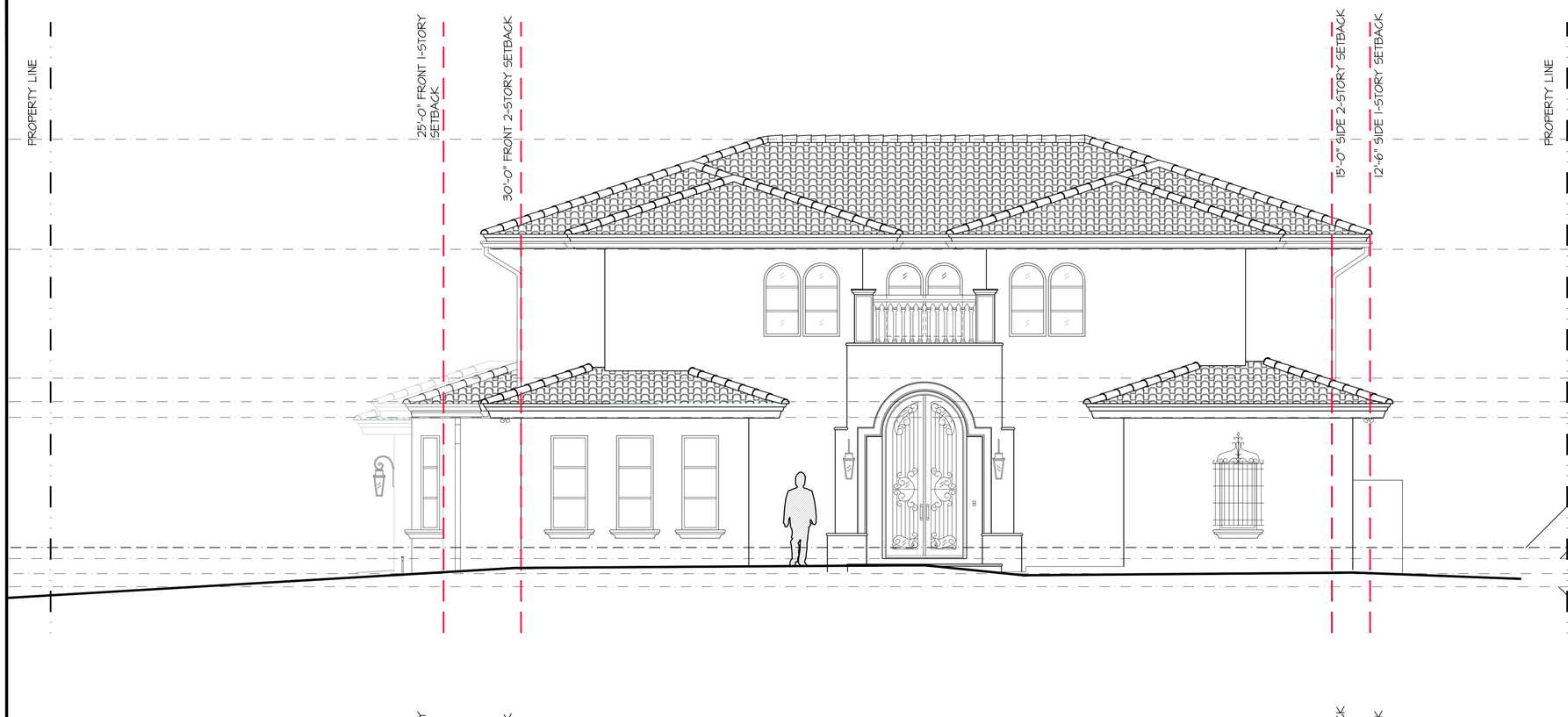
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REGISTERED ARCHITECT
AR0014785

ROGER P. JANSSEN AR-14785

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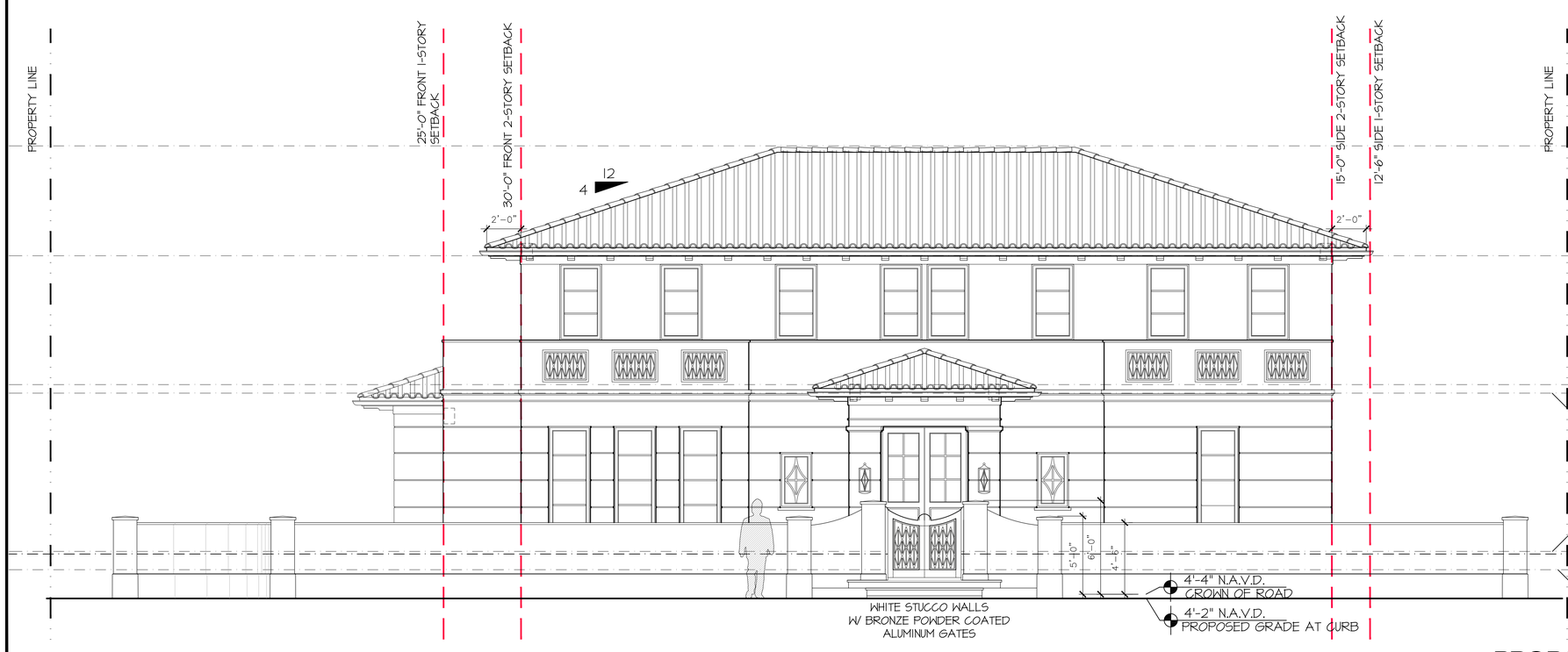
A2.01

JOB NUMBER: 25-124



EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION AT CURB

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXX, 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

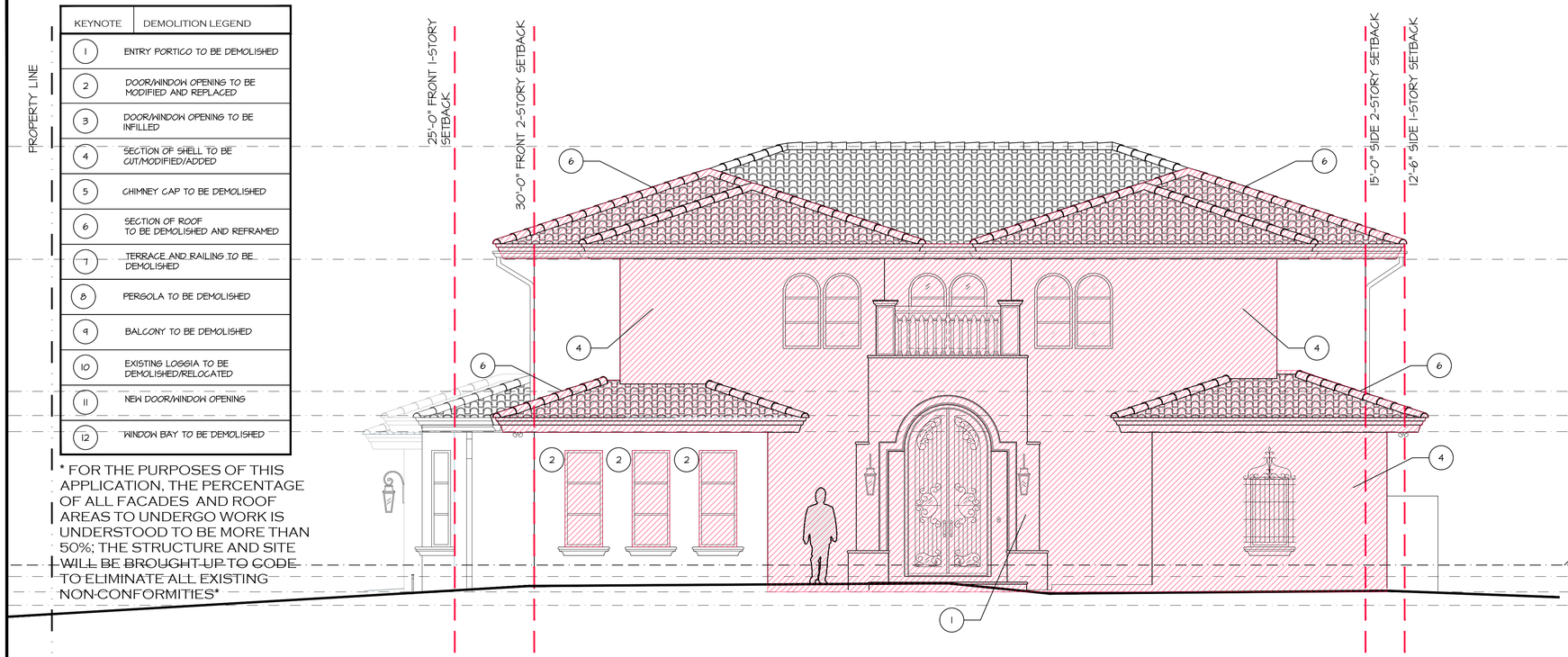
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JOB NUMBER: 25-124

KEYNOTE	DEMOLITION LEGEND
1	ENTRY PORTICO TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED
3	DOOR/WINDOW OPENING TO BE INFILLED
4	SECTION OF SHELL TO BE CUT/MODIFIED/ADDED
5	CHIMNEY CAP TO BE DEMOLISHED
6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED
7	TERRACE AND RAILING TO BE DEMOLISHED
8	PERGOLA TO BE DEMOLISHED
9	BALCONY TO BE DEMOLISHED
10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
11	NEW DOOR/WINDOW OPENING
12	WINDOW BAY TO BE DEMOLISHED

* FOR THE PURPOSES OF THIS APPLICATION, THE PERCENTAGE OF ALL FACADES AND ROOF AREAS TO UNDERGO WORK IS UNDERSTOOD TO BE MORE THAN 50%; THE STRUCTURE AND SITE WILL BE BROUGHT UP TO CODE TO ELIMINATE ALL EXISTING NON-CONFORMITIES*



DEMOLITION EAST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

DRAWING NO.

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JOB NUMBER: 25-124



EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.02

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"



CURRENTLY PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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

DATE: 2026.03.05

DRAWN: MG, PM, AR

REVISIONS:

- ARCOM PRE-APP 03.05.26
- FIRST SUBMITTAL 03.25.26
- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26
- REV 01 7.29.26

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STATE OF FLORIDA
ROGER PATTON JANSSEN
REGISTERED ARCHITECT
AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.02

JOB NUMBER: 25-124



EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION-WALL

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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ROGER PATTON JANSSEN
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ROGER P. JANSSEN AR-14785

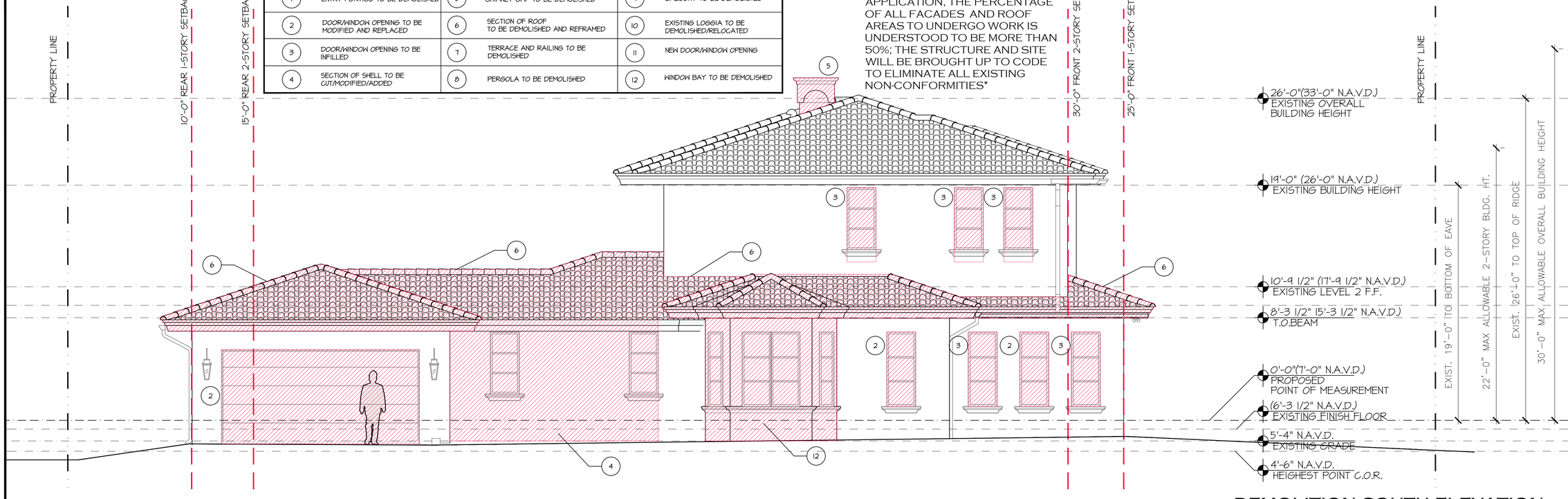
DRAWING NO.

A2.02

JOB NUMBER: 25-124

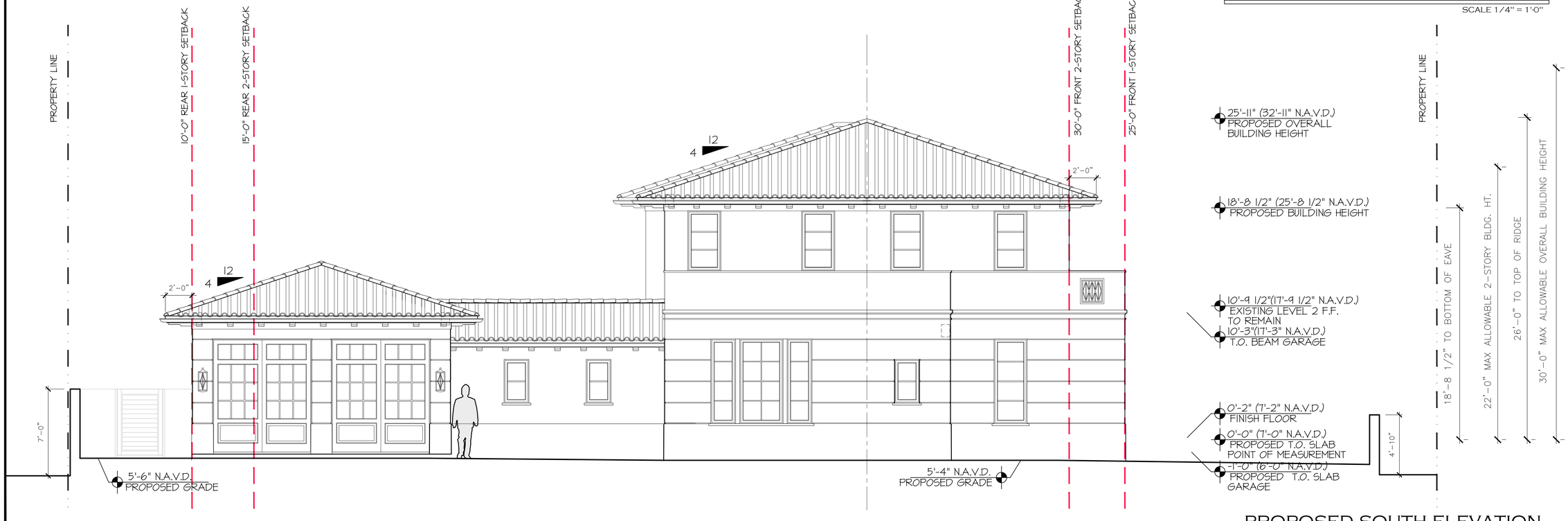
KEYNOTE	DEMOLITION LEGEND				
1	ENTRY PORTICO TO BE DEMOLISHED	5	CHIMNEY CAP TO BE DEMOLISHED	9	BALCONY TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED	6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED	10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
3	DOOR/WINDOW OPENING TO BE INFILLED	7	TERRACE AND RAILING TO BE DEMOLISHED	11	NEW DOOR/WINDOW OPENING
4	SECTION OF SHELL TO BE CUT/MODIFIED/ADDED	8	PERGOLA TO BE DEMOLISHED	12	WINDOW BAY TO BE DEMOLISHED

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DEMOLITION SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

1066 N. OCEAN BLVD.

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

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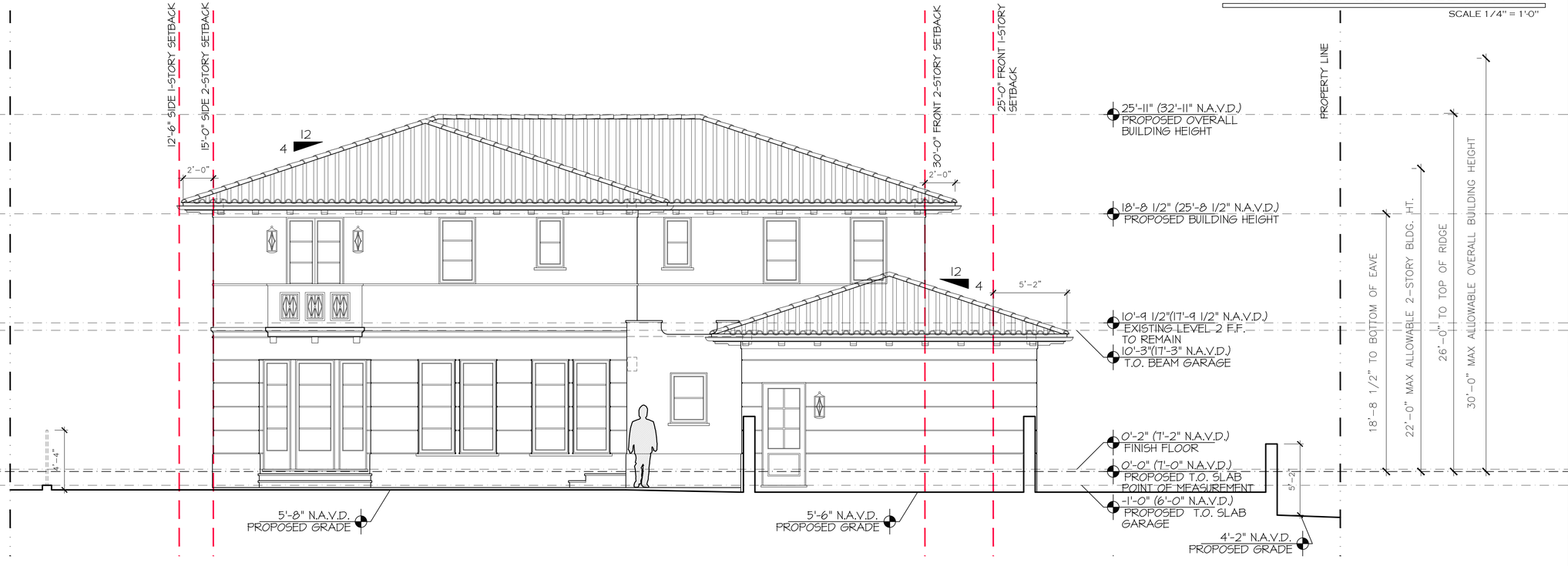
A2.02

JOB NUMBER: 25-124



EXISTING WEST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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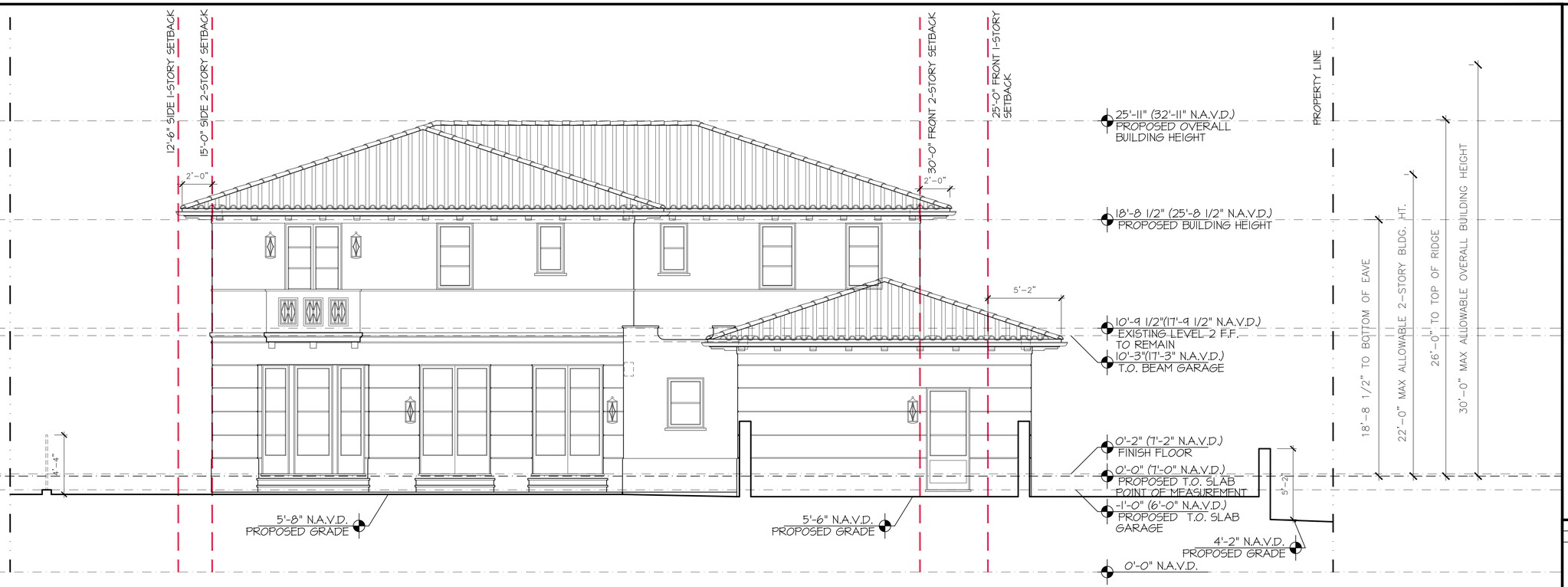
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

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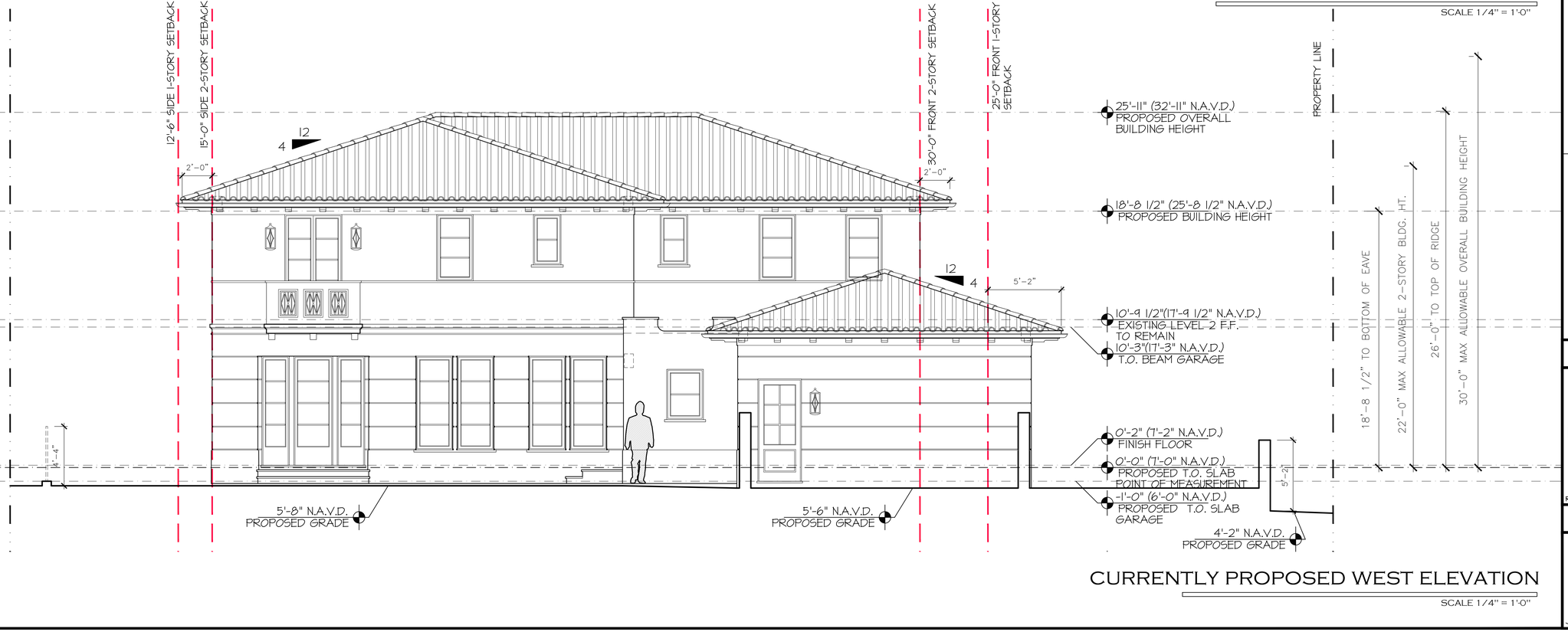
A2.03

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"



CURRENTLY PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.03

JOB NUMBER: 25-124

KEYNOTE	DEMOLITION LEGEND				
1	ENTRY PORTICO TO BE DEMOLISHED	5	CHIMNEY CAP TO BE DEMOLISHED	9	BALCONY TO BE DEMOLISHED
2	DOOR/WINDOW OPENING TO BE MODIFIED AND REPLACED	6	SECTION OF ROOF TO BE DEMOLISHED AND REFRAMED	10	EXISTING LOGGIA TO BE DEMOLISHED/RELOCATED
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DEMOLITION WEST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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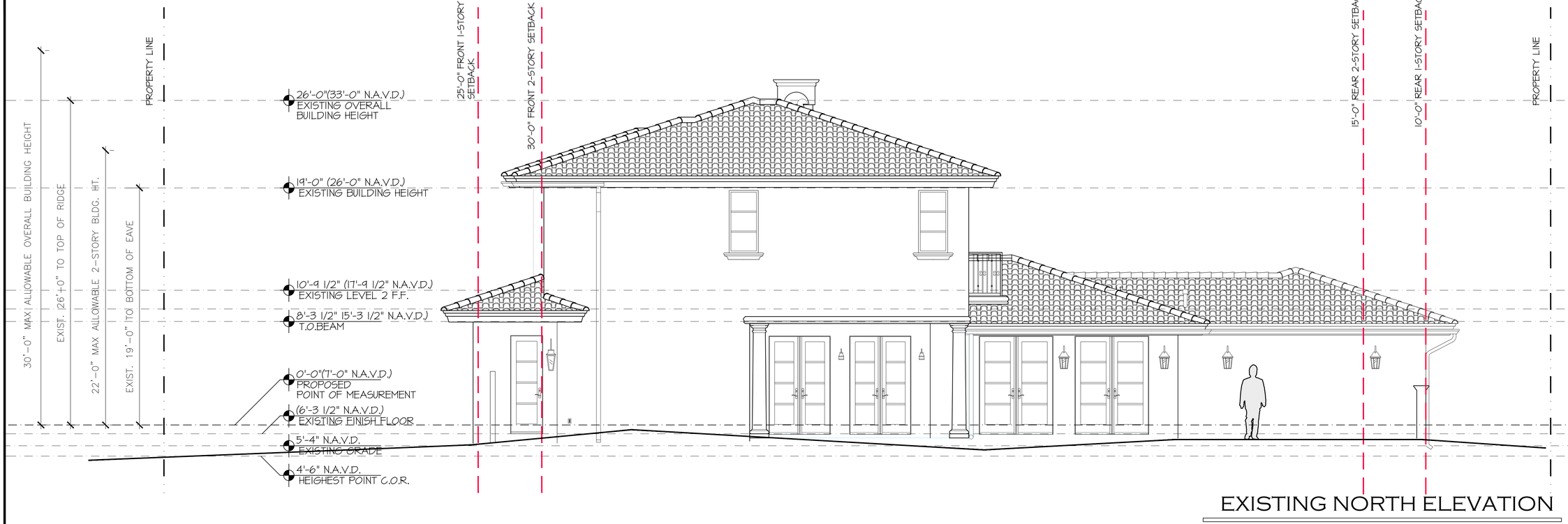
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.03

JOB NUMBER: 25-124



EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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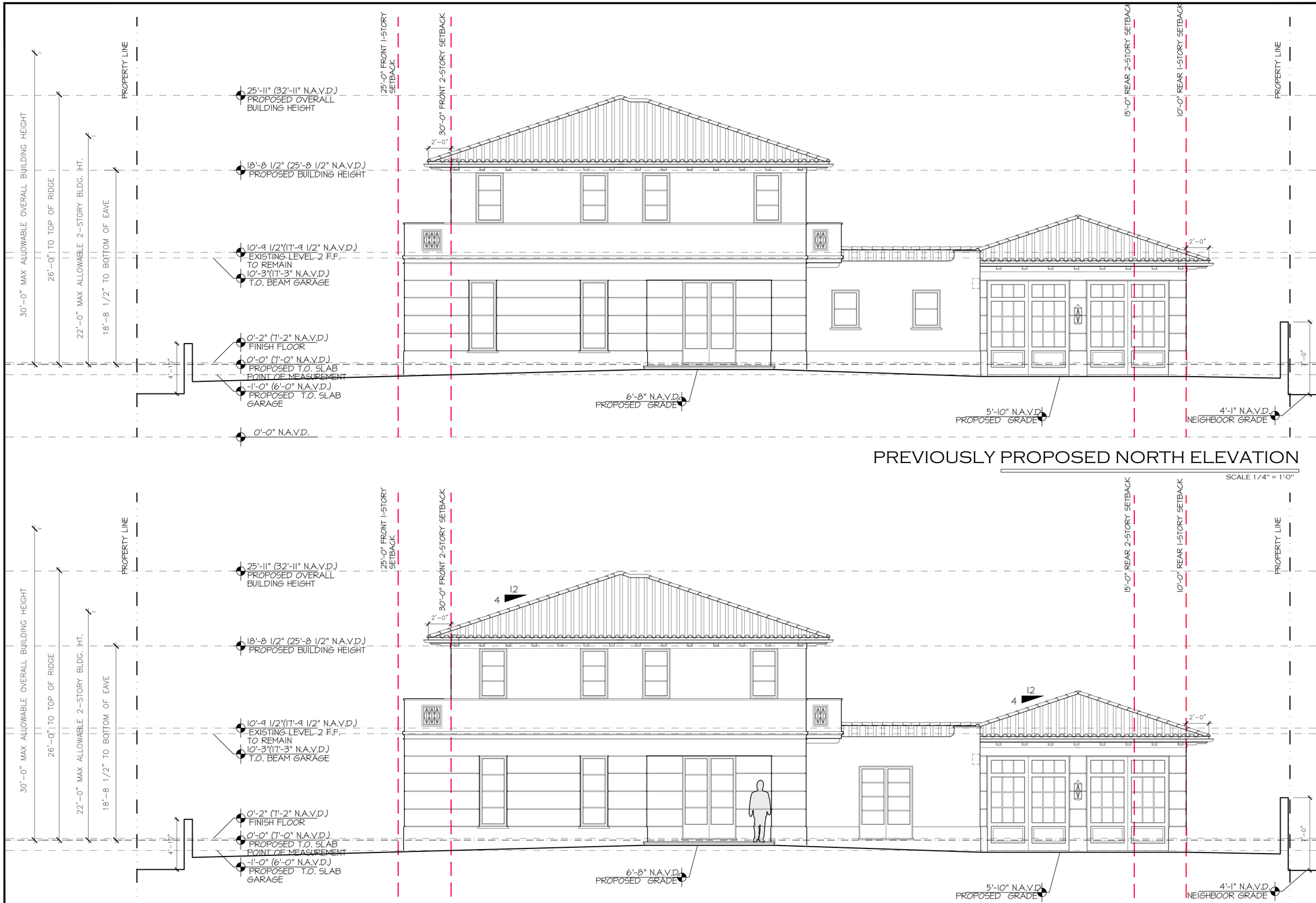
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.04

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

CURRENTLY PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785

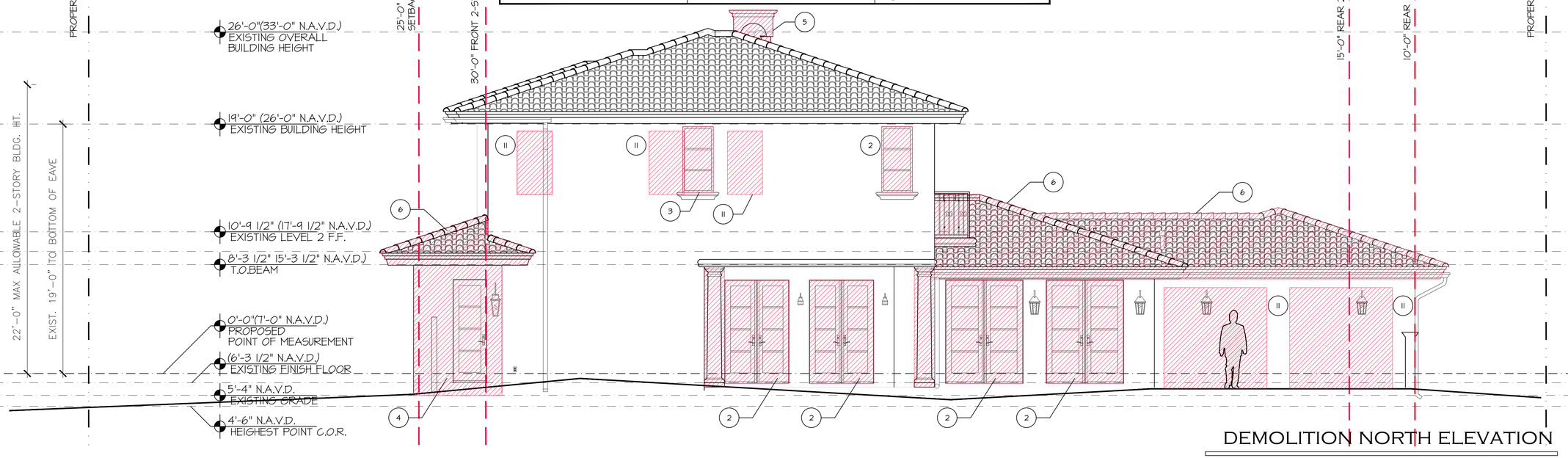
DRAWING NO.

A2.04

JOB NUMBER: 25-124

KEYNOTE	DEMOLITION LEGEND				
1	ENTRY PORTICO TO BE DEMOLISHED	5	CHIMNEY CAP TO BE DEMOLISHED	9	BALCONY TO BE DEMOLISHED
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DEMOLITION NORTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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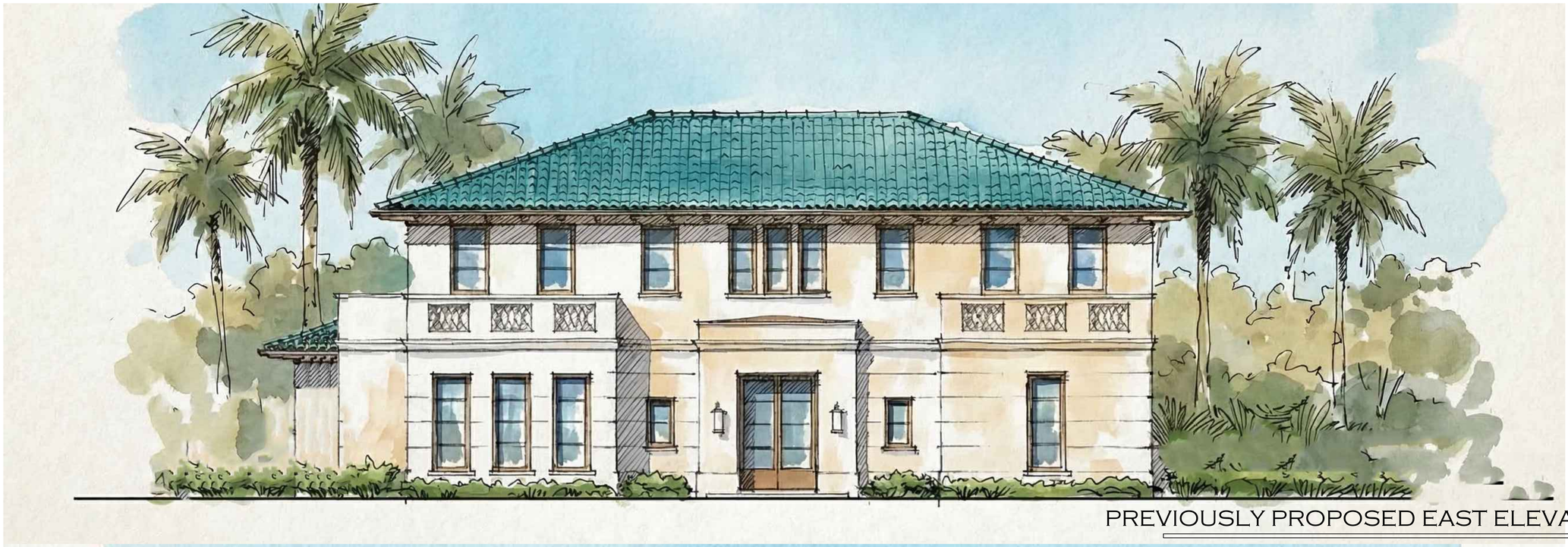
STATE OF FLORIDA · ROGER PATTON JANSSEN · REGISTERED ARCHITECT · AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.04

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED EAST ELEVATION



CURRENTLY PROPOSED EAST ELEVATION

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.05

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED NORTH ELEVATION



CURRENTLY PROPOSED NORTH ELEVATION

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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STATE OF FLORIDA
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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.06

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED WEST ELEVATION



CURRENTLY PROPOSED WEST ELEVATION

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.07

JOB NUMBER: 25-124



PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.08

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED PERSPECTIVE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.09

JOB NUMBER: 25-124



CURRENTLY PROPOSED PERSPECTIVE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

DAILEY JANSSEN ARCHITECTS
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AR0014785
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.09

JOB NUMBER: 25-124



PREVIOUSLY PROPOSED PERSPECTIVE

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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.10

JOB NUMBER: 25-124



CURRENTLY PROPOSED PERSPECTIVE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.10

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PROPOSED PERSPECTIVE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.11

JOB NUMBER: 25-124



PROPOSED PERSPECTIVE

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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

DATE: 2026.03.05

DRAWN:MG, PM, AR

REVISIONS:

- ARCOM PRE-APP 03.05.26
- FIRST SUBMITTAL 03.25.26
- SECOND SUBMITTAL 04.13.26
- FINAL SUBMITTAL 05.11.26
- REV 01 7.29.26

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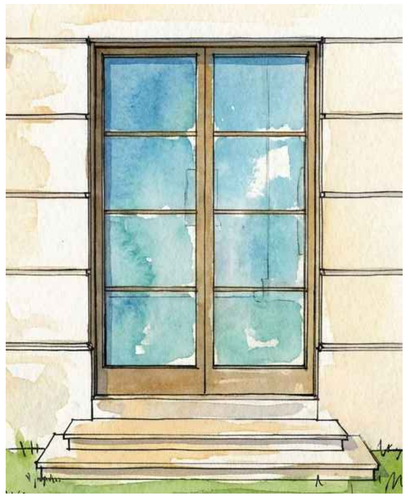
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

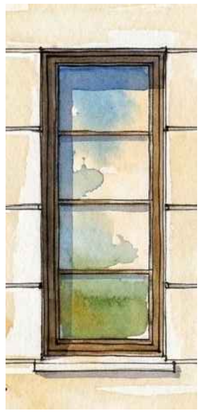
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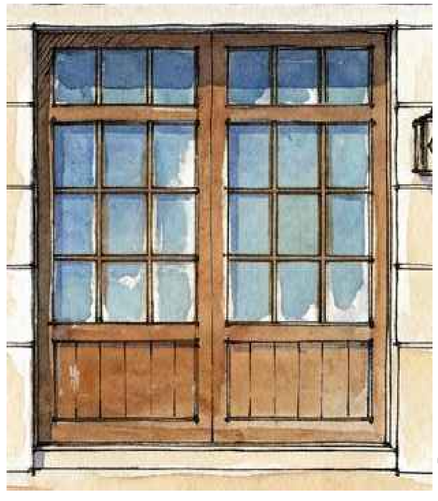
JOB NUMBER: 25-124



TYPICAL DOOR



TYPICAL WINDOW



TYPICAL
GARAGE DOOR





ENTRY DOOR

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

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XXXXXX, FLORIDA

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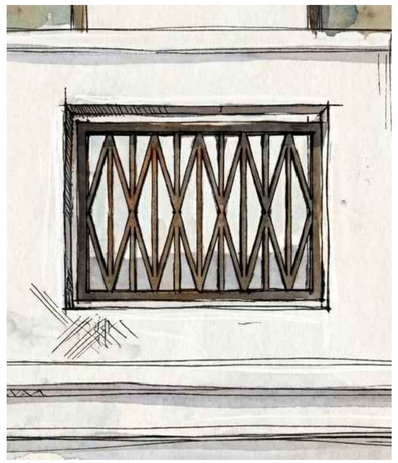
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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.13

JOB NUMBER: 25-124



RAIL WALL
ORNAMENT



TYPICAL EAVE



ENTRY GATE





BALCONY DETAIL

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.14

JOB NUMBER: 25-124

PREVIOUSLY PROPOSED

STUCCO BM SIMPLY WHITE



GARAGE DOORS: GOLDEN MAHOGANY



DECKS: CORAL STONE



WINDOWS AND DOORS: PORTOBELLO



ENTRY DOOR: BRONZE NATURA



CEILINGS AND EAVES CLEAR CYPRESS



ROOF AEGEAN TEAL

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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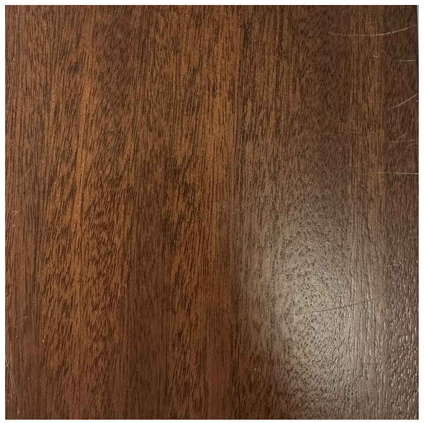
DRAWING NO.

A2.15

JOB NUMBER: 25-124

CURRENTLY PROPOSED

STUCCO BM SIMPLY WHITE



GARAGE DOORS: MAHOGANY



DECKS: CORAL STONE



WINDOWS AND DOORS: PORTOBELLO



ENTRY DOOR: BRONZE NATURA



CEILINGS AND EAVES CLEAR CYPRESS



ROOF AEGEAN TEAL

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

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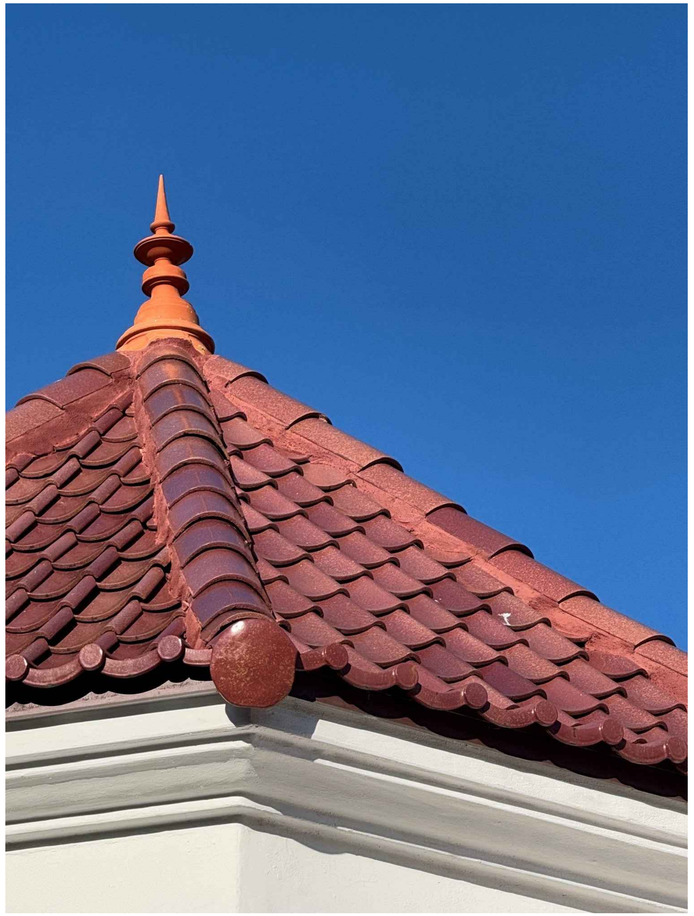
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DRAWING NO.

A2.15

JOB NUMBER: 25-124



ROOF TILE PRECENDENTS NORTH END OF PALM BEACH





ROOF COLOR PRECENDENTS EVERGLADES ISLAND

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

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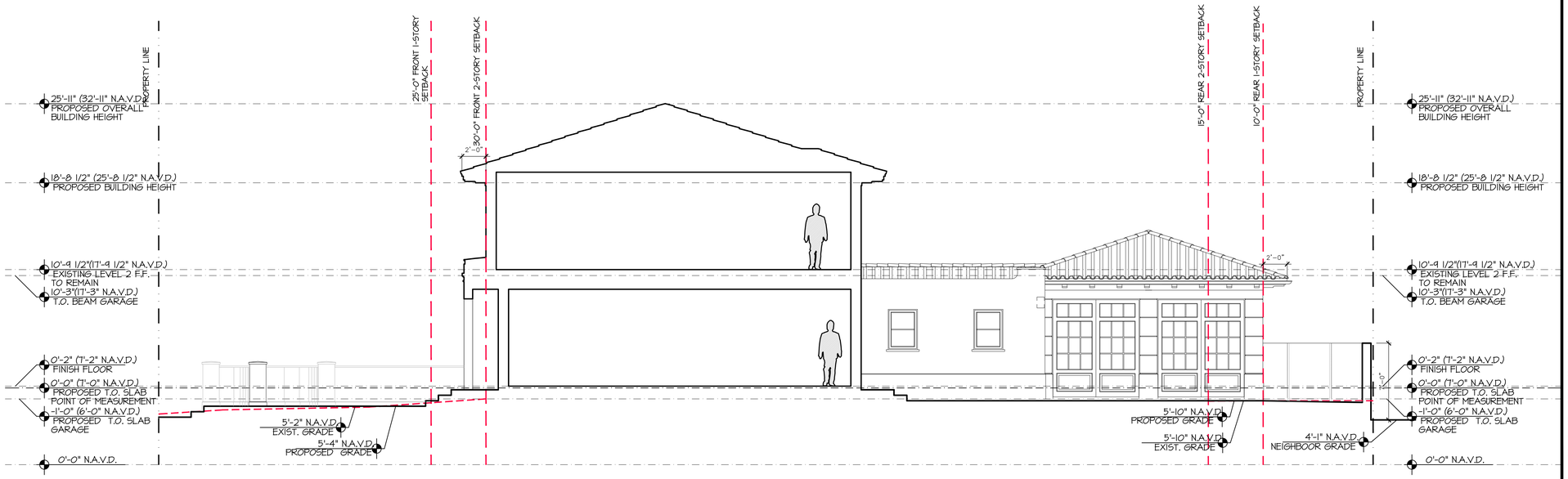
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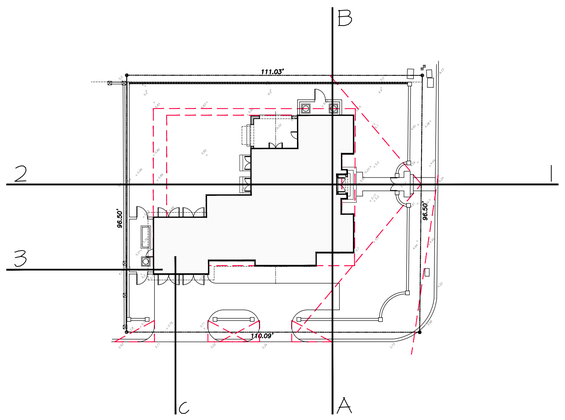
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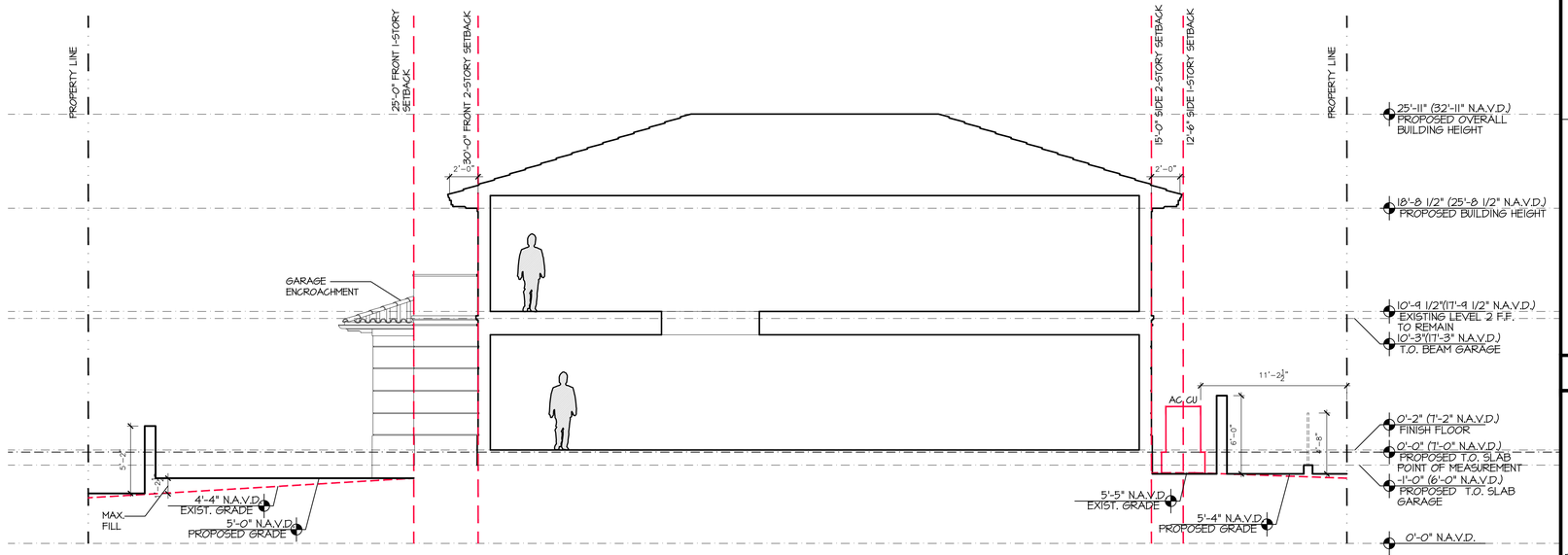
JOB NUMBER: 25-124



PROPOSED SOUTH ELEVATION/SECTION 1-2

SCALE 3/16" = 1'-0"





PROPOSED EAST ELEVATION/SECTION A-B

SCALE 3/16" = 1'-0"

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

1066 N. OCEAN BLVD.

PALM BEACH COUNTY

XXXXXX, FLORIDA

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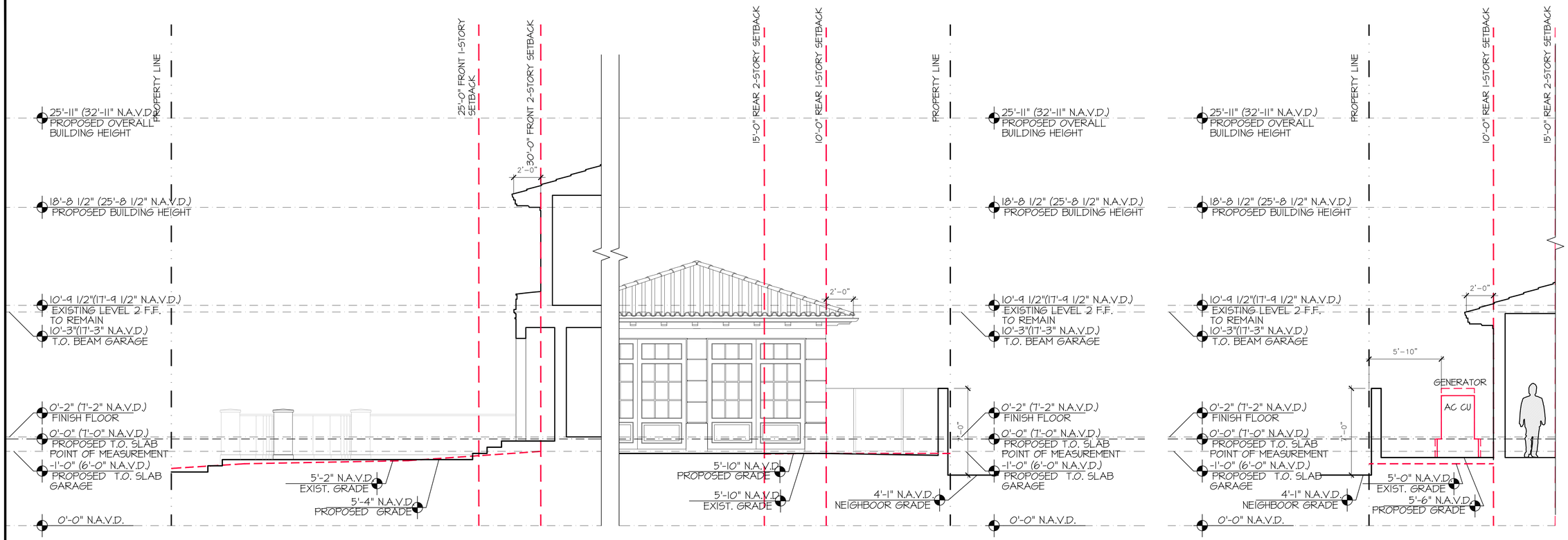
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.16

JOB NUMBER: 25-124



YARD SECTION 1

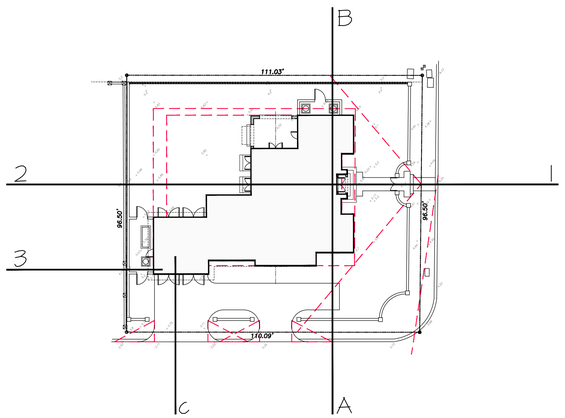
SCALE 1/4" = 1'-0"

YARD SECTION 2

SCALE 1/4" = 1'-0"

YARD SECTION 3

SCALE 1/4" = 1'-0"



PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

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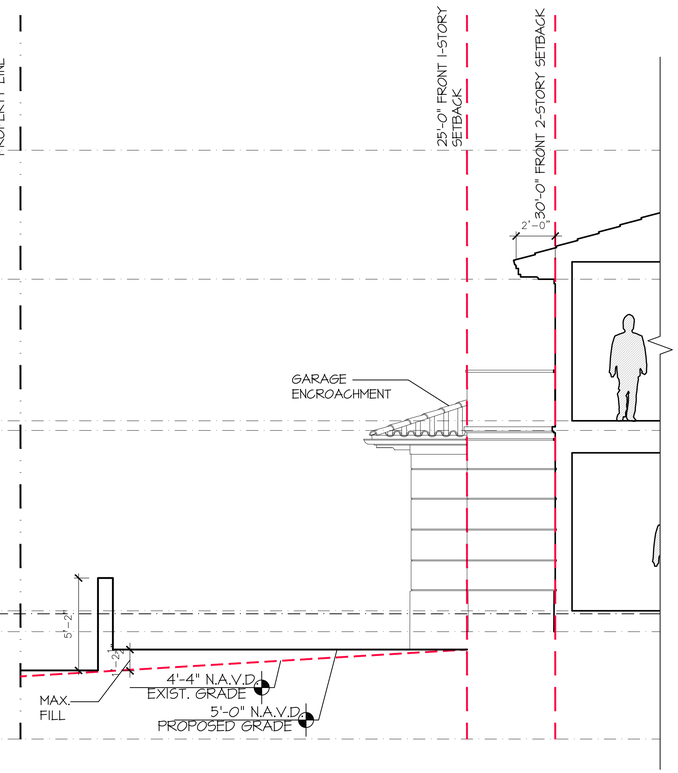
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DRAWING NO.

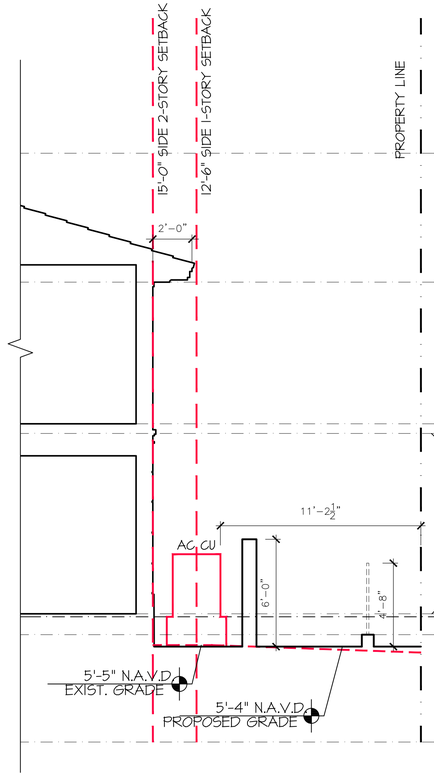
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JOB NUMBER: 25-124



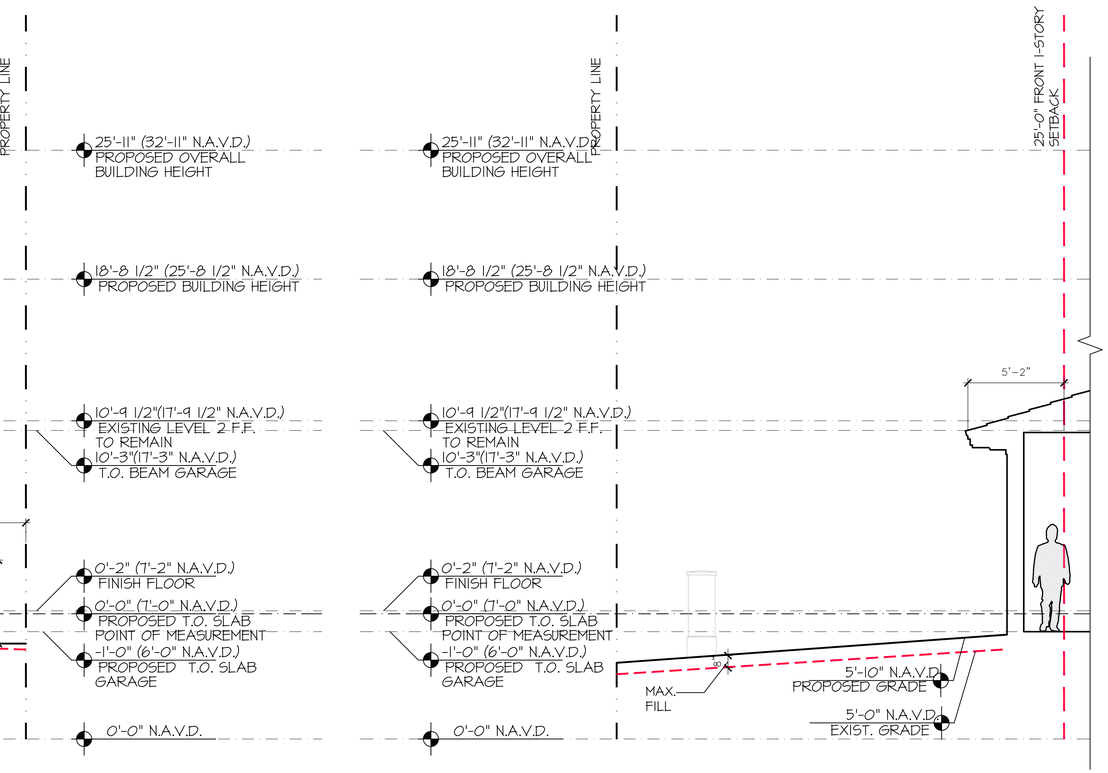
YARD SECTION A

SCALE 1/4" = 1'-0"



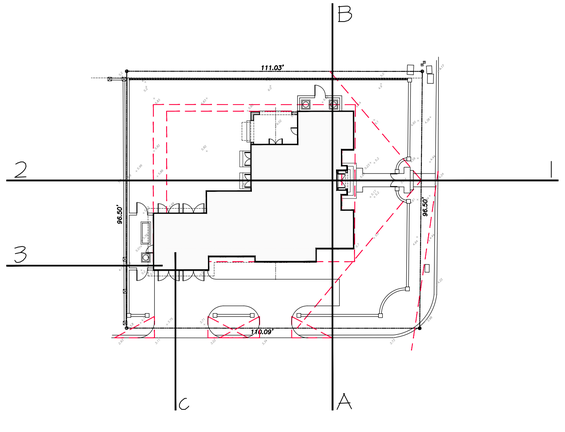
YARD SECTION B

SCALE 1/4" = 1'-0"



YARD SECTION C

SCALE 1/4" = 1'-0"



1066 N. OCEAN BLVD.

PROPOSED RENOVATION AND ALTERATIONS TO EXISTING RESIDENCE:

PALM BEACH COUNTY

XXXXX, FLORIDA

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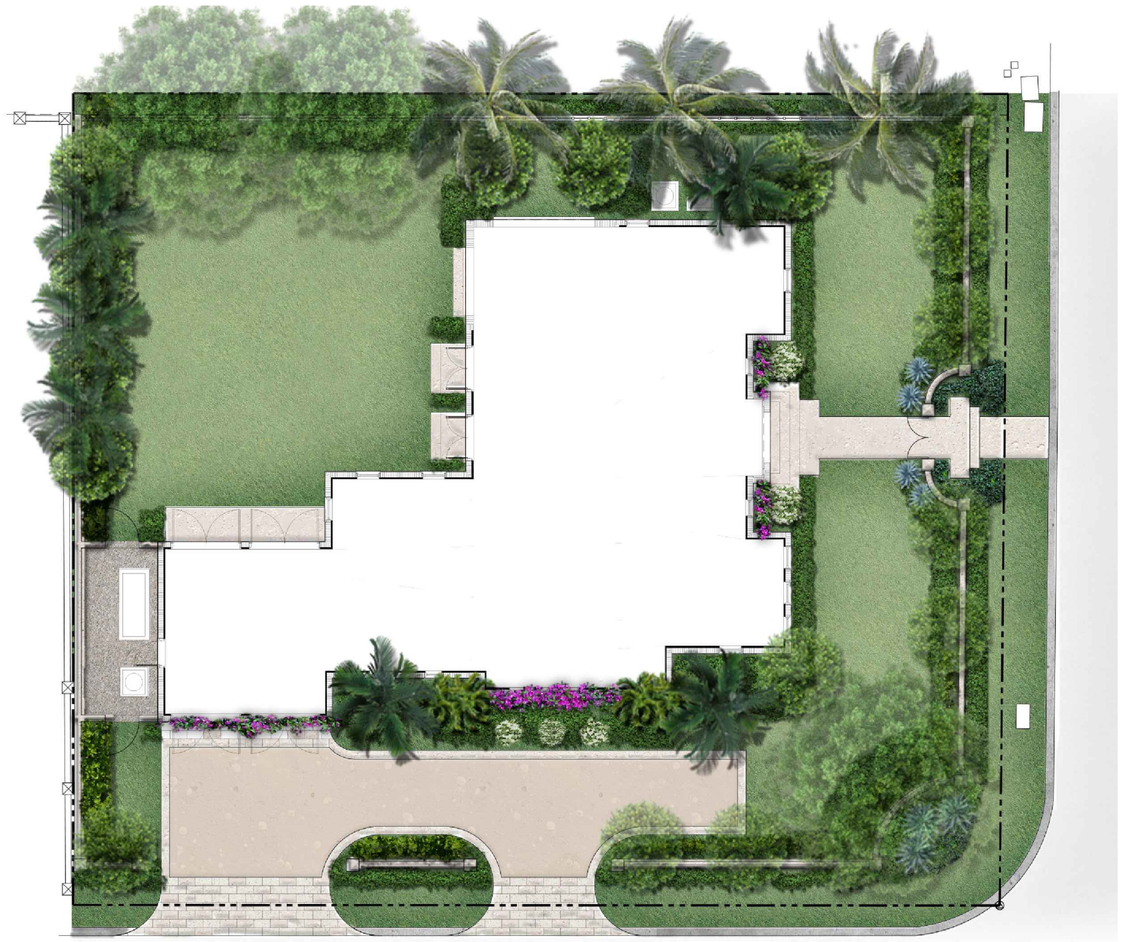
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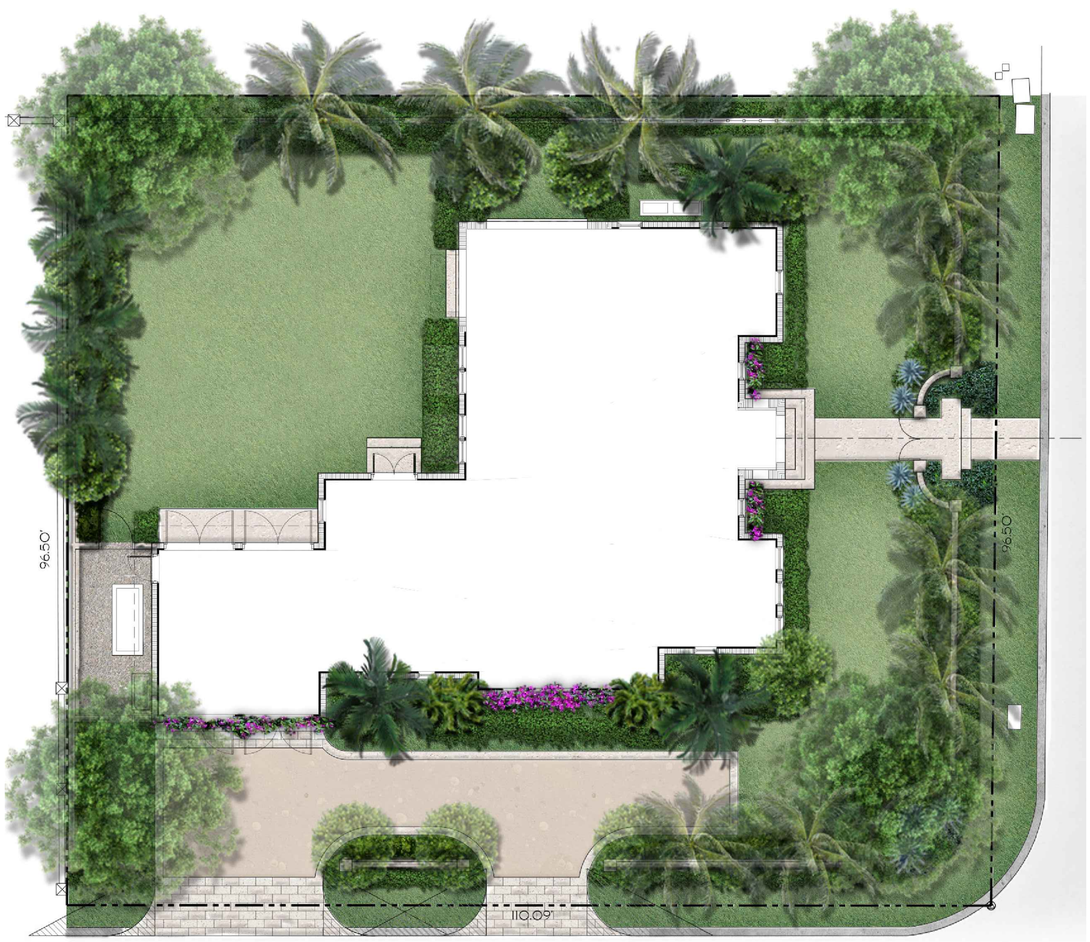
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JOB NUMBER: 25-124



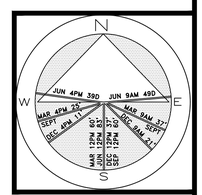
Previously Proposed



Currently Proposed

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1066 N. Ocean Blvd.
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.23.2025

SHEET L6.0

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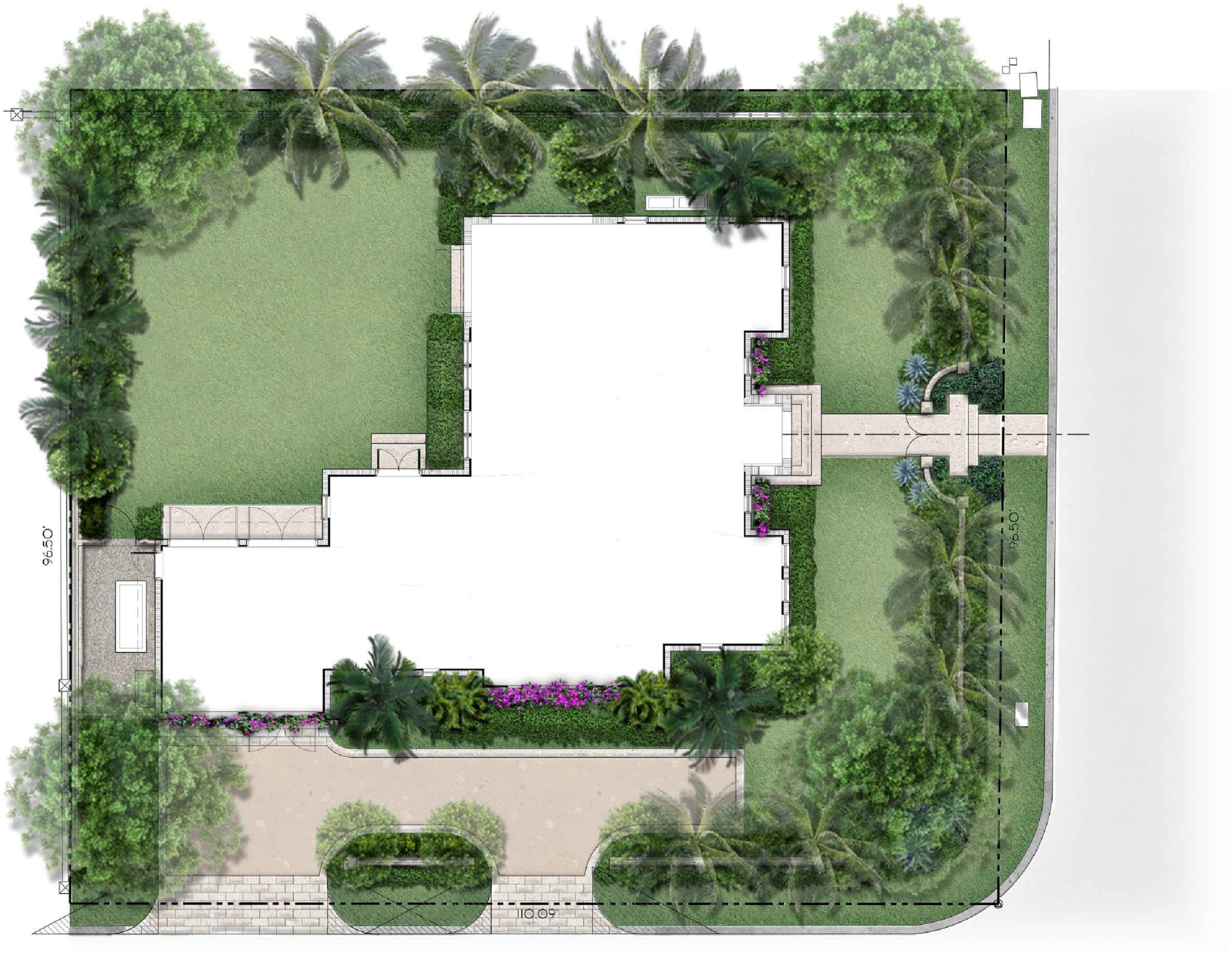
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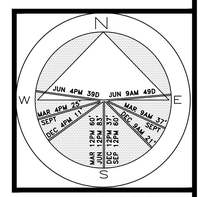
Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
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DATE: 03.23.2025

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Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



East Elevation

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

Previously Proposed



East Elevation

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

Currently Proposed

NOT FOR CONSTRUCTION

Rendered Landscape Elevations

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139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
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DRAWN BY: Dios Rodriguez
DATE: 03.23.2025

SHEET L6.1

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West Elevation

2
L6.1

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

Previously Proposed



West Elevation

2
L6.1

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

Currently Proposed

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Rendered Landscape Elevations

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Landscape Architecture
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Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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FLORIDA

JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.23.2025

SHEET L6.1



1
L6.3

South Elevation

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

Previously Proposed



1
L6.3

South Elevation

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

Currently Proposed

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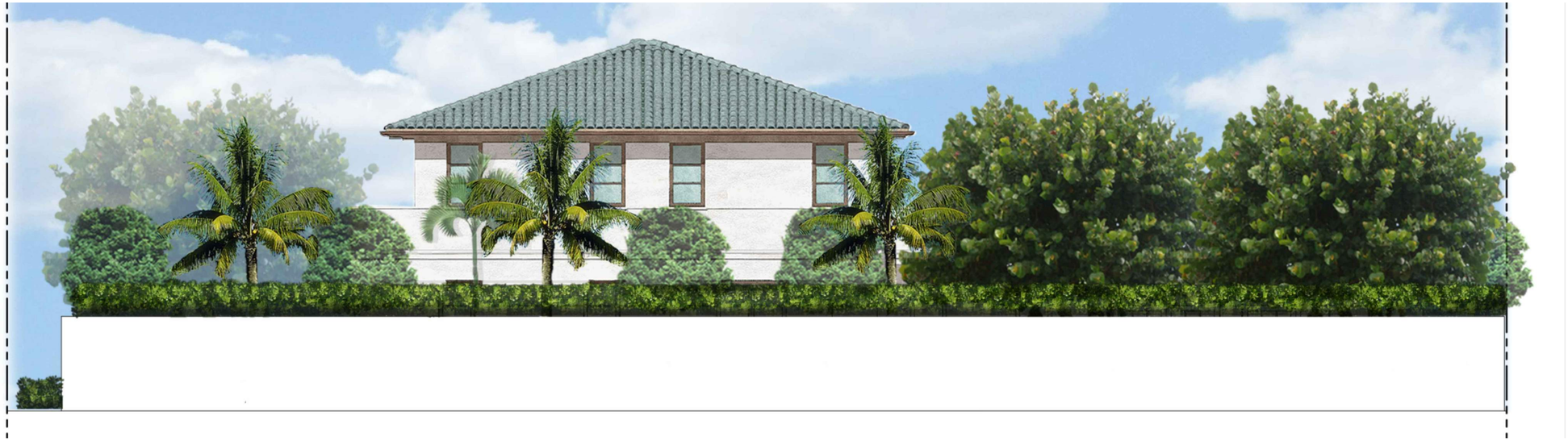
Rendered Landscape Elevations

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
1066 N. Ocean Blvd.
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.23.2025

SHEET L6.1



1
L6.2

North Elevation

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

Previously Proposed



1
L6.2

North Elevation

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

Currently Proposed

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Rendered Landscape Elevations

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SHEET L6.1

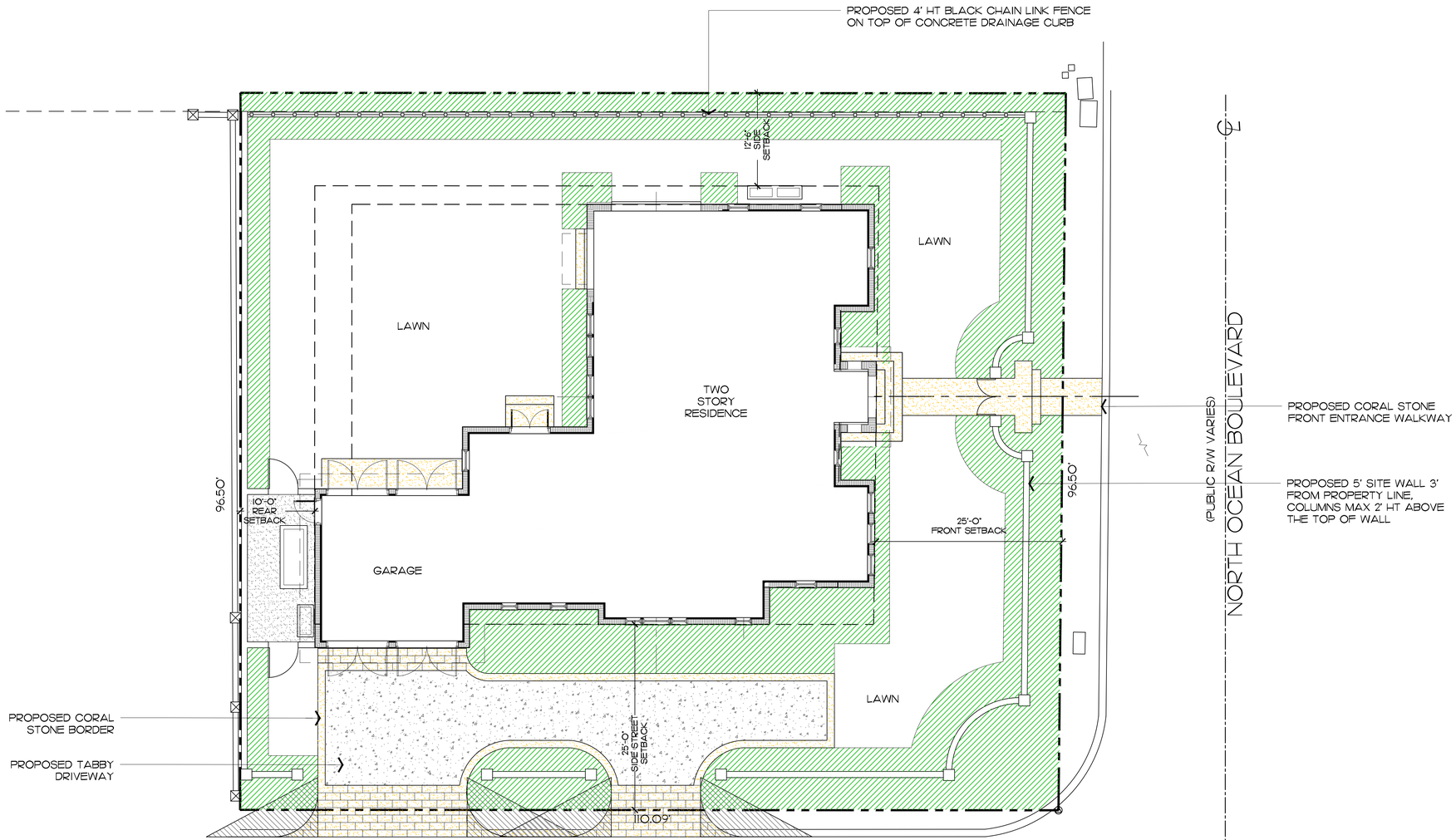
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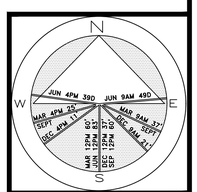




Tabby Concrete



Coral



JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman

DATE: 03.23.2025

SHEET L3.0

64 sf.
AREA IN SQ.FT.

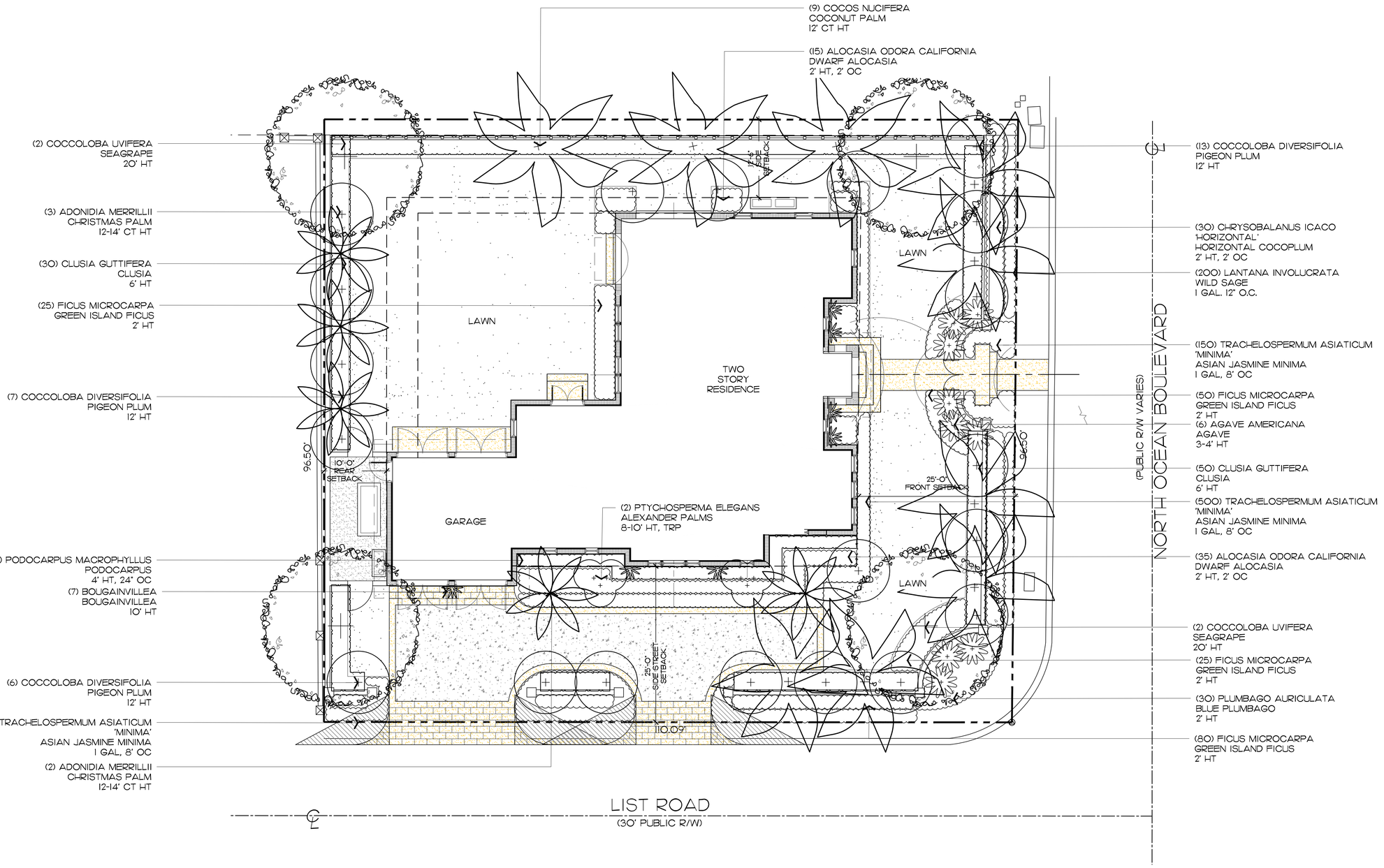
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Site Plan
SCALE IN FEET 0' 8' 16' 24'

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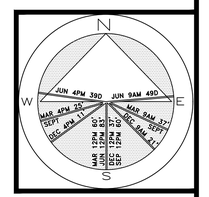
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JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman
DATE: 03.23.2025

SHEET L4.0

64 sf.
AREA IN SQ.FT.

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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	20	12' HT	YES
+	COCCOLOBA UVIFERA SEAGRAPE TREE	4	20' OA HT	YES
	COCOS NUCIFERA COCONUT PALM	9	12' HT	NO
	ADONIDIA MERRILLII CHRISTMAS PALM	10	12-14' CT HT	NO
	TOTAL TREES:	38		
	NATIVE SPECIES:	21 (60%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	TRACHELOSPERMUM ASIATICUM 'MINIMA' JASMINE MINIMA	270	1 GAL, 8' OC	NO
	LANTANA INVOLUCRATA WILD SAGE	400	1 GAL. 12" O.C.	YES
	TOTAL:	670		
	NATIVE SPECIES:	400 (60%)		

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA 'CALIFORNIA' DWARF ELEPHANT EAR	85	2' HT, 2' OC	NO
+	AGAVE AMERICANA CENTURY PLANT	9	3-4' HT	NO
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	80	2' HT, 2' OC	YES
	CLUSIA GUTTIFERA CLUSIA HEDGE	130	6' HT	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	100	2' HT, 2' OC	NO
	BOUGAINVILLEA SPP.	2	10' HT. ATTACHED TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	3	6' OA HT ATTACHED TO WALL	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	60	3 GAL, 18" HT	YES
	TOTAL:	469		
	NATIVE SPECIES:	30 (30%)		

Landscape Legend

PROPERTY ADDRESS:		1066 NOB
LOT AREA (SQ FT)		10,669 SF
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)		48% (5,163)
LOS TO BE ALTERED (SQ FT AND %)	NA	7,791 (73%)
PERIMTETER LOS (SQ FT AND %)		49% (2,883)
FRONT YARD LOS (SQ FT AND %)		63% (1,528)
NATIVE TREES %	30% (NUMBER OF TREES)	60% (21)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	30% (471)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	60% (400)

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Plant Schedule

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Landscape Management
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Town of Palm Beach
FL

JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman
DATE: 03.23.2025

SHEET L4.1

PREVIOUS ARCOM PRESENTATION



Existing Front Entrance



Existing South Side Yard



Existing Pool Patio



Existing Garage Entrace



Existing Covered Patio



Existing North Side Yard

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SHEET L1.0

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Existing Site Photos Exhibit

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FLORIDA



209 List Road
West Adjacent Neighbor



1066 N Ocean Blvd
Subject Property



1072 N Ocean Blvd
North Adjacent Neighbor

JOB NUMBER: # 25179.00 LA
DRAWN BY: Dustin Mizell
DATE: 03.23.2025

SHEET L1.1

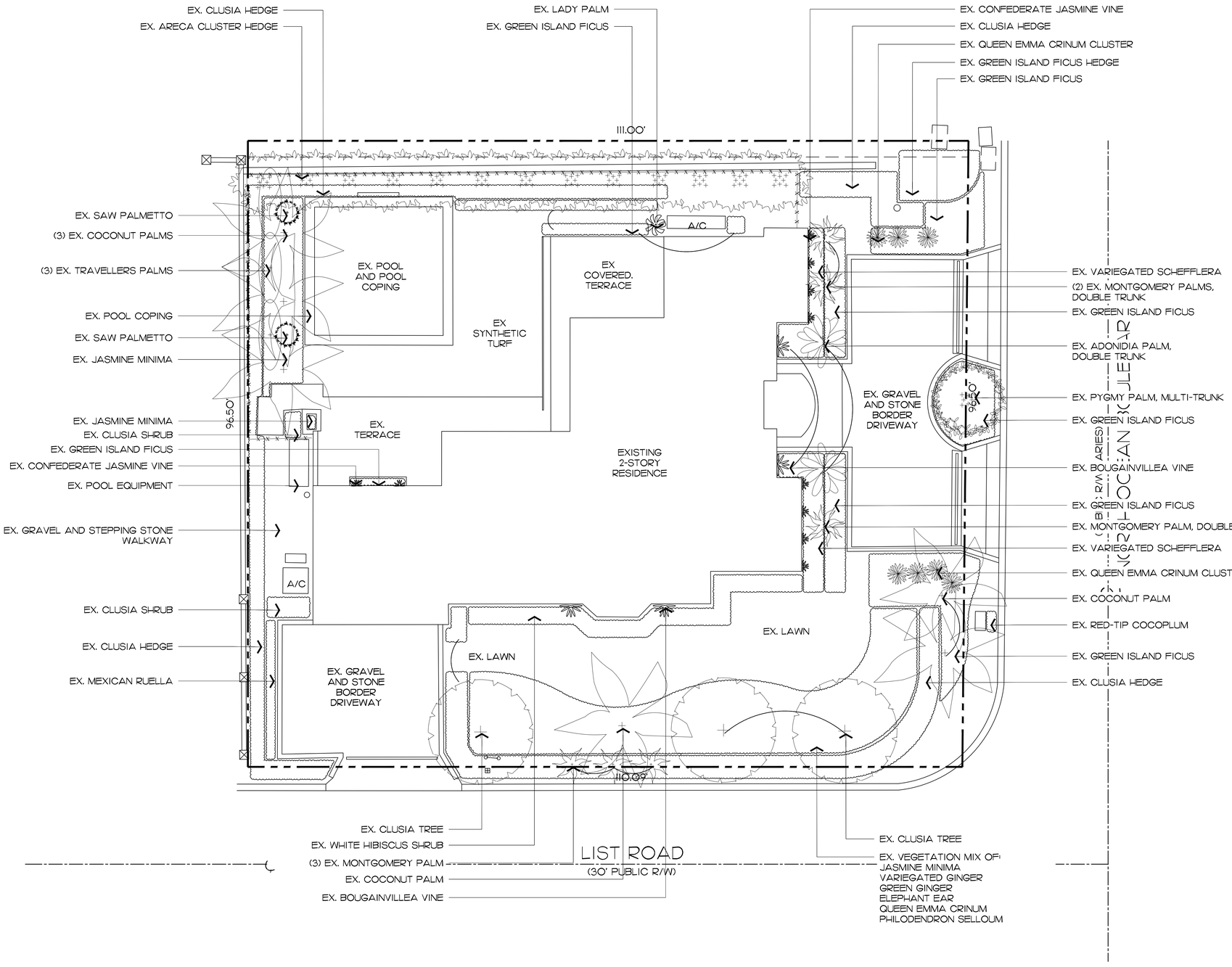
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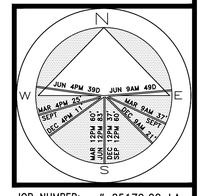
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Existing Neighboring Context Exhibit



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DATE: 03.23.2025

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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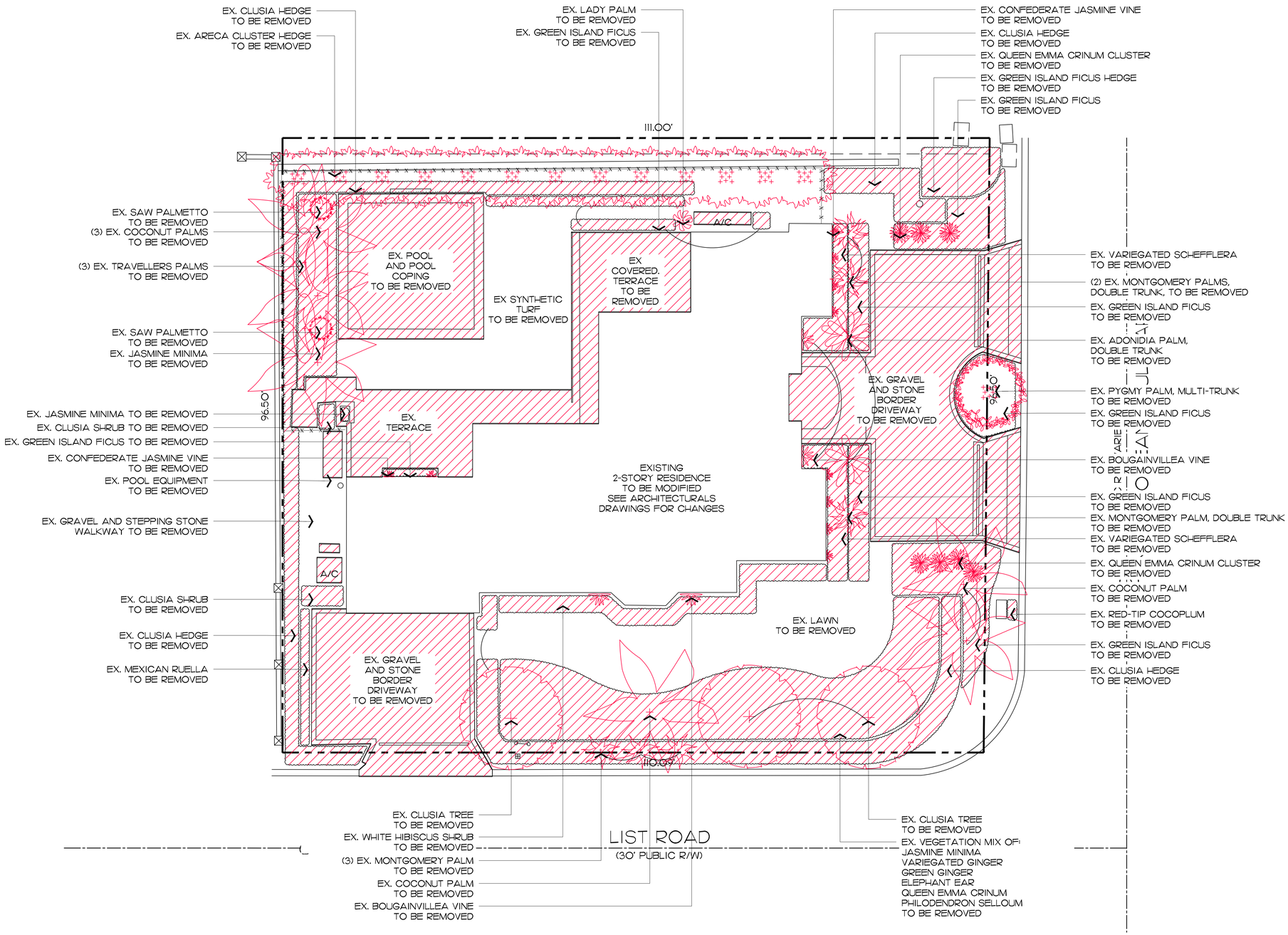
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Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'



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SHEET L2.1

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Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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Dustin@environmentdesigngroup.com

PROPOSED 4' HT BLACK CHAIN LINK FENCE ON TOP OF CONCRETE DRAINAGE CURB

LAWN

TWO STORY RESIDENCE

LAWN

12'-6" SIDE SETBACK

96.50'

10'-0" REAR SETBACK

GARAGE

25'-0" FRONT SETBACK

96.50'

PROPOSED CORAL STONE FRONT ENTRANCE WALKWAY

PROPOSED 5' SITE WALL 3' FROM PROPERTY LINE, COLUMNS MAX 2' HT ABOVE THE TOP OF WALL

PROPOSED CORAL STONE BORDER

PROPOSED TABBY DRIVEWAY

25'-0" SIDE STREET SETBACK

110.09'

NORTH OCEAN BOULEVARD
(PUBLIC R/W VARIES)

LIST ROAD
(30' PUBLIC R/W)

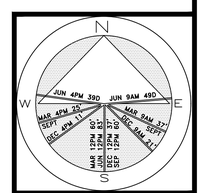


Tabby Concrete



Coral

Private Residence
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FLORIDA



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SHEET L3.0

64 sf.

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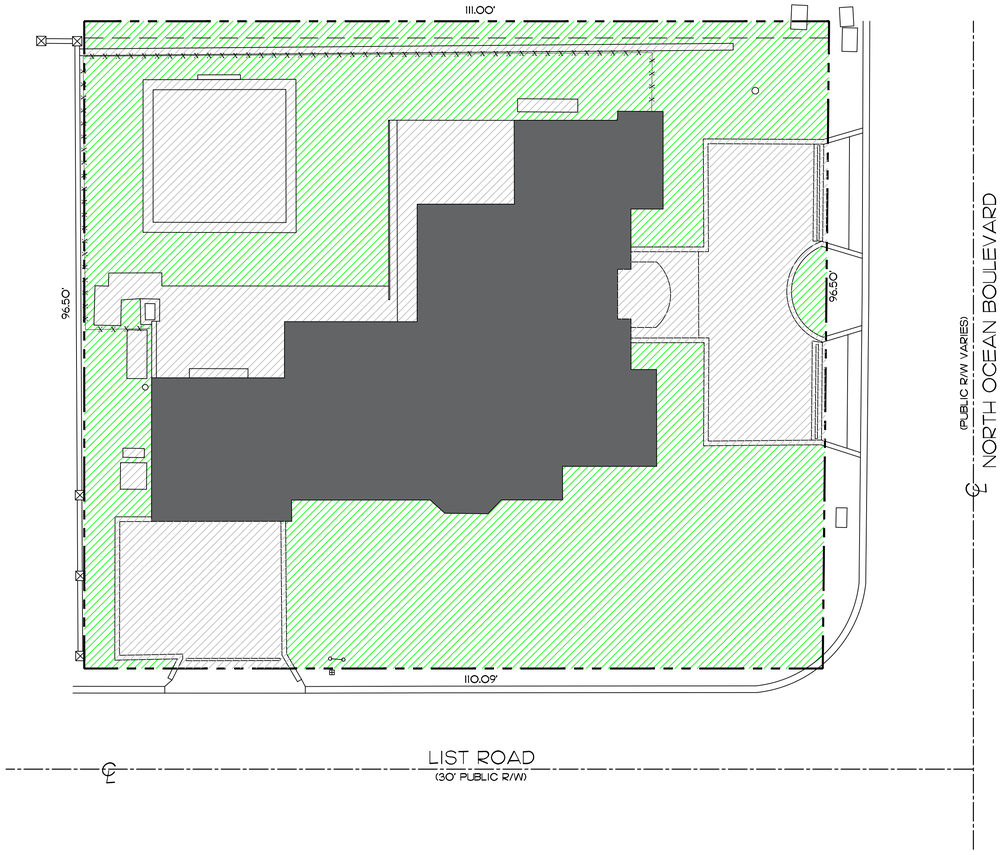
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Site Plan
SCALE IN FEET 0' 8' 16' 24'

Legend

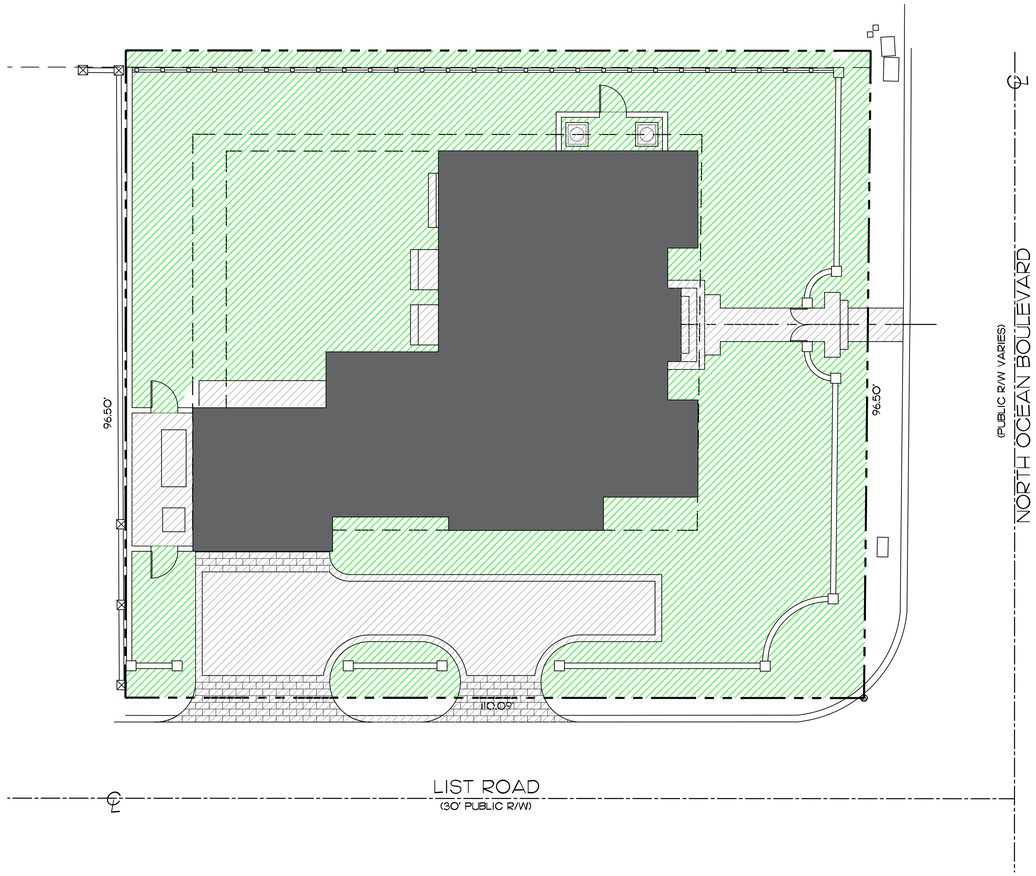
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE



Existing Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,669 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,801 S.F.	48%	5,163 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	63%	1,528 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	49%	2,883 S.F.



Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,669 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,801 S.F.	49%	5,906 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	90%	2,176 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	58%	2,808 S.F.

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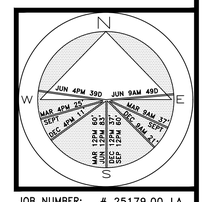
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Open Space Diagrams

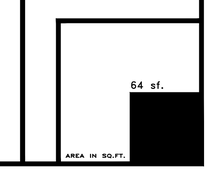
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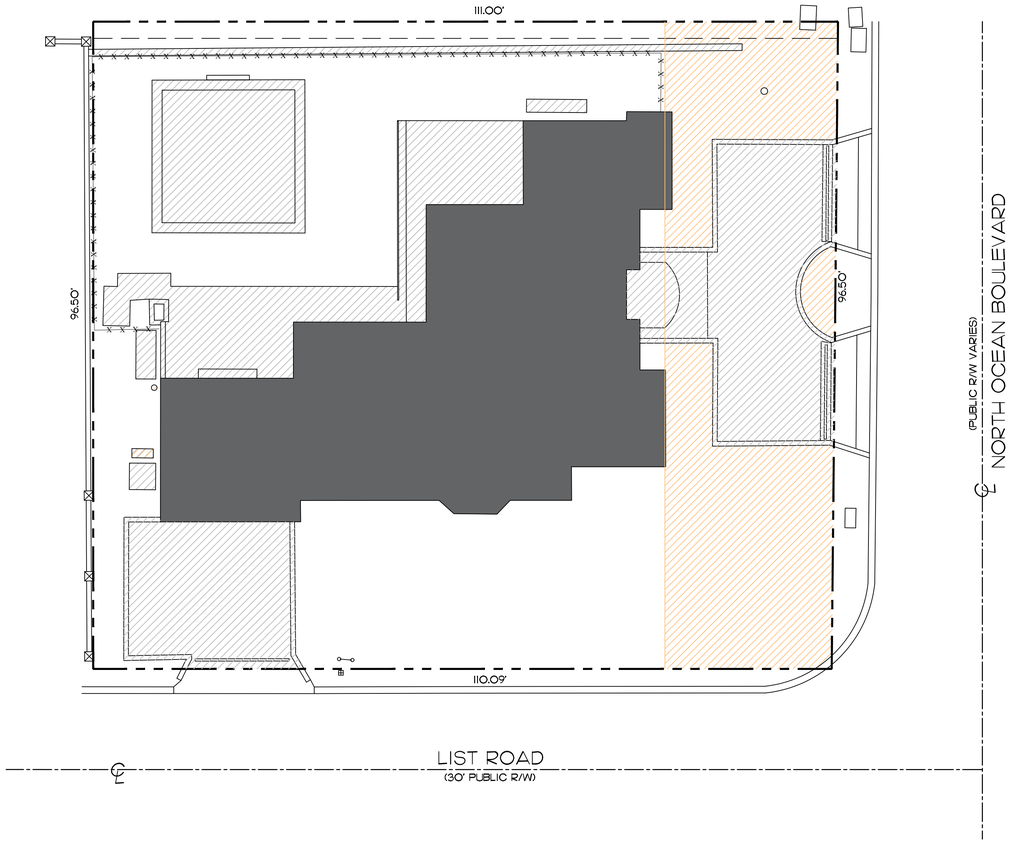
JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman
DATE: 03.23.2025

SHEET L3.1



Legend

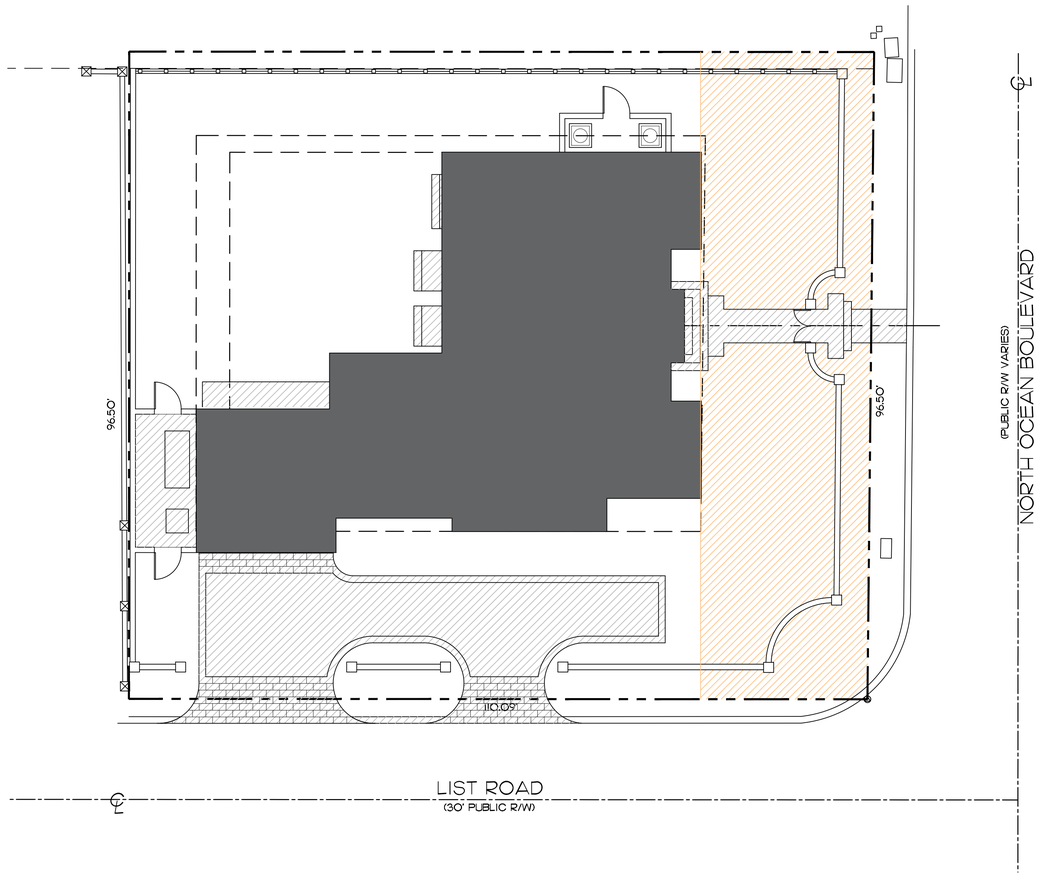
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE



Existing Lot Coverage Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,669 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,801 S.F.	48%	5,163 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	63%	1,528 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	49%	2,883 S.F.



Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,669 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,801 S.F.	49%	5,906 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,305 S.F.	90%	2,176 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,935 S.F.	58%	2,808 S.F.

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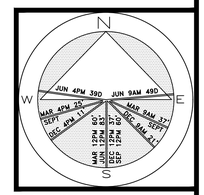
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Open Space Diagrams - Front Yard

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Landscape Management
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Dustin@environmentdesigngroup.com

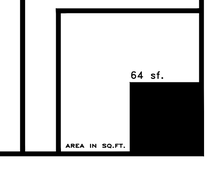
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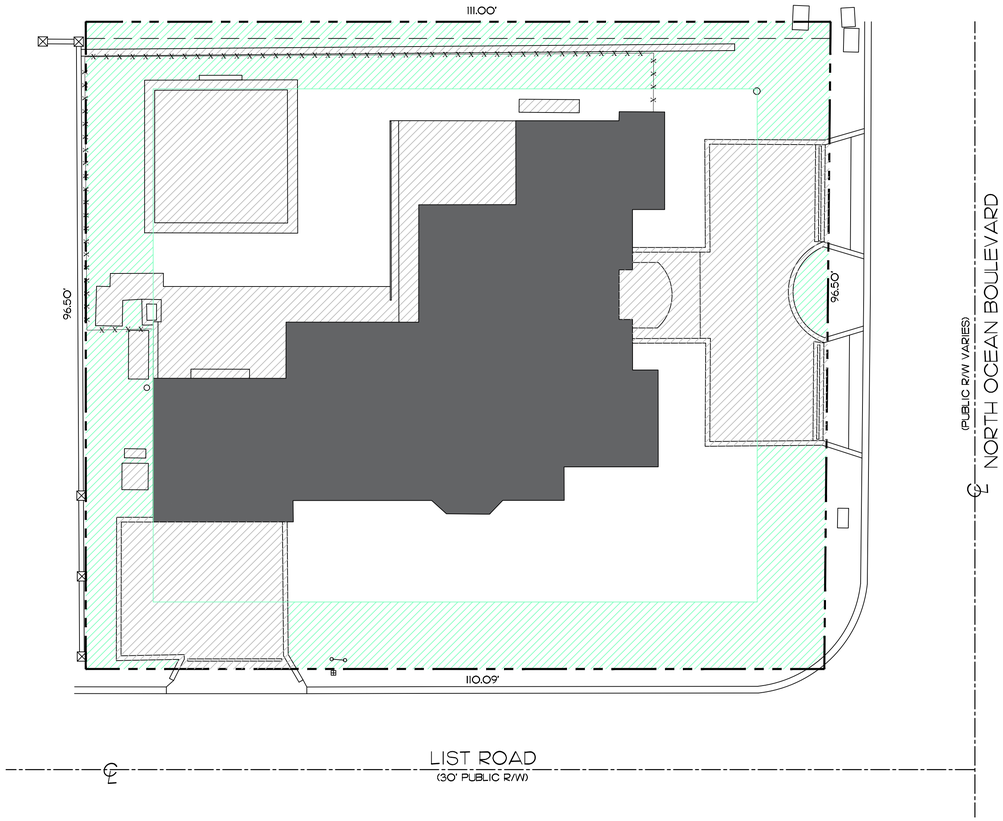
DATE: 03.23.2025

SHEET L3.2



Legend

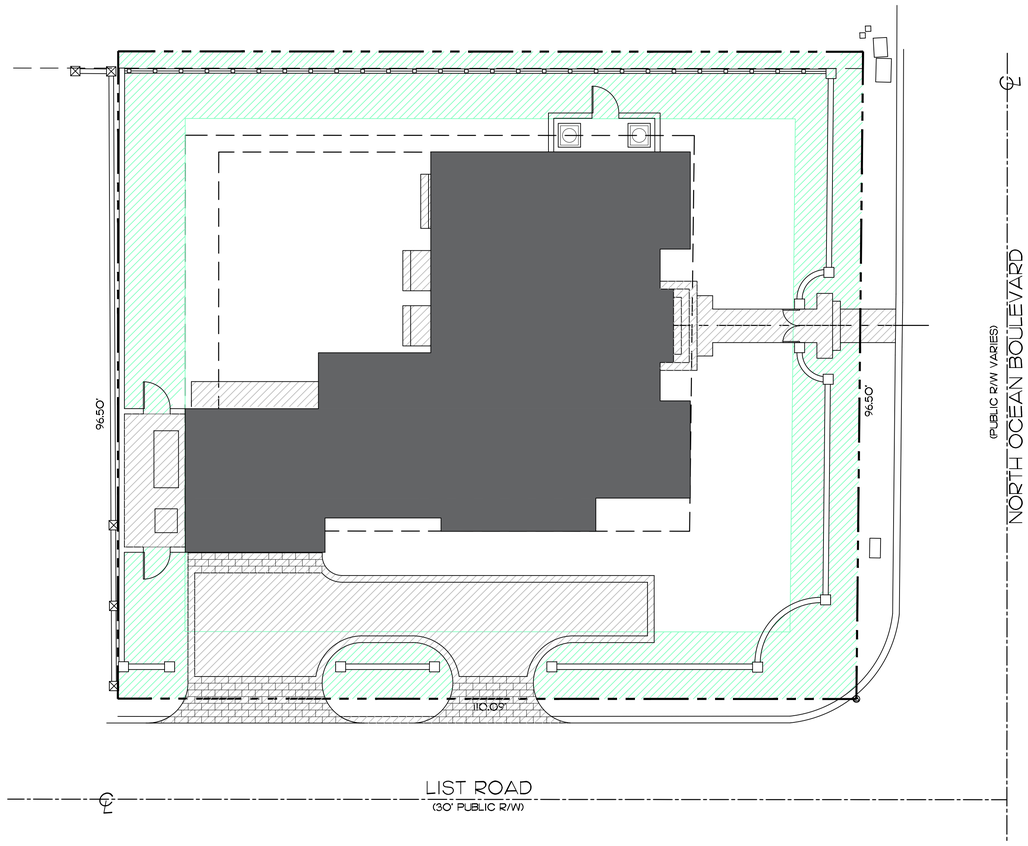
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE



Existing Lot Coverage Graphic

Existing Site Data

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LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,669 S.F.	
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Proposed Lot Coverage Graphic

Proposed Site Data

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LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		10,669 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,801 S.F.	49%	5,906 S.F.
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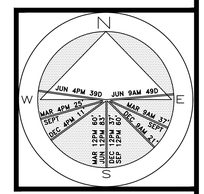
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Open Space Diagrams - Perimeter

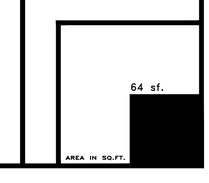
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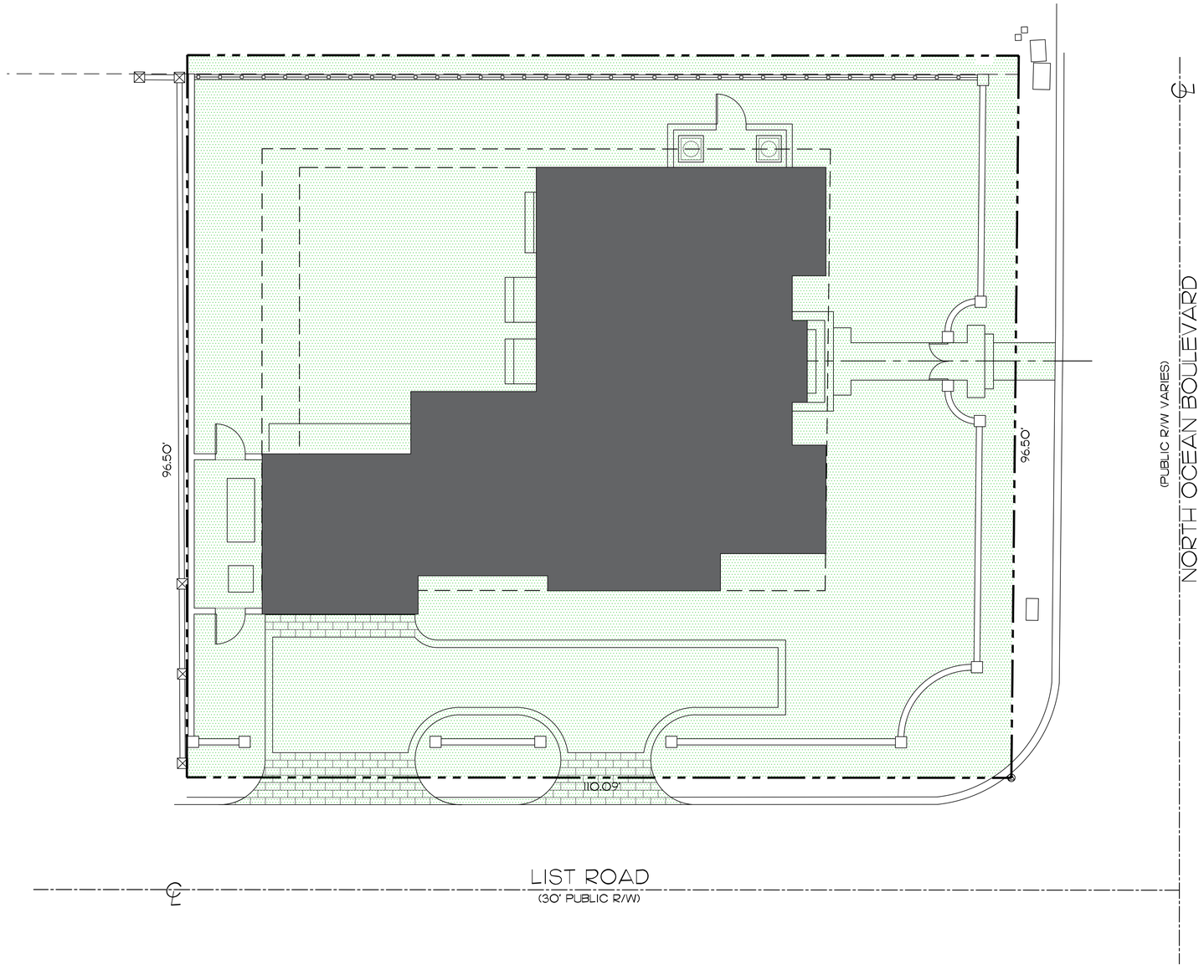
JOB NUMBER: # 25179.00 LA
DRAWN BY: Matt Jackman
DATE: 03.23.2025

SHEET L3.3



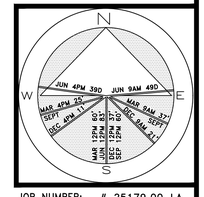
Landscape Alteration Calculations

	TOTAL EXISTING LANDSCAPE OPEN SPACE	4,801 S.F.
	EXISTING SITE LANDSCAPING TO BE ALTERED (100% OF THE EXISTING OPEN SPACE AND 73% OF THE SITE)	7,791 S.F.



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SHEET L3.4

64 sf.
AREA IN SQ.FT.

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Landscape Alteration Diagram

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(100) TRACHELOSPERMUM ASIATICUM
'MINIMA'
ASIAN JASMINE MINIMA
1 GAL, 8' OC

(15) ALOCASIA ODORA CALIFORNIA
DWARF ALOCASIA
2' HT, 2' OC

(2) COCCOLOBA UVIFERA
SEAGRAPE
20' HT

(3) ADONIDIA MERRILLII
CHRISTMAS PALM
12-14' CT HT

(30) CLUSIA GUTTIFERA
CLUSIA
6' HT

(25) FICUS MICROCARPA
GREEN ISLAND FICUS
2' HT

(7) COCCOLOBA DIVERSIFOLIA
PIGEON PLUM
12' HT

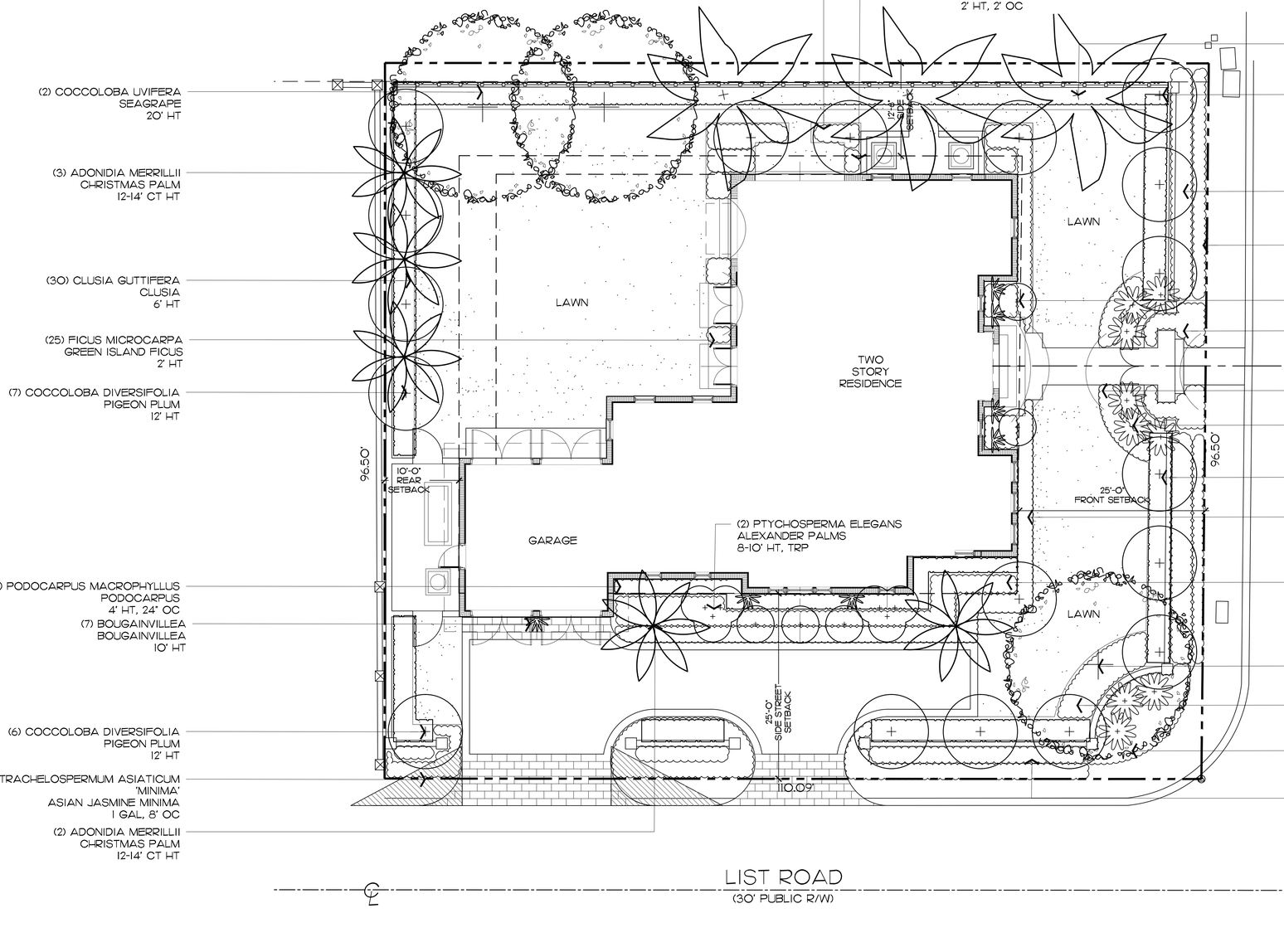
(50) PODOCARPUS MACROPHYLLUS
PODOCARPUS
4' HT, 24" OC

(7) BOUGAINVILLEA
BOUGAINVILLEA
10' HT

(6) COCCOLOBA DIVERSIFOLIA
PIGEON PLUM
12' HT

(450) TRACHELOSPERMUM ASIATICUM
'MINIMA'
ASIAN JASMINE MINIMA
1 GAL, 8' OC

(2) ADONIDIA MERRILLII
CHRISTMAS PALM
12-14' CT HT



(3) COCOS NUCIFERA
COCONUT PALM
12' CT HT

(11) COCCOLOBA DIVERSIFOLIA
PIGEON PLUM
12' HT

(30) CHRYSOBALANUS ICACO
'HORIZONTAL'
HORIZONTAL COCOPLUM
2' HT, 2' OC

(200) LANTANA INVOLUCRATA
WILD SAGE
1 GAL. 12" O.C.

(5) HIBISCUS TREES
6' HT

(150) TRACHELOSPERMUM ASIATICUM
'MINIMA'
ASIAN JASMINE MINIMA
1 GAL, 8' OC

(50) FICUS MICROCARPA
GREEN ISLAND FICUS
2' HT

(6) AGAVE AMERICANA
AGAVE
3-4' HT

(50) CLUSIA GUTTIFERA
CLUSIA
6' HT

(500) TRACHELOSPERMUM ASIATICUM
'MINIMA'
ASIAN JASMINE MINIMA
1 GAL, 8' OC

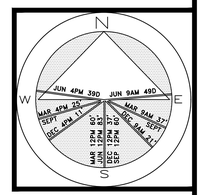
(35) ALOCASIA ODORA CALIFORNIA
DWARF ALOCASIA
2' HT, 2' OC

(1) COCCOLOBA UVIFERA
SEAGRAPE
20' HT

(25) FICUS MICROCARPA
GREEN ISLAND FICUS
2' HT

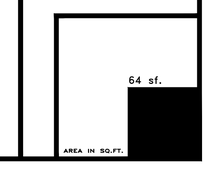
(30) PLUMBAGO AURICULATA
BLUE PLUMBAGO
2' HT

(80) FICUS MICROCARPA
GREEN ISLAND FICUS
2' HT



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SHEET L4.0



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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	18	12' HT	YES
+	COCCOLOBA UVIFERA SEAGRAPE TREE	3	20' OA HT	YES
	COCOS NUCIFERA COCONUT PALM	3	12' HT	NO
	ADONIDIA MERRILLII CHRISTMAS PALM	10	12-14' CT HT	NO
	TOTAL TREES: NATIVE SPECIES:	35 21 (60%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	TRACHELOSPERMUM ASIATICUM 'MINIMA' JASMINE MINIMA	270	1 GAL, 8' OC	NO
	LANTANA INVOLUCRATA WILD SAGE	400	1 GAL. 12" O.C.	YES
	TOTAL: NATIVE SPECIES:	670 400 (60%)		

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA 'CALIFORNIA' DWARF ELEPHANT EAR	85	2' HT, 2' OC	NO
+	AGAVE AMERICANA CENTURY PLANT	9	3-4' HT	NO
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	80	2' HT, 2' OC	YES
	CLUSIA GUTTIFERA CLUSIA HEDGE	130	6' HT	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	100	2' HT, 2' OC	NO
	HIBISCUS SPP WHITE HIBISCUS	2	6' HT	NO
	BOUGAINVILLEA SPP.	2	10' HT. ATTACHED TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	3	6' OA HT ATTACHED TO WALL	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	60	3 GAL, 18" HT	YES
	TOTAL: NATIVE SPECIES:	471 30 (30%)		

Landscape Legend

PROPERTY ADDRESS:		1066 NOB
LOT AREA (SQ FT)		10,669 SF
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)		48% (5,163)
LOS TO BE ALTERED (SQ FT AND %)	NA	7,791 (73%)
PERIMTETER LOS (SQ FT AND %)		49% (2,883)
FRONT YARD LOS (SQ FT AND %)		63% (1,528)
NATIVE TREES %	30% (NUMBER OF TREES)	60% (21)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	30% (471)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	60% (400)

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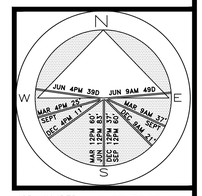
Plant Schedule

SHEET L4.1



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JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez

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SHEET L6.0

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Rendered Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



1
L6.1

East Elevation

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



2
L6.1

West Elevation

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

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Rendered Landscape Elevations

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DRAWN BY: Dios Rodriguez
DATE: 03.23.2025

SHEET L6.1

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1 L6.3 South Elevation

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

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Rendered Landscape Elevations

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com



North Elevation

1
L6.2

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

Private Residence
1066 N. Ocean Blvd.
Town of Palm Beach
FLORIDA

JOB NUMBER: # 25179.00 LA
DRAWN BY: Dios Rodriguez
DATE: 03.23.2025

SHEET L6.2

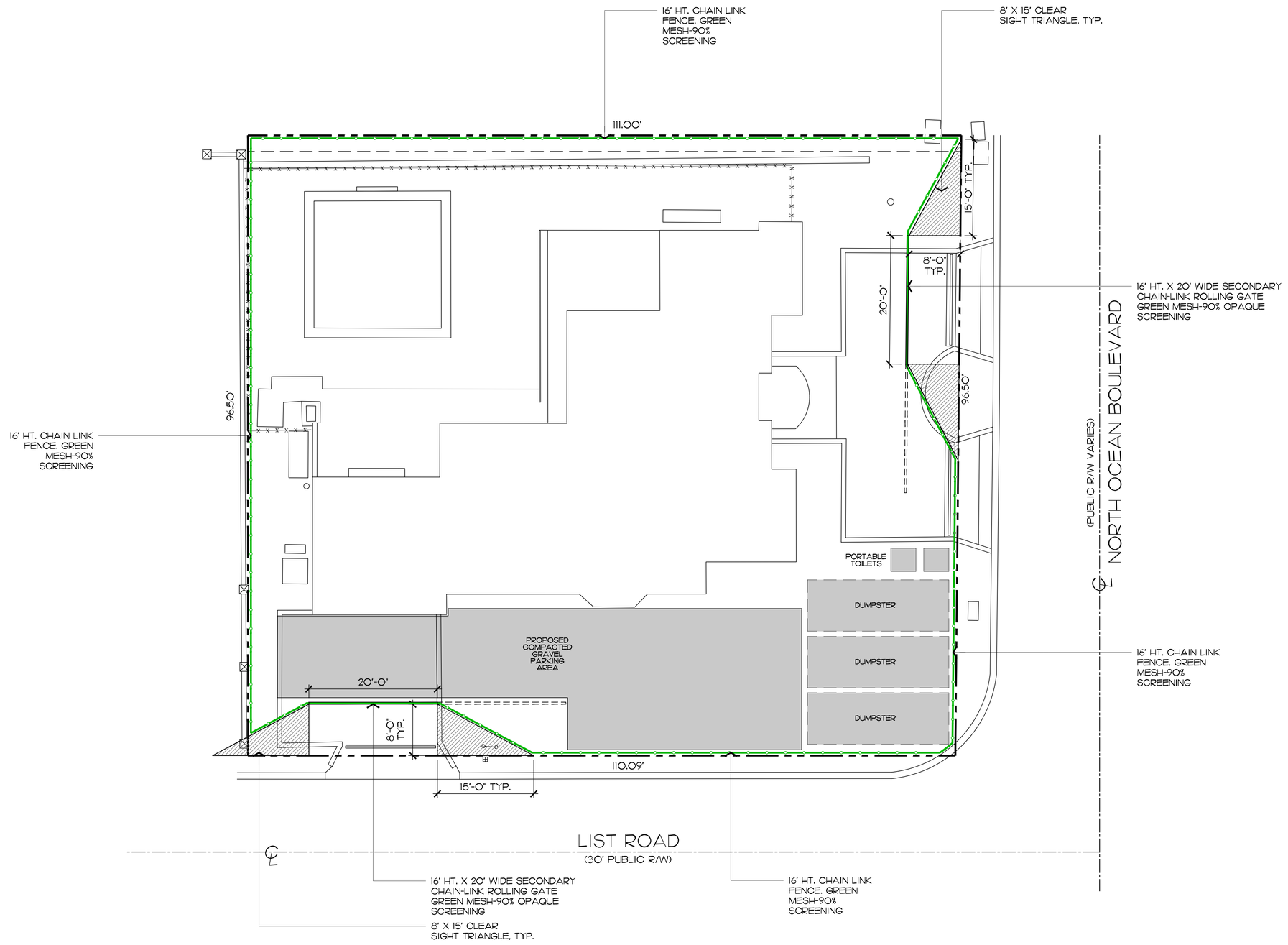
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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

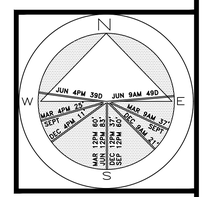
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SHEET L7.0

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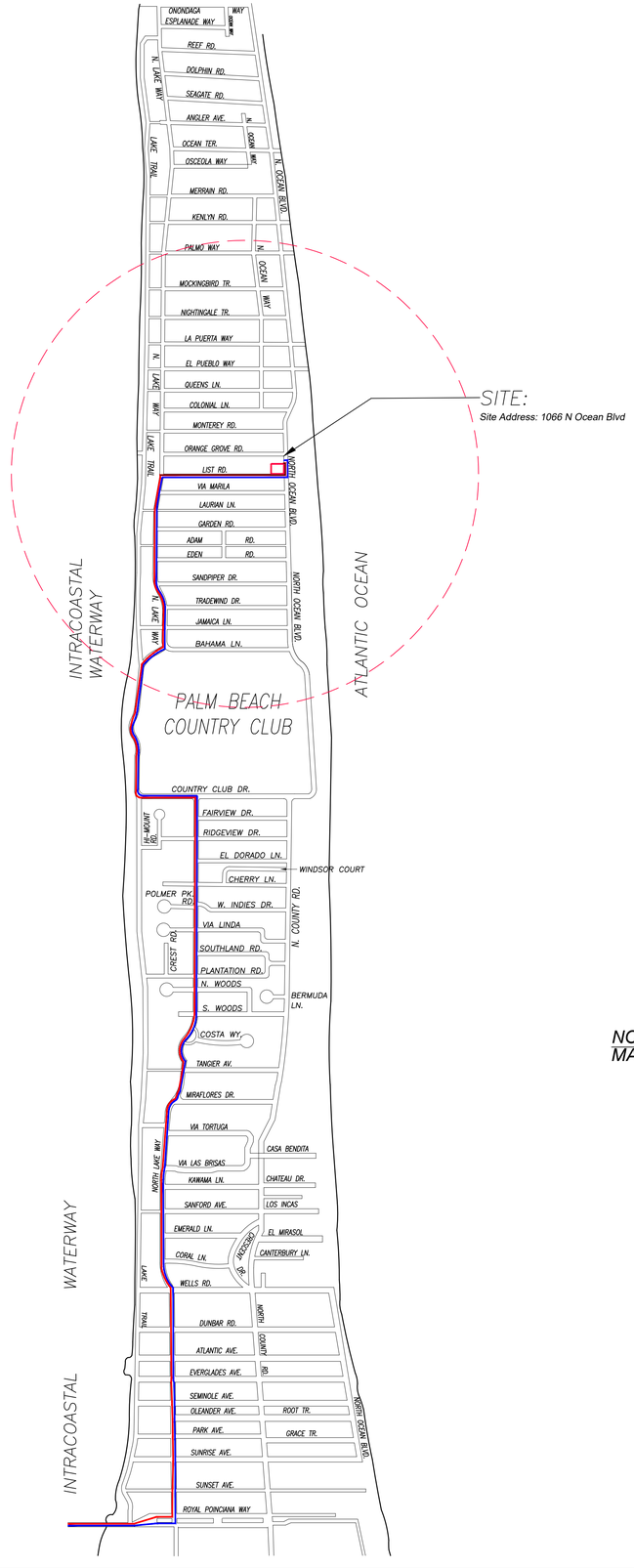
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Construction Screening + Staging Plan

SCALE IN FEET 0' 8' 16' 24'



CONCEPTUAL CONSTRUCTION SCHEDULE

- JAN 12TH 2026 – ARCOM MEETING
- FEB 22TH 2026 – TOWN COUNCIL
- FEB–MAR 2026 – SUBMIT FOR PERMIT

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

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

(1) PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

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

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

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

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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Truck Logistics Plan

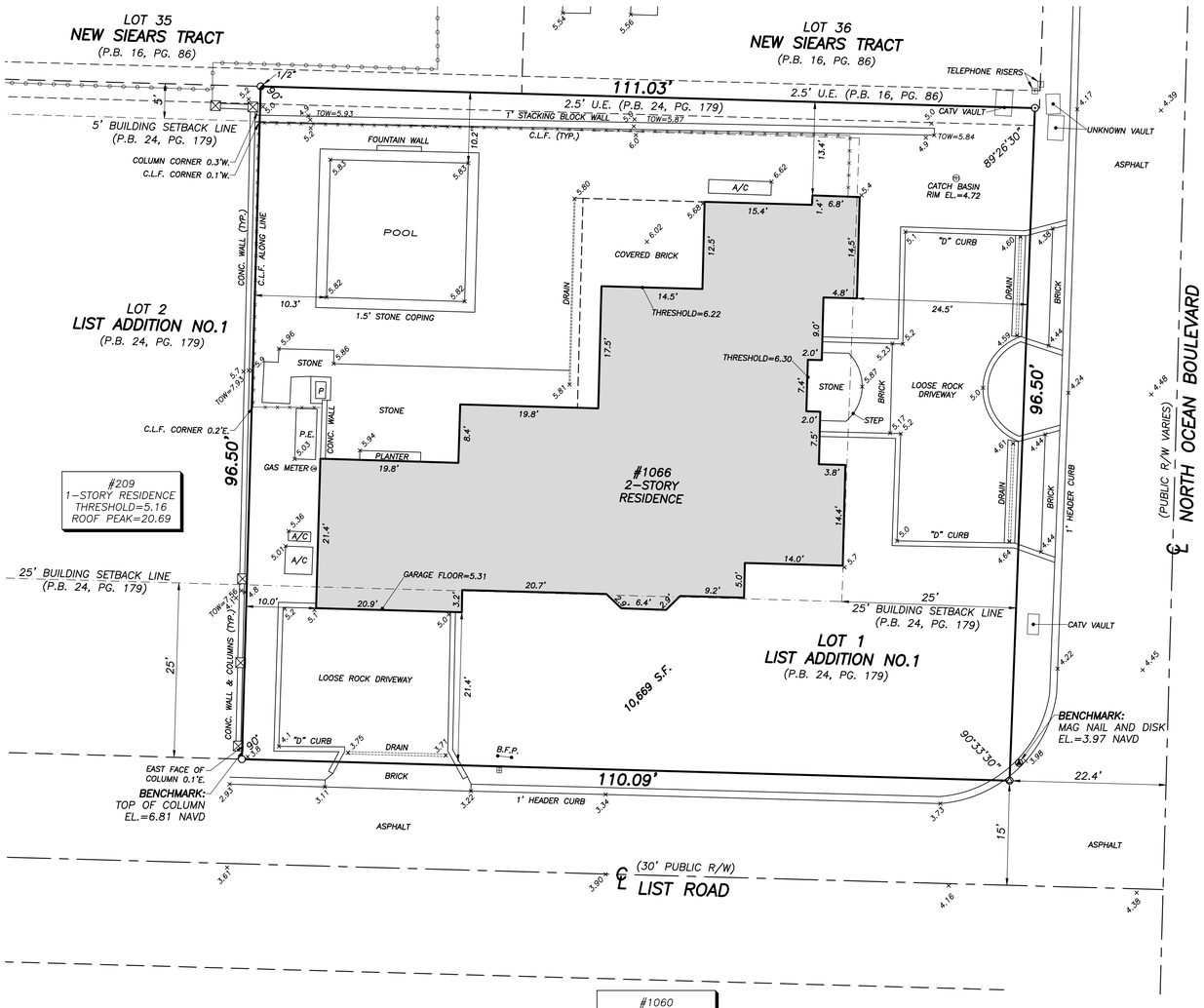
SCALE: NOT TO SCALE

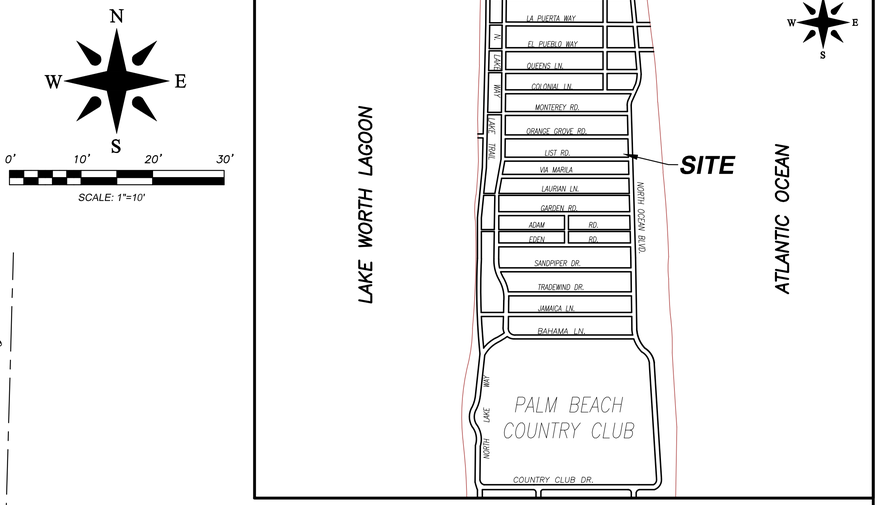
LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT.	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
FFE	= FINISHED FLOOR ELEVATION
FND.	= FOUND
H.C.S.	= HANDICAP SIGN
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T.	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊛	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
⊙	= MAG NAIL & DISK SET (LB #8598)
℗	= PROPERTY LINE
⊘	= UTILITY POLE
⍾	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⊗	= LIGHT POLE
TV	= CABLE TV RISER
E	= ELECTRIC BOX
GM	= GAS METER
S	= SANITARY MANHOLE
⊙	= SANITARY CLEAN OUT
◍	= YARD DRAIN

Boundary Survey For:

CREEKSHORE LLC





VICINITY SKETCH

(NOT TO SCALE)

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

CREEKSHORE LLC

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

PROPERTY ADDRESS:

1066 North Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:

*Lot 1, **LIST ADDITION NO. 1,** according to the Plat thereof, as recorded in Plat Book 24, Page 179, of the Public Records of Palm Beach County, Florida.*

FLOOD ZONE:

This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0393G, dated 12/20/2024.

NOTES:

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

CERTIFICATION:

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

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

DATE OF LAST FIELD SURVEY: 09/03/2025

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

REVISIONS:

Boundary Survey For:

CREEKSHORE LLC

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

FIELD: B.M.	JOB No.: 253179	F.B. PG.
OFFICE: S.C.W.	DATE: 09/03/25	DWG. No.: 253179
C'K'D.: W.N..	REF.: 253179.DWG	SHEET: 1 OF 1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 26, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 8/19/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

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

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

HISTORY:

The application was originally heard at the May 27, 2026 ARCOM hearing and was deferred for one month by the commission for further study of scale and architectural details. The resubmitted application was reviewed at the June hearing, but deferred for one month for further study. The applicant requesting a one month deferral from the July to the August meeting to allow time for additional study.

THE PROJECT:

The applicant has submitted plans entitled "A NEW RESIDENCE FOR 230 PLANTATION RD." as prepared by **B1 Architect**, uploaded and dated to the Town 08/10/2026.

The following is the scope of work for the Project:

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

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+ 3.87' NAVD	**FEMA Flood Zone**	ZONE AE-6
Lot Width	105 ft.	**Lot Depth**	112 ft.
Lot Area	11,800 sq. ft.	**Enclosed Square Footage**	4,822 sq. ft.
Lot Coverage	Permitted: 30.0 % Proposed: 29.99 %	**Cubic Content Ratio**	Permitted: 3.98 Proposed: 3.96
Finished Floor Elevation	+7.0' NAVD	**Lot Fill**	Permitted: + 1.57 ft. Proposed: + 1.56 ft.
Landscape Open Space	Required: 45% Proposed: 45%	**Front Yard Open Space**	Required: 40% Proposed: 56.15%
Surrounding Properties / Zoning			
North	Plantation Road Right-of-Way & 225 Plantation Rd & 233 Plantation Rd / Residence(s) | R-B		
South	North Woods Road Right-of-Way & 583 N Woods Rd / Residence | R-B		
East	222 Plantation Rd / Residence | R-B		
West	238 Plantation Rd / Residence | R-B		

STAFF ANALYSIS

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

The subject property is located on the south side of Plantation Road, approximately mid-block, four parcels west of North County Road and six parcels east of North Lake Way. The proposed residence is designed in the Island Colonial style and consists of a two-story structure with an automobile courtyard. The site will be accessed by two driveways from Plantation Road. The rear of the property features an outdoor deck with living and dining areas, as well as a swimming pool located in the southwest yard. The perimeter of the site is lined with hedgerows and palms, with a masonry site wall enclosing the property along both side and rear property lines.

The application was originally heard at the May and June 2026 ARCOM meetings and was deferred to allow for further study. The applicant has since resubmitted revised plans in response to the Commission's comments. The overall site layout has been modified, including relocating the garage farther toward the rear of the property and changing it from the previously proposed side-loading configuration to a front-facing design. The front entry porch has been enlarged, while the second-floor terrace has been reduced in size. Additionally the windows were modified for a more cohesive look and the overall height has been lowered.



Previously Proposed North (Front) Elevation at Plantation Road.



Proposed North (Front) Elevation at Plantation Road.



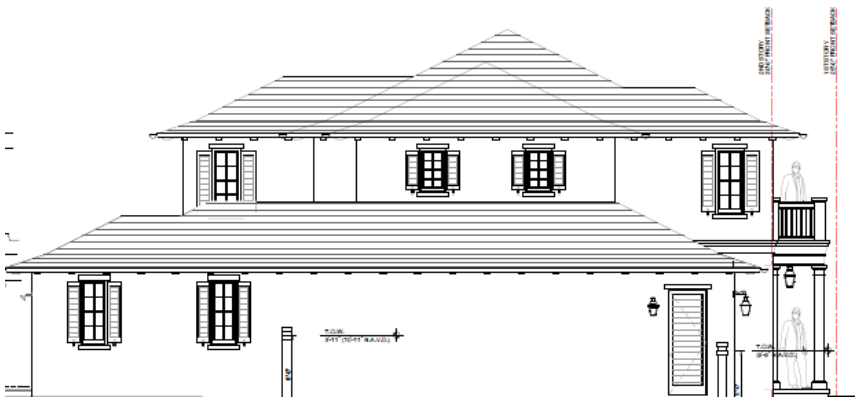
Previously Proposed South (Rear) Elevation.



Proposed South (Rear) Elevation.



Previously Proposed East (Side) Elevation.



Proposed East (Side) Elevation.



Previously Proposed West (Side) Elevation.



Proposed West (Side) Elevation.



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

CONCLUSION

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

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

WRB:JGM:BMF

WRB

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

August 10, 2026

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

ATTN: *ARCOM Staff*
Re: 230 Plantation Road - Landscape Architecture
Our Ref # 26021.00 LA

LETTER OF INTENT

Current zoning for the project is R-B LOW 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 originally approved ARCOM plans.

The proposed changes include:

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

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 **D**esign **G**roup

Paramount Building
139 North County Road, Suite 20-B
Palm Beach, FL 33480
561.832.4600 phone
Dustin@environmentdesigngroup.com





A NEW RESIDENCE FOR

230 PLANTATION RD.

PALM BEACH, FL 33480

ARC-26-0024

FIRST SUBMIT 03-26-2026
SECOND SUBMIT 04-13-2026
THIRD SUBMIT 05-11-2026
FINAL SUBMIT 06-24-2026
FINAL MEETING 08-26-2026

DRAWING INDEX

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

SCOPE OF WORK

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

PROJECT TEAM

ARCHITECT

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

CONTACT: GREGORY BONNER
T 561.312.3453

LANDSCAPE ARCHITECT

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

CONTACT: DUSTIN MIZELL
T 561.832.4600

CIVIL ENGINEER

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

CONTACT: CHAD GRUBER
T 561.312.2041

ISSUE	DATE
PERMIT SET	00.00.00

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF B1 ARCHITECT AND WERE CREATED AND DEVELOPED FOR USE 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 B1 ARCHITECT. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES SHOULD BE VERIFIED BY THE ARCHITECT BEFORE WORK IS PERFORMED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS. THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE JOB AND THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS. DO NOT SCALE DRAWINGS.

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	
PLOT DATE	
SCALE	AS NOTED
DRAWN BY	

A0

DESCRIPTION :

THAT 5 FOOT WIDE UTILITY EASEMENT DESCRIBED AS FOLLOWS:

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

N88°48'10"W ALONG THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF
N01°12'01'E ALONG THE WEST LINE OF LOT 19, A DISTANCE OF 5.00 FEET
LOT 19; THENCE S88°48'10"E ALONG A LINE PARALLEL TO AND 5.00 FEET
TO THE EAST LINE OF SAID LOT 19; THENCE S01°12'01"W ALONG THE

CERTIFICATE:



S88°47'59"E 105.00'
N01°12'01"E 112.37'
N01°12'01"E
S01°12'01"W 112.36'
S01°12'01"W
S88°48'10"E 105.00'
N88°48'10"W 105.00'

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

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

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

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

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

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

REV BF 20230626

1 ZL PREVIOUS ZONING LEGEND
NO SCALE

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

Line #	Zoning Legend			
1	**Property Address:**	230 Plantation Road		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	11,799		
4	**Lot Width (W) & Depth (D) (ft.):**	105' X 112.37'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	7.00'		
8	**Crown of Road (COR) (NAVD)**	3.87'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,540, 30%		3,539, 29.99%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			4,822
12	*Front Yard Setback (Ft.)	25'-0"	25'-4"	N 25'-9"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	12'7, 12'6	W 12'-6, E 12'-6
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"		W29'-6",E 25'-6"
15	*Rear Yard Setback (Ft.)	10-0"	10'-4"	S 25'-4"
16	Angle of Vision (Deg.)	101.0 degrees		100.95 degrees
17	Building Height (Ft.)	25'-4"		18'-10"
18	Overall Building Height (Ft.)	30'-0"		27'-4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	49,312		49,121.34
20	** Max. Fill Added to Site (Ft.)	1.565'		1.56'
21	Finished Floor Elev. (FFE)(NAVD)	7.00'	6.20	7.00'
22	Base Flood Elevation (BFE)(NAVD)	6.0'		6.0'
23	Landscape Open Space (LOS) (Sq Ft and %)	min. 5310, 45%		5310, 45%
24	Perimeter LOS (Sq Ft and %)	min. 2,655 50%	NA	3,167, 80.22%
25	Front Yard LOS (Sq Ft and %)	min.1,049.6 40%	NA	1,474, 56.15%
26	*** Native Plant Species %	*Please refer to EDG Landscape Legend.*		

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

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

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

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

REV BF 20230626

2 ZL CURRENT ZONING LEGEND
NO SCALE

ARC-26-0024

ISSUE	DATE
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THESE PLANS ARE ON SPECIFIC TERMS AND ARRANGEMENTS AND SHALL NOT BE USED OR DISCLOSED TO ANY PERSON OR ENTITY WITHOUT THE WRITTEN PERMISSION OF OUR OFFICE. ALL DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE CONDITIONS AND CONDITIONS OF THE WORK. ANY REVISIONS SHALL TAKE PRECEDENCE OVER DIMENSIONS. CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

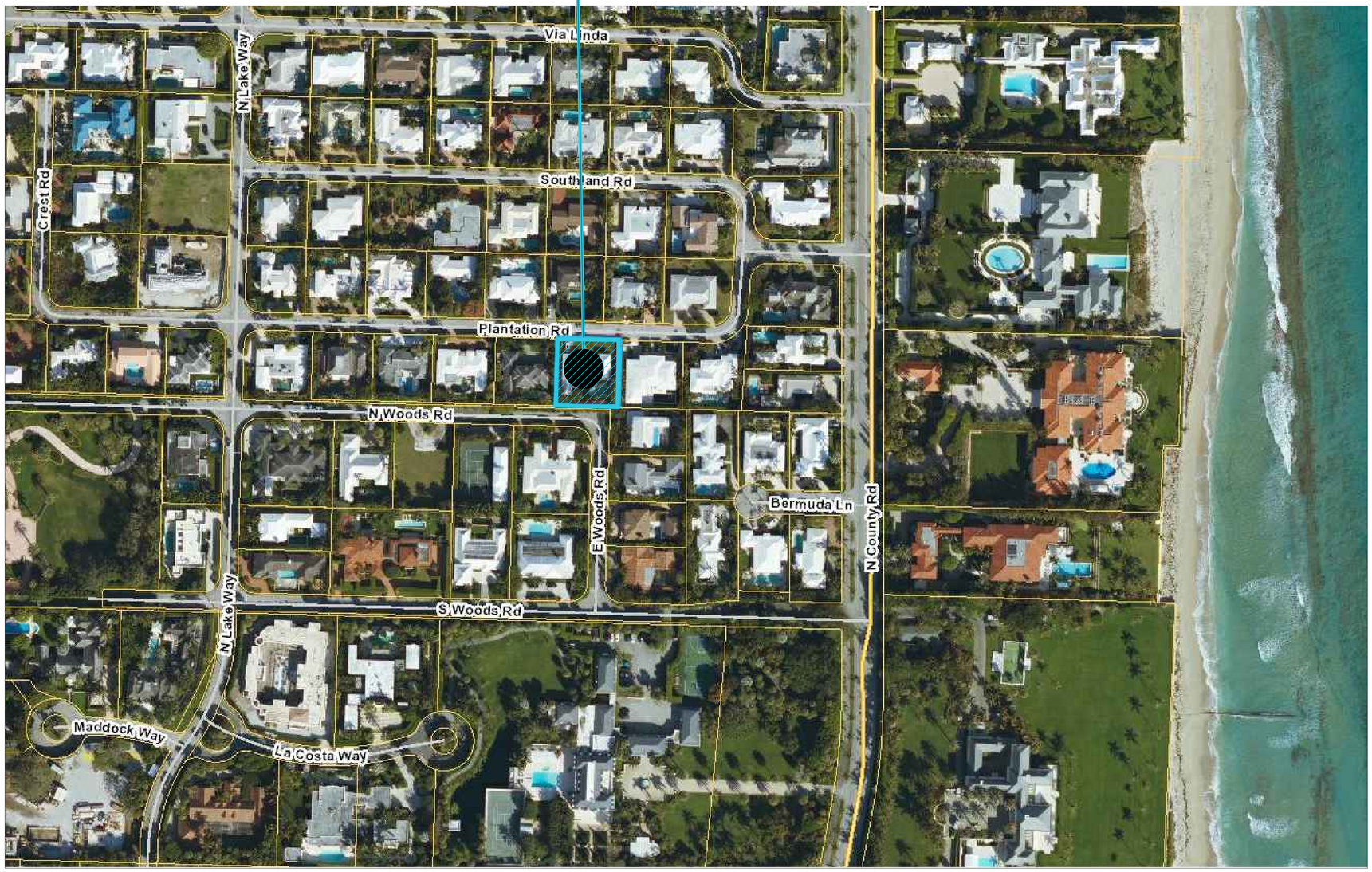
NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA
AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

ZL



VICINITY LOCATION MAP

Scale: N.T.S.

N

ARC-26-0024

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A NEW RESIDENCE FOR:

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

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

JOB NO.	230_PLANTA
PLOT DATE	04.10.2026
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VLM



LOCATION MAP

Scale: N.T.S.

N

ARC-26-0024

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A NEW RESIDENCE FOR:

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

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

JOB NO.	230_PLANTA
PLOT DATE	04.10.2026
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LM



230 PLANTATION RD
SUBJECT PROPERTY



230 PLANTATION RD
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY

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A NEW RESIDENCE FOR:

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

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

JOB NO.	230_PLANTA
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P01



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY



230 PLANTATION RD
INTERIOR
SUBJECT PROPERTY

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A NEW RESIDENCE FOR:

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

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P02



230 PLANTATION RD
SUBJECT PROPERTY



230 PLANTATION RD
SUBJECT PROPERTY



244 PLANTATION RD



238 PLANTATION RD



222 PLANTATION RD



214 PLANTATION RD

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

GREGORY BONNER, AIA

AA26003271

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

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PLOT DATE	04.10.2026
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P03



202 PLANTATION RD



596 N COUNTY RD



201 PLANTATION RD



216 SOUTHLAND RD



217 PLANTATION RD



225 PLANTATION RD

ARC-26-0024

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PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA26003271

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P04



233 PLANTATION RD



241 PLANTATION RD



249 PLANTATION RD



255 PLANTATION RD



265 PLANTATION RD



271 PLANTATION RD

ARC-26-0024

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A NEW RESIDENCE FOR:

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

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P05



595 N LAKE WAY



260 PLANTATION RD



254 PLANTATION RD

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A NEW RESIDENCE FOR:

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

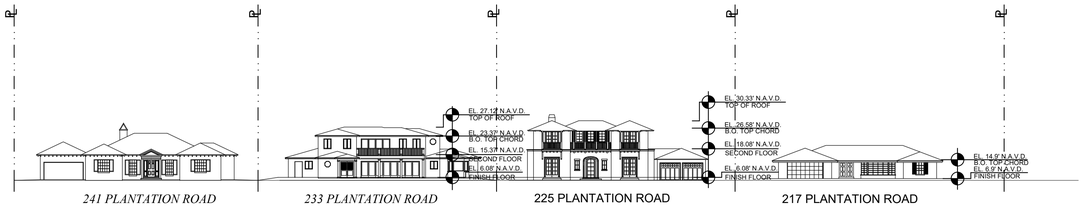
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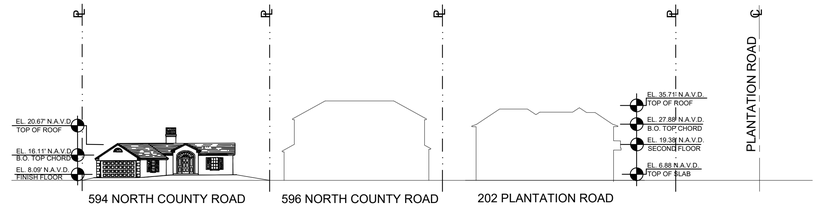
AA26003271

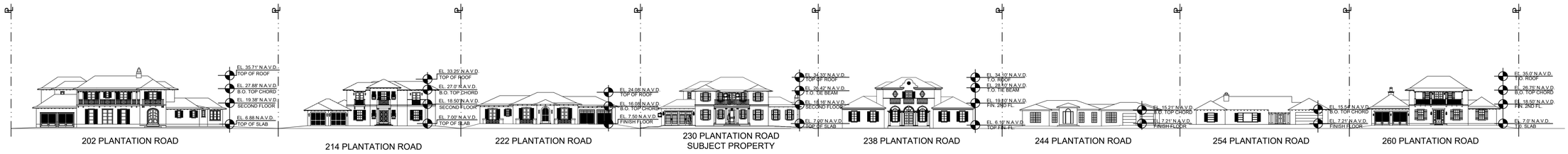
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P06

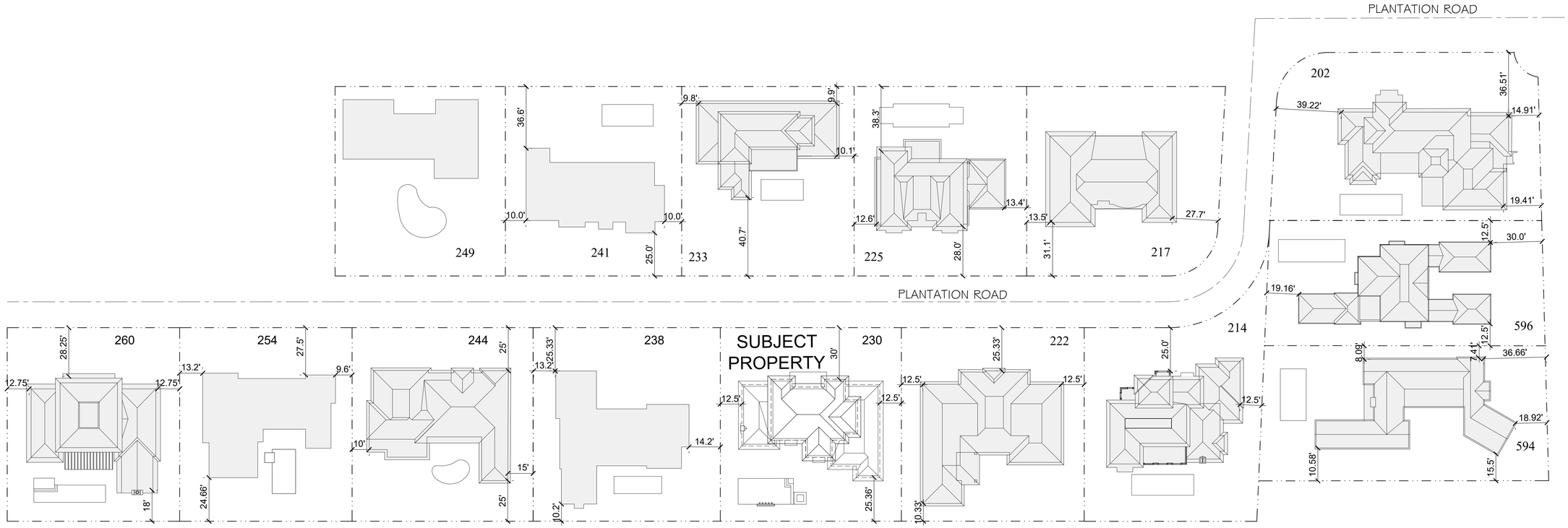






STREET SCAPE

SCALE: 1" = 30'



SITE SCAPE

SCALE: 1" = 30'

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230 PLANTATION ROAD
PALM BEACH, FL 33480

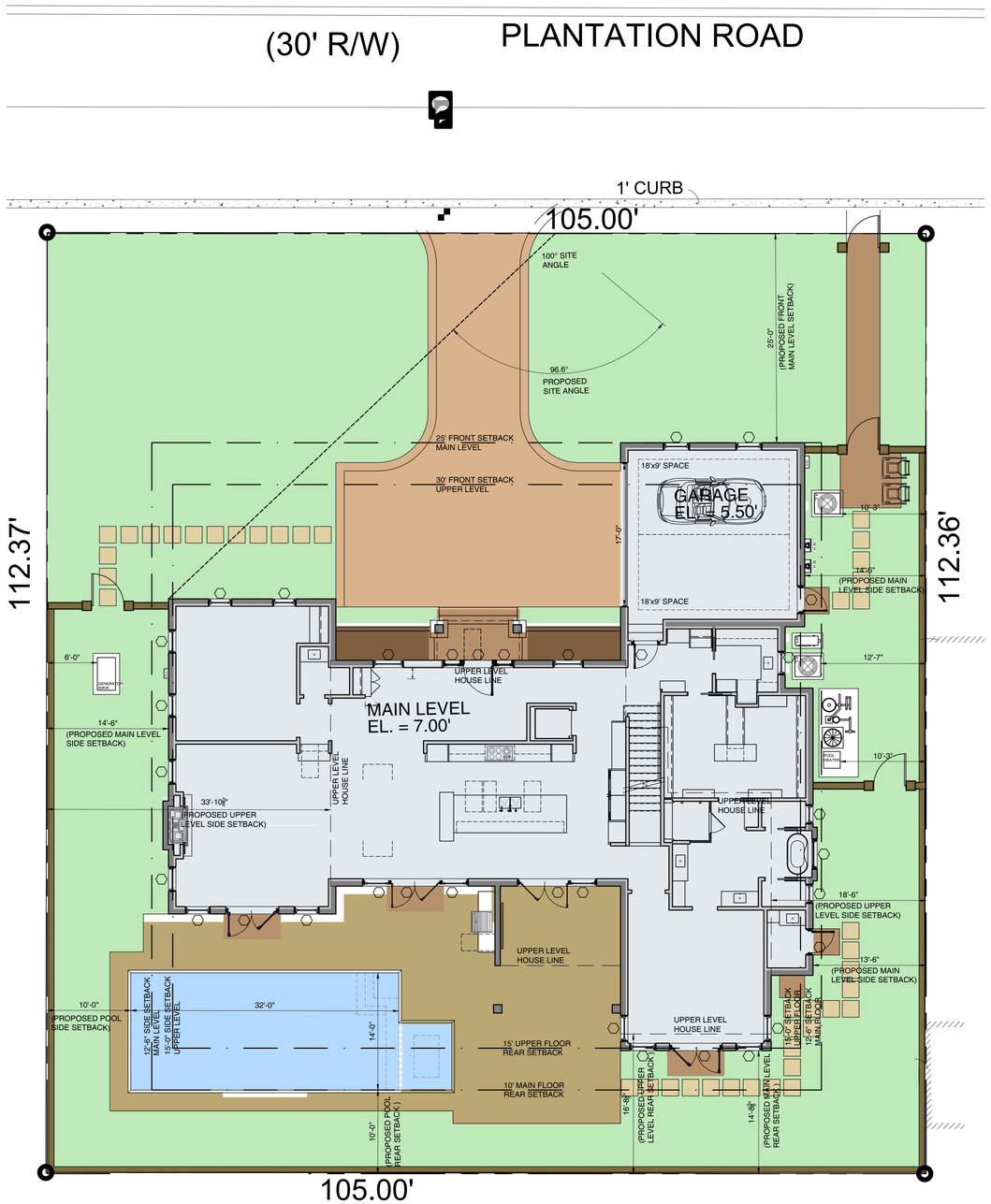
GREGORY BONNER, AIA

AA26003271

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PALM BEACH FLORIDA 33480
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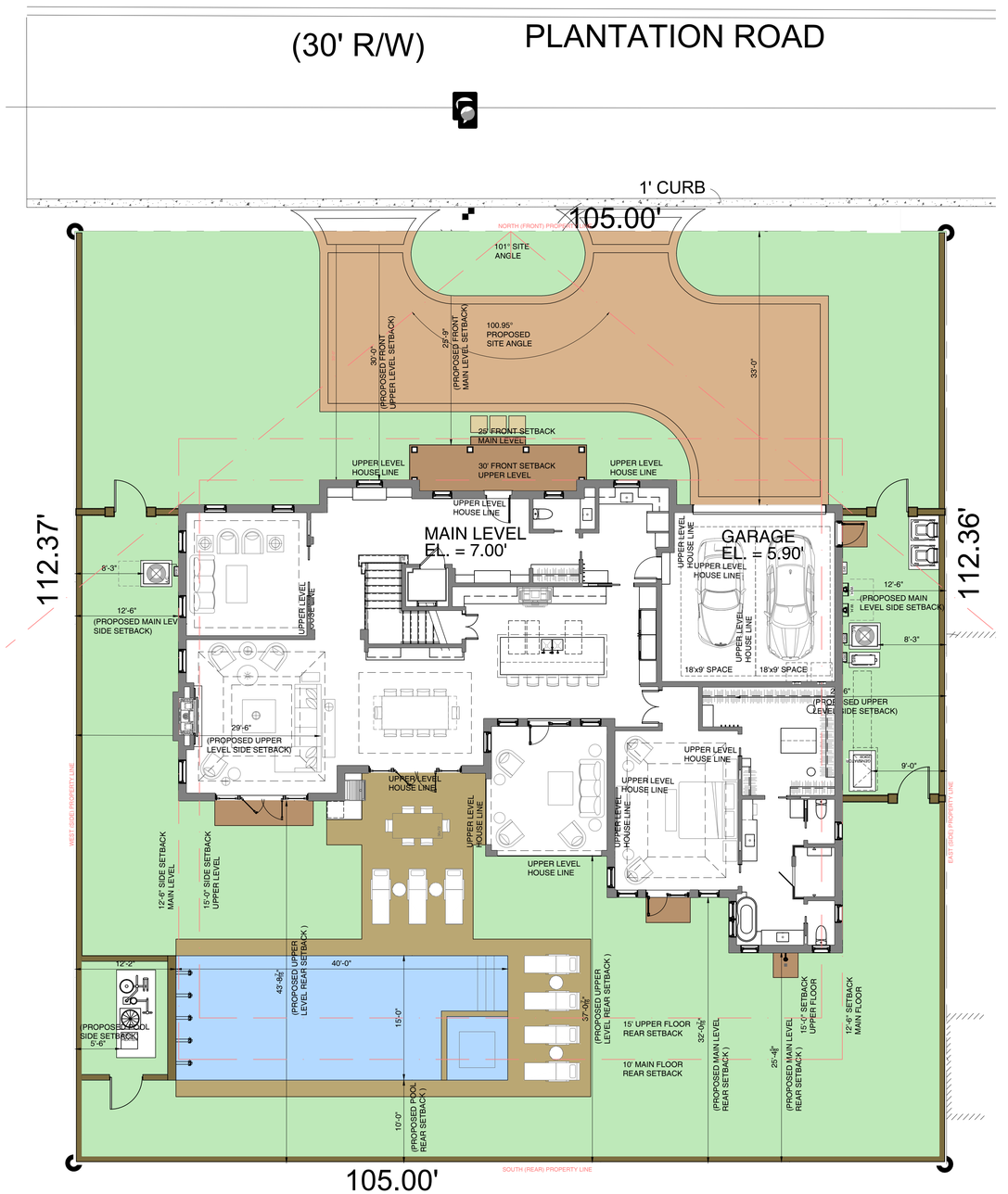
A0.3



NORTH

1 / A0.4 PREVIOUSLY PROPOSED SITE PLAN LOT 19

1/8"=1'-0"



NORTH

1 / A0.4 CURRENTLY PROPOSED SITE PLAN LOT 19

1/8"=1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

ON SPECIFICATIONS AND ARRANGEMENTS ARE NOT TO BE USED OR DISCLOSED TO ANY PERSON OR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF B1 ARCHITECT. ALL DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE SAME. THESE DRAWINGS AND CONDITIONS OF THE CONTRACT SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

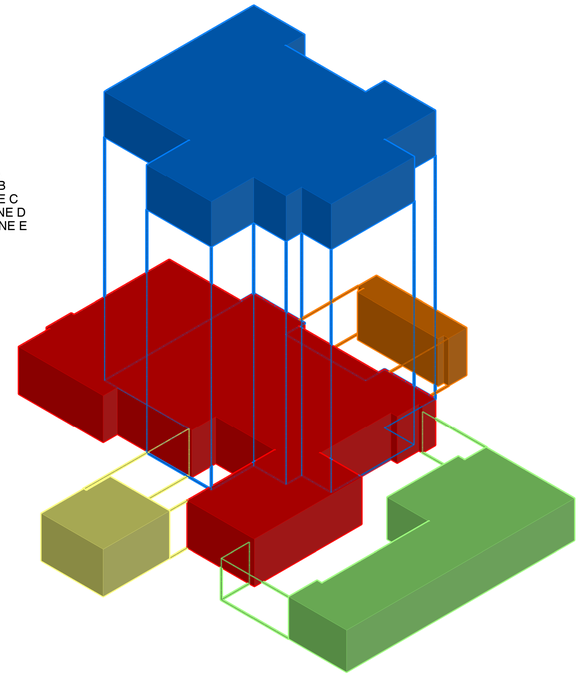
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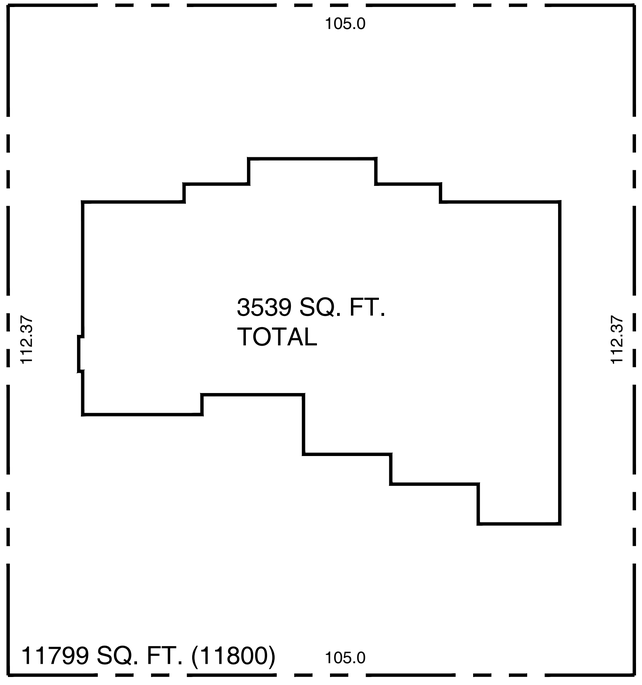
A0.4

Site Square Footage	11,799			
Max CCR (auto)	3.98			
Cubic Ft. Max. (auto)	46,960			
5% Loggia Deduction	2,348			
BUILDING DATA				
Space	Floor	SF	Height (Ft)	CU. FT.
House Main Level Zone A	Main	2,310	9.58	22,138.74
House Upper Level Zone B	Upper	1,724	9.33	16,090.11
Garage Zone C	Main	868	8.58	7,618.01
House Loggia Zone D	Main	226	9.58	2,162.84
House Entry Zone E	Main	116	9.58	1,111.64
TOTAL				49,121.34
5% Loggia Deduction				-2,348.00
Proposed CU.FT.				46,773.34
Proposed CCR				3.96

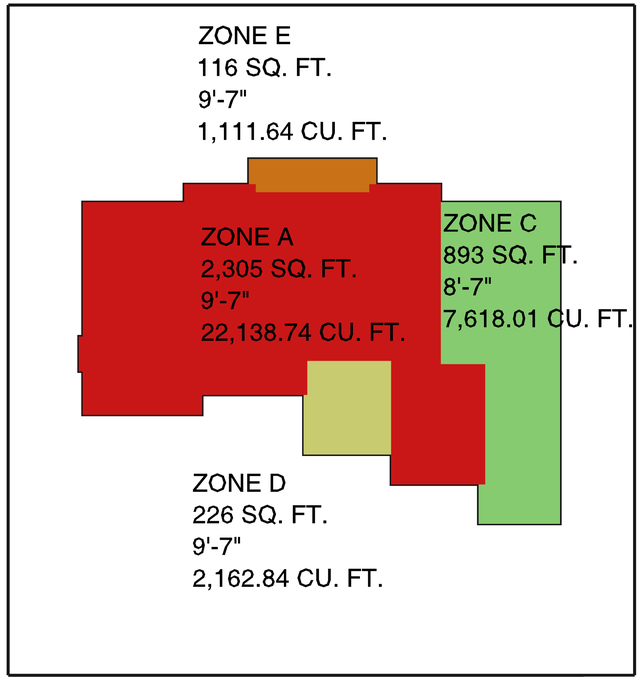
RED = ZONE A
BLUE = ZONE B
GREEN = ZONE C
YELLOW = ZONE D
ORANGE = ZONE E



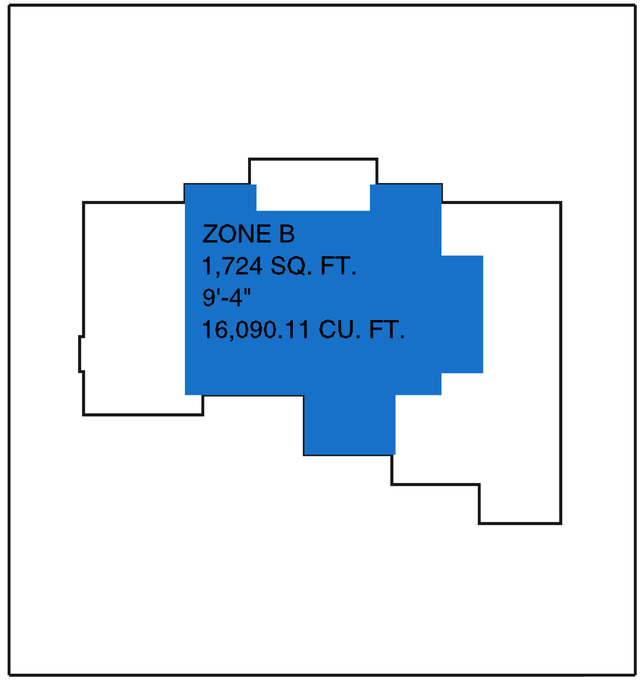
CCR AXONOMETRIC MASSING



LOT COVERAGE



MAIN LEVEL



UPPER LEVEL

1 / A0.5 PROPOSED CCR CALCULATIONS
NO SCALE

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
230 PLANTATION ROAD
PALM BEACH, FL 33480

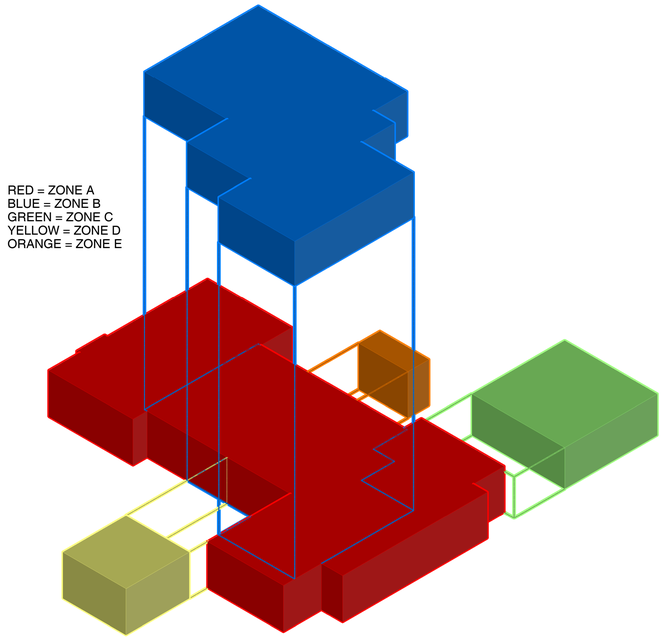
GREGORY BONNER, AIA
AA 26003271

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

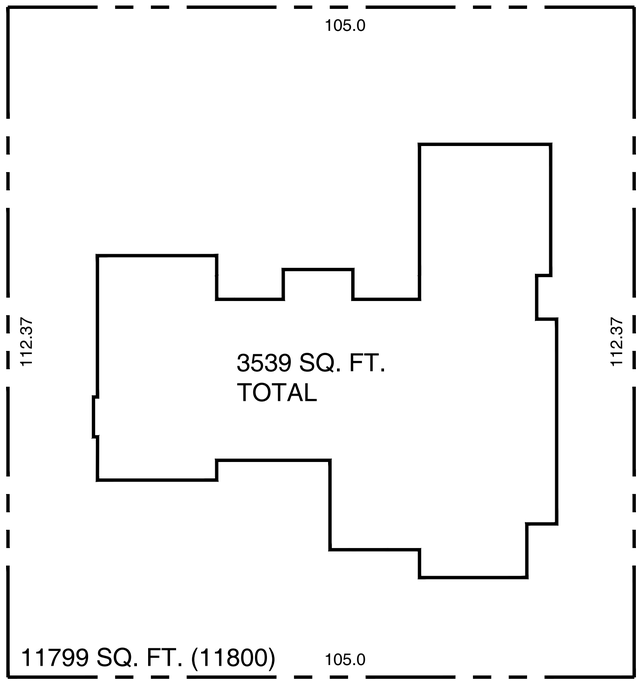
JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A0.5

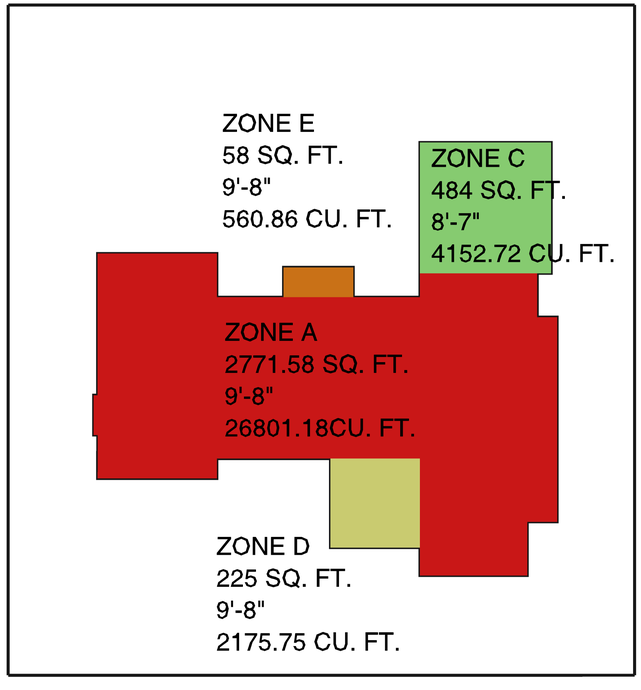
Site Square Footage	11,799			
Max CCR (auto)	3.98			
Cubic Ft. Max. (auto)	46,960			
5% Loggia Deduction	2,348			
BUILDING DATA				
Space	Floor	SF	Height (Ft)	CU. FT.
House Main Level Zone A	Main	2,771.58	9.67	26,801.18
House Upper Level Zone B	Upper	1,646.01	9.42	15,505.41
Garage Zone C	Main	484	8.58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



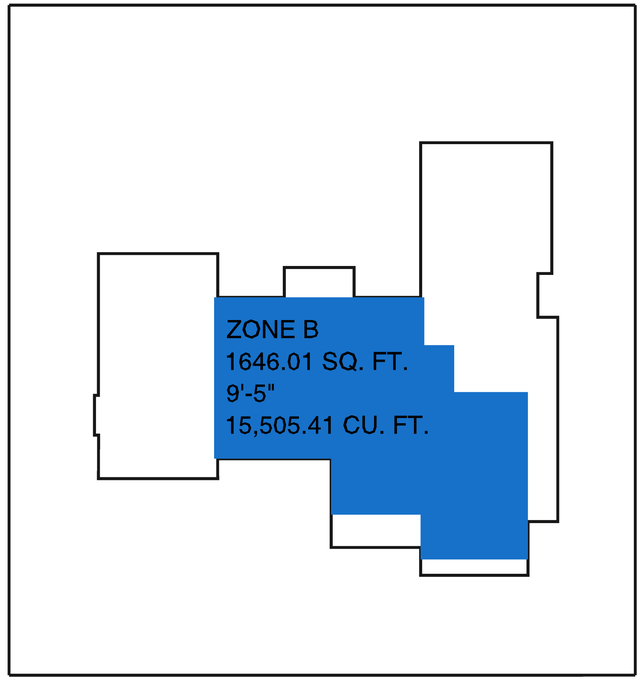
PREVIOUS CCR AXONOMETRIC MASSING



PREVIOUS LOT COVERAGE



PREVIOUS MAIN LEVEL



PREVIOUS UPPER LEVEL

1 A0.5A PREVIOUS PROPOSED CCR CALCULATIONS
NO SCALE

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

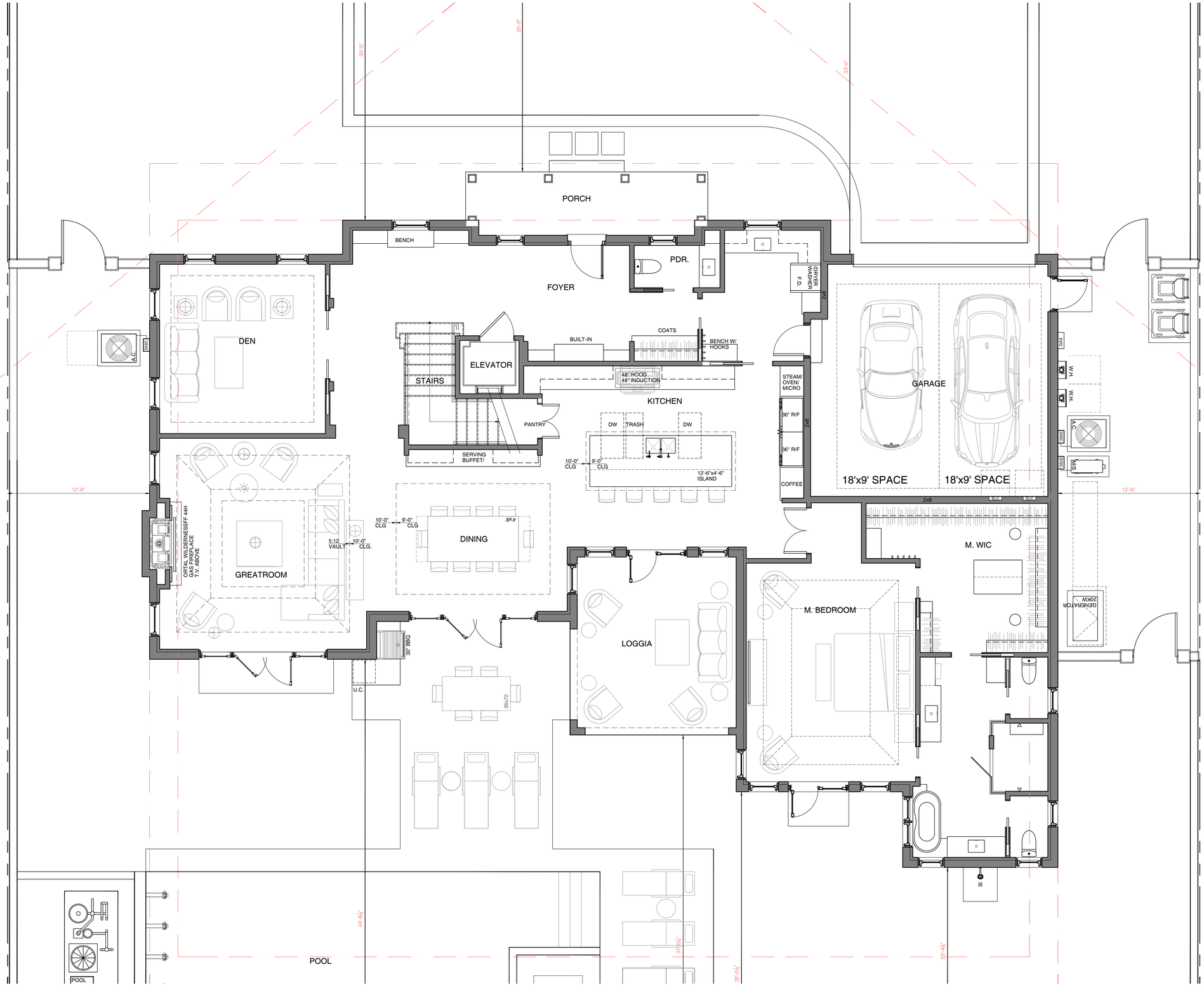
NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA
AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A0.5A



NORTH

1 / A1.2 CURRENTLY PROPOSED MAIN LEVEL PLAN

1/4"=1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

ON SHOP DRAWINGS, PLANS AND ARRANGEMENTS SHALL NOT BE DISCLOSED TO ANY PERSON OR DISCLOSED TO ANY PERSON WITHOUT THE PERMISSION OF OUR OFFICE. ALL DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE DIMENSIONS AND CONDITIONS OF THE SITE. FIGURED DIMENSIONS SHALL TAKE PREFERENCE TO SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

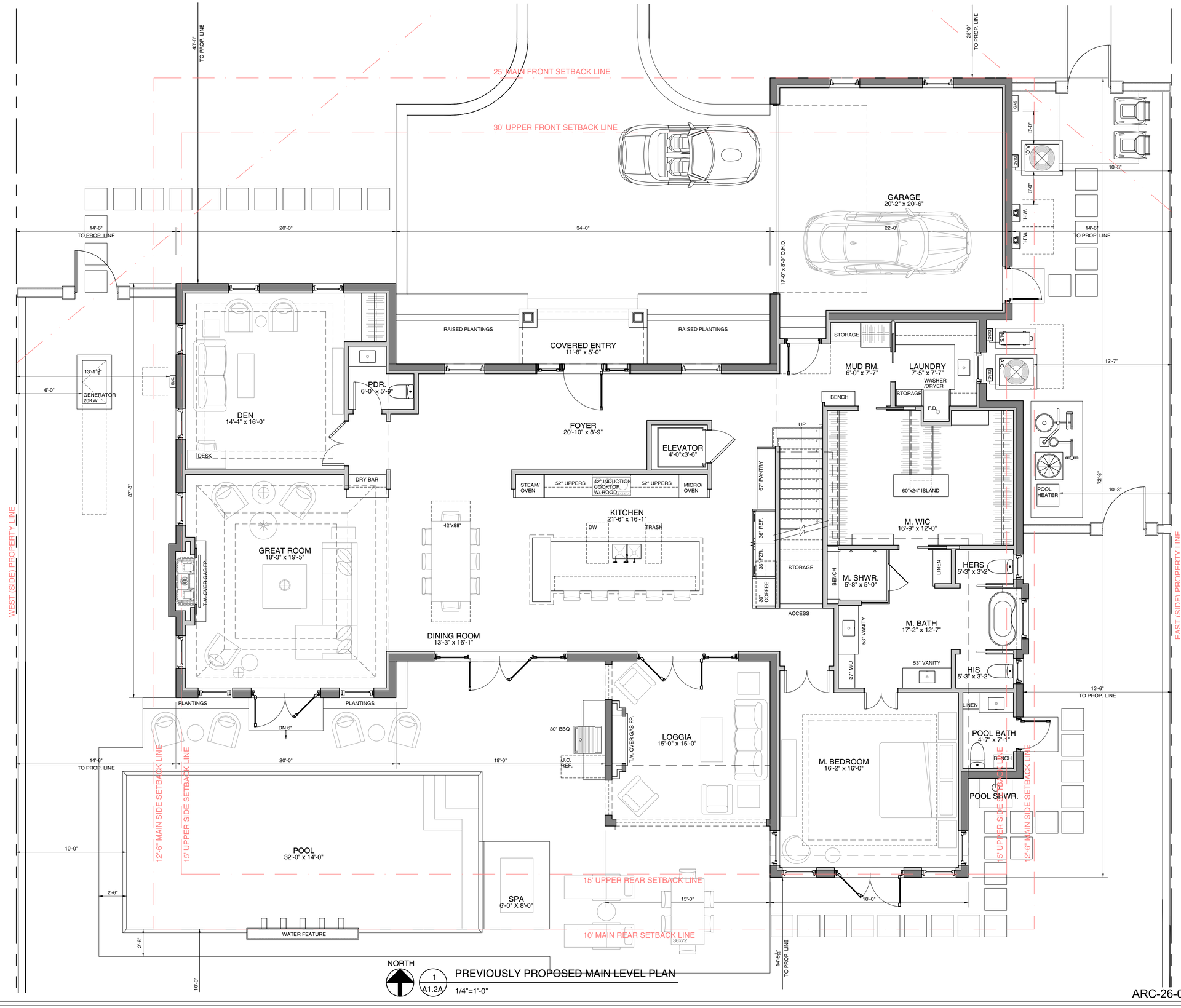
GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A1.2



NORTH

1 / A1.2A PREVIOUSLY PROPOSED MAIN LEVEL PLAN

1/4"=1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

ON SITE CONSTRUCTION REVIEWS AND ARRANGEMENTS ARE FOR DISCLOSED TO ANY PERSON OR ENTITY OTHER THAN THE OWNER WITHOUT THE PERMISSION OF THIS OFFICE. ALL DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR (AD SHALL BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF THE JOB. THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

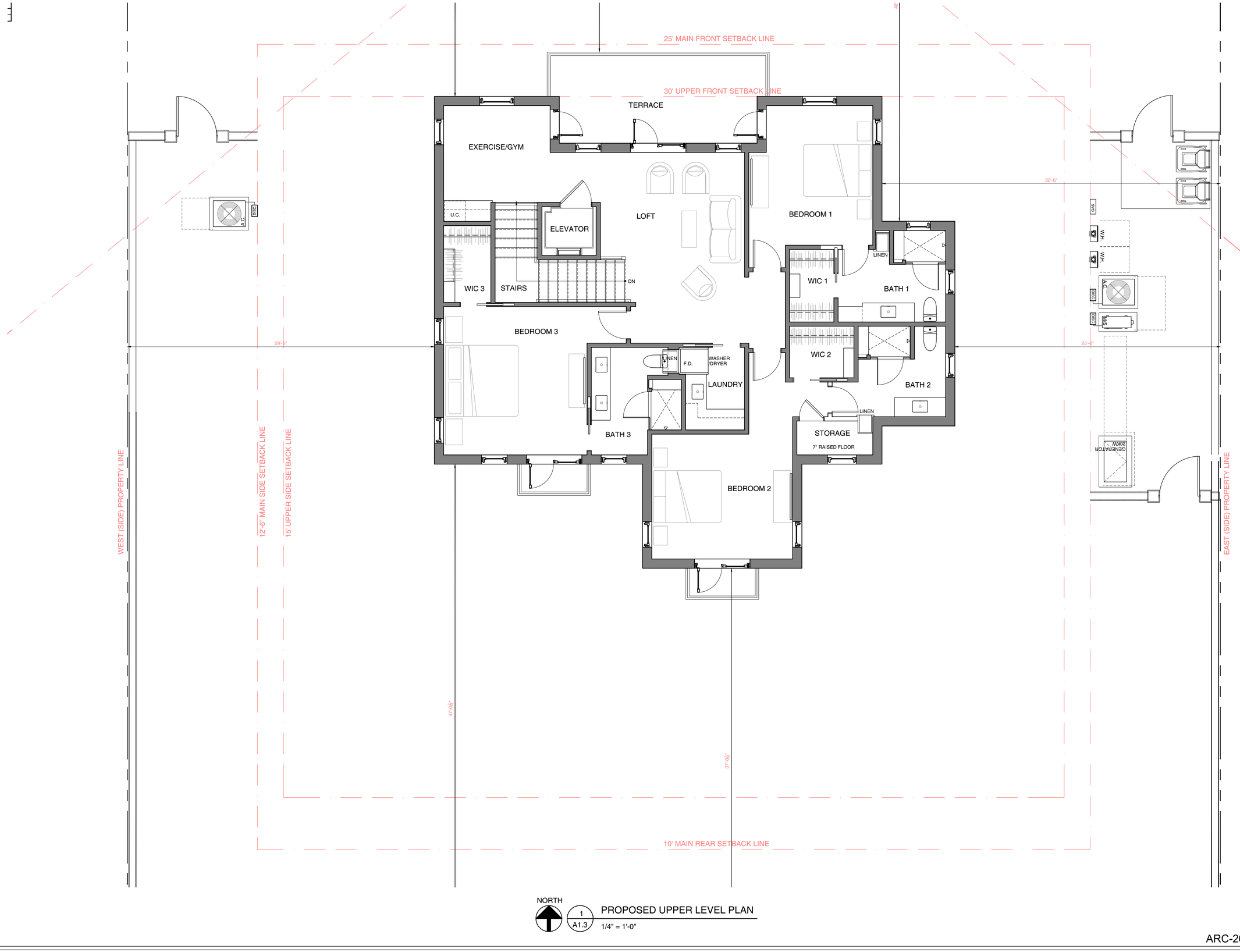
GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A1.2A



NORTH

1 A1.3 PROPOSED UPPER LEVEL PLAN

1/4" = 1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

ON SHEETS
AND ARRANGEMENTS
OR DISCLOSED TO ANY PER
PERMISSION OF OUR OFFICE. ALL
SIONS SHOULD BE VERIFIED BY THE
VECTOR U+D SHALL BE RESPONSIBLE
DITIONS AND CONDITIONS OF THE
REVISIONS SHALL TAKE PRE
DIMENSIONS. CONTR
NO C

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

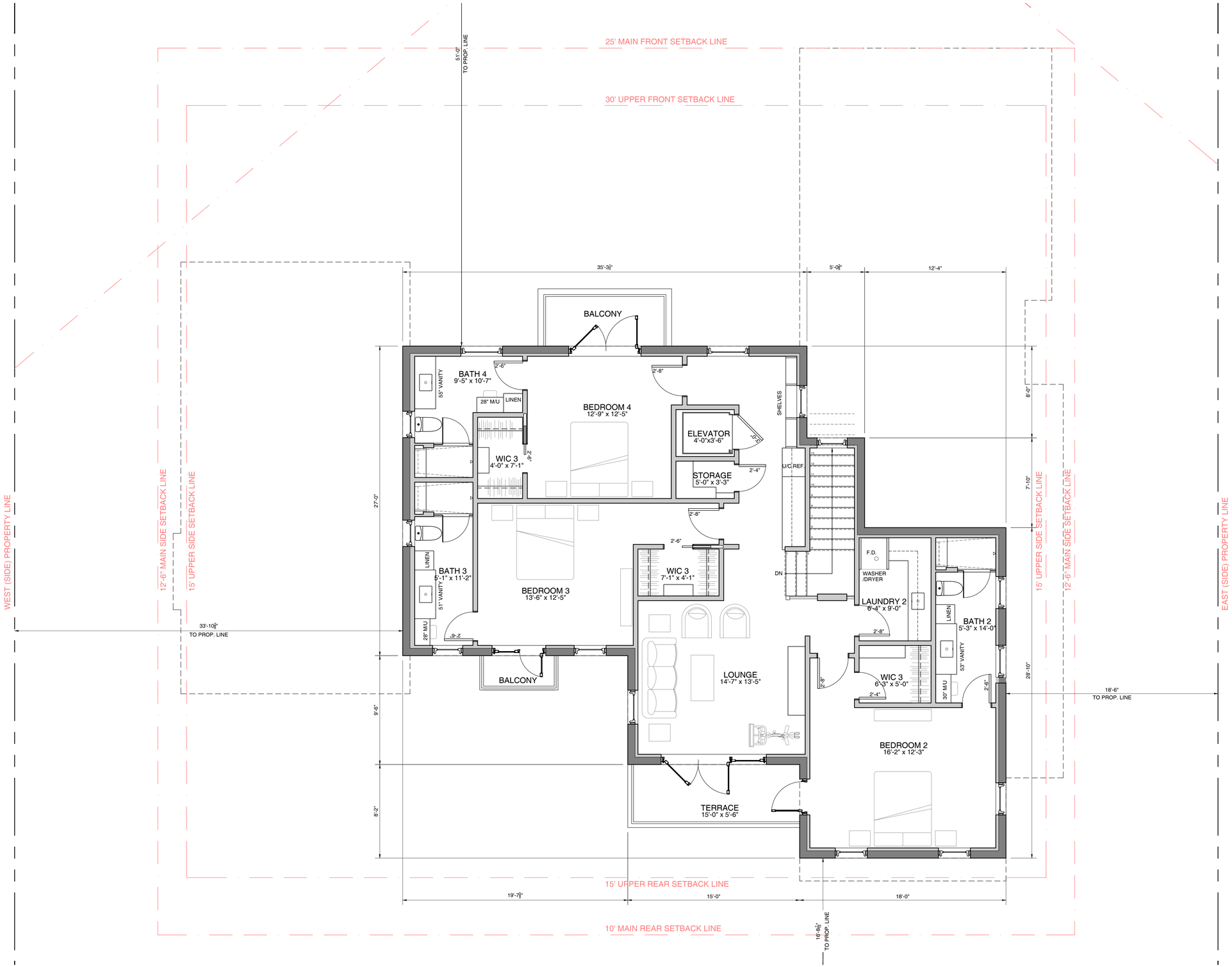
GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A1.3



NORTH

1 / A1.3A

PREVIOUSLY PROPOSED UPPER LEVEL PLAN

1/4" = 1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

ON SHEET(S) ... PLANS AND ARRANGEMENT ... OR DISCLOSED TO ANY PERSON ... PERMISSION OF OUR OFFICE. ALL DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE ... REVISIONS AND CONDITIONS OF THE ... REVISIONS SHALL TAKE PRECEDENCE ... TO DRAWINGS. CONTRACTOR ... NO CONSTRUCTION ...

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

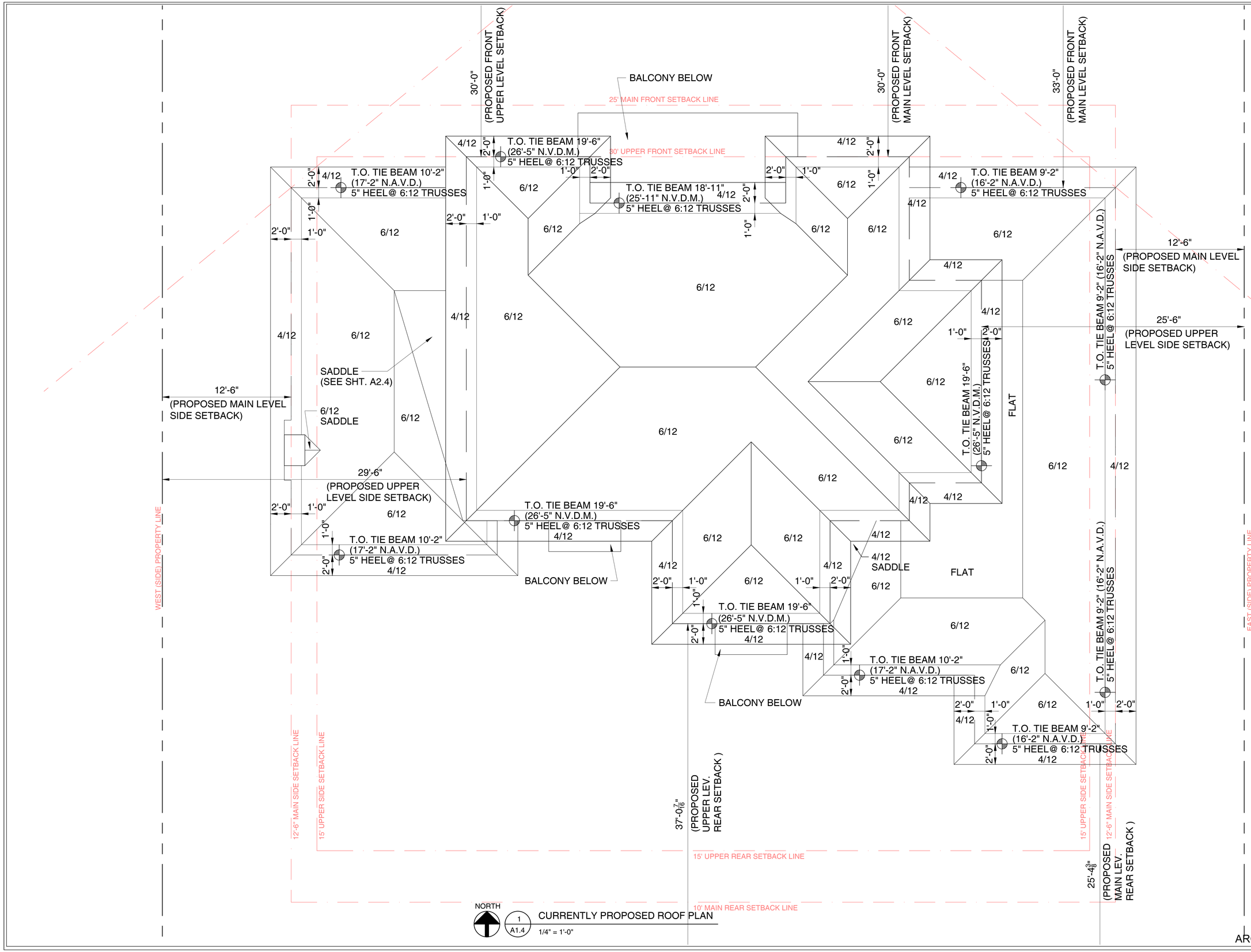
230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA
AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A1.3A



ISSUE	DATE
PERMIT SET	00.00.00

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

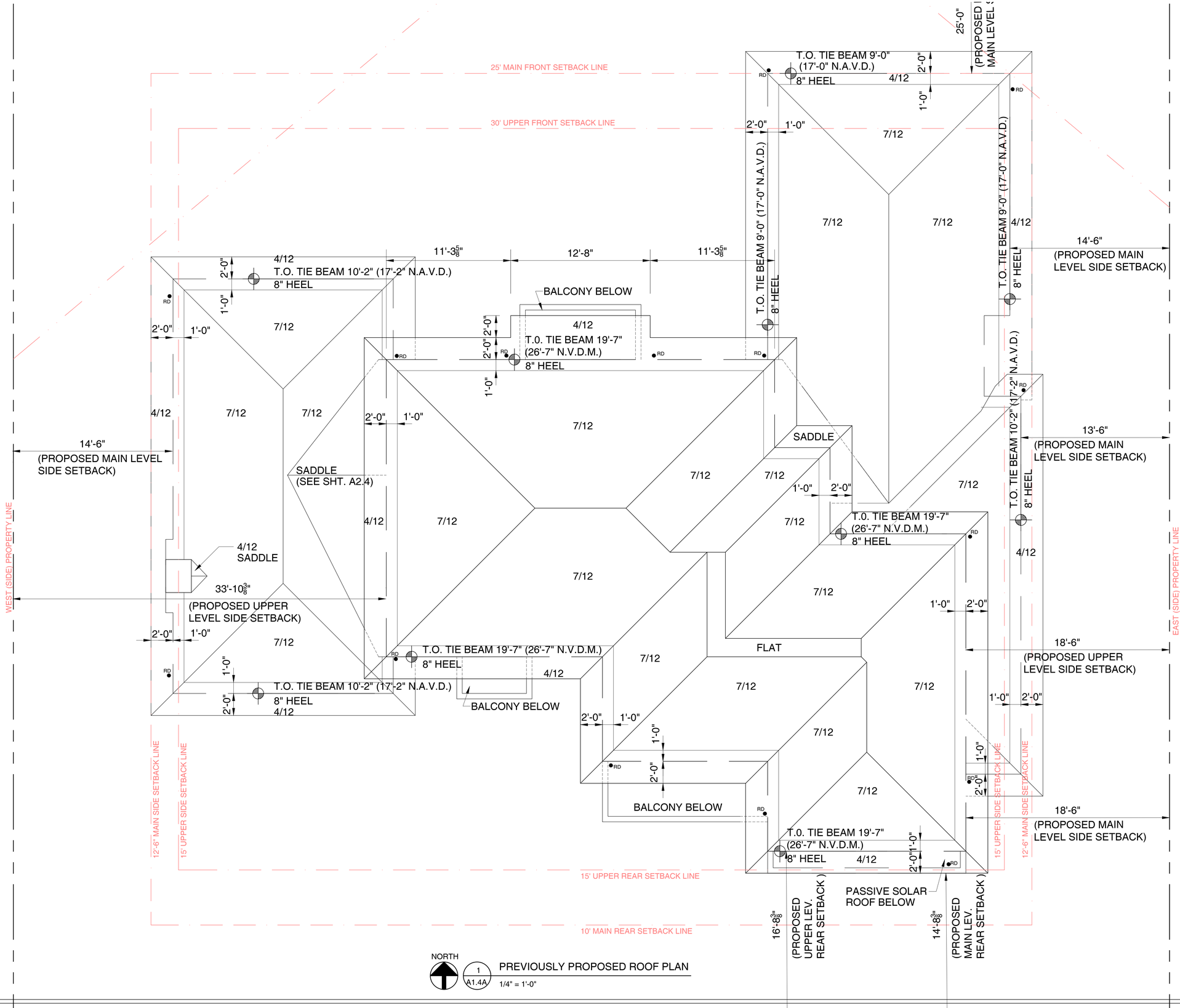
AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A1.4

ARC-26-0024



NORTH

1 A1.4A PREVIOUSLY PROPOSED ROOF PLAN

1/4" = 1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

THESE PLANS ARE THE PROPERTY OF B1 ARCHITECT AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF B1 ARCHITECT. ALL DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE SAME. ANY DISCREPANCIES AND CONDITIONS OF THE PLANS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A1.4A



1 A2.1 PREVIOUSLY PROPOSED NORTH ELEVATION

1/4" = 1'-0"



2 A2.1 CURRENTLY PROPOSED NORTH ELEVATION

1/4" = 1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

THESE PLANS ARE ON SPECIFIC SITE CONDITIONS AND ARRANGEMENTS AND SHALL NOT BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE PERMISSION OF THIS OFFICE. ALL DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE CONDITIONS AND CONDITIONS OF THE WORK. REVISIONS SHALL TAKE PRECEDENCE OVER DIMENSIONS. CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

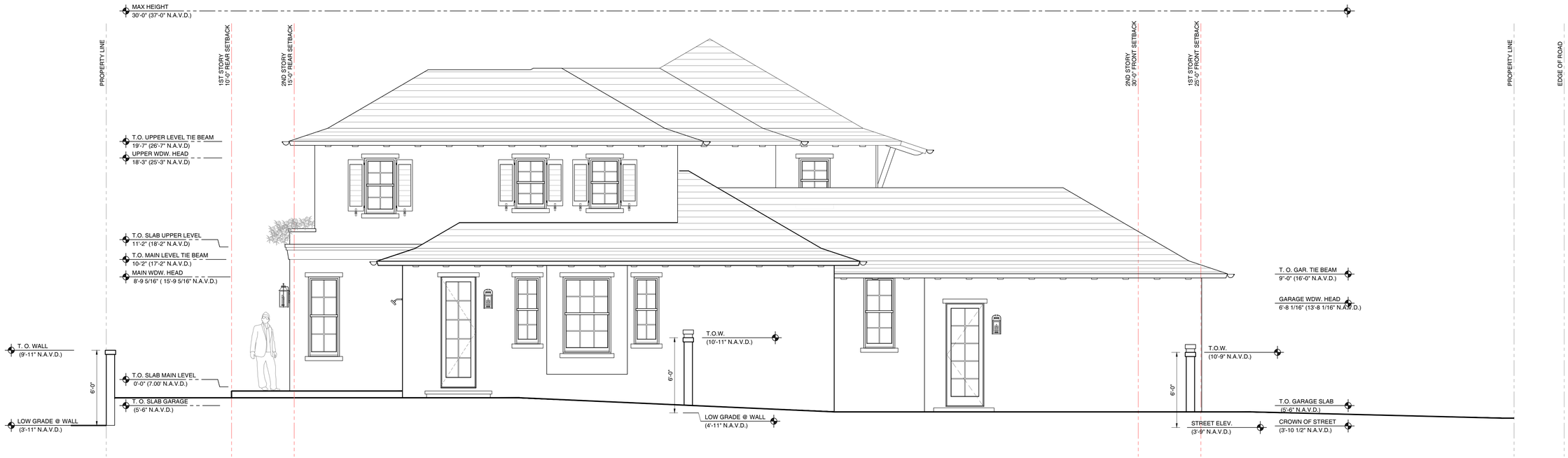
GREGORY BONNER, AIA

AA 26003271

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

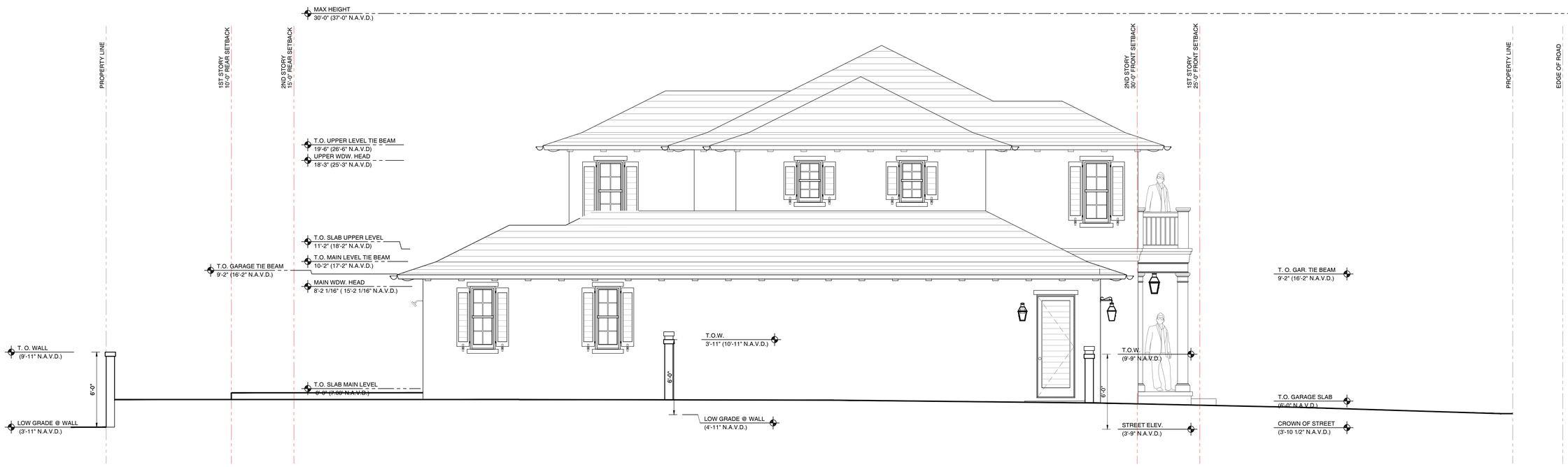
JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A2.1



1 A2.2 PREVIOUSLY PROPOSED EAST ELEVATION

1/4" = 1'-0"



2 A2.2 CURRENTLY PROPOSED EAST ELEVATION

1/4" = 1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

ON SHEETS
AND ARRANGEMENT
OR DISCLOSED TO ANY PER
PERMISSION OF OUR OFFICE. ALL
SIONS SHOULD BE VERIFIED BY THE
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REVISIONS SHALL TAKE PRE
DIMENSIONS. CONTR
DO NOT SCALE
THE DRAWING

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A2.2



1 A2.3 PREVIOUSLY PROPOSED SOUTH ELEVATION

1/4" = 1'-0"



2 A2.3 CURRENTLY PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

ON SHEET(S) ... PLANS AND ARRANGEMENTS ... OR DISCLOSED TO ANY PER... PERMISSION OF AVA OFFICE. ALL ... SIONS SHOULD BE VERIFIED BY THE ... VISITOR SHO SHALL BE RESPONSIB... VISIONS AND CONDITIONS OF TH... REVISIONS SHALL TAKE PRE... DIMENSIONS, CONTR... ANY DISCR... TO CO...

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A2.3



1
2.4

PREVIOUSLY PROPOSED EAST ELEVATION

1/4" = 1'-0"



2
2.4

CURRENTLY PROPOSED WEST ELEVATION

1/4" = 1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE AND SHALL REMAIN THE PROPERTY OF B1 ARCHITECT AND WERE CREATED FOR USE 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 PRIOR WRITTEN PERMISSION OF B1 ARCHITECT. BUILDING DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR (OR SHALL BE RESPONSIBILITY OF THE CONTRACTOR) AND SHALL BE RESPONSIBLE FOR THE SAME. ALL DIMENSIONS AND CONDITIONS OF THE JOB SHALL BE CHECKED BY THE CONTRACTOR AND THE ARCHITECT IMMEDIATELY. ANY DISCREPANCIES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS.

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

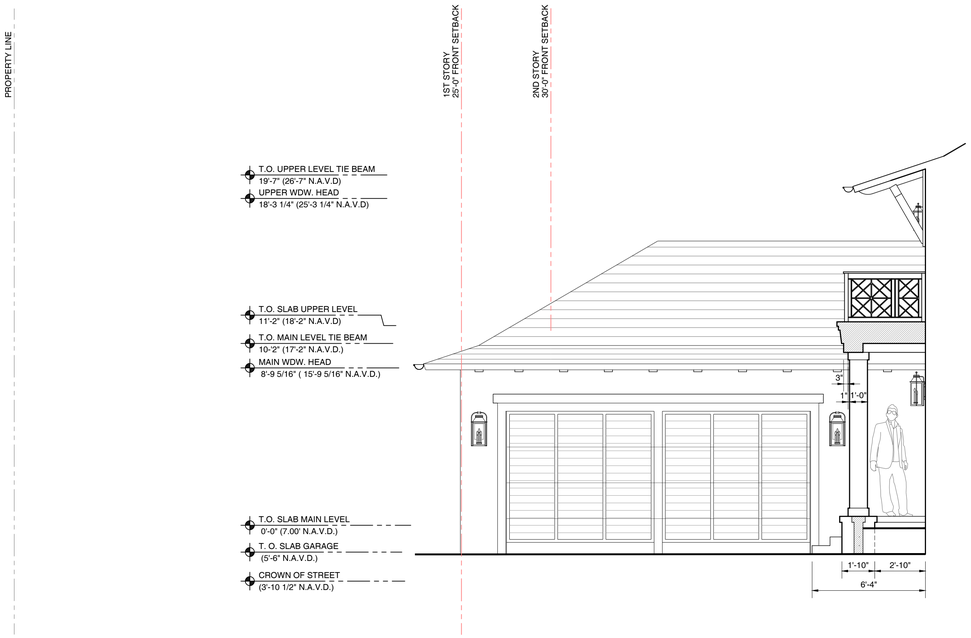
GREGORY BONNER, AIA

AA 26003271

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

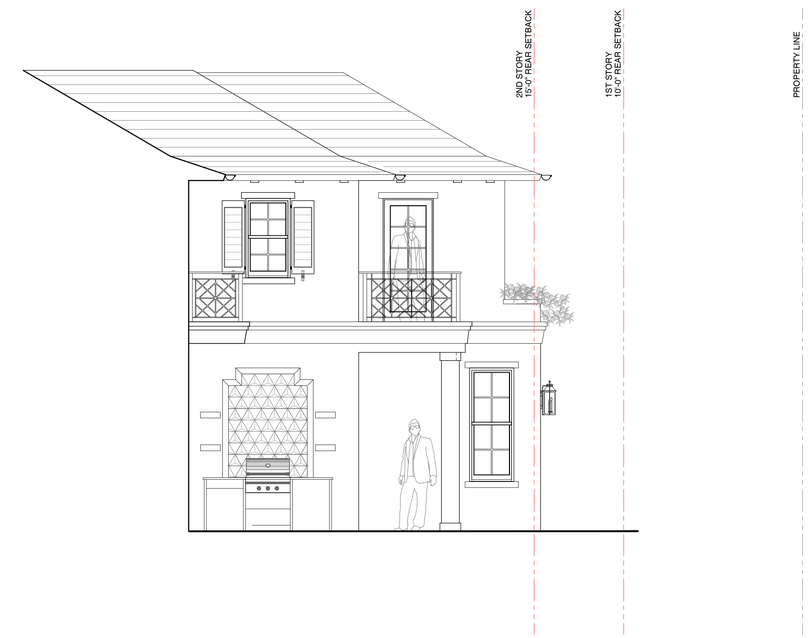
JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

2.4



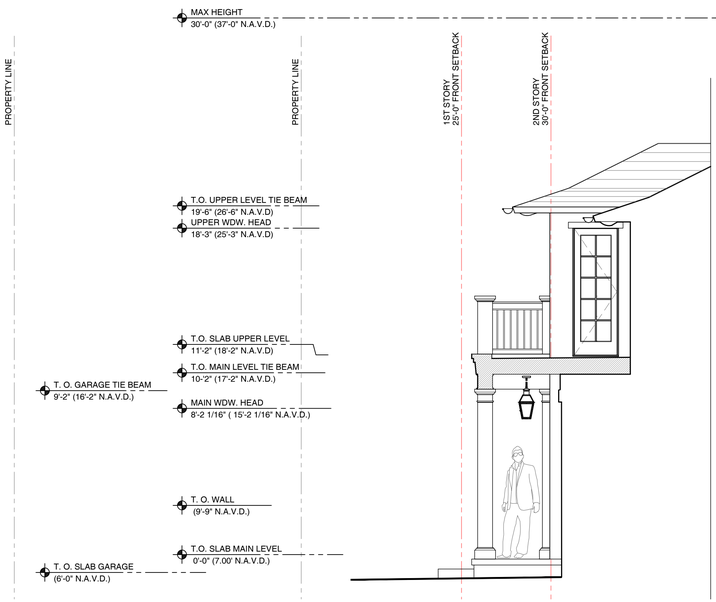
1 A2.5 PREVIOUSLY PROPOSED WEST ELEVATION-@FRONT ENTRY

1/4" = 1'-0"



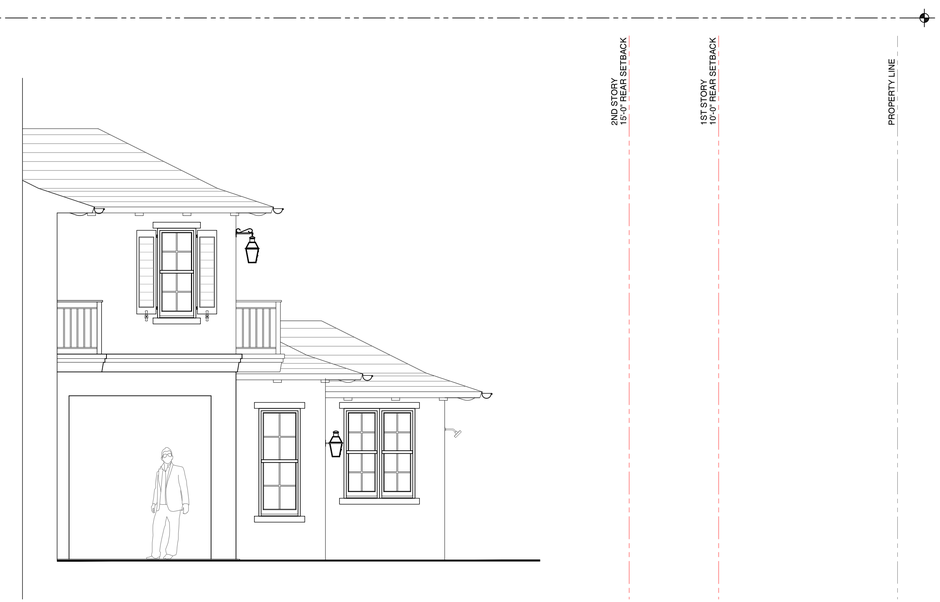
1 A2.5 PREVIOUSLY PROPOSED WEST ELEVATION-@LOGGIA

1/4" = 1'-0"



1 A2.5 CURRENTLY PROPOSED WEST ELEVATION-@FRONT ENTRY

1/4" = 1'-0"



1 A2.5 CURRENTLY PROPOSED WEST ELEVATION-@LOGGIA

1/4" = 1'-0"

ISSUE	DATE
PERMIT SET	00.00.00

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR DISCLOSED IN THIS DRAWING ARE THE PROPERTY OF B1 ARCHITECT AND SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE WRITTEN PERMISSION OF B1 ARCHITECT. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE SAME. ANY REVISIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A2.7

ARC-26-0024



1
A2.6a
PREVIOUSLY PROPOSED NORTH COLOR 2D ELEVATION



2
A2.6a
CURRENTLY PROPOSED NORTH COLOR 2D ELEVATION

ISSUE	DATE
PERMIT SET	00.00.00

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE AND SHALL REMAIN THE PROPERTY OF B1 ARCHITECT AND WERE CREATED 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 B1 ARCHITECT. ALL DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR THE SAME. THESE DRAWINGS AND CONDITIONS OF THE CONTRACT SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A2.6A

ARC-26-0024



1 / A2.6b PREVIOUSLY PROPOSED EAST COLOR 2D ELEVATION



2 / A2.6b CURRENTLY PROPOSED EAST COLOR 2D ELEVATION

ISSUE	DATE
PERMIT SET	00.00.00

ALL IDEAS, DESIGN, 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 PERMISSION OF THIS OFFICE. BEFORE ORDERING MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS. DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE DRAWINGS.

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A2.6B

ARC-26-0024



1 A2.6c PREVIOUSLY PROPOSED SOUTH COLOR 2D ELEVATION



2 A2.6c CURRENTLY PROPOSED SOUTH COLOR 2D ELEVATION

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE AND SHALL REMAIN THE PROPERTY OF B1 ARCHITECT AND WERE CREATED 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 B1 ARCHITECT. ALL DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR AND B1 ARCHITECT SHALL BE RESPONSIBLE FOR ANY DIMENSIONS AND CONDITIONS OF THE PLANS. ANY REVISIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. NOTIFY B1 ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
DRAWN BY	GB

A2.6C



1
A2.6d
PREVIOUSLY PROPOSED WEST COLOR 2D ELEVATION



2
A2.6d
CURRENTLY PROPOSED WEST COLOR 2D ELEVATION

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

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A2.6D



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



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

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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1 A2.7b PREVIOUSLY PROPOSED NORTH COLOR 3D ELEVATION



2 A2.7b CURRENTLY PROPOSED NORTH COLOR 3D ELEVATION

ARC-26-0024

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A2.7B



1 A2.7c PREVIOUSLY PROPOSED SOUTH COLOR 3D ELEVATION



2 A2.7c CURRENTLY PROPOSED SOUTH COLOR 3D ELEVATION

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A2.7C



1 A2.7d PREVIOUSLY PROPOSED SOUTH COLOR 3D ELEVATION



2 A2.7d CURRENTLY PROPOSED SOUTH COLOR 3D ELEVATION

ARC-26-0024

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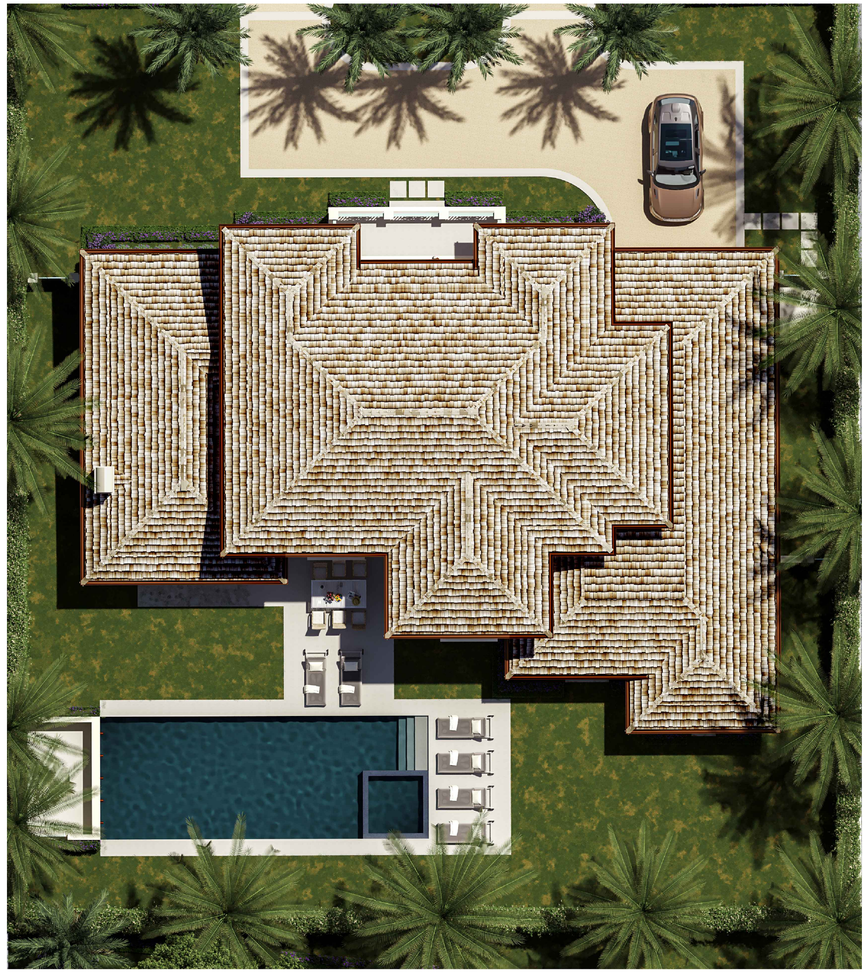
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A2.7D



1 A2.8 PREVIOUSILY PROPOSED COLOR AERIAL 3D



2 A2.8 CURRENTLY PROPOSED COLOR AERIAL 3D

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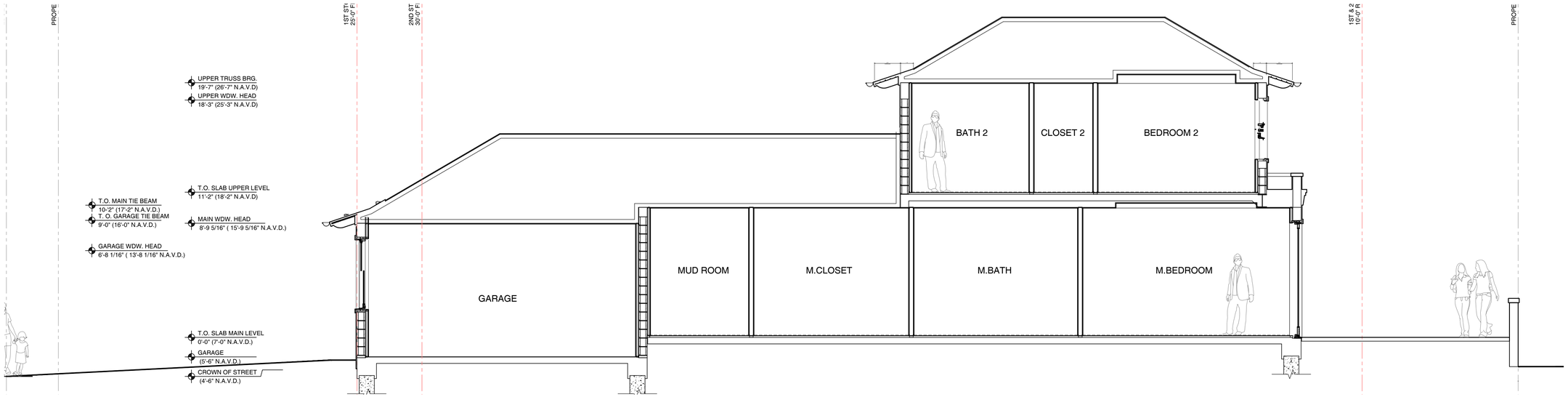
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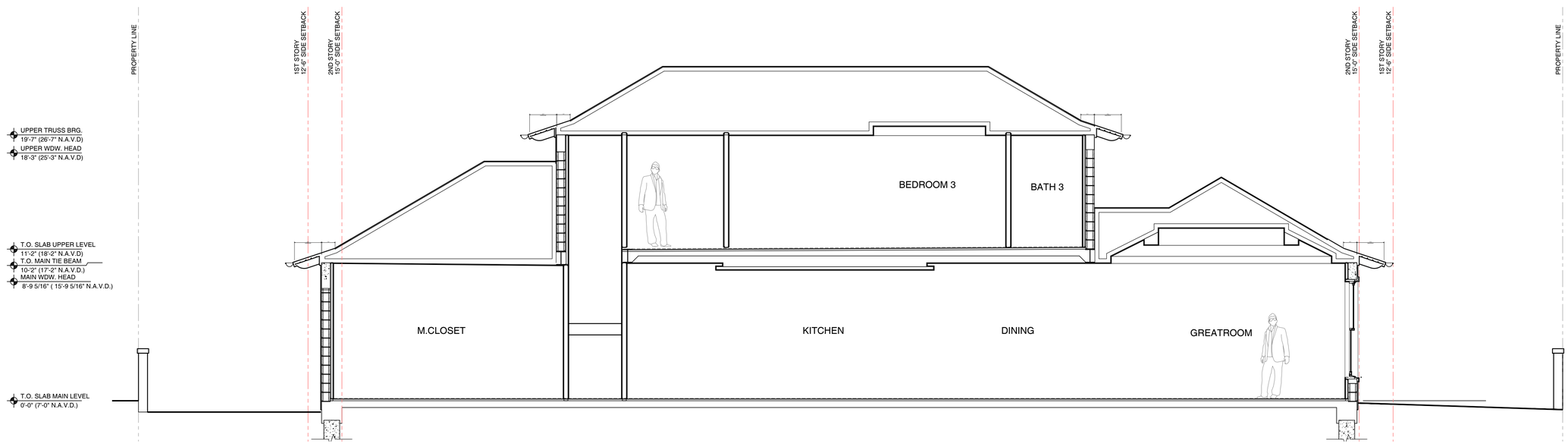
A2.8

ARC-26-0024



1 A3.0 PREVIOUSLY PROPOSED SECTION A-A

1/4" = 1'-0"



2 A3.0 PREVIOUSLY PROPOSED SECTION B-B

1/4" = 1'-0"

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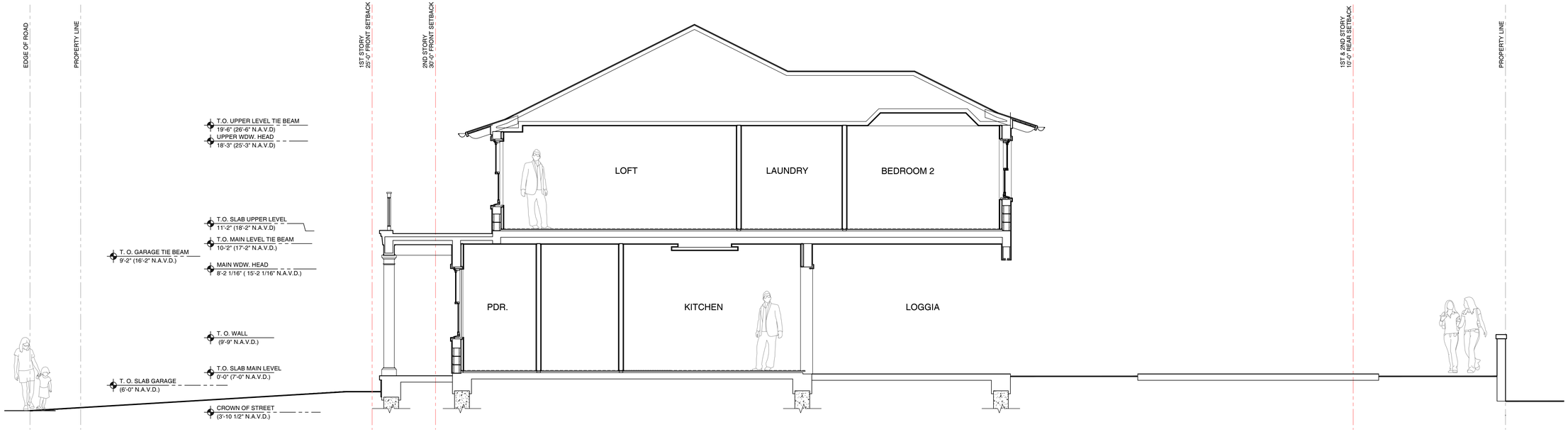
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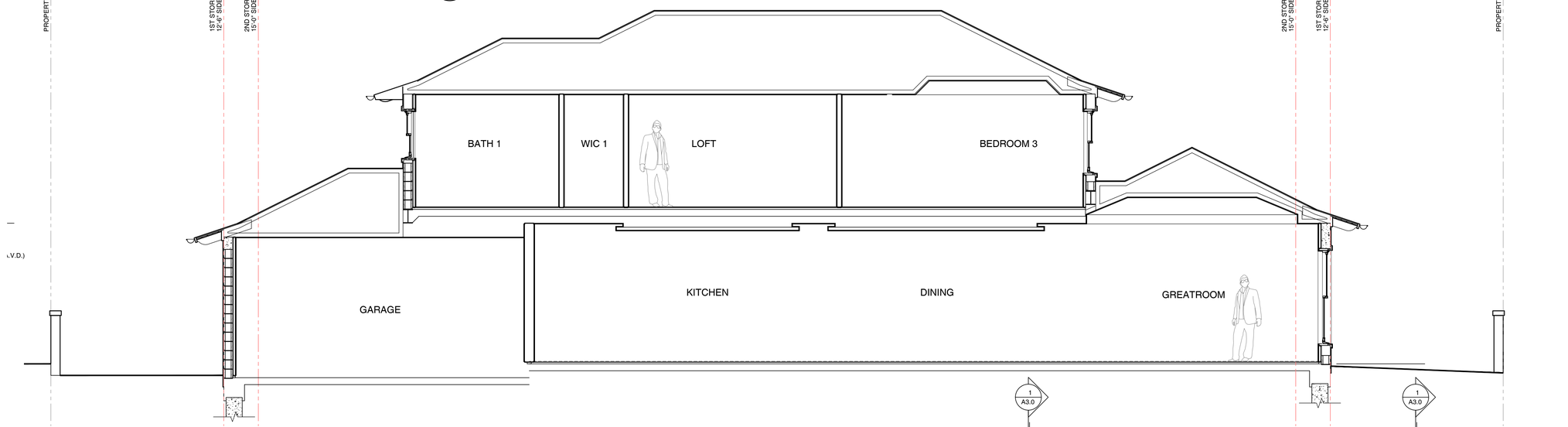
A3.0

ARC-26-0024



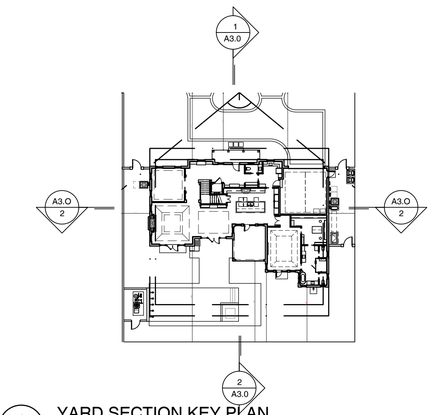
1 A3.0a **PROPOSED SECTION A-A**

1/4" = 1'-0"



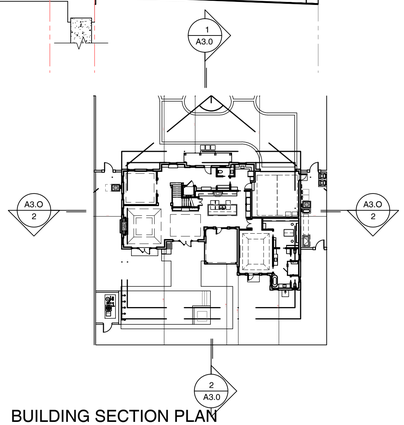
2 A3.0a **PROPOSED SECTION B-B**

1/4" = 1'-0"



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

NO SCALE



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

NO SCALE

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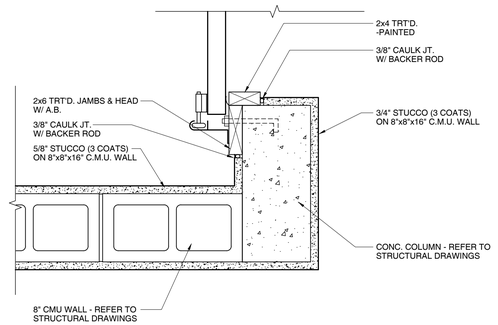
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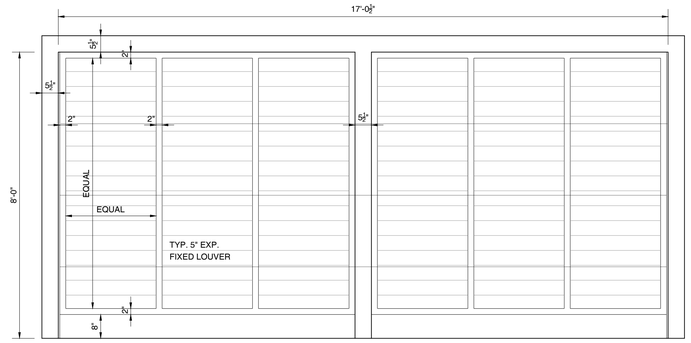
JOB NO.	230_PLANTA
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A3.0A



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

1 1/2" = 1'-0"



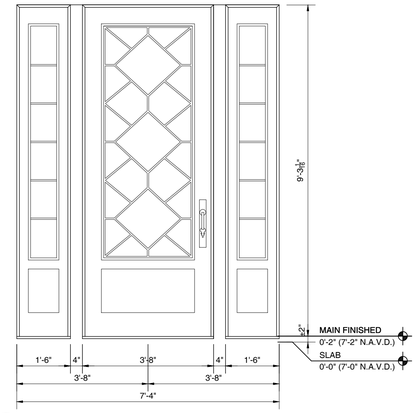
2 A3.1 **GARAGE DOOR**

1/2" = 1'-0"



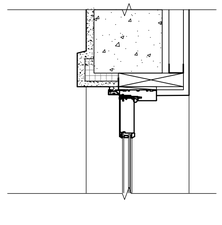
3 A3.1 **GARAGE DR. SECTION**

1/2" = 1'-0"



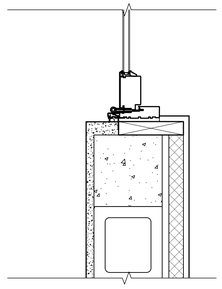
4 A3.1 **ENTRY DOOR**

1/2" = 1'-0"



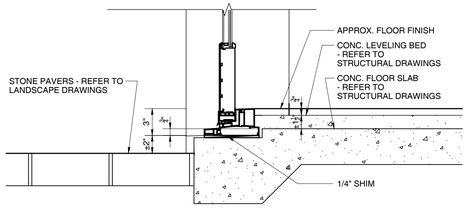
5 A3.1 **TYP. DOOR HEAD**

1 1/2" = 1'-0"



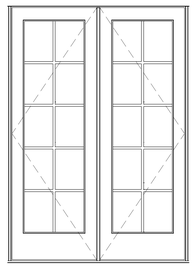
9 A3.1 **TYP. DOOR JAMB**

1 1/2" = 1'-0"



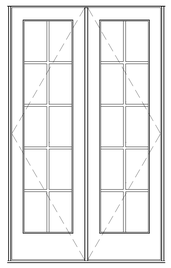
10 A3.1 **TYP. DOOR SILL**

1 1/2" = 1'-0"



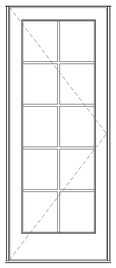
6 A3.1 **BEDROOM 3**

1/2" = 1'-0"



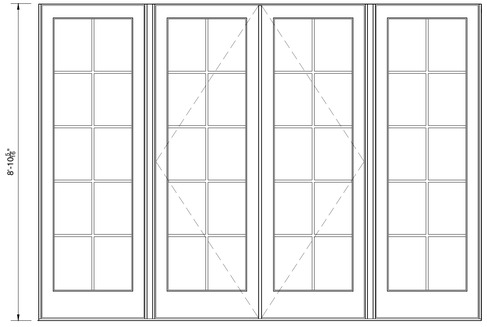
7 A3.1 **BEDROOM 1**

1/2" = 1'-0"



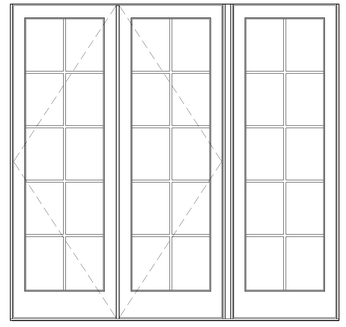
8 A3.1 **BEDROOM 2**

1/2" = 1'-0"



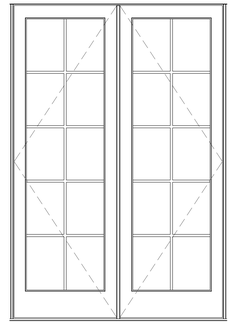
11 A3.1 **GREAT ROOM & DINING**

1/2" = 1'-0"



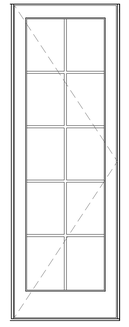
12 A3.1 **LOGGIA**

1/2" = 1'-0"



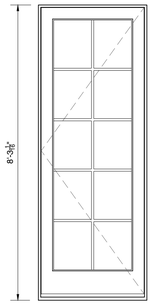
13 A3.1 **M. BEDROOM**

1/2" = 1'-0"



14 A3.1 **POOL BATH**

1/2" = 1'-0"



15 A3.1 **GARAGE SERVICE**

1/2" = 1'-0"

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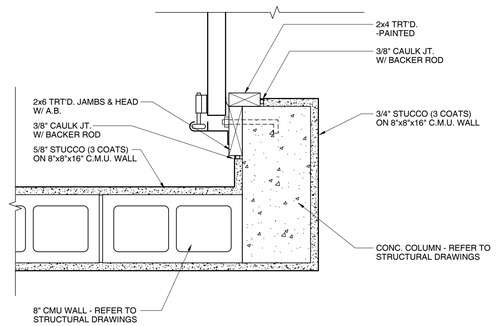
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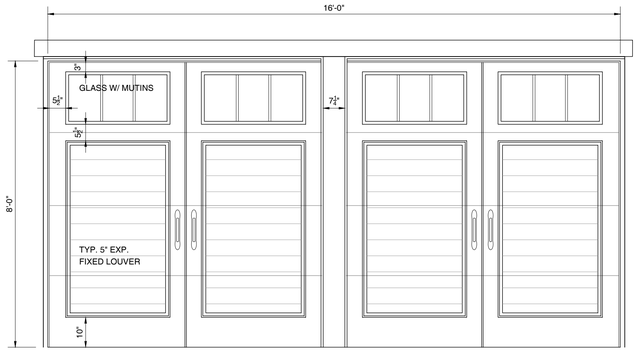
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A3.1



1 A3.21a — TYP. GARAGE DOOR JAMB

1 1/2" = 1'-0"

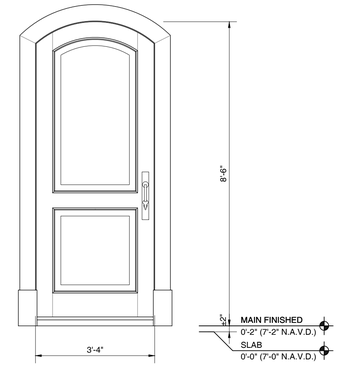


2 A3.21a — GARAGE DOOR

1/2" = 1'-0"

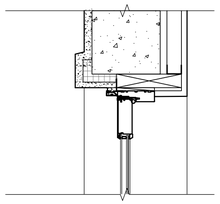
3 A3.21a — GARAGE DR. SECTION

1/2" = 1'-0"



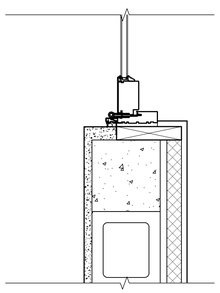
4 A3.21a — ENTRY DOOR

1/2" = 1'-0"



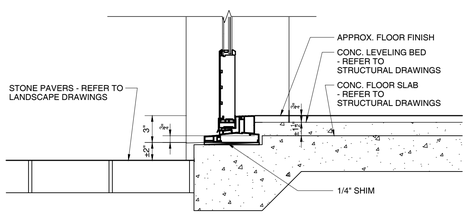
5 A3.21a — TYP. DOOR HEAD

1 1/2" = 1'-0"



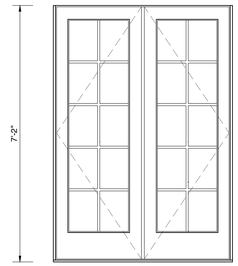
8 A3.21a — TYP. DOOR JAMB

1 1/2" = 1'-0"



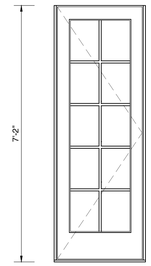
9 A3.21a — TYP. DOOR SILL

1 1/2" = 1'-0"



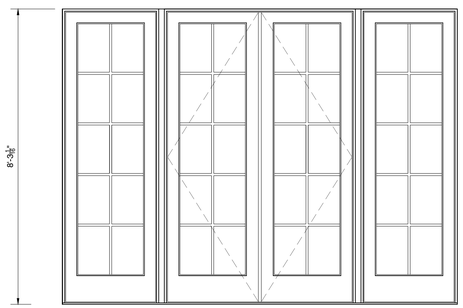
6 A3.21a — BEDROOM 2 & 3

1/2" = 1'-0"



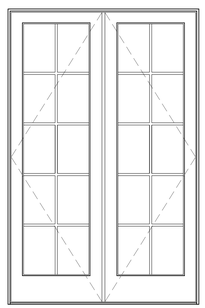
7 A3.21a — BEDROOM 1

1/2" = 1'-0"



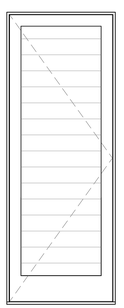
10 A3.21a — GREAT ROOM & DINING

1/2" = 1'-0"



11 A3.21a — LOGGIA

1/2" = 1'-0"



12 A3.21a — GARAGE SERVICE

1/2" = 1'-0"

ISSUE	DATE
PERMIT SET	00.00.00

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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

GREGORY BONNER, AIA

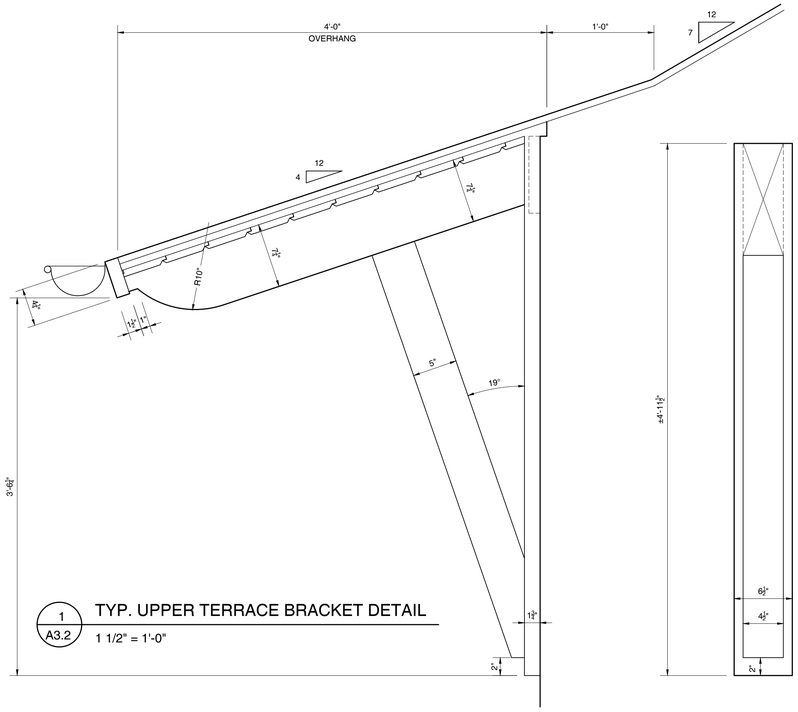
AA 26003271

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

JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
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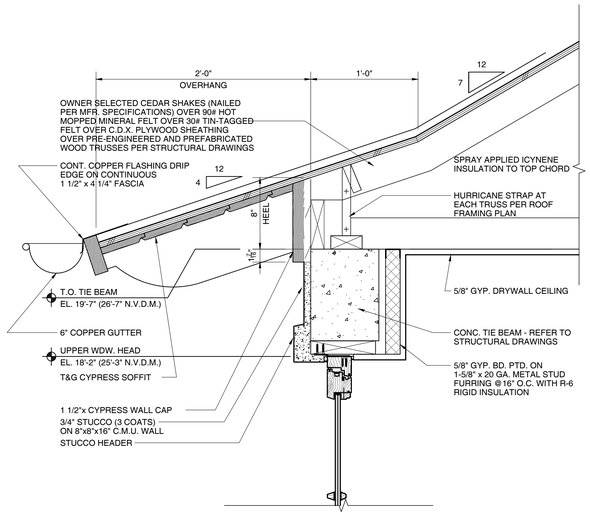
A3.21A

ARC-26-0024



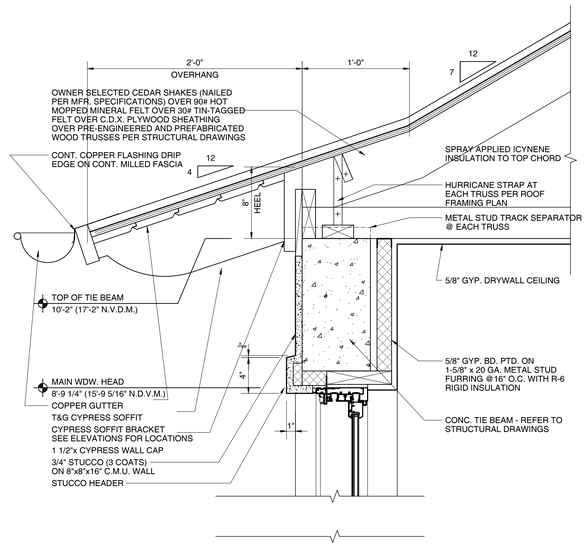
1 A3.2 TYP. UPPER TERRACE BRACKET DETAIL

1 1/2" = 1'-0"



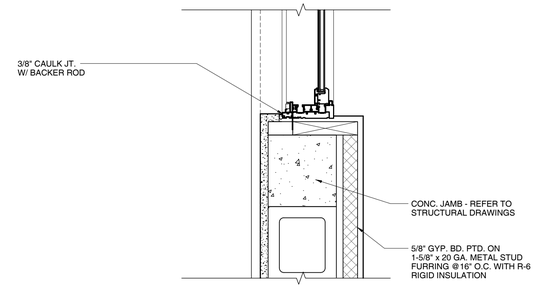
2 A3.2 TYP. UPPER O.H./ WDW. HEAD

1 1/2" = 1'-0"



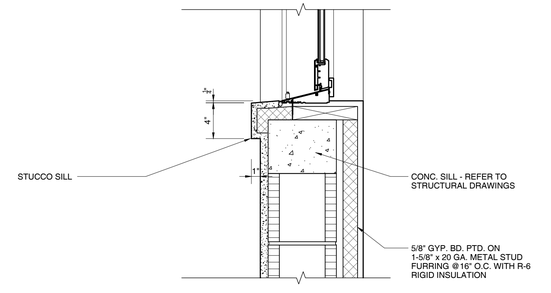
3 A3.2 TYP. MAIN O.H./ WDW. HEAD

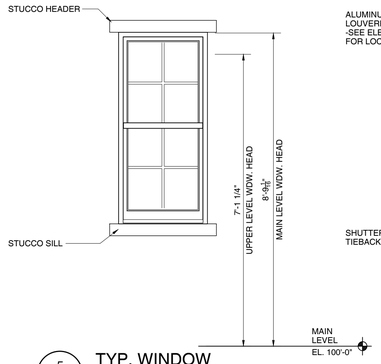
1 1/2" = 1'-0"



4 A3.2 TYP. WINDOW JAMB

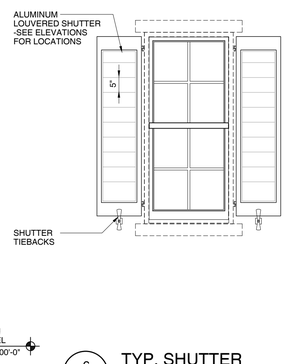
1 1/2" = 1'-0"





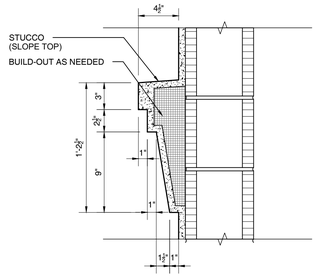
5 A3.2 TYP. WINDOW

1/2" = 1'-0"



6 A3.2 TYP. SHUTTER

1/2" = 1'-0"



7 A3.2 TYP. STUCCO BAND

1/2" = 1'-0"

8 A3.2 TYP. WINDOW SILL

1 1/2" = 1'-0"

ARC-26-0024

ISSUE	DATE
PERMIT SET	00.00.00

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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

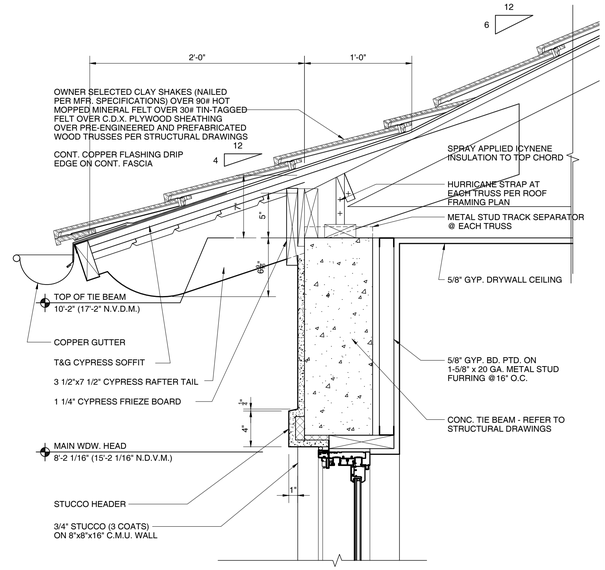
GREGORY BONNER, AIA

AA 26003271

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

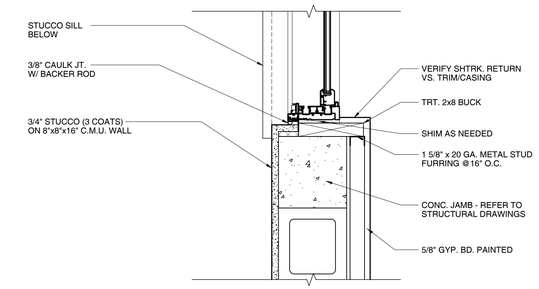
JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
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A3.2



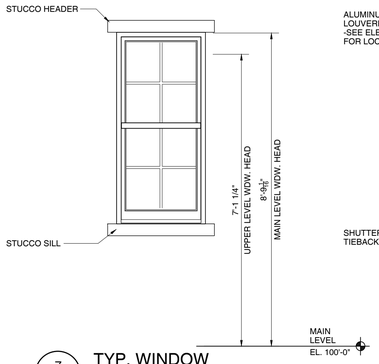
5 A3.2a **TYP. MAIN O.H./ WDW. HEAD**

1 1/2" = 1'-0"



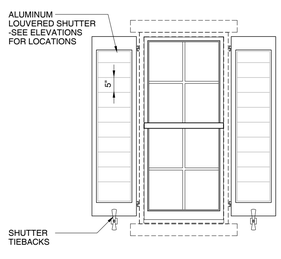
6 A3.2a **TYP. WINDOW JAMB**

1 1/2" = 1'-0"



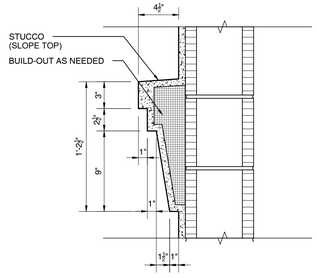
7 A3.2a **TYP. WINDOW**

1/2" = 1'-0"



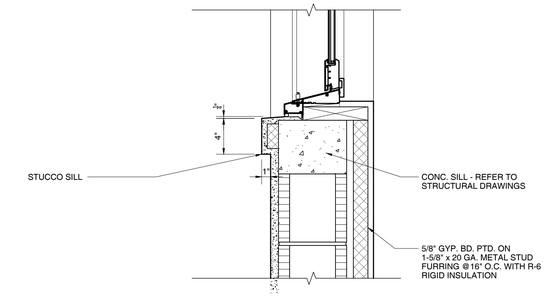
8 A3.2a **TYP. SHUTTER**

1/2" = 1'-0"



9 A3.2a **TYP. STUCCO BAND**

1/2" = 1'-0"



10 A3.2a **TYP. WINDOW SILL**

1 1/2" = 1'-0"

ARC-26-0024

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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

230 PLANTATION ROAD
PALM BEACH, FL 33480

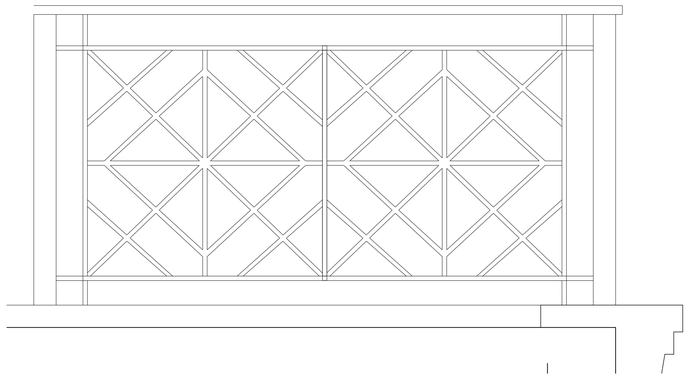
GREGORY BONNER, AIA

AA 26003271

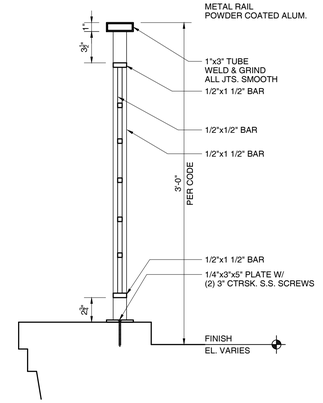
B1 ARCHITECT
139 NORTH COUNTY ROAD STE.18C
PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	230_PLANTA
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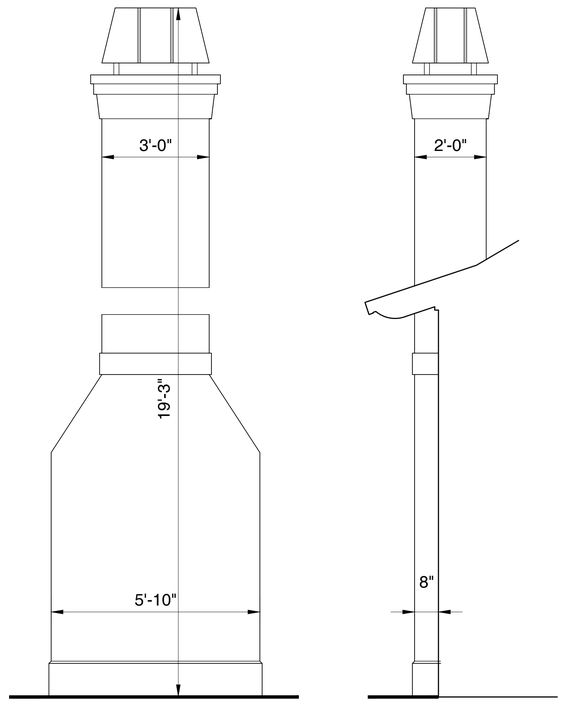
A3.2A



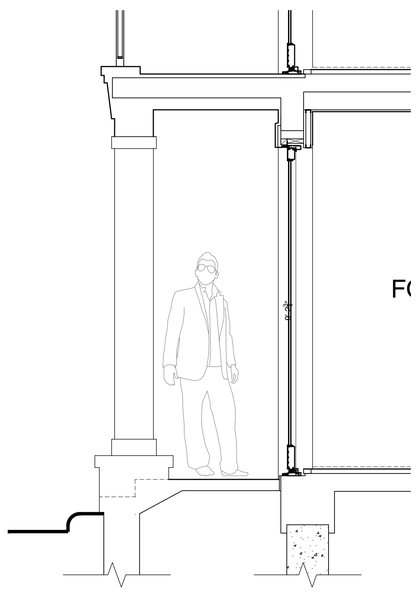
1 A3.3 TYP. EXTERIOR RAILING
1/2" = 1'-0"



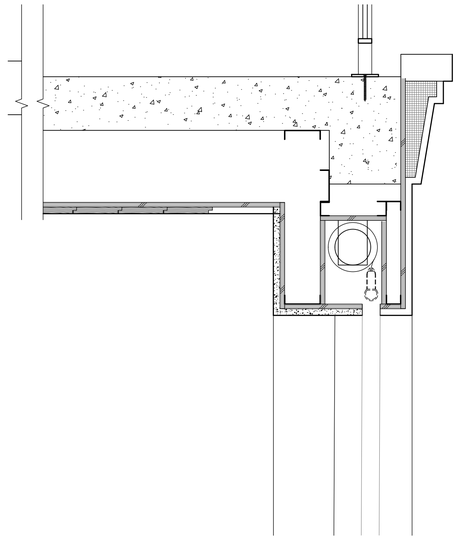
2 A3.3 TYP. EXTERIOR RAILING
1 1/2" = 1'-0"



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



4 A3.3 ENTRY COLUMN
1/2" = 1'-0"



5 A3.3 BALCONY EDGE/ LOGGIA SCREEN
1 1/2" = 1'-0"

ISSUE	DATE
PERMIT SET	00.00.00

ON SHEET
AND ARRANGEMENT
OR DISCLOSED TO ANY PER
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NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
230 PLANTATION ROAD
PALM BEACH, FL 33480

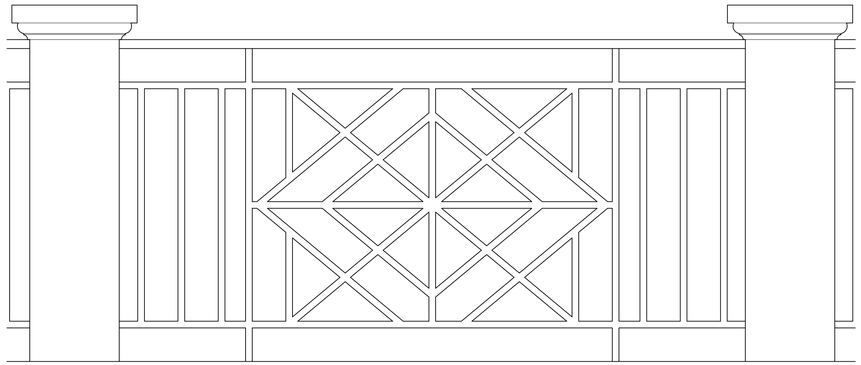
GREGORY BONNER, AIA
AA 26003271

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PALM BEACH FLORIDA 33480
(561) 312-3453

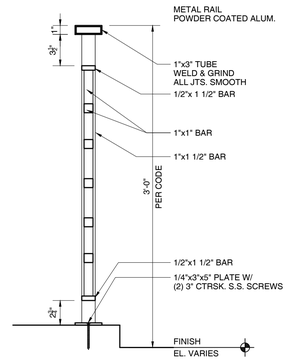
JOB NO.	230_PLANTA
PLOT DATE	8.10.2026
SCALE	AS NOTED
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A3.3

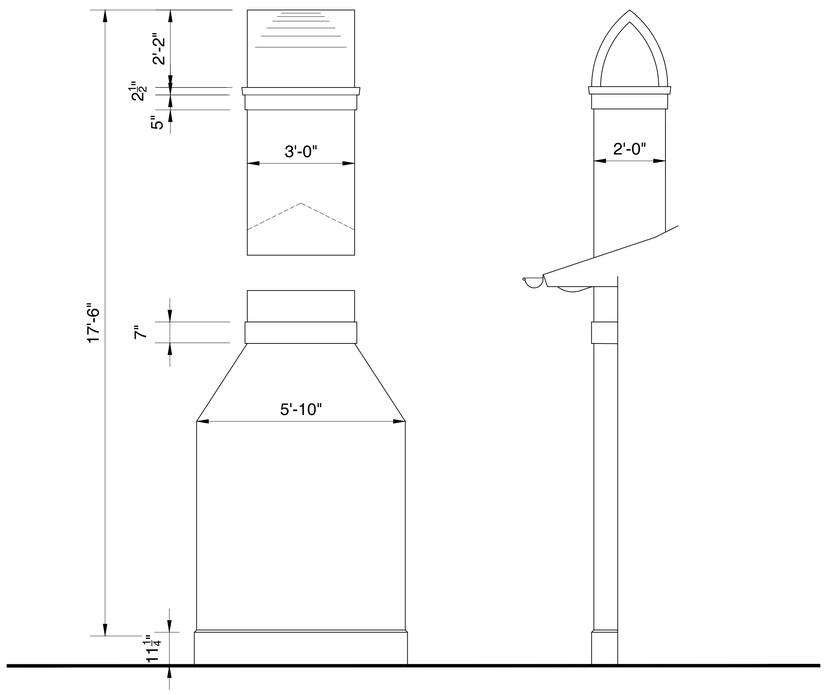
ARC-26-0024



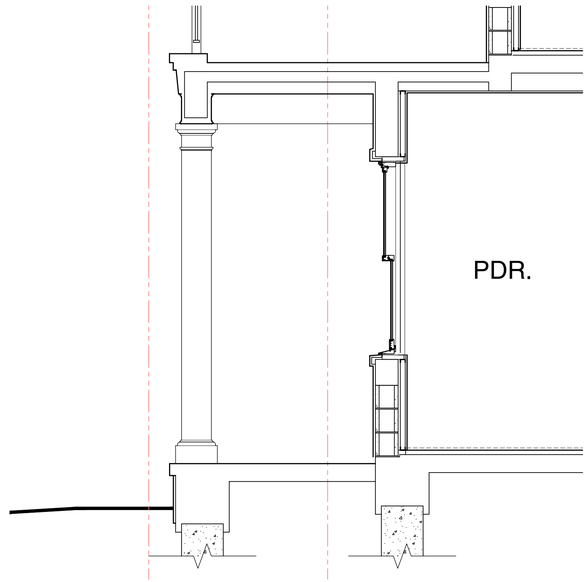
1 A3.3a — TYP. EXTERIOR RAILING
1/2" = 1'-0"



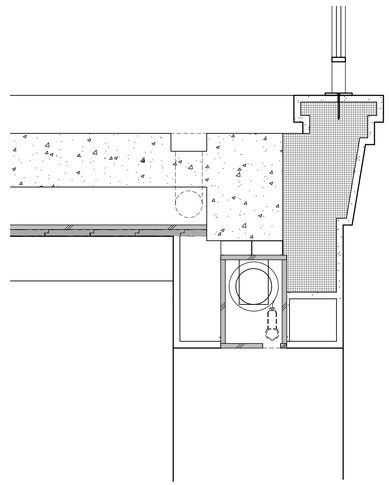
2 A3.3a — TYP. EXTERIOR RAILING
1 1/2" = 1'-0"



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



4 A3.3a — ENTRY COLUMN
1/2" = 1'-0"



5 A3.3a — BALCONY EDGE/ LOGGIA SCREEN
1 1/2" = 1'-0"

ISSUE	DATE
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ON SHEET(S) ... AND ARRANGEMENTS ... OR DISCLOSED TO ANY PER... PERMISSION OF AVA OFFICE. ALL... SIONS SHOULD BE VERIFIED BY THE ... VACTOR (IAC) SHALL BE RESPONSIB... DITIONS AND CONDITIONS OF TH... REVISIONS SHALL TAKE PRE... DIMENSIONS. CONTR... ANY C...

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(561) 312-3453

JOB NO.	230_PLANTA
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A3.3A

ARC-26-0024



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



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



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



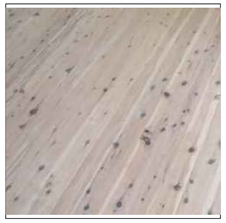
STONE CAPS AT WALLS,
FRONT ENTRY COLUMN PEDISTALS
AND PASSIVE SOLAR ROOF SILL:
AGRANDE LIMESTONE



SHUTTER BRACKETS:
ANTIQUE BRONZE



SHUTTER DOGS:
ANTIQUE BRONZE



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



ROOF:
LUDOWICI -LUDO SHAKE
COLOR: WESTERN CEDAR



GUTTERS, DOWNSPOUTS
AND CHIMNEY SHROUD:
COPPER



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



EXTERIOR LIGHTING:
VISUAL COMFORT-
WELLSWORTH WALL LANTERN
BLACK

5
A3.4
NO SCALE

PREVIOUS COLOR CONCEPT AND MATERIALS



PAINTED STUCCO
BODY OF HOUSE, CHIMNEY & CAP,
LOGGIA, PERIMETER PRIVACY
WALLS, WINDOW HDR. & SILLS
DETAIL BAND AT 2ND FLR:
BENJAMIN MOORE
CLASSIC COLOR SELECTION
LINEN WHITE OC-146



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



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



STONE CAPS AT WALLS:
AGRANDE LIMESTONE



SHUTTER BRACKETS:
ANTIQUE BRONZE



SHUTTER DOGS:
ANTIQUE BRONZE



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



ROOF:
LUDOWICI -LUDO SHAKE
COLOR: WESTERN CEDAR



GUTTERS, DOWNSPOUTS:
COPPER



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



EXTERIOR LIGHTING:
BEVELO-VARIOUS SIZES
FRENCH QUARTER LANTERN
COPPER



PAINTED AZEK OR SIMILAR:
FRONT COLUMNS, TERRACE AND BALCONIES
AND FRONT UPPER TERRACE NEWEL POSTS
BENJAMIN MOORE
CLASSIC COLOR SELECTION
LINEN WHITE OC-146

5
A3.4
NO SCALE

CURRENT COLOR CONCEPT AND MATERIALS

ARC-26-0024

ISSUE	DATE
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NEW SINGLE FAMILY RESIDENCE :

PRIVATE RESIDENCE

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PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

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PALM BEACH FLORIDA 33480
(561) 312-3453

JOB NO.	230_PLANTA
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SCALE	AS NOTED
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A3.4

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

Private Residence
230 Plantation Road
Palm Beach

F L O R I D A

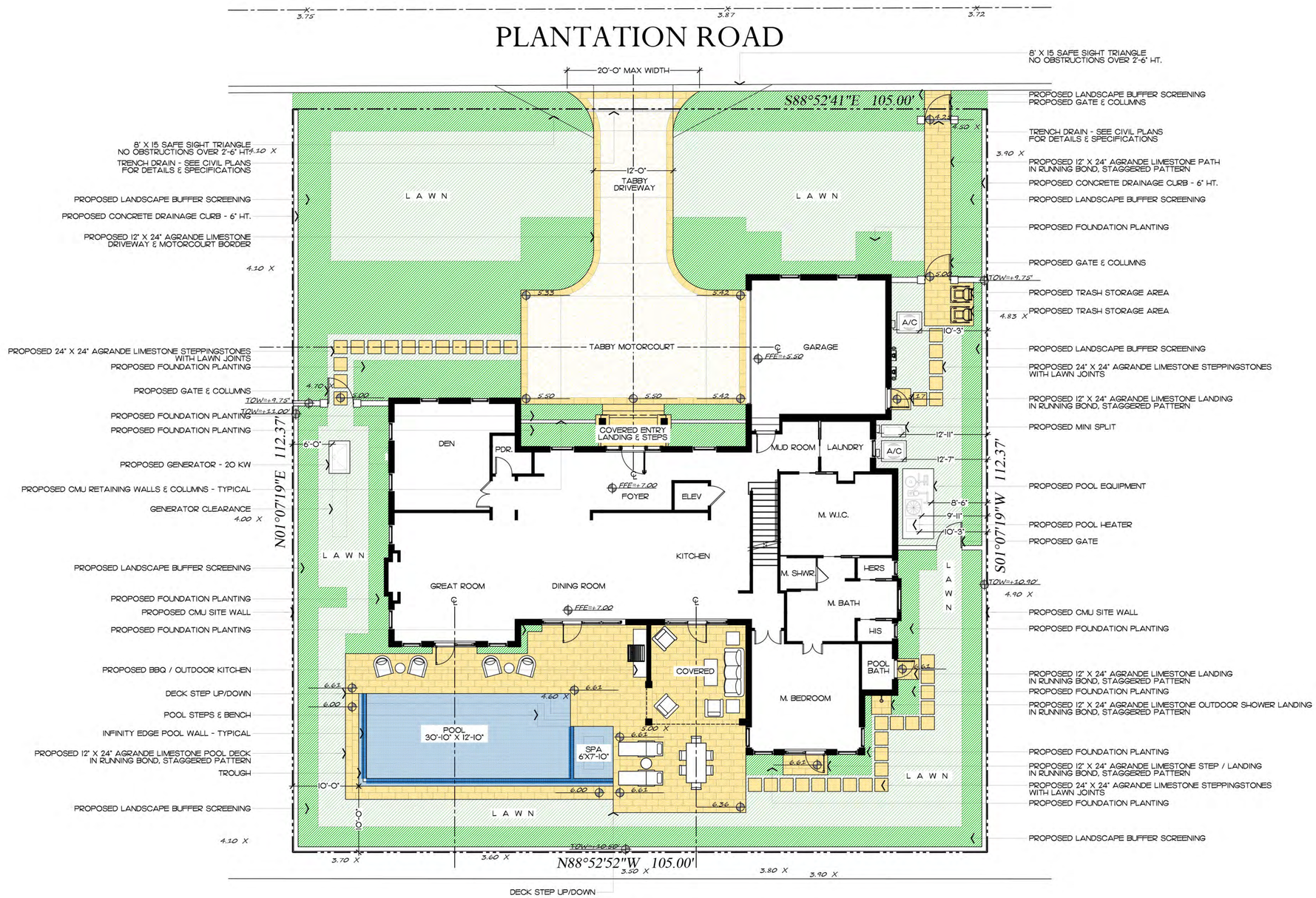
Application #:
ARC-26-0024
Deferred Resubmittal

Comments as per ARCOM Meeting 06.24.26

* Comments related to Architectural Plans

Modifications to Previously Presented Plans

- Landscape Plans Updated to Reflect Architectural Changes



N. WOODS ROAD

Topographic Legend

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

Site Legend

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

Proposed Site Data

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

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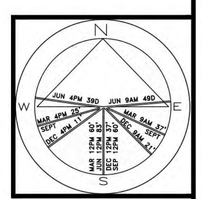
PREVIOUSLY PRESENTED - JUNE 24, 2026
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Site Plan

SCALE IN FEET 0' 8' 16' 24'

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

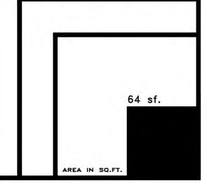
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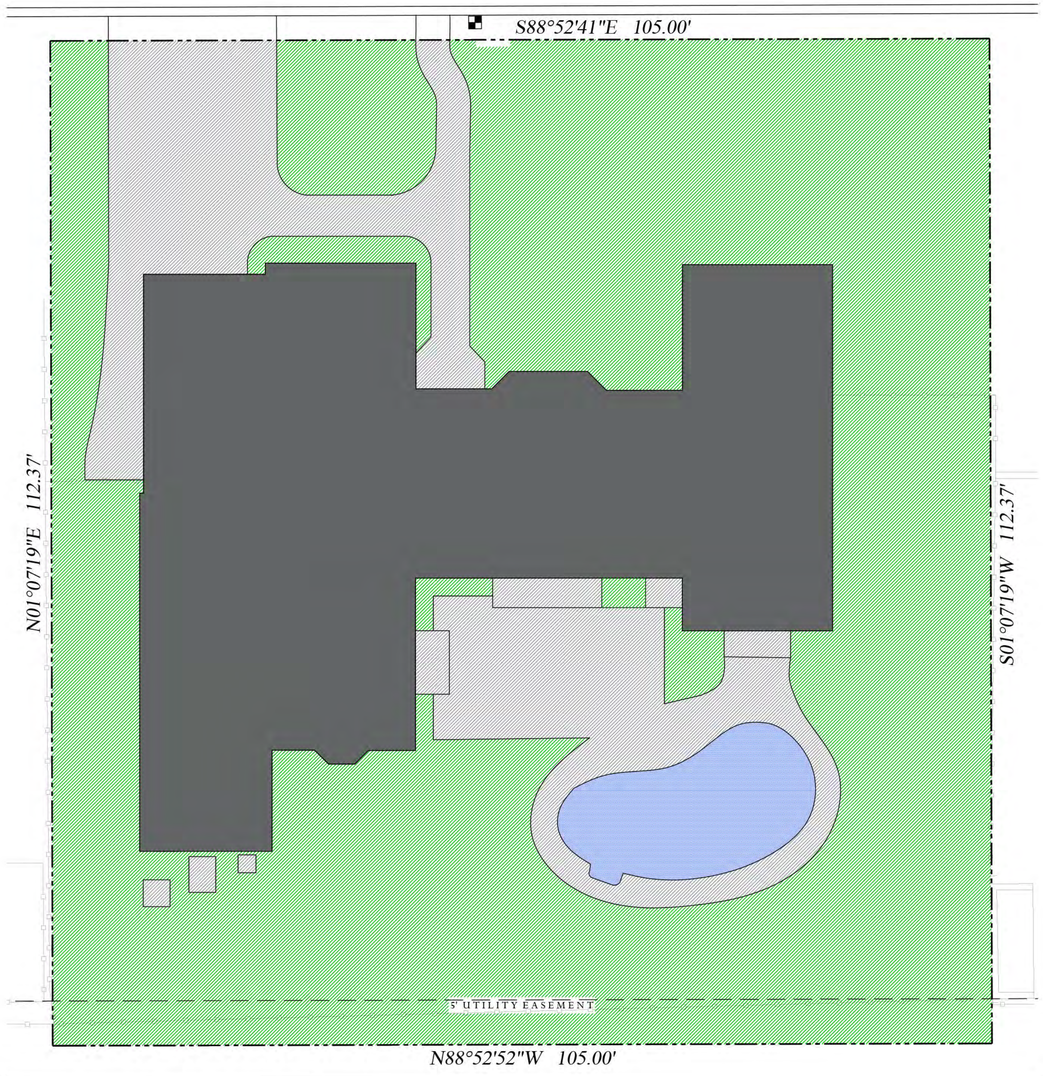
JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026

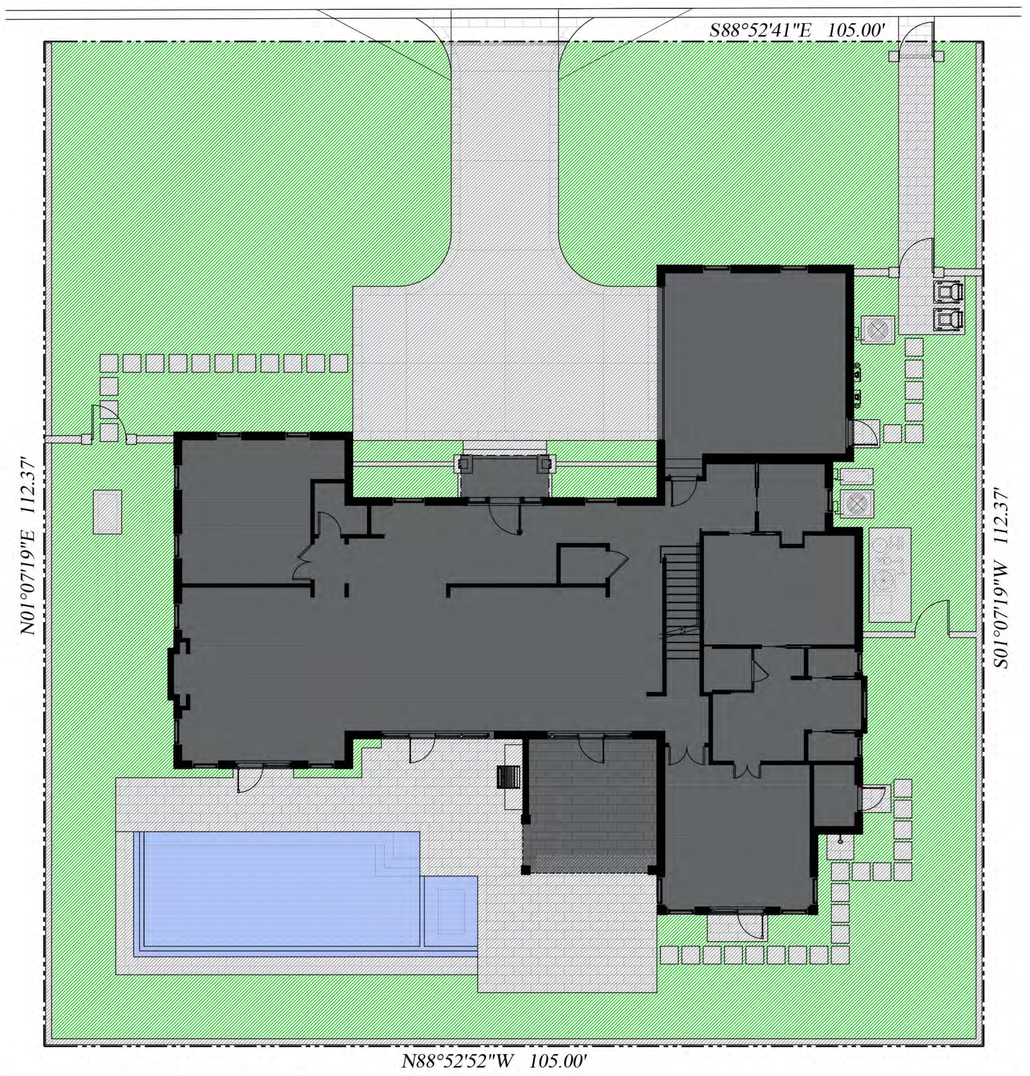
SHEET L3.0



PLANTATION ROAD

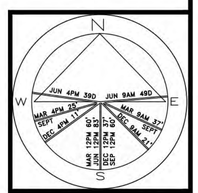


PLANTATION ROAD



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SHEET L3.1



N. WOODS ROAD
Existing Open Space Graphic

Existing Site Data

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

Legend

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

N. WOODS ROAD
Proposed Open Space Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
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FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,049.6 S.F.	81.90%	2,150 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,655 S.F.	80.95%	3,196 S.F.

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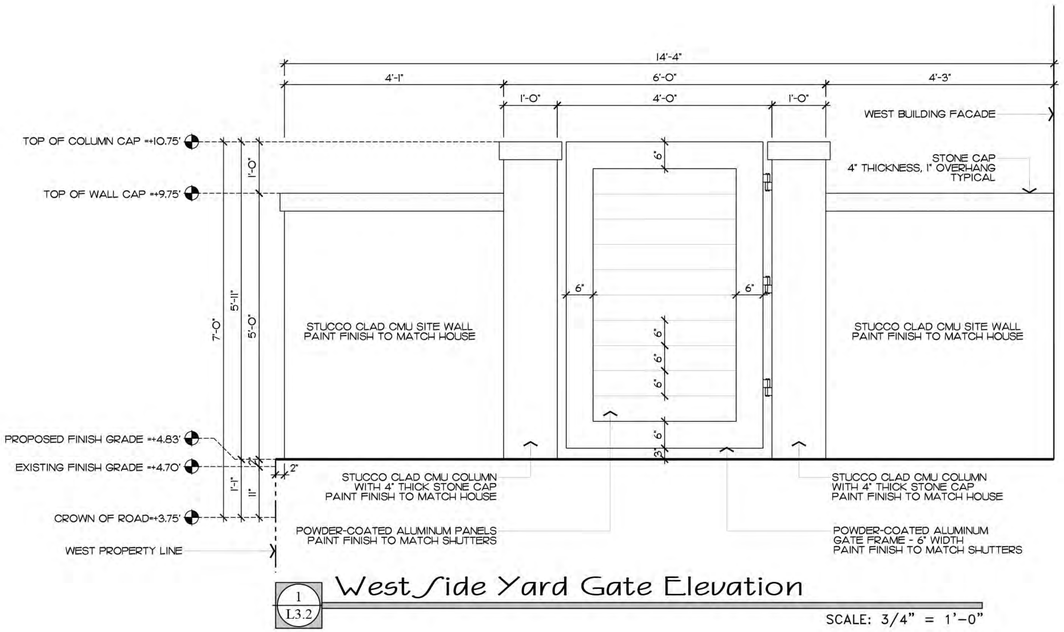
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Open Space Diagrams

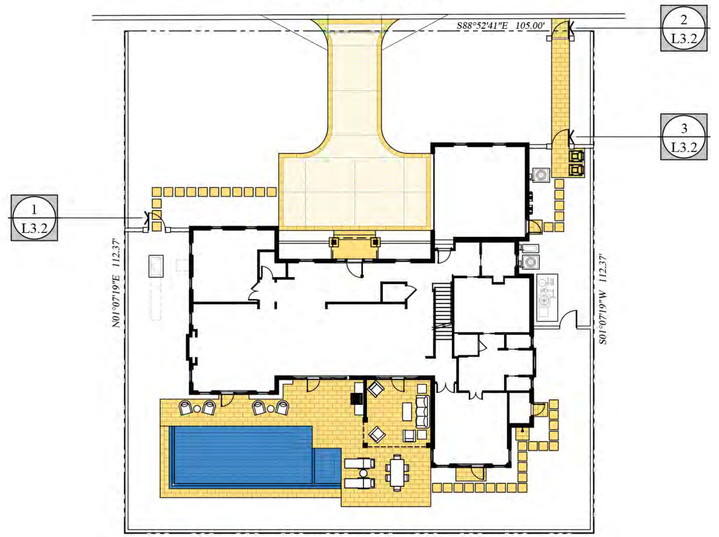
SCALE IN FEET 0' 8' 16' 24'



1 L3.2 West Side Yard Gate Elevation

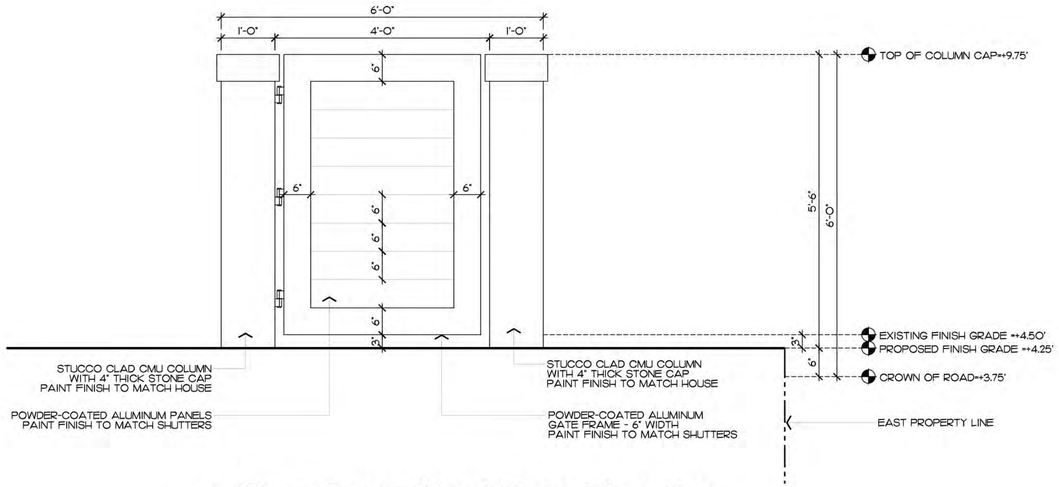
SCALE: 3/4" = 1'-0"

PLANTATION ROAD



Site Plan

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



2 L3.2 East Front Yard Gate Elevation

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

3 L3.2 East Side Yard Gate Elevation

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

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SHEET L3.2

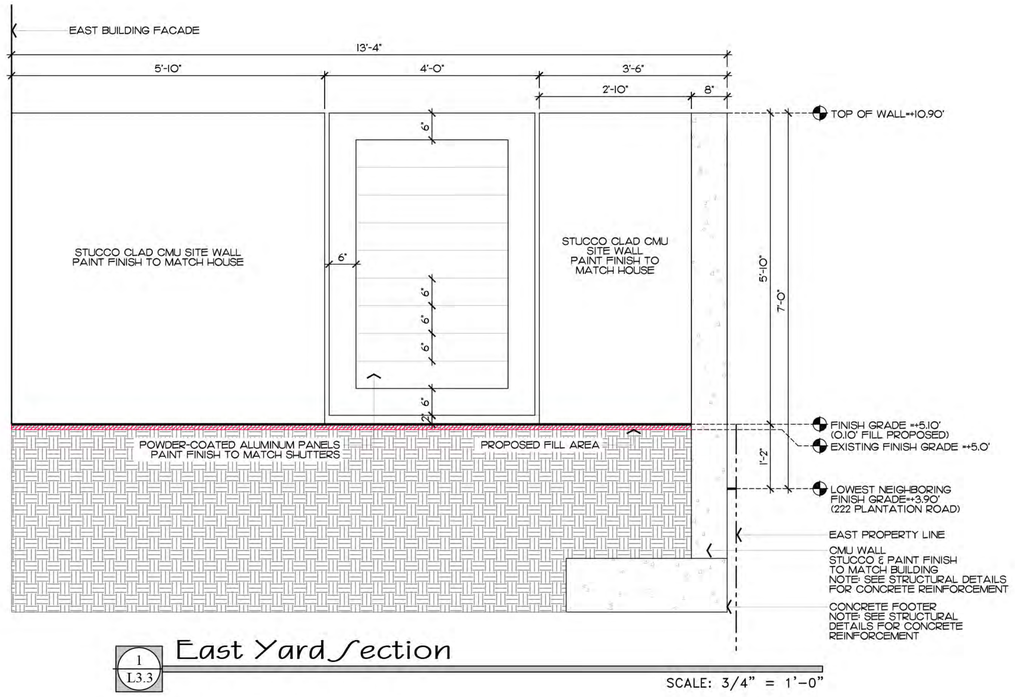
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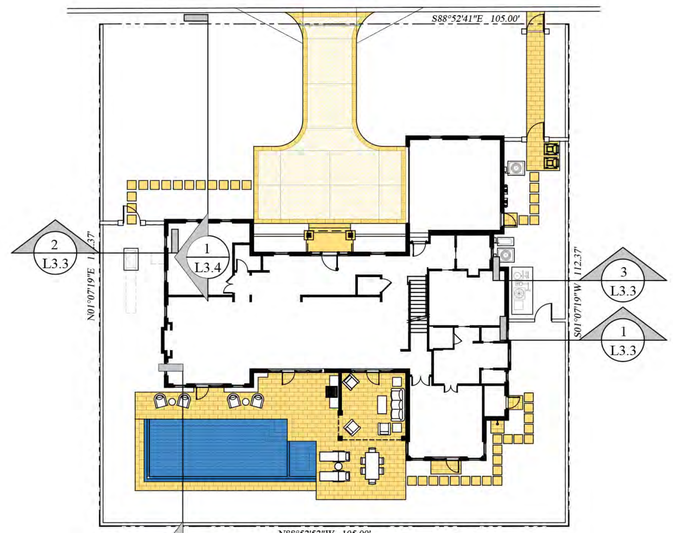
Proposed Hardscape Exhibit



1 L3.3 East Yard Section

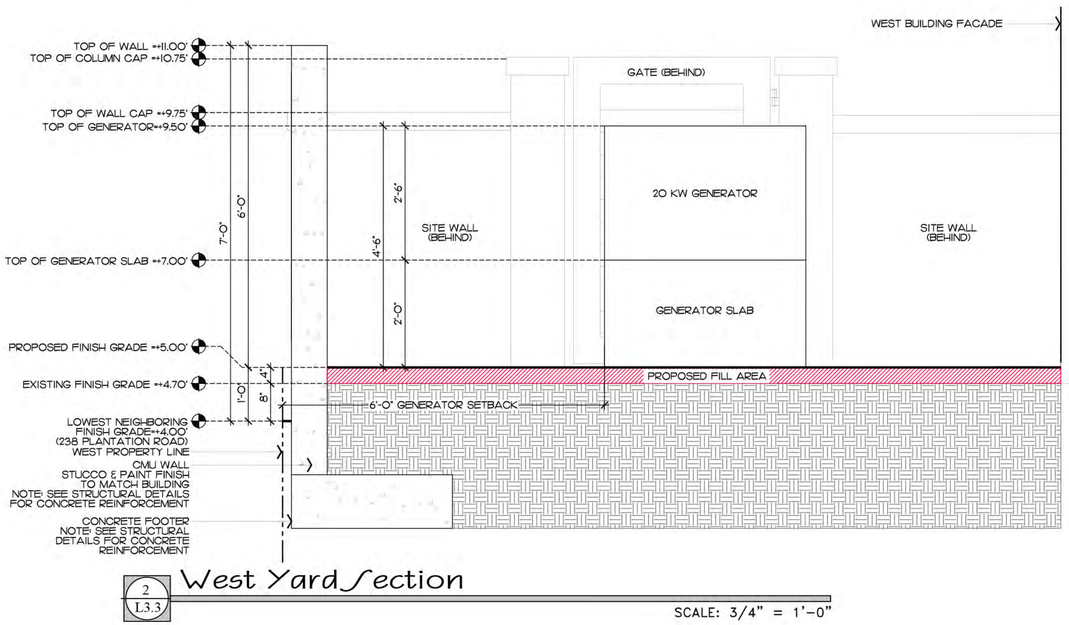
SCALE: 3/4" = 1'-0"

PLANTATION ROAD



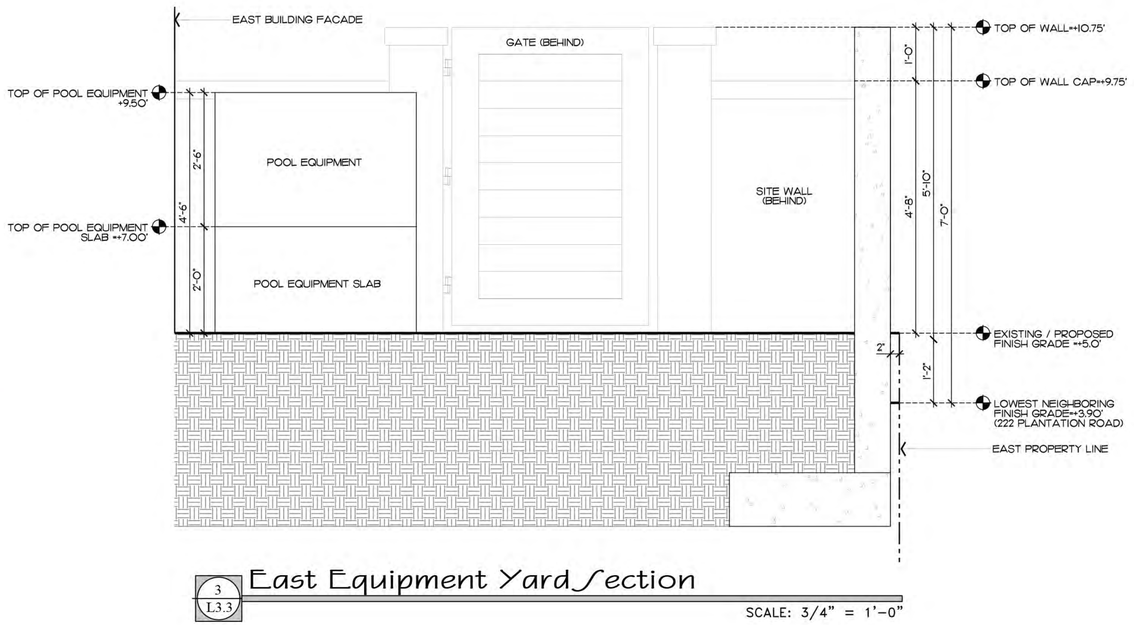
Site Plan

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



2 L3.3 West Yard Section

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



3 L3.3 East Equipment Yard Section

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

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SHEET L3.3

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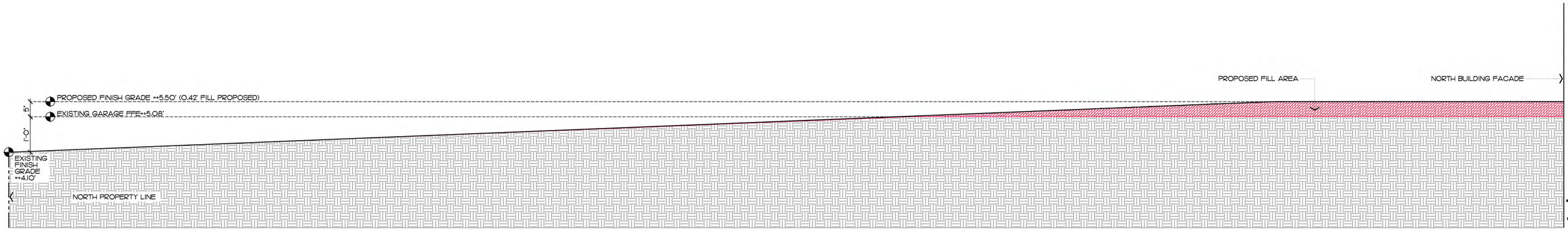
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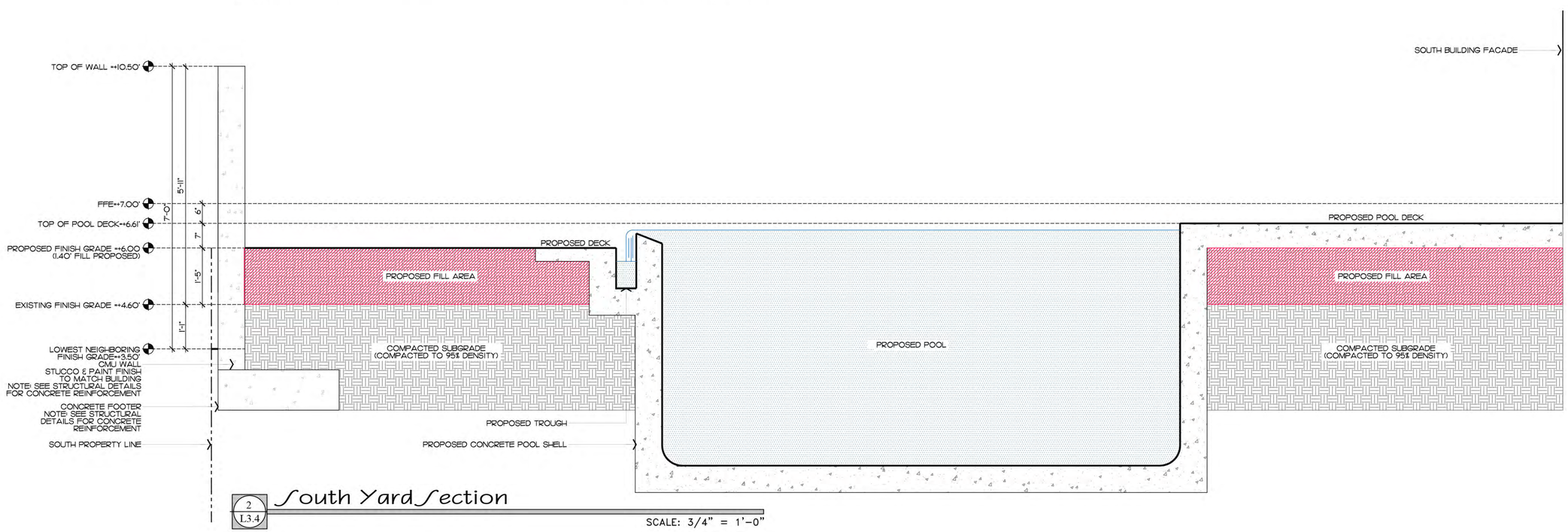
Proposed Hardscape Exhibit

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



1 / L3.4 North Yard Section

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



2 / L3.4 South Yard Section

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

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SHEET L3.4

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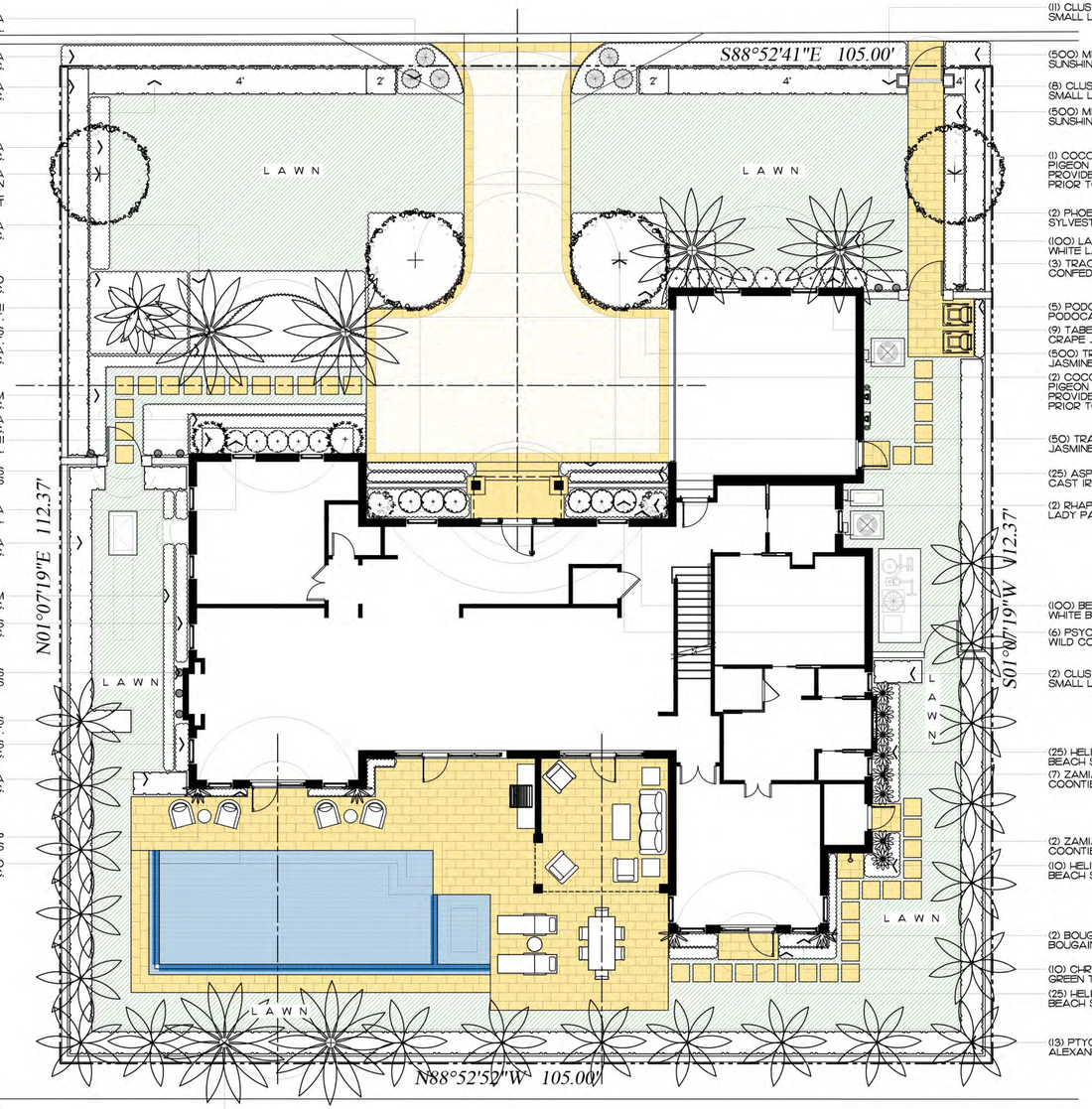
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Proposed Hardscape Exhibit

PLANTATION ROAD



(6) AGAVE ATTENUATA
FOXTAIL AGAVE - 7 GAL.

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

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

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

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

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

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

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

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

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

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

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

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

(2) CHAMAEDOREA SEIFRIZII
BAMBOO PALM - 15 GAL.

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

(5) TABERNAEMONTANA DIVARICATA
CRAPE JASMINE - 7 GAL.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(9) TABERNAEMONTANA DIVARICATA
CRAPE JASMINE - 7 GAL.

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

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

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

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

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

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

(6) PSYCHORTIA NERVOSA
WILD COFFEE - 7 GAL.

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

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

(7) ZAMIA INTEGRIFOLLIA
COONTIE - 15 GAL.

(2) ZAMIA INTEGRIFOLLIA
COONTIE - 15 GAL.

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

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

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

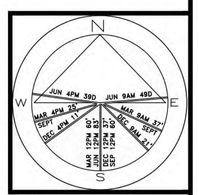
(25) HELIANTHUS DEBILIS
BEACH SUNFLOWER - 7 GAL., 12" O.C.

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

N. WOODS ROAD

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SHEET L4.0

64 sf.
AREA IN SQ.FT.

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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Trees

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

TOTAL:	4
NATIVE SPECIES:	4 (100%)

Palms

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

Groundcovers

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

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

Lawn & Mulch

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

Shrubs & Vines

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

TOTAL:	646
NATIVE SPECIES:	295 (45.67%)

Landscape Legend

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

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ENVIRONMENT DESIGN GROUP
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Landscape Architecture
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Private Residence
230 Plantation Road
Town of Palm Beach
FL

JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman
DATE: 03.26.2026
04.13.2026
05.11.2026
06.05.2026

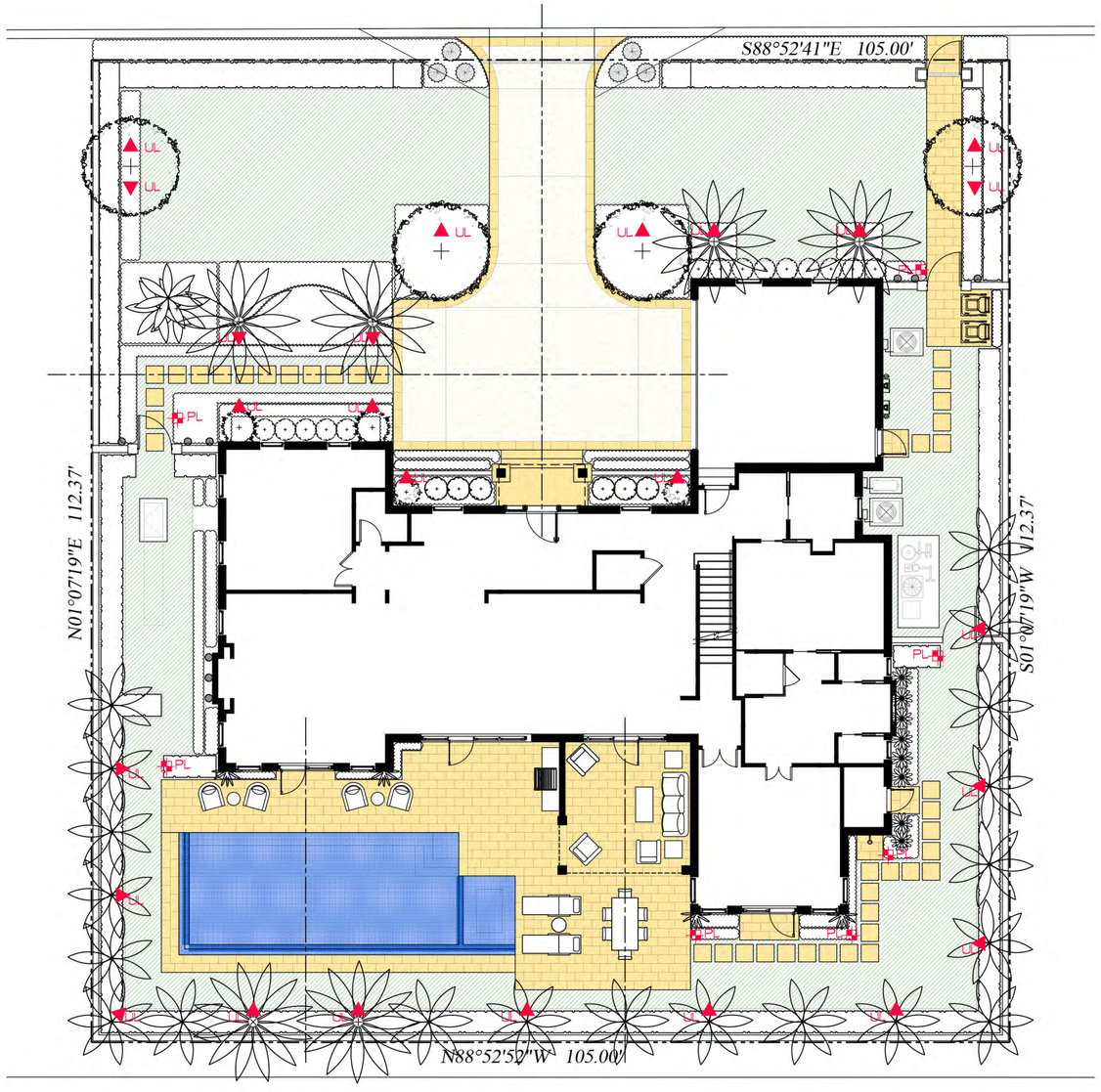
SHEET L4.1

ARC-26-0024

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Plant Schedule

PLANTATION ROAD



N. WOODS ROAD

Lighting Schedule

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



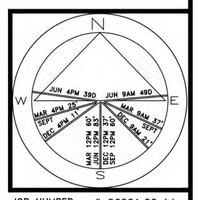
UP LIGHT



PATH LIGHT

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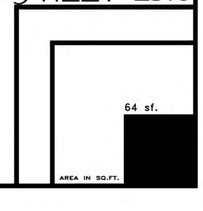
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Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'

PLANTATION ROAD



N. WOODS ROAD

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ARC-26-0024

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Rendered Site Plan

SCALE IN FEET 0' 8' 16' 24'

SHEET L6.0

64 sf.

AREA IN SQ.FT.



North Elevation



South Elevation

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SHEET L7.0

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Rendered Elevations

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



East Elevation



West Elevation

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SHEET L7.1

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Rendered Elevations

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

Scope of Work

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

Landscape Legend

PROPERTY ADDRESS:	230 PLANTATION ROAD	
LOT AREA (SQ FT)	11,799 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	5,130 S.F. (MIN. 45%)	5,130 S.F. (45%)
LOS TO BE ALTERED (SQ FT AND %)	N/A	N/A
PERIMTETER LOS (SQ FT AND %)	2,655 S.F. (MIN. 50% LOS)	3,167 S.F. (80.22%)
FRONT YARD LOS (SQ FT AND %)	1,049.6 S.F. (MIN. 40%)	1,474 S.F. (56.15%)
NATIVE TREES %	30% (NUMBER OF TREES)	3 (100%)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	137 (45.82%)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	450 S.F. (81.40%)

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F L O R I D A

ARC-26-0024
Deferred Resubmittal
August 10, 2026

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L1.1 - Existing Neighboring Context Exhibit
L2.0 - Existing Conditions / Inventory Plan
L2.1 - Demolition Plan
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Design Team/Consultants

Landscape Architects
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WWW.ENVIRONMENTDESIGNGROUP.COM

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561.312.3453

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

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

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Existing View to Front Entry



Existing View to Front Entry



Existing View to West Side Yard



Existing View to East Side Yard



Existing View to Pool



Existing View to Pool

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Existing Site Photos Exhibit



222 Plantation Road
East Adjacent Neighbor



230 Plantation Road
Subject Property



238 Plantation Road
West Adjacent Neighbor

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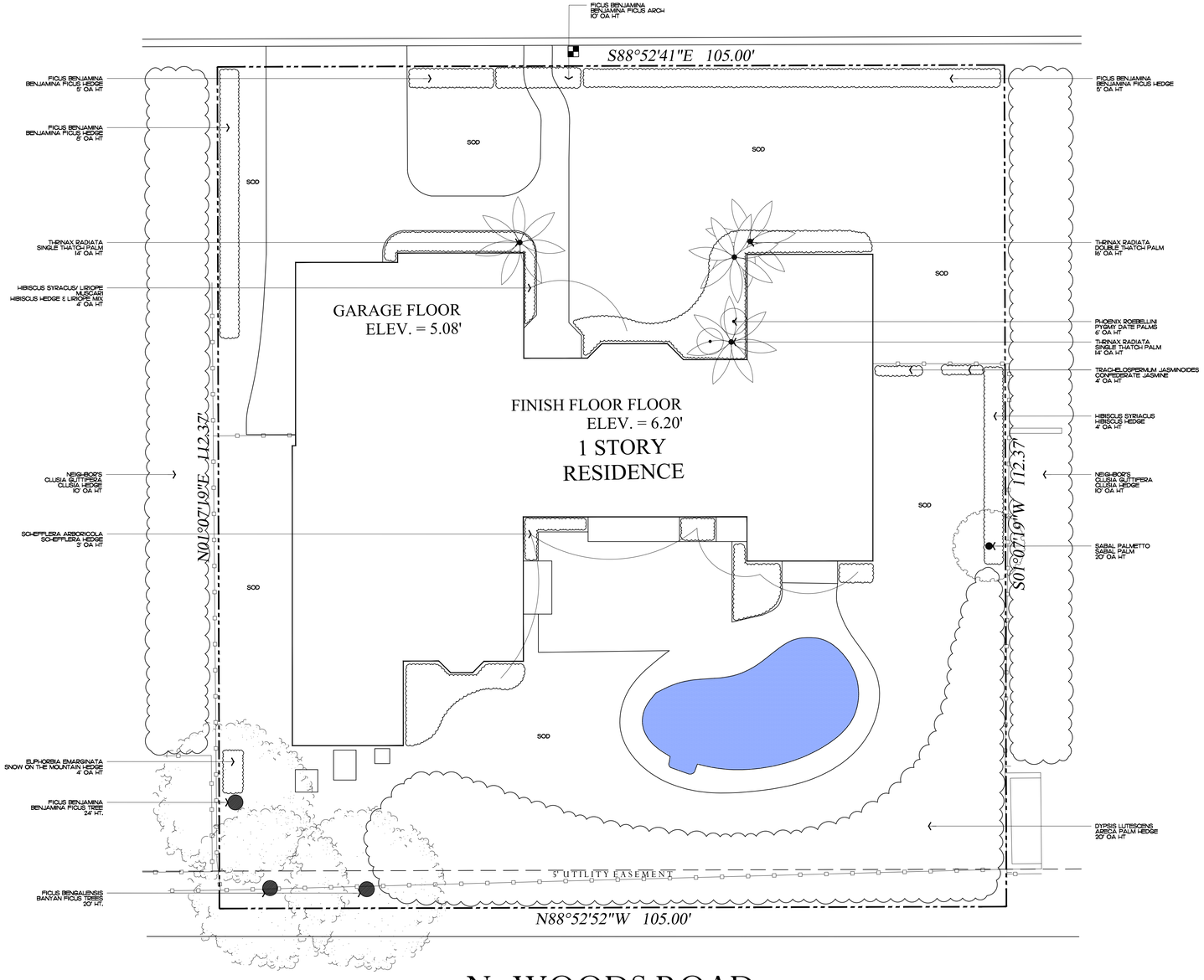
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Existing Neighboring Context Exhibit

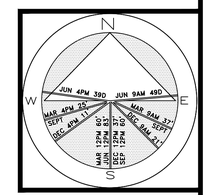
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PLANTATION ROAD



N. WOODS ROAD

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Town of Palm Beach
FLORIDA



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SHEET L2.0

64 sf.
AREA IN SQ.FT.

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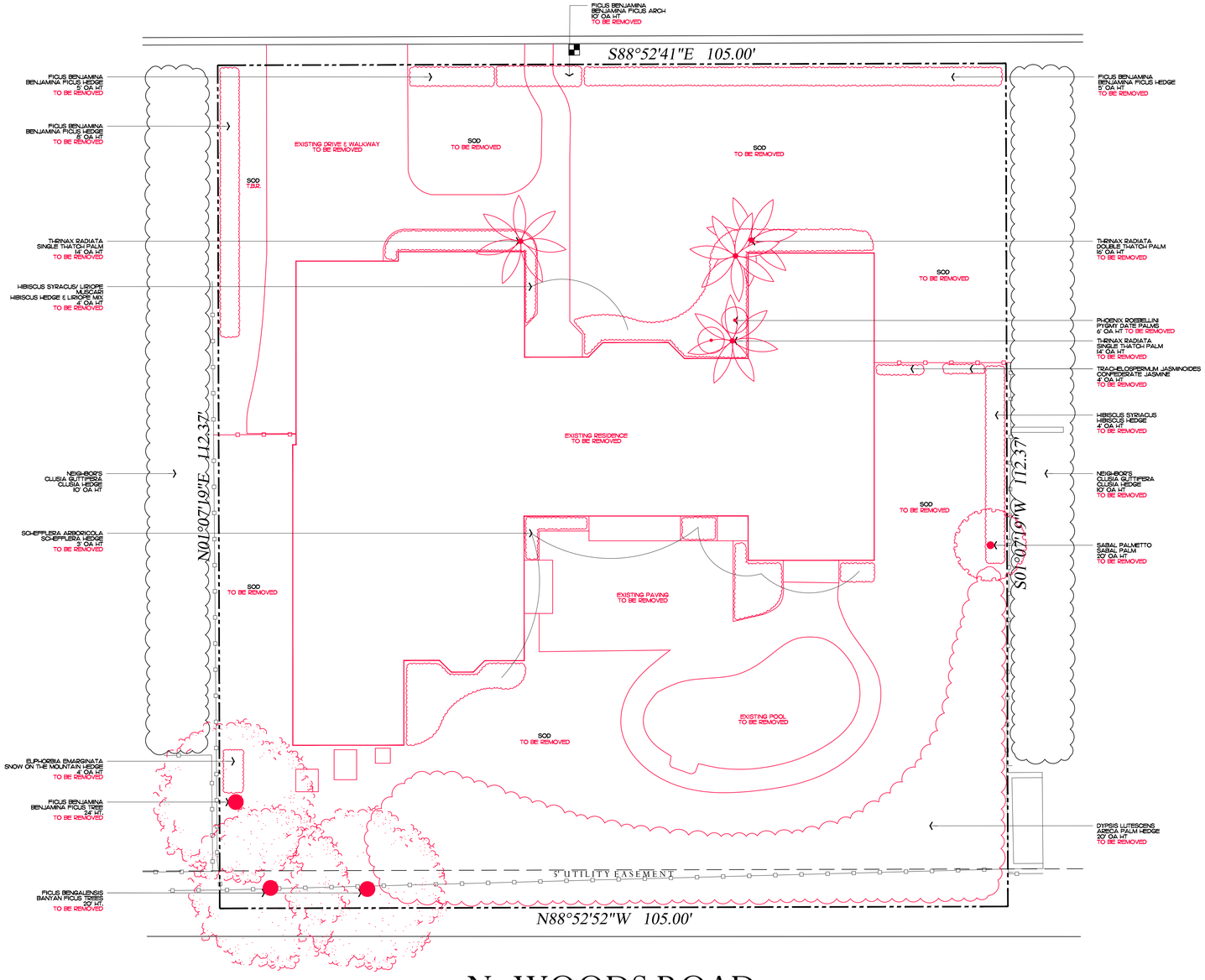
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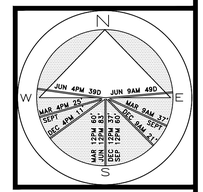
Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'



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04.13.2026
05.11.2026
06.08.2026
08.10.2026

SHEET L2.1

64 sf.
AREA IN SQ.FT.

ARC-26-0024

NOT FOR CONSTRUCTION

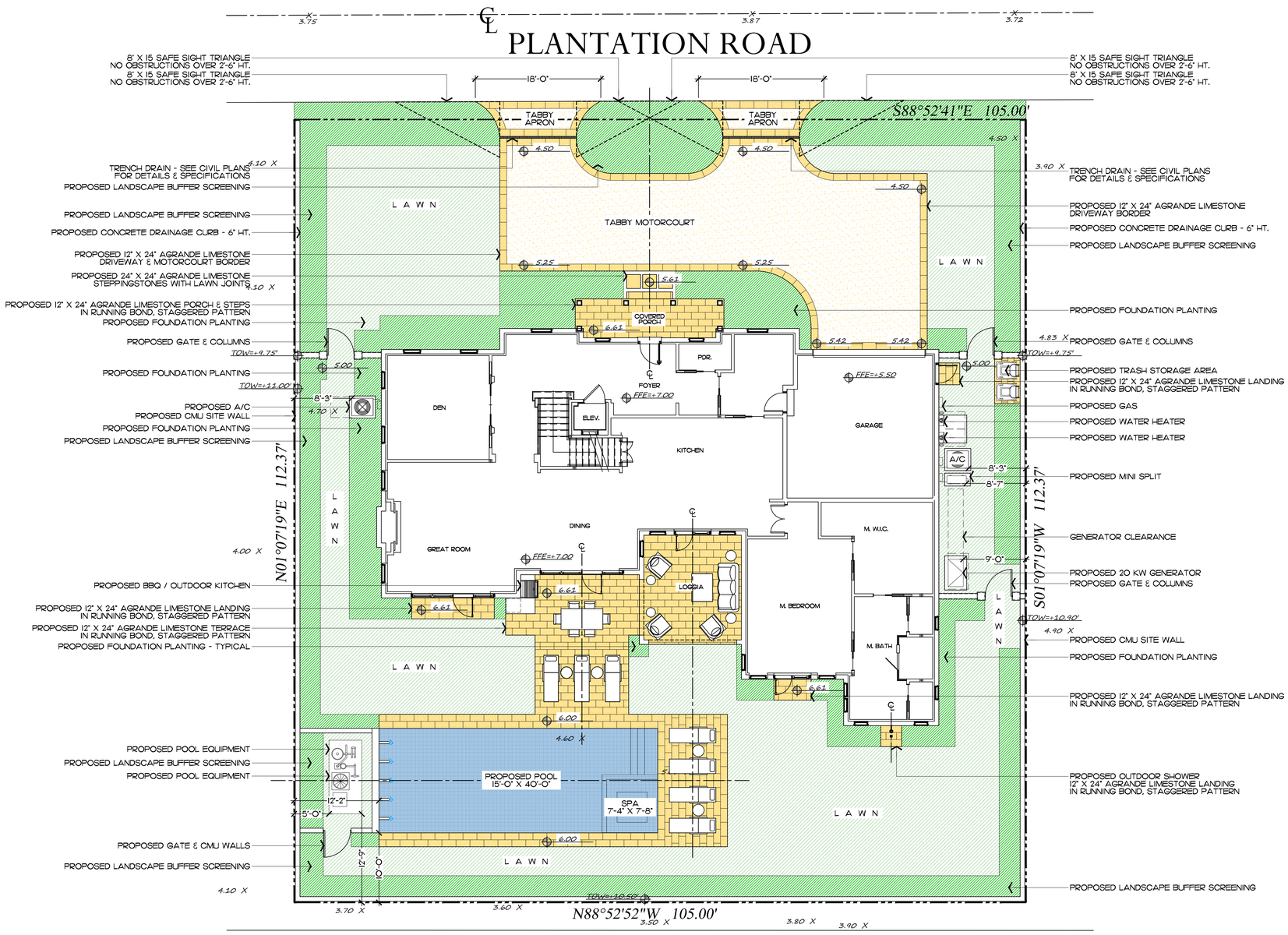
Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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N. WOODS ROAD

Topographic Legend

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

0.00 — PROPOSED SPOT ELEVATION (NAVD-88)

Site Legend

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

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		11,799 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,310 S.F.	45%	5,310 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,049.6 S.F.	56.15%	1,474 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,655 S.F.	80.22%	3,167 S.F.

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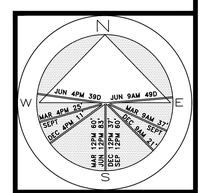
NOT FOR CONSTRUCTION

Site Plan

SCALE IN FEET 0' 8' 16' 24'

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

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Town of Palm Beach
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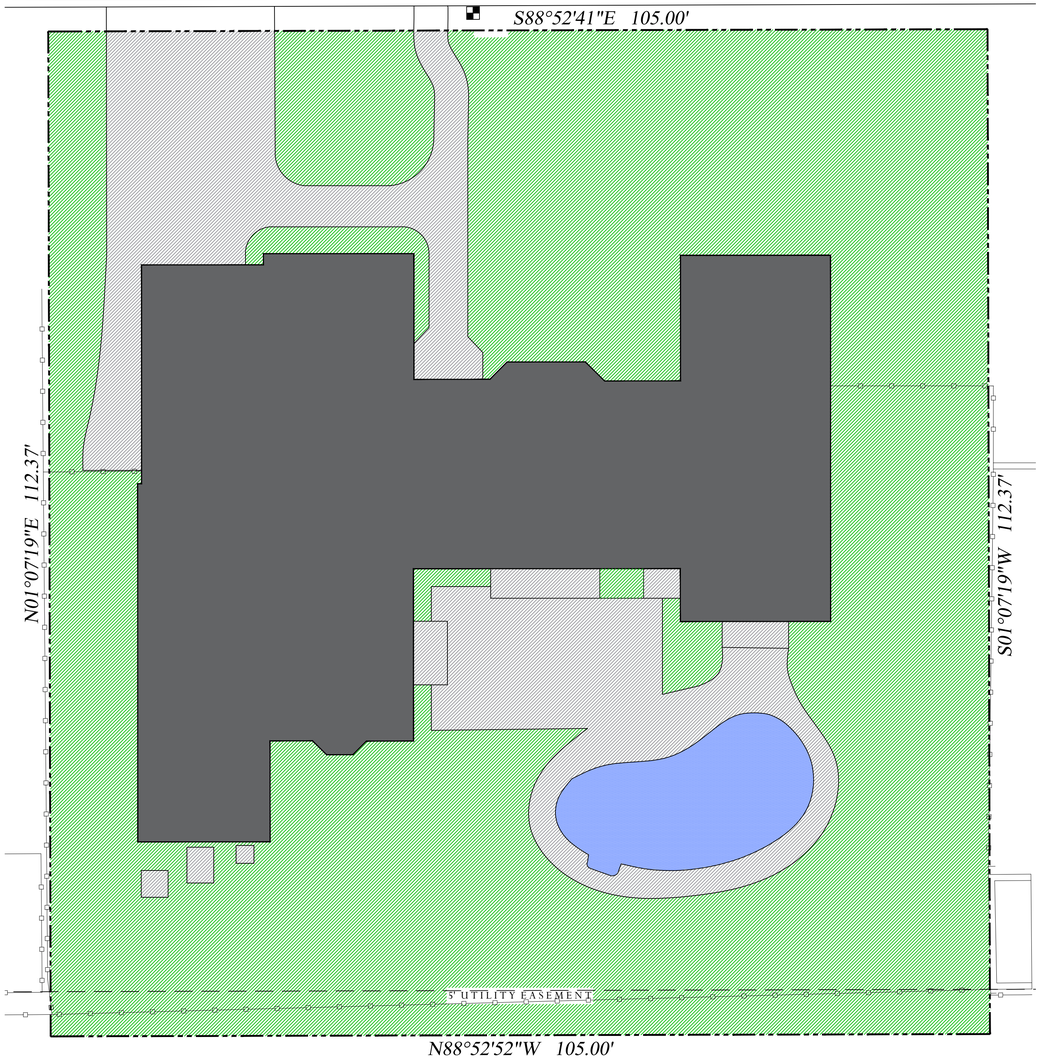
JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026
08.10.2026

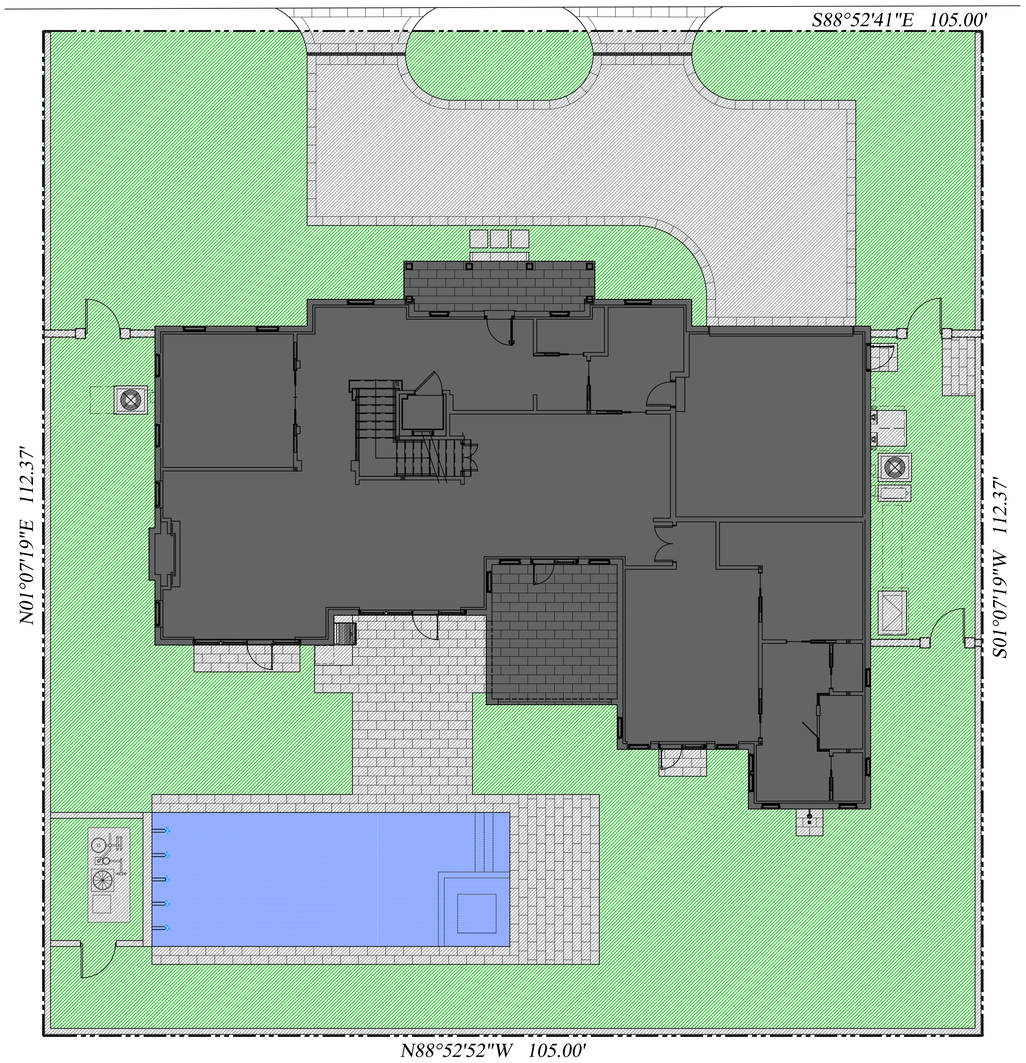
SHEET L3.0



PLANTATION ROAD



PLANTATION ROAD



N. WOODS ROAD

Existing Open Space Graphic

Existing Site Data

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

Legend

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

N. WOODS ROAD

Proposed Open Space Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		11,799 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,310 S.F.	45%	5,310 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,049.6 S.F.	56.15%	1,474 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,655 S.F.	80.22%	3,167 S.F.

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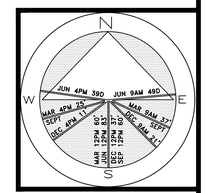
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Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

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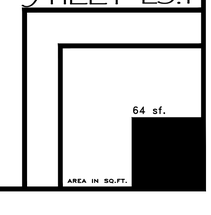
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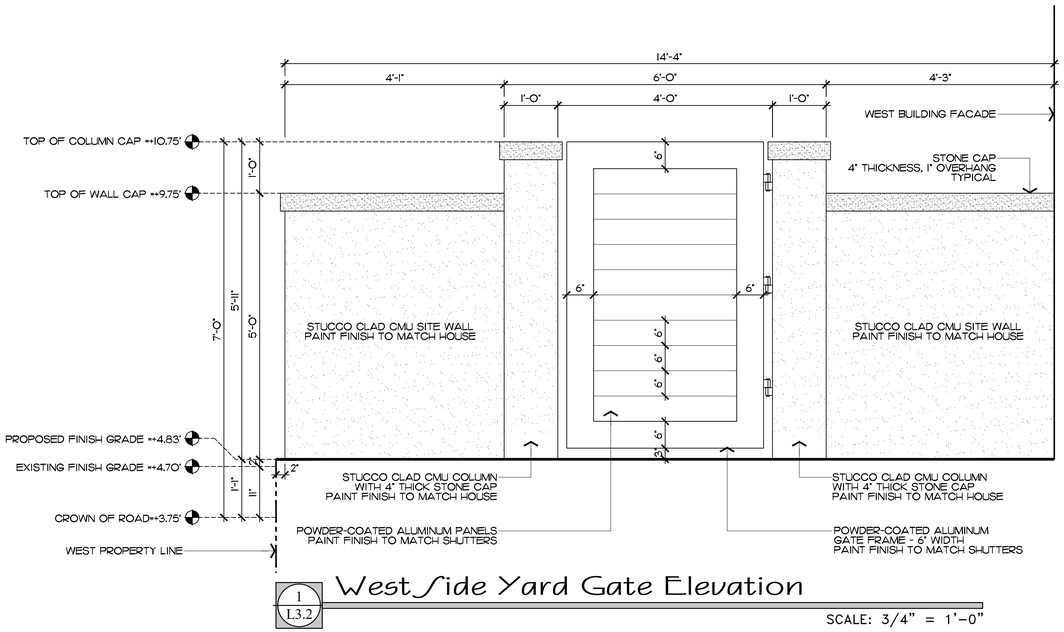


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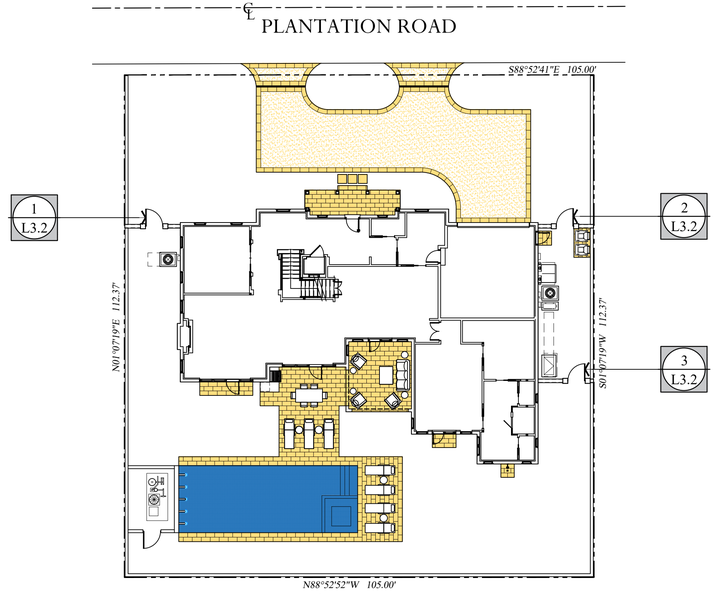
SHEET L3.1





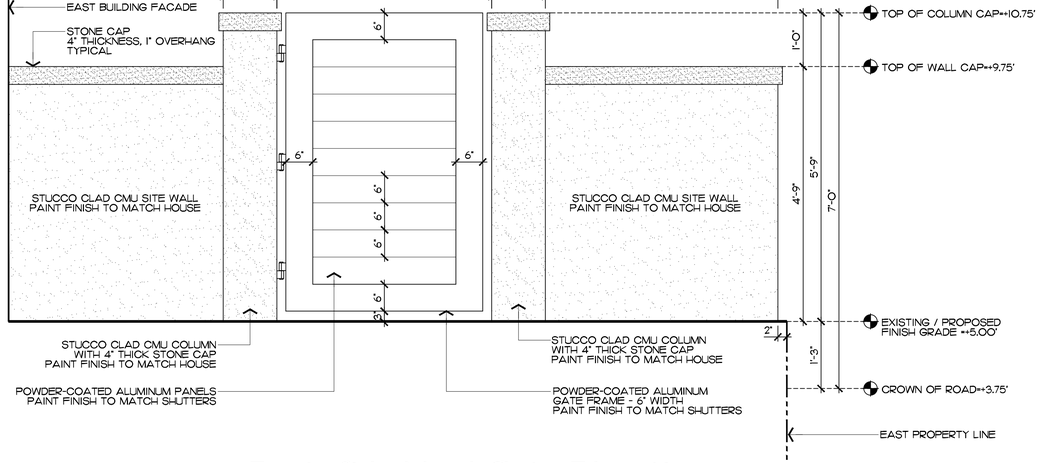
1 L3.2 West Side Yard Gate Elevation

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



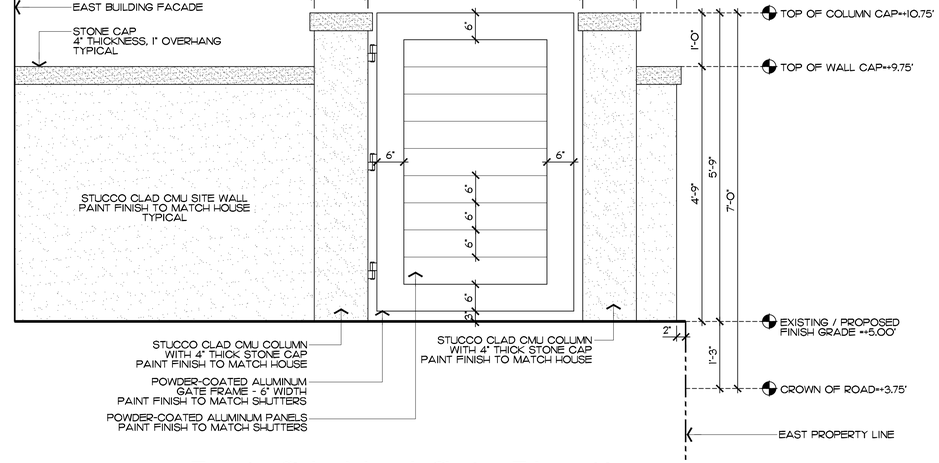
Site Plan

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



2 L3.2 East Side Yard Gate Elevation

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



3 L3.2 East Side Yard Gate Elevation

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

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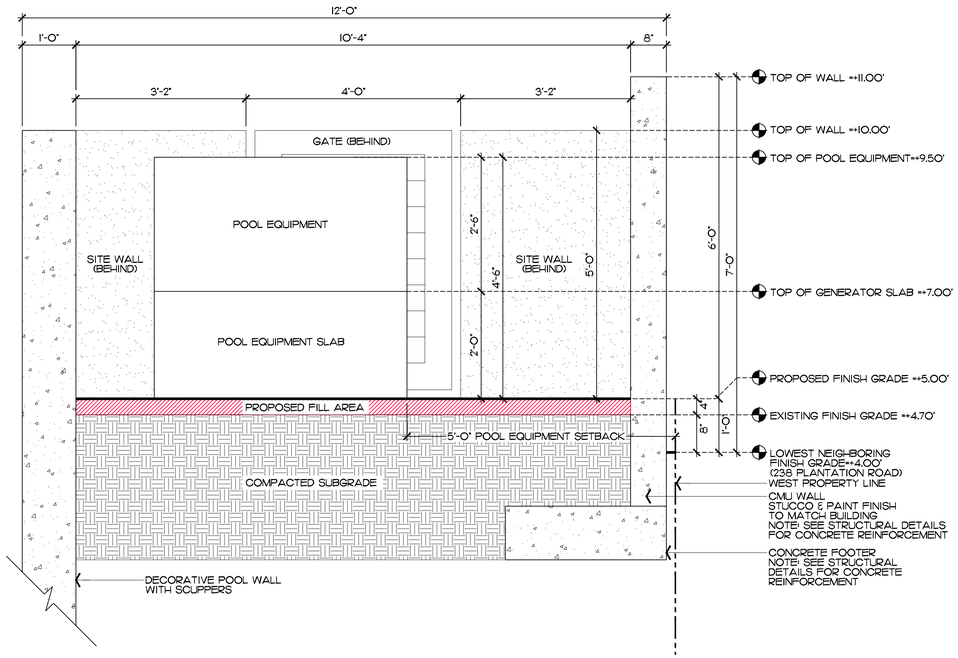
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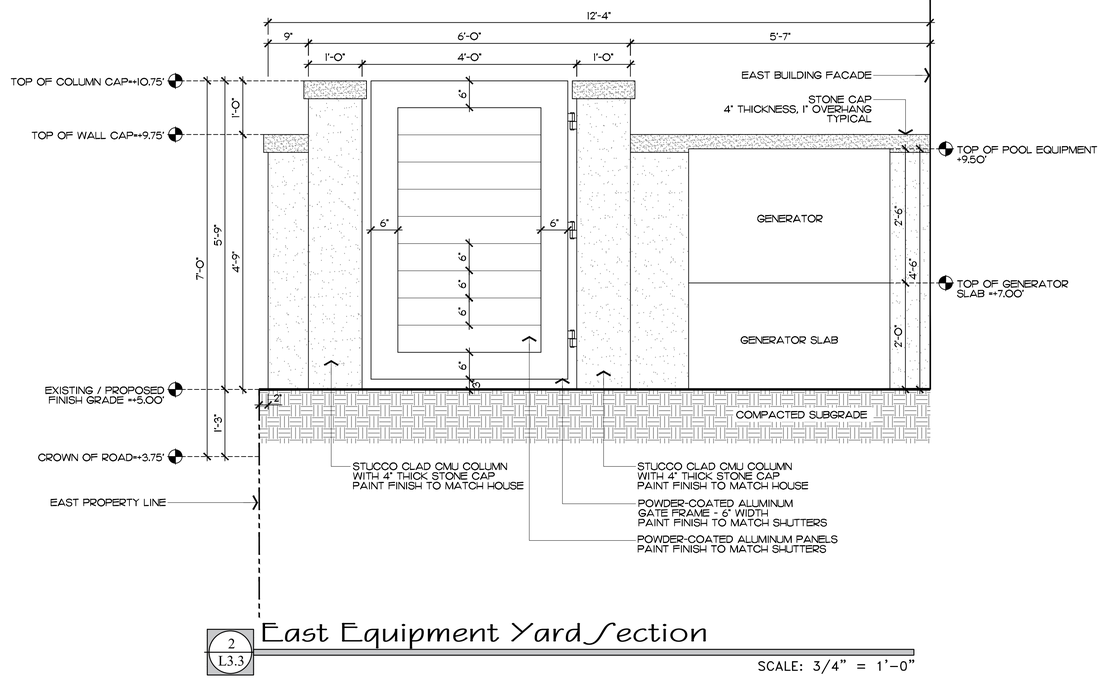
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Proposed Hardscape Exhibit



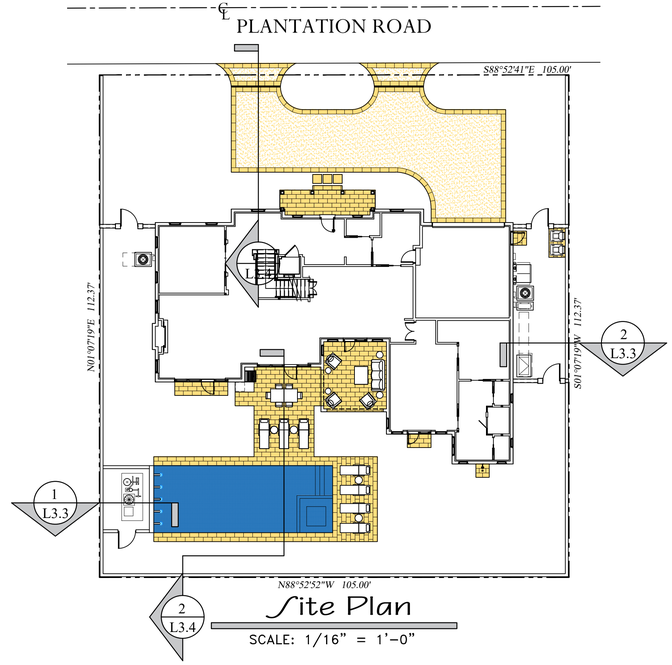
1 L3.3 West Yard Section

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



2 L3.3 East Equipment Yard Section

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



Site Plan

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

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LOT 0 BLOCK I PLAT A

JOB NUMBER: # 26021.00 LA
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DATE: 04.13.2026
05.11.2026
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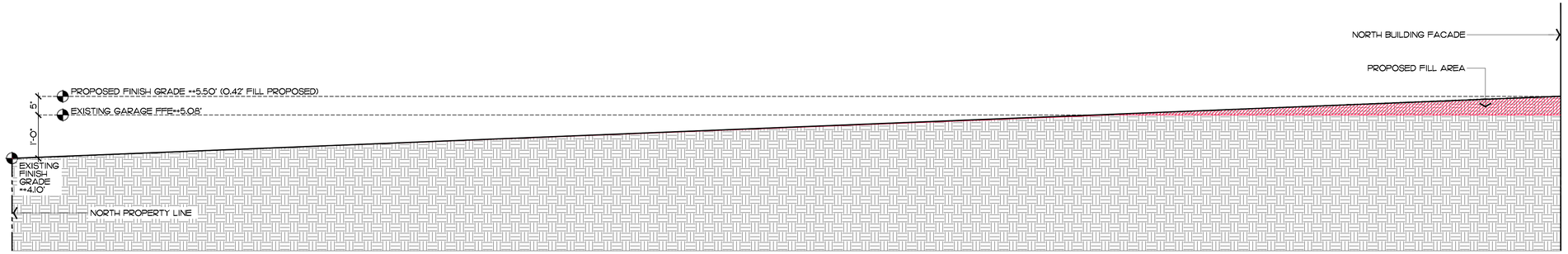
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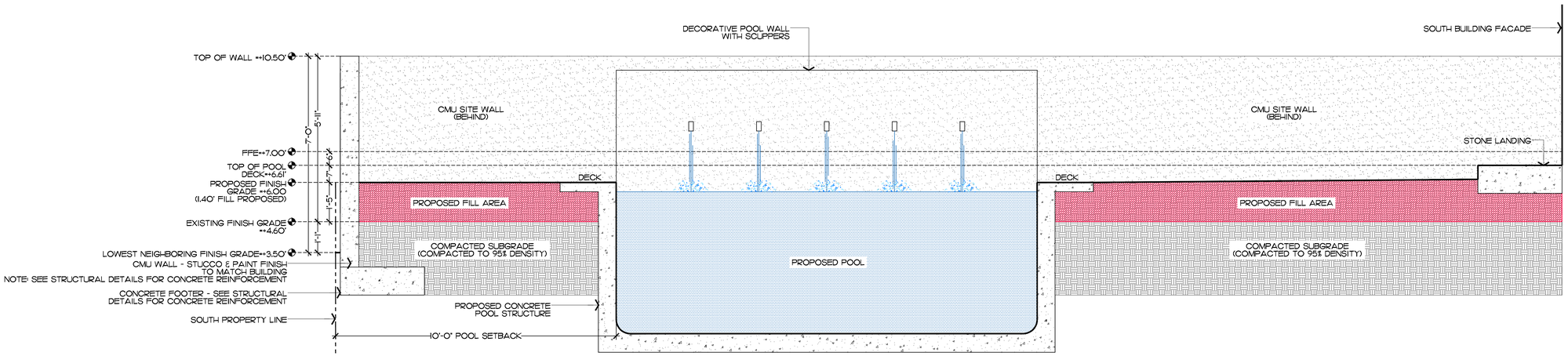
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Proposed Hardscape Exhibit



1 / L3.4 North Yard Section

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



2 / L3.4 South Yard Section

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

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Proposed Hardscape Exhibit

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FLORIDA



Agrande Limestone

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



Tabby

DRIVEWAY INFILL

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DRAWN BY: Lauren Freeman

DATE: 05.11.2026
06.08.2026
08.10.2026

SHEET L3.5

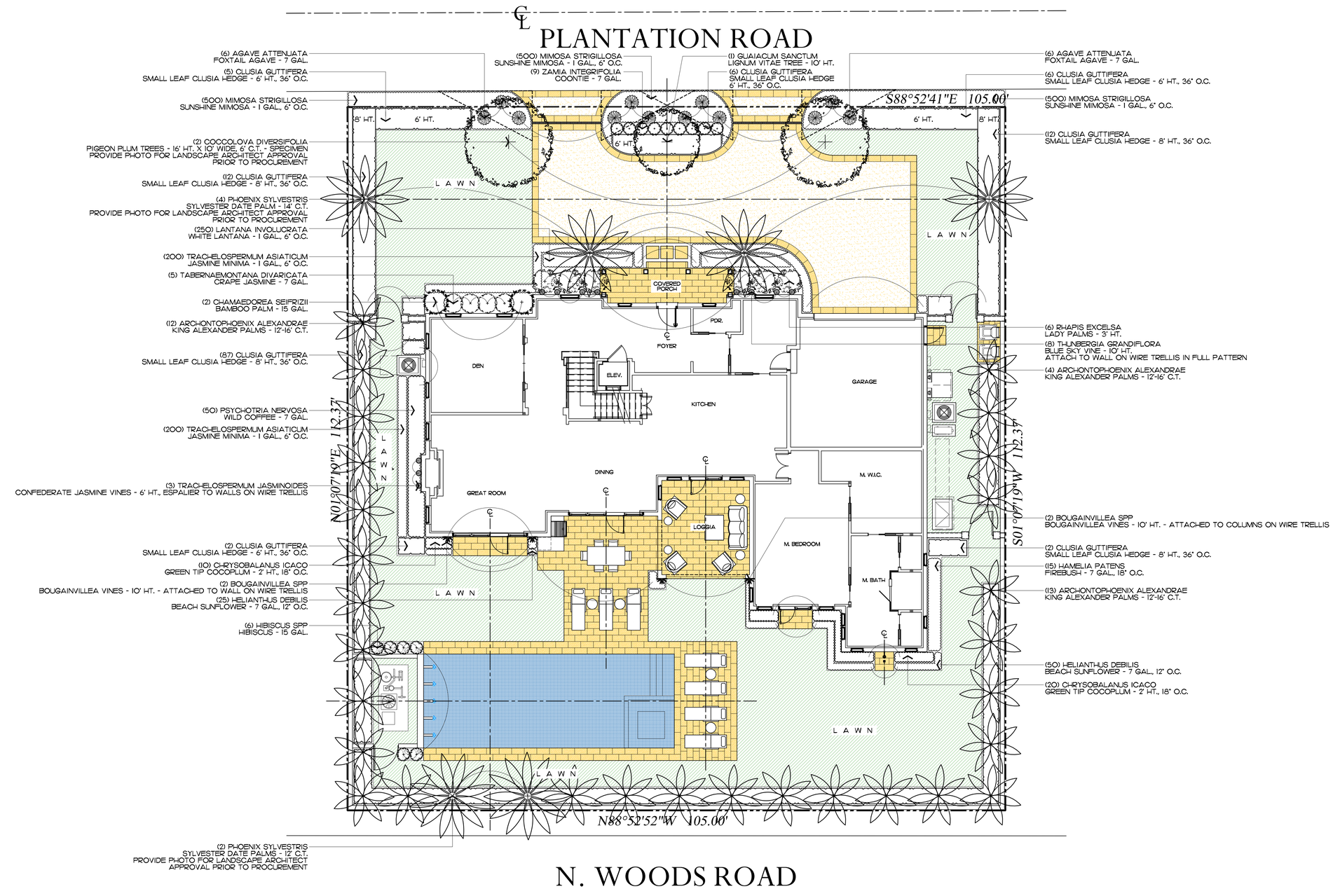
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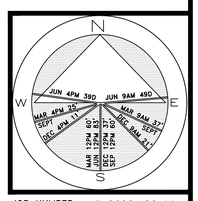
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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'



Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
+	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	2	16' HT. X 10' WIDE, 6' C.T. - SPECIMEN PROVIDE IMAGES FOR L.A. APPROVAL	YES
+	GUAIACUM SANCTUM LIGNUM VITAE TREE	1	10' HT. - SPECIMEN PROVIDE IMAGES FOR L.A. APPROVAL	YES

TOTAL:	3
NATIVE SPECIES:	3 (100%)

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION
	ARCHONTOPHOENIX ALEXANDRAE KING ALEXANDER PALM	29	12'-16' C.T.
+	CHAMAEDOREA SEIFRIZII BAMBOO PALM	2	15 GAL.
	PHOENIX SYLVESTRIS SYLVESTER DATE PALM	2 4	12' C.T., PROVIDE IMAGE FOR L.A. APPROVAL 14' C.T., PROVIDE IMAGE FOR L.A. APPROVAL
	RHAPIS EXCELSA LADY PALM	6	3' HT.

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	LANTANA INVOLUCRATA WHITE LANTANA	250	1 GAL., 6" O.C.	YES
	MIMOSA STRIGILLOSA SUNSHINE MIMOSA	1,500	1 GAL., 6" O.C.	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	400	1 GAL., 6" O.C.	NO

TOTAL:	2,150
NATIVE SPECIES:	1,750 (81.40%)

Lawn & Mulch

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

Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	AGAVE ATTENUATA FOXTAIL AGAVE	12	7 GAL.	NO
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	4	10' HT. - ESPALIER TO WALL ON WIRE TRELLIS	NO
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	30	2' HT., 18" O.C.	YES
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA HEDGE	19 113	6' HT., 36" O.C. 8' HT., 36" O.C.	NO
	HAMELIA PATENS FIREBUSH	15	7 GAL., 18" O.C.	YES
	HELIANTHUS DEBILIS BEACH SUNFLOWER	25	7 GAL., 12" O.C.	YES
	HIBISCUS SPP HIBISCUS	6	15 GAL.	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	50	7 GAL.	YES
+	TABERNAEMONTANA DIVARICATA CRAPE JASMINE	5	7 GAL.	NO
	THUNBERGIA GRANDIFLORA BLUE SKY VINE	8	10' HT. - ESPALIER TO WALLS ON WIRE TRELLIS	YES
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	3	6' HT. - ESPALIER TO WALLS ON WIRE TRELLIS	NO
	ZAMIA INTEGRIFOLIA COONTIE	9	15 GAL.	YES

TOTAL:	299
NATIVE SPECIES:	137 (45.82%)

Landscape Legend

PROPERTY ADDRESS:	230 PLANTATION ROAD	
LOT AREA (SQ FT)	11,799 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	5,130 S.F. (MIN. 45%)	5,130 S.F. (45%)
LOS TO BE ALTERED (SQ FT AND %)	N/A	N/A
PERIMTETER LOS (SQ FT AND %)	2,655 S.F. (MIN. 50% LOS)	3,167 S.F. (80.22%)
FRONT YARD LOS (SQ FT AND %)	1,049.6 S.F. (MIN. 40%)	1,474 S.F. (56.15%)
NATIVE TREES %	30% (NUMBER OF TREES)	3 (100%)
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	137 (45.82%)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	450 S.F. (81.40%)

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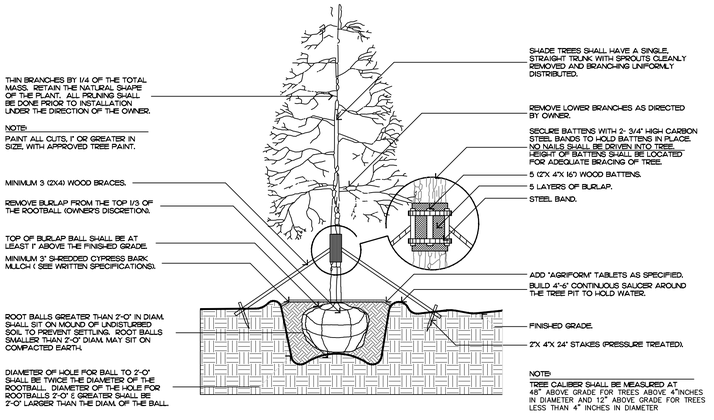
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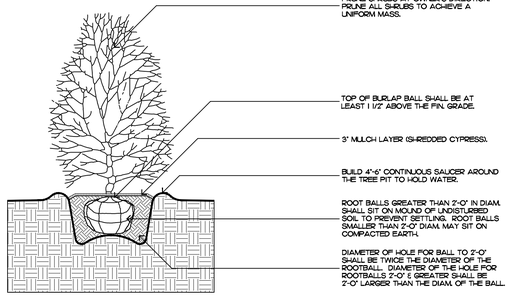
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Plant Schedule



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

Tree Planting

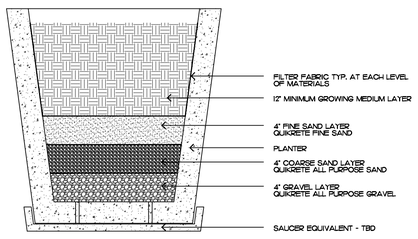


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Shrub Planting

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

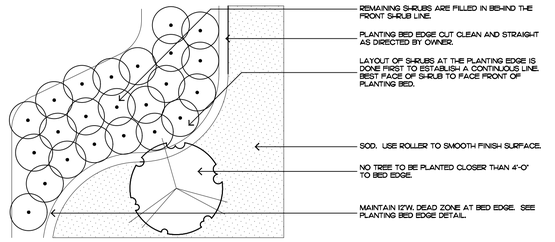
Irregular and Multi-stem Tree



Typical Planter Sediment Filtration Detail

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

Palm Tree Planting



Shrub & Groundcover Layout

Planting Notes

COMMERCIAL FERTILIZER:

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

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

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

MULCH:

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

SOD:

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

SUBSTITUTIONS:

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

MEASUREMENTS:

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

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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

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

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

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

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

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

CONTAINER GROWN STOCK:

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

WARRANTY:

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

MAINTENANCE:

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

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JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026
08.10.2026

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Foxtail Agave



Pigeon Plum Trees



Hibiscus



Clusia Hedge



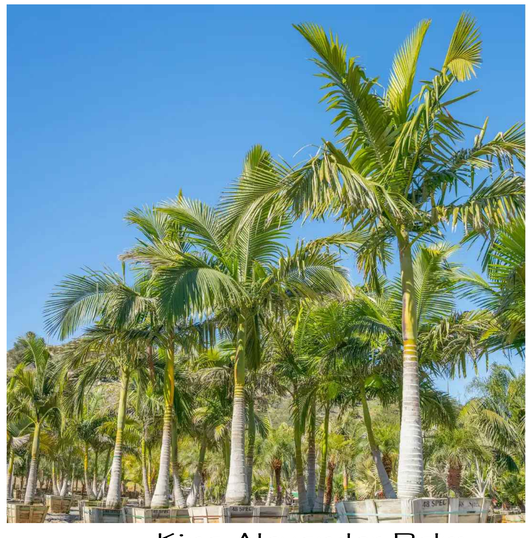
Sylvester Date Palm



White Lantana



Crape Jasmine



King Alexander Palm

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Plant Images



Firebush



Jasmine Minima



Bamboo Palm



Green Cocoplum



Confederate Jasmine Vines



Lady Palm



Wild Coffee



Coontie

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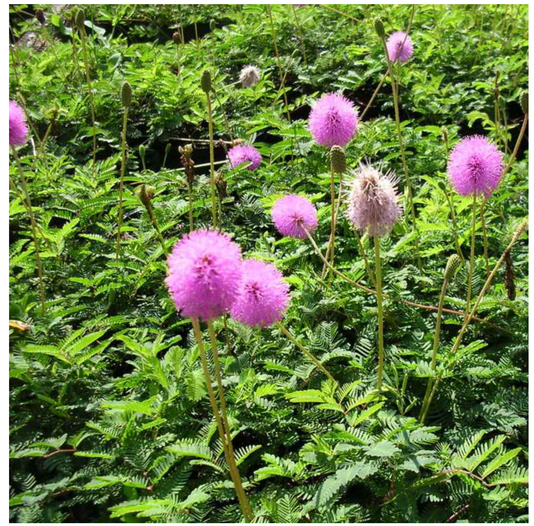
Plant Images



Bougainvillea Vine



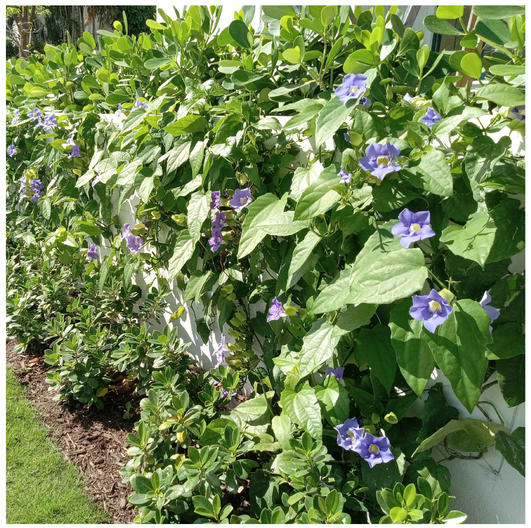
Beach Sunflower



Sunshine Mimosa



Lignum Vitae Tree



Blue Sky Vine

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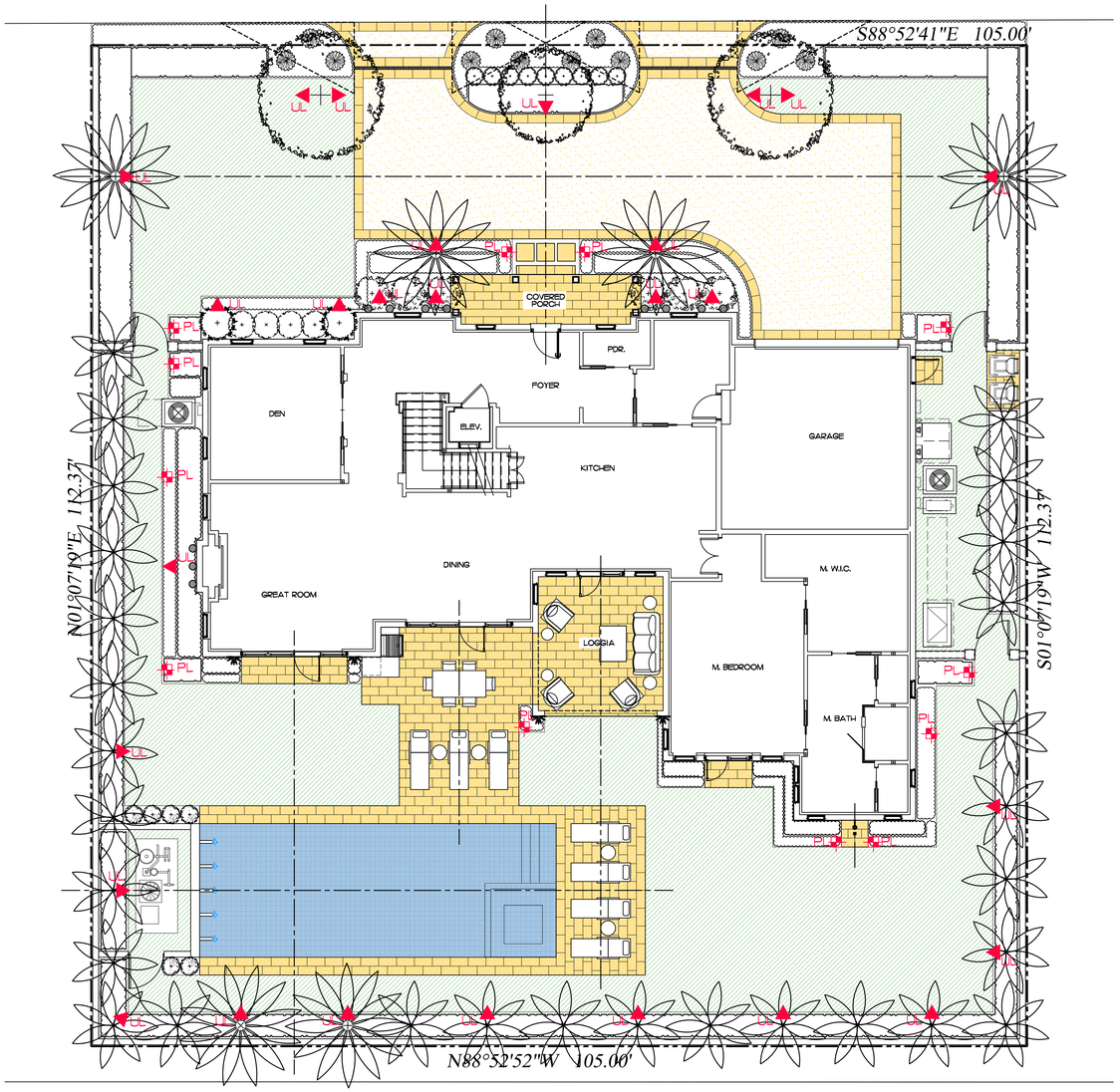
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Plant Images

PLANTATION ROAD



N. WOODS ROAD

Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
UL	UPLIGHT - KICHLER LIGHTING - 16016AZT30 - TEXTURED ARCHITECTURAL BRONZE - 5.5 WATTS - LED 3000K	27
PL	PATH LIGHT - KITCHLER LIGHTING - 15815AZT30R - TEXTURED ARCHITECTURAL BRONZE - 4.3 WATTS - LED 3000K	12



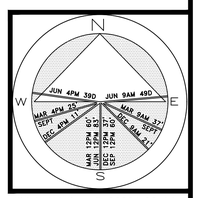
UP LIGHT



PATH LIGHT

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SHEET L5.0

64 sf.
AREA IN SQ.FT.

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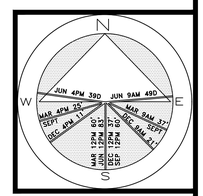
Landscape Lighting Plan

SCALE IN FEET 0' 8' 16' 24'

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Rendered Site Plan

SCALE IN FEET 0' 8' 16' 24'



North Elevation



South Elevation

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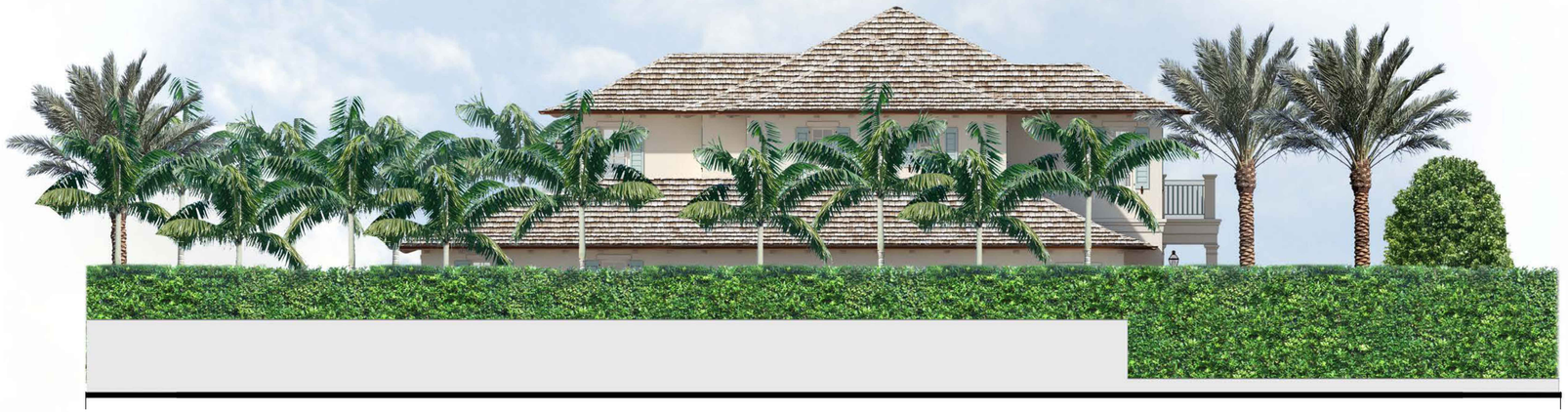
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Rendered Elevations

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



East Elevation



West Elevation

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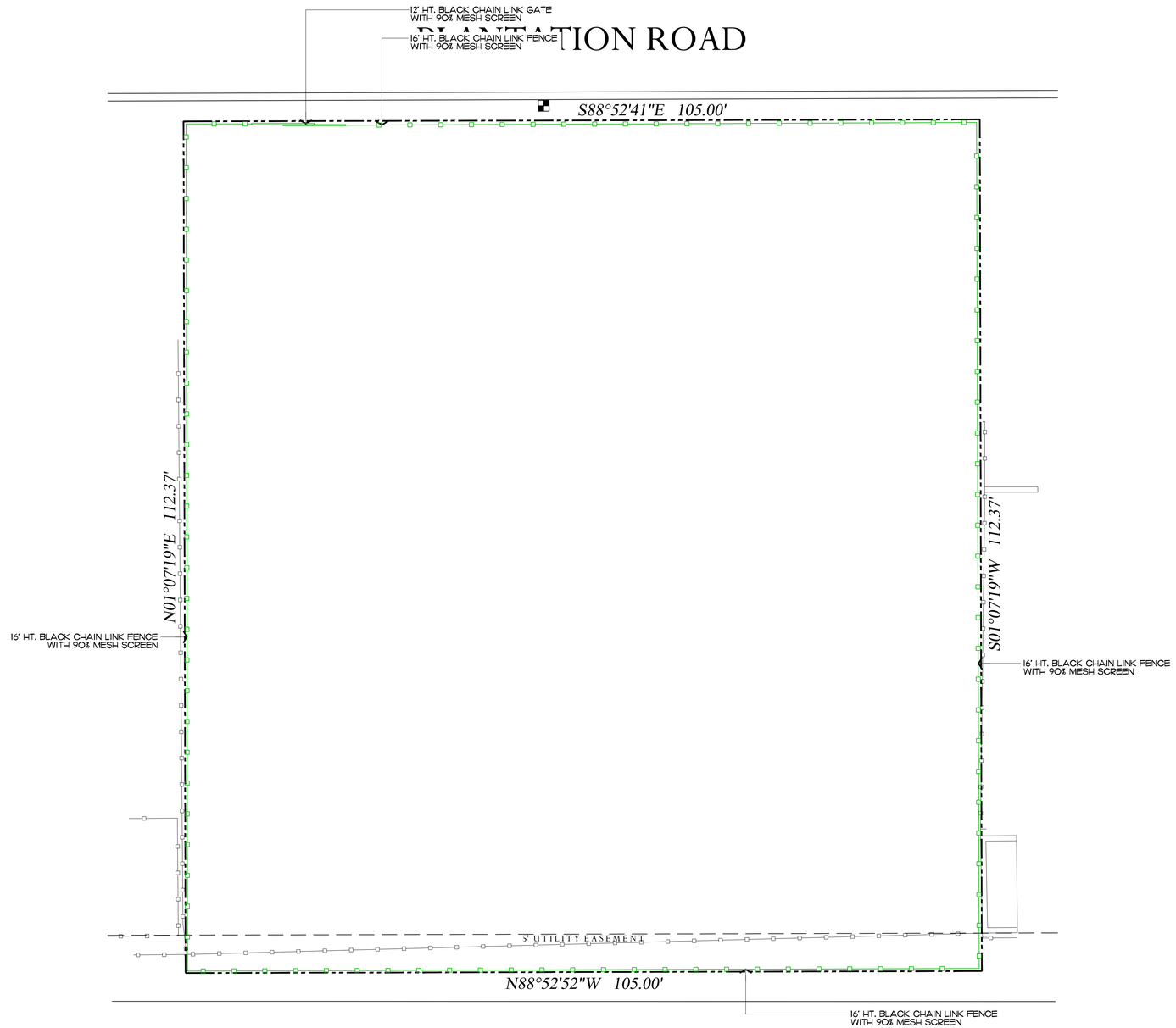
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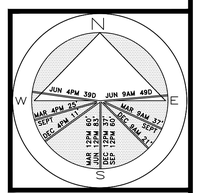
Rendered Elevations

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

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

Private Residence
230 Plantation Road
Town of Palm Beach
FL

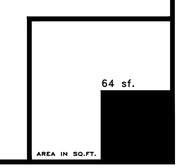




JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 03.26.2026
04.13.2026
05.11.2026
06.08.2026
08.10.2026

SHEET L8.0



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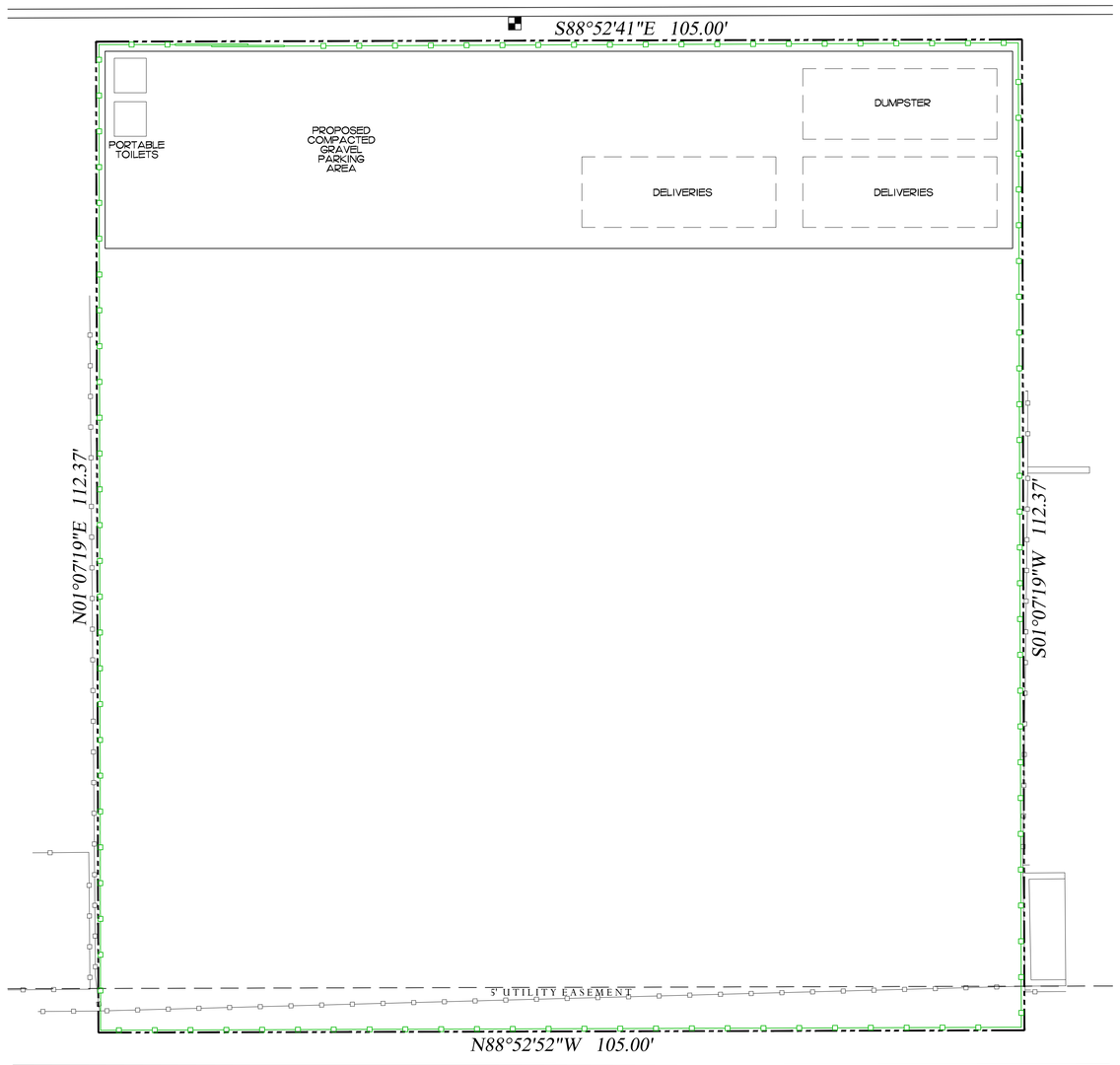
ARC-26-0024

NOT FOR CONSTRUCTION

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

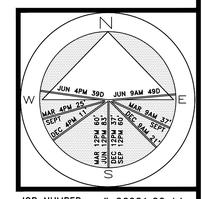
PLANTATION ROAD



N. WOODS ROAD

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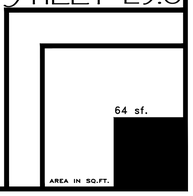
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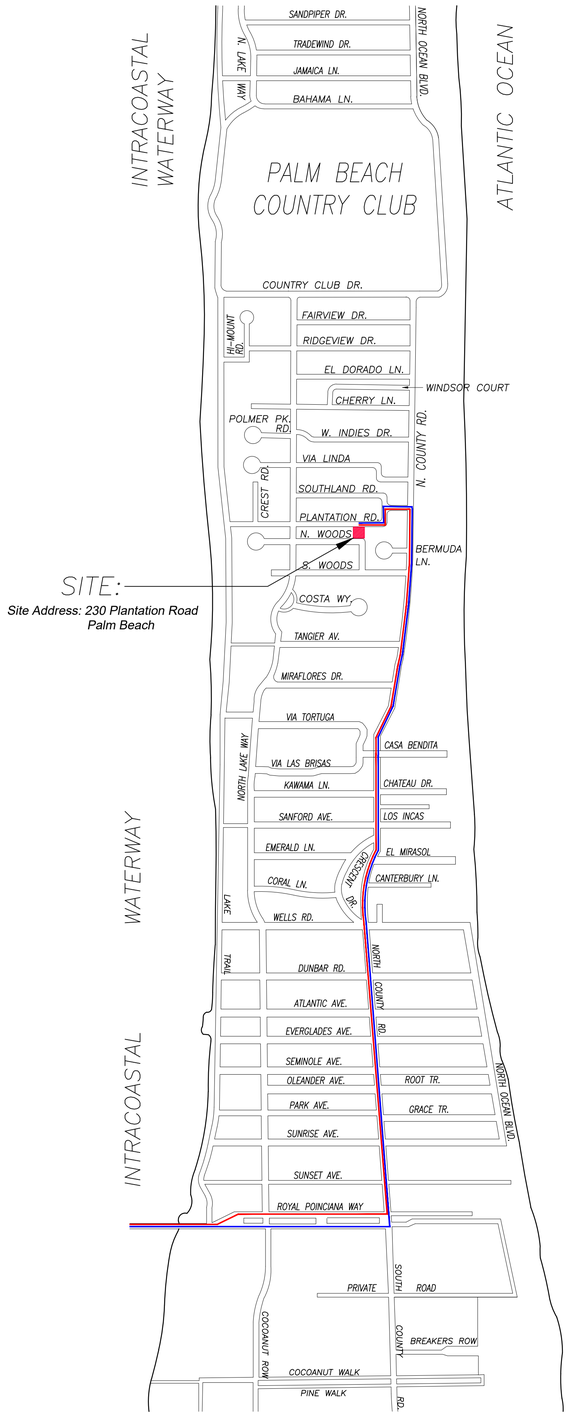
ARC-26-0024

NOT FOR CONSTRUCTION

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'





CONCEPTUAL CONSTRUCTION SCHEDULE

- AUGUST 26, 2026 – ARCOM MEETING
- SEPTEMBER–OCTOBER 2026 – SUBMIT FOR PERMIT

• 1 MONTH –SEPTEMBER 2026	– MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
• 2 MONTHS	– SITE/BUILDING PREPARATION
• 1.5 MONTHS	– FOUNDATION
• 2.5 MONTHS	– BLOCK DELIVERIES & CONC. POURS
• 1 MONTH	– ROOF TRUSS DELIVERY AND SET TRUSSES
• 1.5 MONTHS	– WINDOW/DOOR DELIVERIES AND INSTALLATION
• .5 MONTH	– DRY–IN
• 1.5 MONTHS	– INTERIOR FRAMING
• 2 MONTHS	– ROUGH–IN
• .5 MONTH	– DRY WALL
• 6 MONTHS	– FINISHES
• 2 MONTHS	– LANDSCAPE & HARDSCAPE INSTALLATION
• 2 MONTHS	– FINAL INSPECTIONS
• +/–24 MONTHS	– PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

SCHEDULE:

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

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

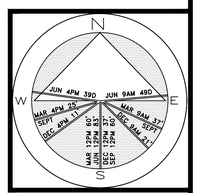
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

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JOB NUMBER: # 26021.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.11.2026
06.08.2026
08.10.2026

SHEET L1.0

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ARC–26–0024

NOT FOR CONSTRUCTION

Truck Logistics Plan

SCALE: NOT TO SCALE

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 26, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

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

Date: 8/19/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

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

Applicants: Overflow Pad Too LLC
Representative: Environment Design Group

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

In June, the current application was presented to which requested the addition of vehicular gates and a trash enclosure. The application received approval for the trash enclosure only with the gate design and entry piers to be restudied and return to a future ARCOM.

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

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

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

East	328 Chilean Ave | Condominium/ R-C
West	354 Chilean Ave (Island House) | Single-Family & Commercial/ R-C

STAFF ANALYSIS

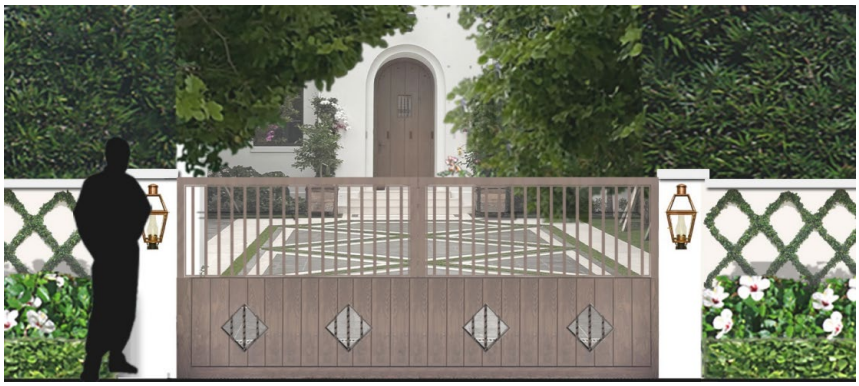
A preliminary review of the project indicates that the application, as proposed, is consistent with the Town Zoning Code. The applicant seeks approval to install vehicular gates, a trash enclosure located in the northeast corner of the property, and gas lanterns on the front entry piers.

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

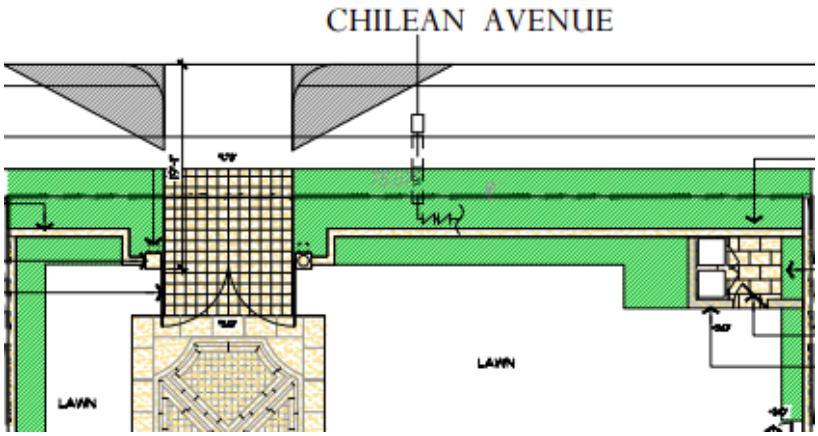
The Commission approved the trash enclosure at its June meeting, conditioning the approval on the applicant restudying the proposed gate design and entry pier lanterns. In response, the applicant submitted a revised proposal featuring a semi-opaque gate design and modified the operating mechanism from a sliding gate to a swing gate



PREVIOUSLY PROPOSED GATE DESIGN



CURRENTLY PROPOSED GATE DESIGN



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



CONCLUSION:

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

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

WRB:JGM:SCP

WRB

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

May 13, 2026

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

ATTN: *ARCOM Staff*
Re: 334 Chilean Avenue - Landscape Architecture
Our Ref # 21111.00 LA

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 originally approved ARCOM plans.
The Property obtained ARCOM approvals ARC-274-014, ARC-24-057, ARCS-25-0874 & ARCS-25-1425.
The Property finished construction in November 2025 and got the ARCOM inspection passed in December 2025

The proposed changes include:

1. Addition of Vehicular Gate.
    - Solid cypress wood Gate w/ Decorative Ironwork.
    - Rolling Gate due to driveway slope, it can't be swinging.
    - Gate is 19'-1" set back form edge of road.
2. Addition of Gas Lanterns to streetside columns.
    - Gas Lantern dimensions and Style are included in the Details.
    - Height of Lanterns do not exceed maximum height.
3. Addition of trash enclosure area.

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 **D**esign **G**roup

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Private Residence
334 chilean Ave
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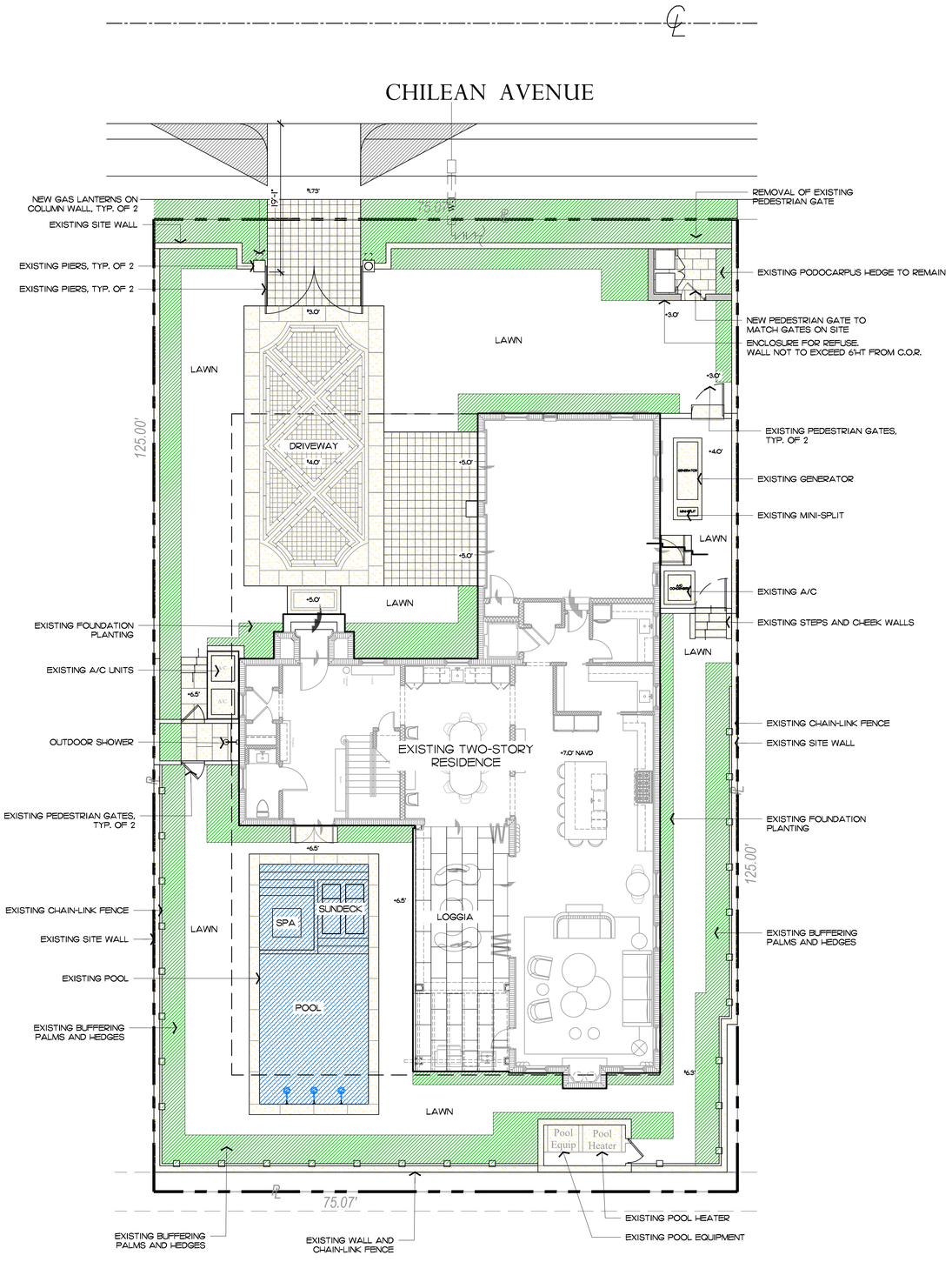
Application #: ARC-26-0034
Deferred Submittal 08.10.2026

Comments as per ARCOM / LPC Meeting 06.24.26

* Vehicular Gate Design to be restudied to a lighter design.
* Consider vehicular gate to change from sliding gate to swinging gate.

Modifications to Previously Presented Plans

* Vehicular Gate Design changed to a semi-opaque design with more transparency.
  --See Sheet L-2.0
* Vehicular Gate changed from sliding to swinging
  --See Sheet L-1.0
* Pedestrian gate at street level was removed.
  --See Sheet L-1.0





Gas Lantern

SAME LANTERN STYLE TO SCONCES IN THE PROPERTY MOUNTED ON COLUMN WALL

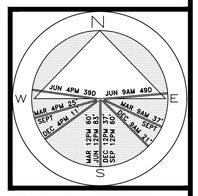


Cypress Gate

SAME MATERIAL AS EXISTING GATES AND FRONT DOOR

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334 Chilean Ave
Town of Palm Beach
PALM BEACH



JOB NUMBER: #22180.00 LA
DRAWN BY: Dustin Mizell

DATE: 04.23.2026 1st.Sub.
05.13.2026 2nd.Sub.
06.08.2026 Fin.Sub.
08.10.2026 Deferred

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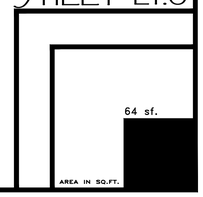
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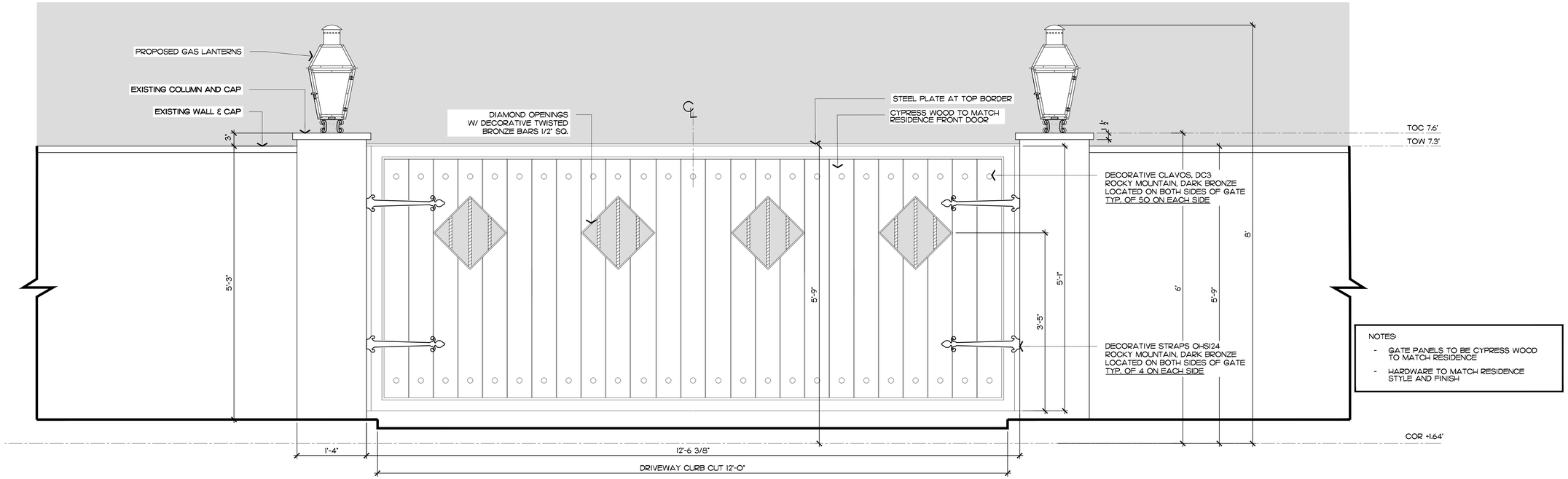
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Site Plan

SCALE IN FEET 0' 8' 16' 24'

SHEET L1.0

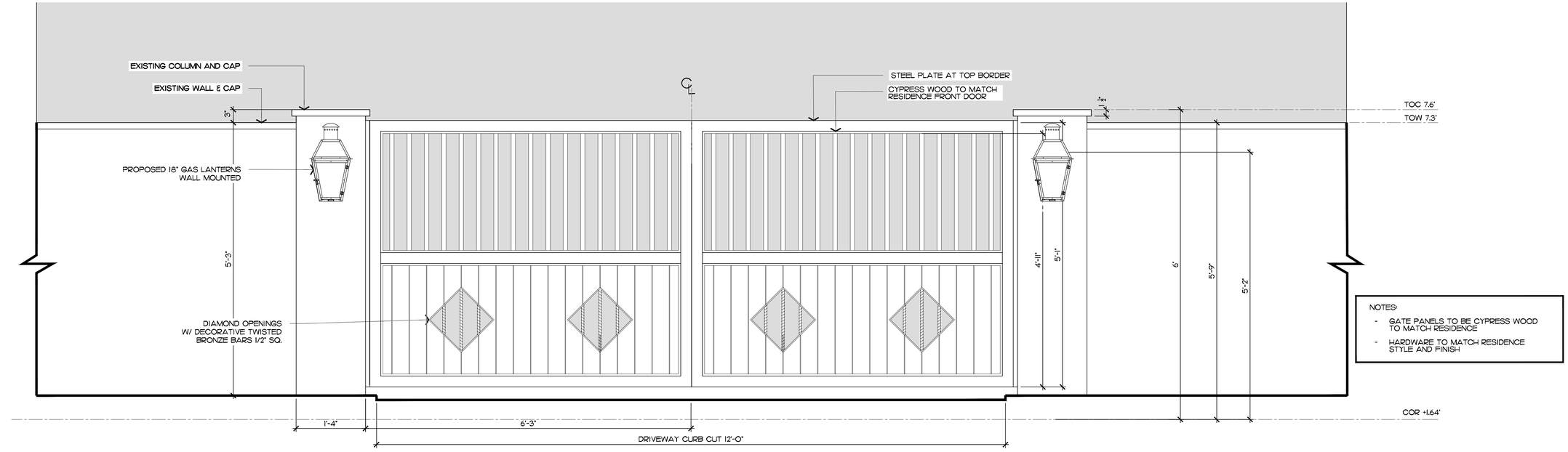




NOTES:
- GATE PANELS TO BE CYPRESS WOOD TO MATCH RESIDENCE
- HARDWARE TO MATCH RESIDENCE STYLE AND FINISH

2 / L4.0 Previously Proposed Vehicular Gate

SCALE: 1" = 1'-0"



NOTES:
- GATE PANELS TO BE CYPRESS WOOD TO MATCH RESIDENCE
- HARDWARE TO MATCH RESIDENCE STYLE AND FINISH

2 / L4.0 Currently Proposed Vehicular Gate

SCALE: 1" = 1'-0"

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Proposed Hardscape Exhibit

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JOB NUMBER: #22180.00 LA
DRAWN BY: Dustin Mizell

DATE: 04.23.2026 1st.Sub.
05.13.2026 2nd.Sub.
06.08.2026 Fin.Sub.
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SHEET L2.0



1
L4.1

Previously Proposed Street Elevation



2
L4.1

Currently Proposed Street Elevation

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Rendered Landscape Elevations

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SHEET L3.0

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1 L4.2 Currently Proposed Vehicular Gate Rendering

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DRAWN BY: Dustin Mizell

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Enlarged Gate Rendering

Scope of Work

* Vehicular Gate
* Addition of Gas Lanterns
* Addition of Trash Room

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F L O R I D A

Application #: ARC-26-0034
Final Submittal

Submittal Date: June 08, 2026
Hearing Date: June 24,2026

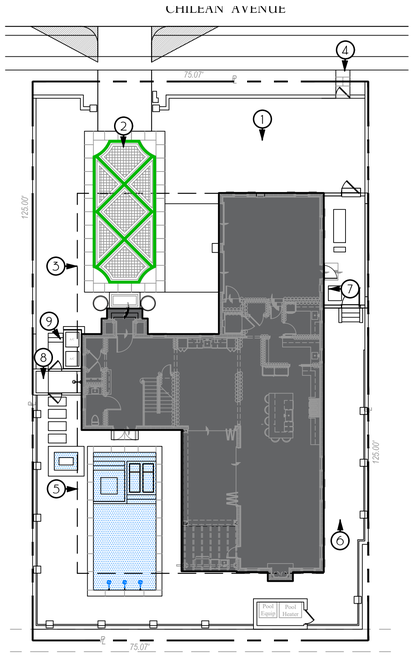
Sheet Index

Cover Sheet
Survey
L1.0 - Existing Site Photos Exhibit
L1.1 - Existing Neighboring / Context Exhibit
L2.0 - Existing Conditions Inventory Plan
L2.1 - Demolition & Landscape Alteration Plan
L3.0 -Site Plan
L3.1 - Open Space Diagram
L4.0 - Proposed Hardscape Exhibit
L4.1 - Rendered Elevation
L4.2 - Enlarged Gate Rendring
EX.1 - Existing Vehicular Gates Exhibit
EX.2 - Existing Vehicular Gates Exhibit
EX.3 - Existing Vehicular Gates Exhibit
L6.0 - Rendered Landscape Plan

Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

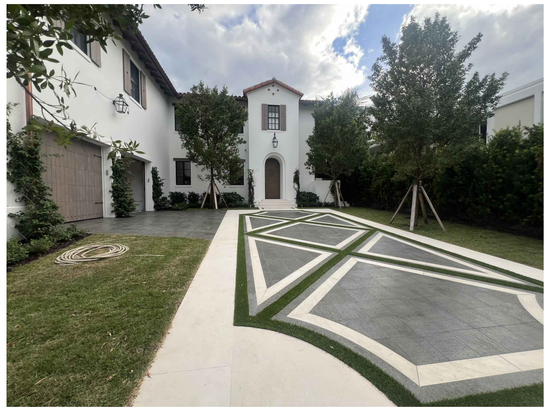
Civil Engineer
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401
561.312.2041



Key Plan



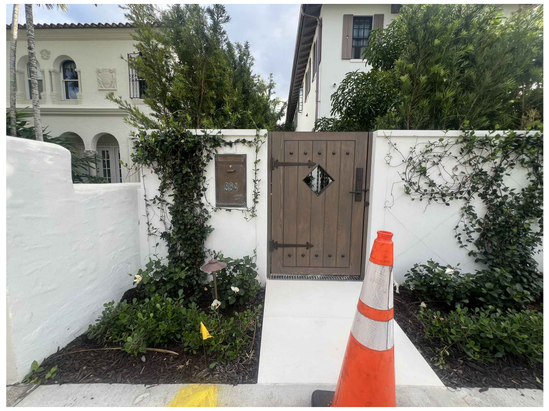
1 Front Facade



2 Driveway and Main Entrance



3 Driveway and Garage Doors



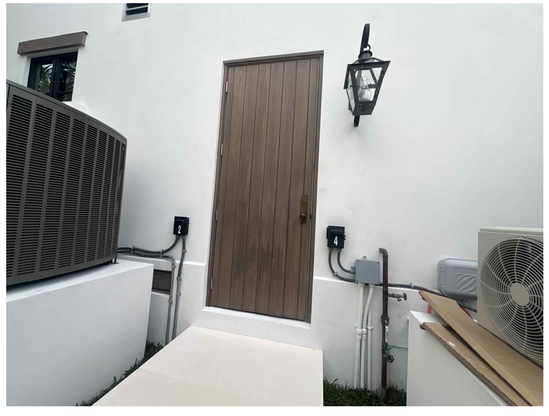
4 Pool View



5 Pool and Loggia



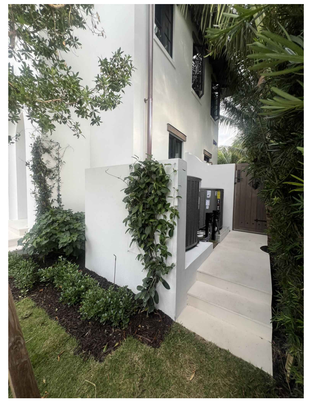
6 East Buffer



7 Key Plan



8 Pedestrian Gates



9 Equipment Area on West Side

ENVIROMENT DESIGN GROUP
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Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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Town of Palm Beach
FL

JOB NUMBER: #22180.00 LA
DRAWN BY: Dustin Mizell

DATE: 04.23.2026 1st.Sub.
05.13.2026 2nd.Sub.
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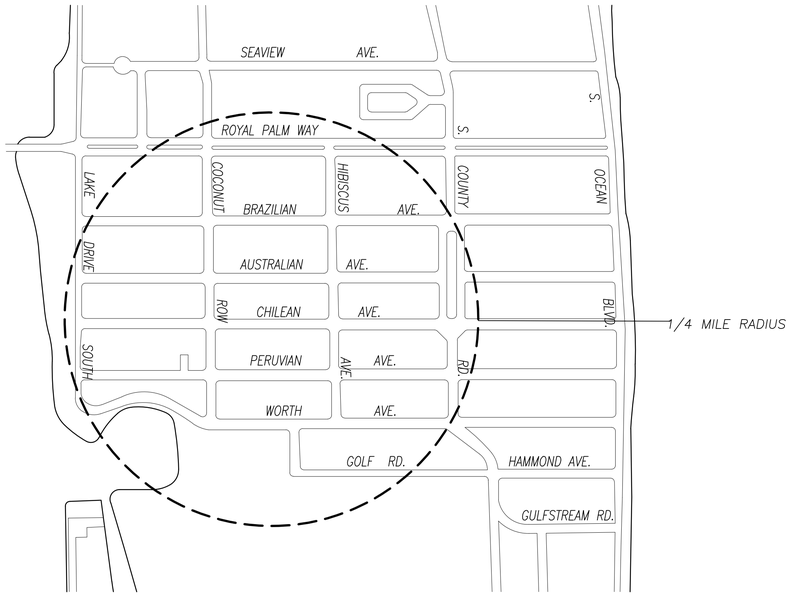
SHEET L1.0

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Existing Site Photos Exhibit



Vicinity Map



326 & 328 Chilean Ave

East Adjacent Neighbor



334 Chilean Ave

Subject Property



354 Chilean Ave

West Adjacent Neighbor

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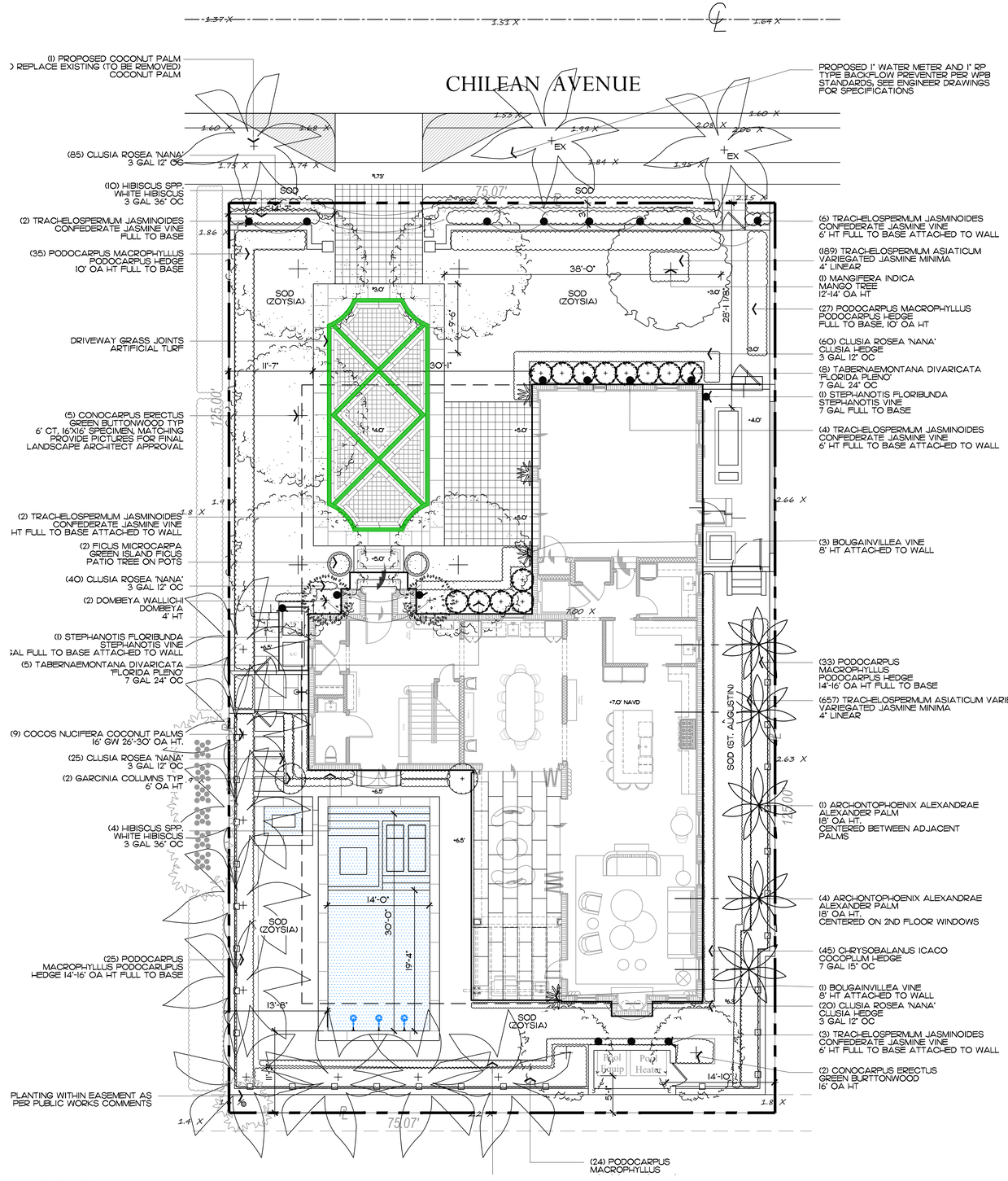
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Existing Neighboring Context Exhibit



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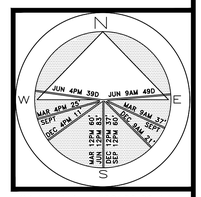
NOT FOR CONSTRUCTION

Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

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Landscape Architecture
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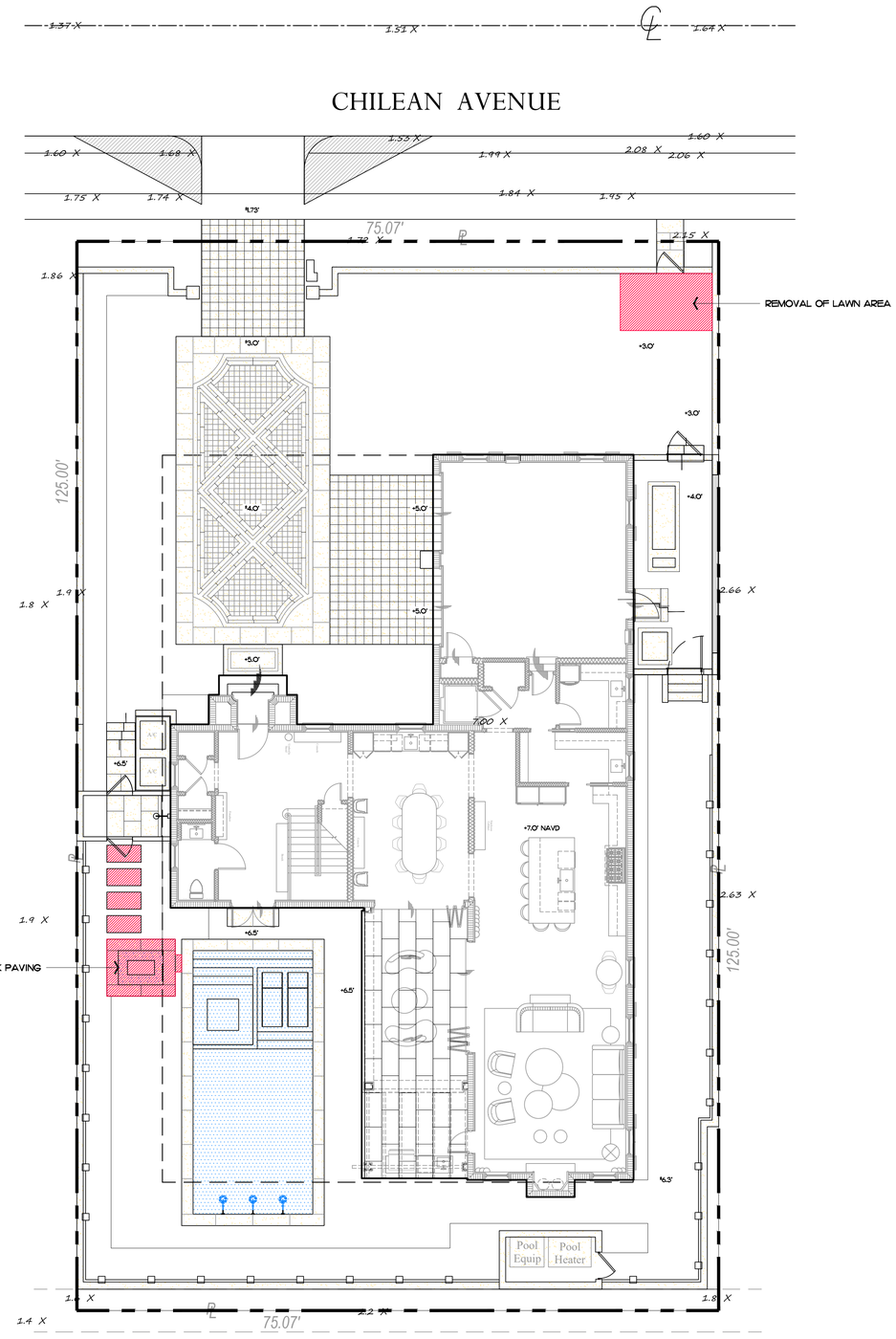


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SHEET L2.0

64 sf.
AREA IN SQ.FT.



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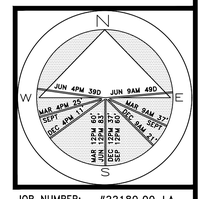
Legend

- EXISTING HARDSCAPE TO REMAIN UNDISTURBED
- EXISTING LANDSCAPE TO BE REMOVED

Site Improvements

SECTION 86-95 - THRESHOLD REQUIRED

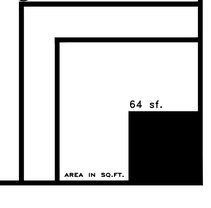
TOTAL SITE AREA	9,379 SF
EX. LANDSCAPED AREA	4,307 S.F.
EX. HARDSCAPE AREA[1]	2,097I S.F.
MODIFIED AREA[1]	-REMOVAL OF LAWN AREA FOR REFUSE ENCLOSURE: 71 SF -REMOVAL OF PAVING AT POOL DECK: 87 SF
	TOTAL AREA OF IMPROVEMENTS: 158 SF (1.68 % OF TOTAL LOT)



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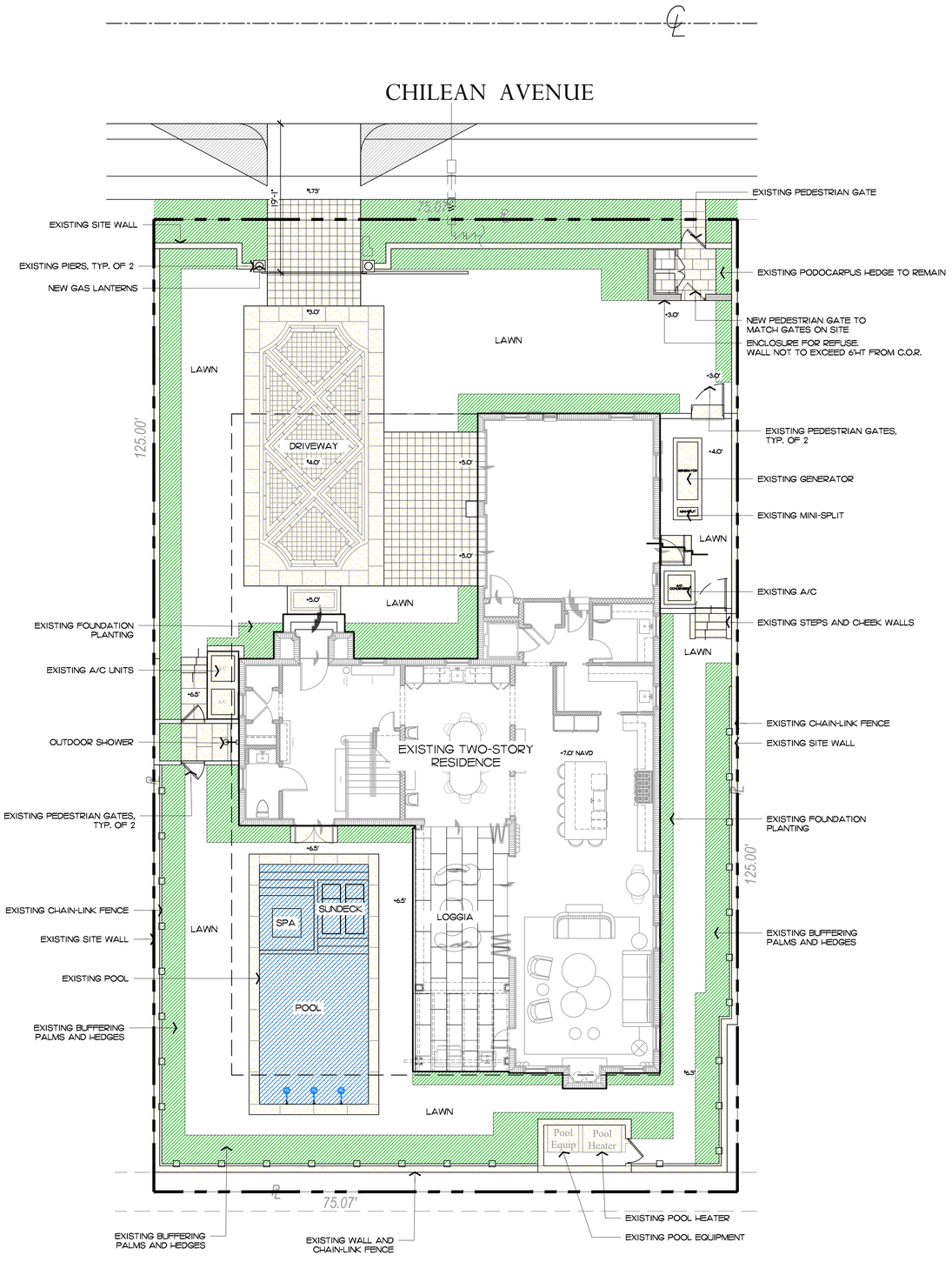
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Demolition & Landscape Alteration Plan

SCALE IN FEET 0' 8' 16' 24'





Gas Lantern

SAME LANTERN STYLE TO SCONCES IN THE PROPERTY

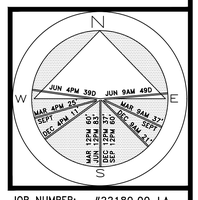


Cypress Gate

SAME MATERIAL AS EXISTING GATES AND FRONT DOOR

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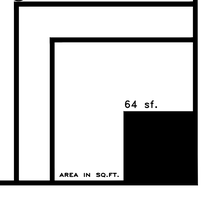
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SHEET L3.0



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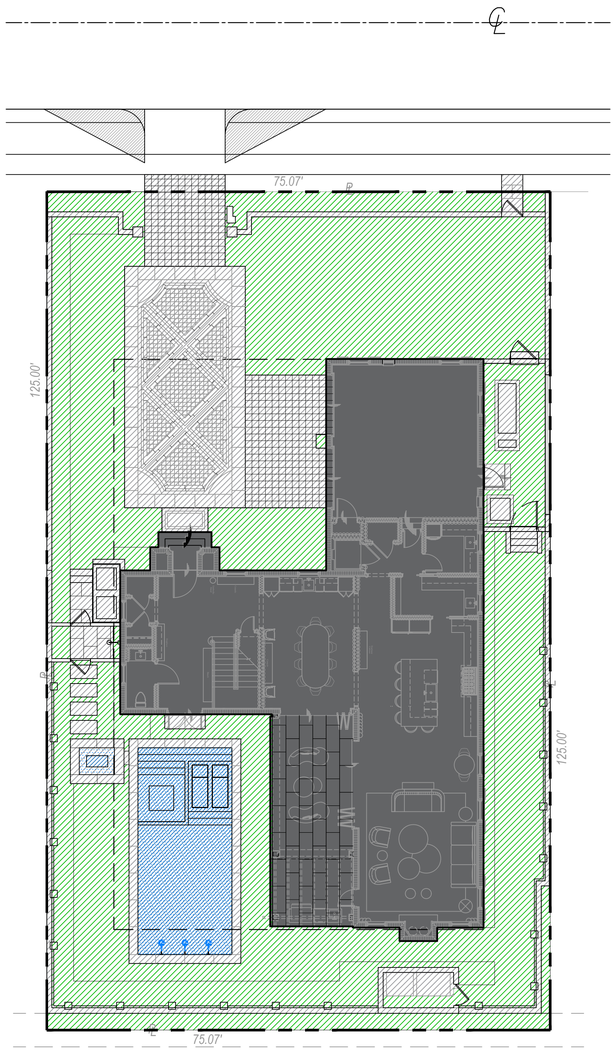
NOT FOR CONSTRUCTION

Site Plan

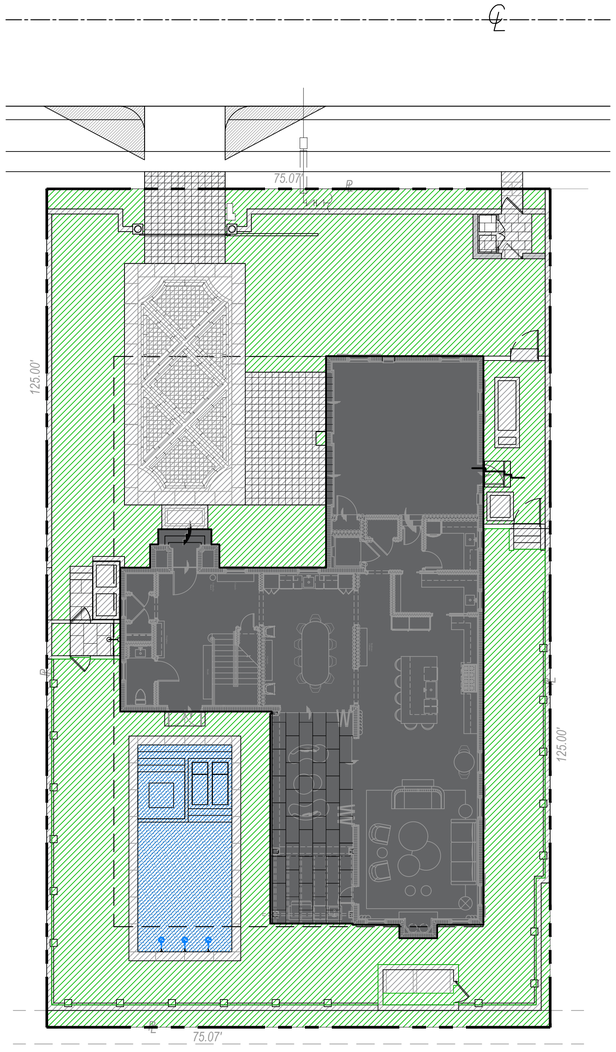
SCALE IN FEET 0' 8' 16' 24'

Legend

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



Existing Open Space Graphic



Proposed Open Space Graphic

Site Data

LOT ZONE	R-C - MEDIUM DENSITY RESIDENTIAL					
LOT AREA	9,384 S.F. (10,000 S.F. MINIMUM)					
DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED		CURRENTLY PROPOSED	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,220 S.F.	45.89%	4,307 S.F.	46.0%	4,332 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	750 S.F.	74.16%	1,391.26 S.F.	70.37%	1,331 S.F.
PERIMETER LANDSCAPE	MINIMUM 50% OF L.O.S.	2,110 S.F.	64.54%	2,784 S.F.	68.89%	2,724 S.F.

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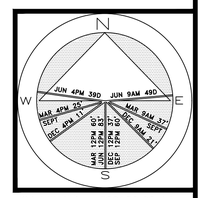
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Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

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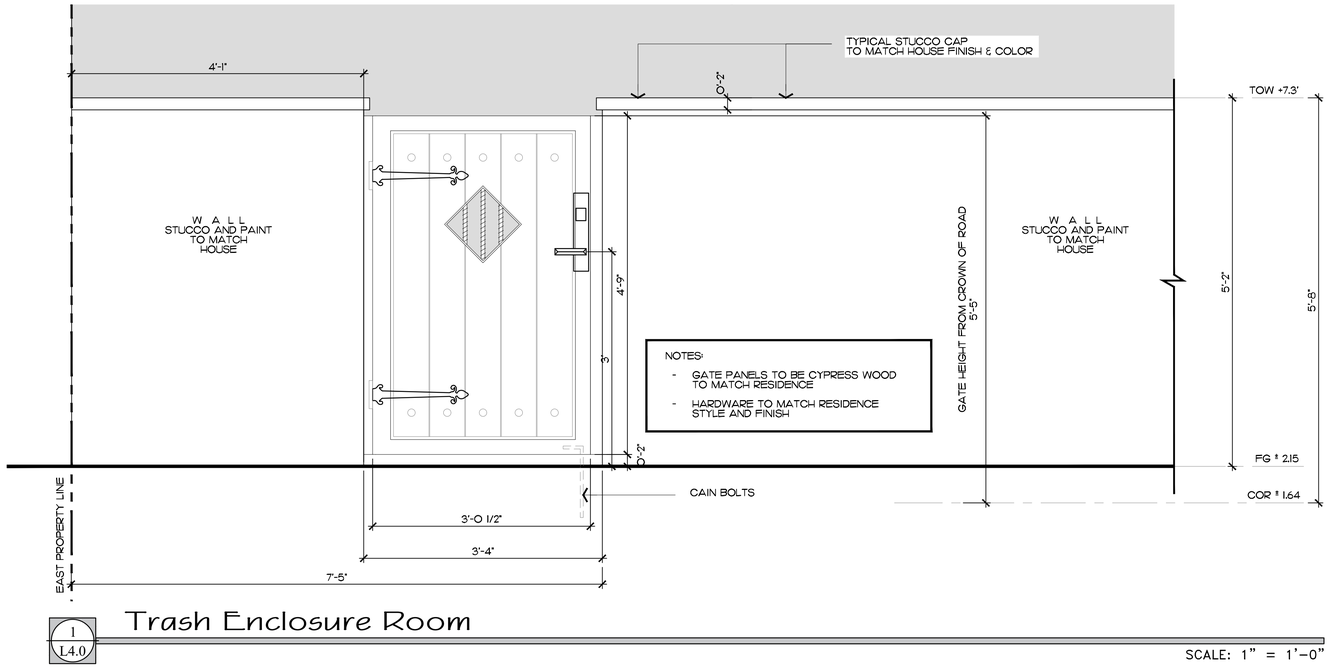


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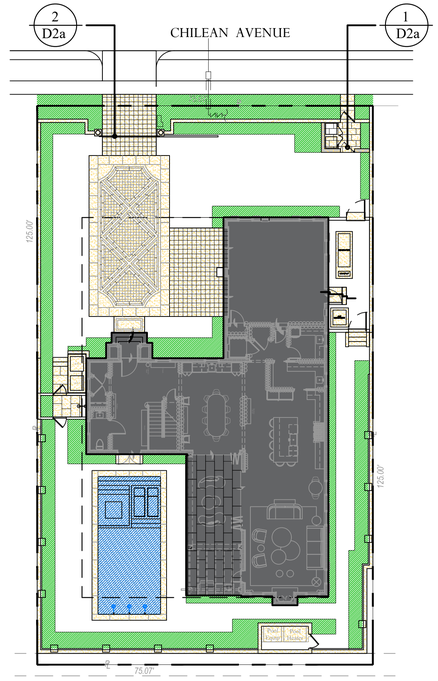
64 sf.
AREA IN SQ.FT.

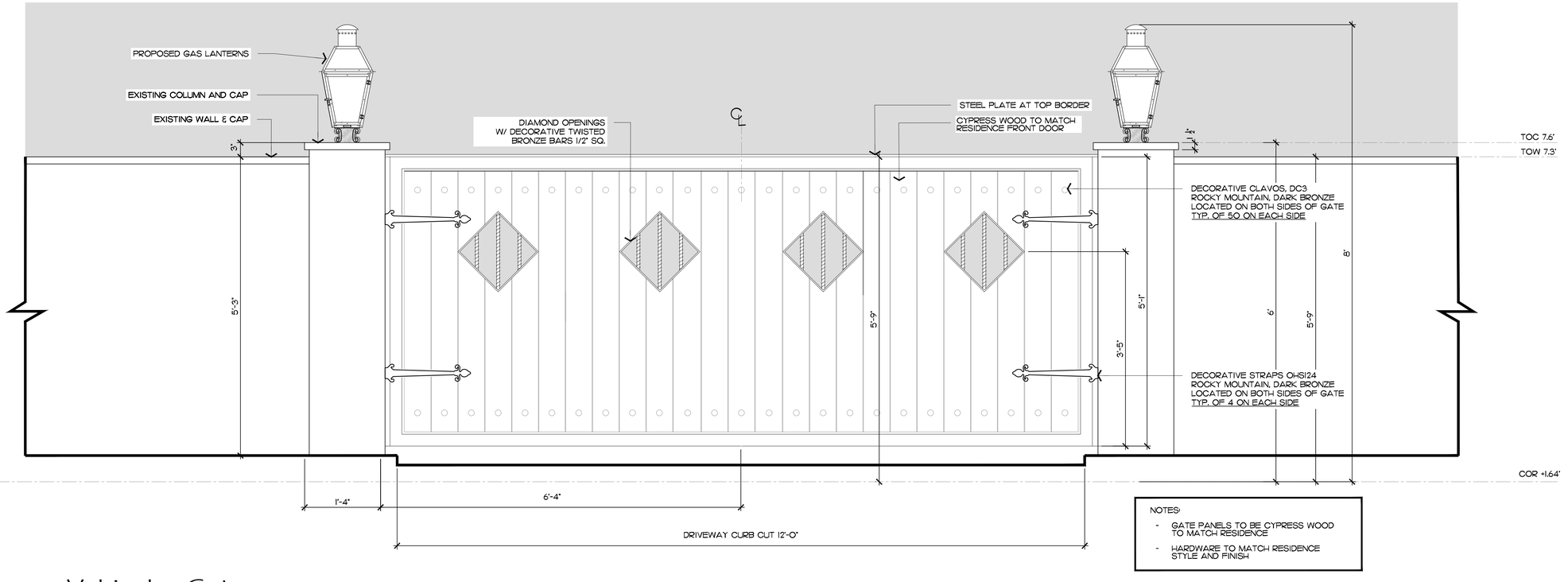


1
L4.0

Trash Enclosure Room

SCALE: 1" = 1'-0"





2
L4.0

Vehicular Gate

SCALE: 1" = 1'-0"

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Proposed Hardscape Exhibit

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SHEET L4.0



1
L4.1

Existing Street Elevation



2
L4.1

Proposed Street Elevation

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Rendered Landscape Elevations

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SHEET L4.1

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1 L4.2 Vehicular Gate Rendering

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DRAWN BY: Dustin Mizell

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SHEET L4.2

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Enlarged Gate Rendering



Key Map



3 Vehicular Gate at 306 Chilean Ave



2 Vehicular Gate at 314 Chilean Ave



3 Vehicular Gate at 325 Chilean Ave



4 Vehicular Gate at 349 & 351 Chilean Ave

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06.08.2026 Fin.Sub.

SHEET EX.1

Existing Vehicular Gates Exhibit



Key Map



5 Vehicular Gate at 306 Chilean Ave



6 Vehicular Gate at 360 Cocoanut Row



7 Vehicular Gate at 343, 345, 347 & 349 Chilean Ave



8 Vehicular Gate at Brazilian Court Hotel

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

ENVIRONMENT DESIGN GROUP
139 North County Road SR20-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

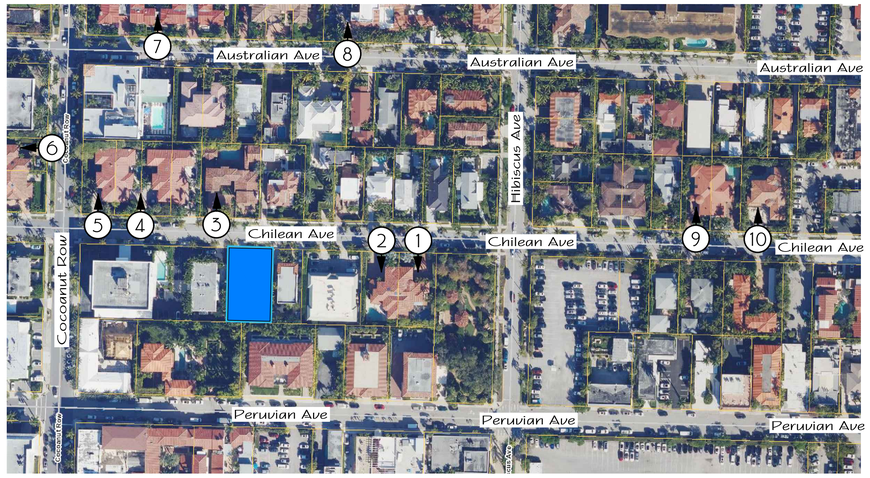
Private Residence
334 Chilean Ave
Town of Palm Beach
FLORIDA

JOB NUMBER: #22180.00 LA
DRAWN BY: Dustin Mizell

DATE: 04.23.2026 1st.Sub.
05.13.2026 2nd.Sub.
06.08.2026 Fin.Sub.

SHEET EX.2

Existing Vehicular Gates Exhibit



Key Map



9 Vehicular Gate at 229 Chilean Ave



10 Vehicular Gate at 219 Chilean Ave

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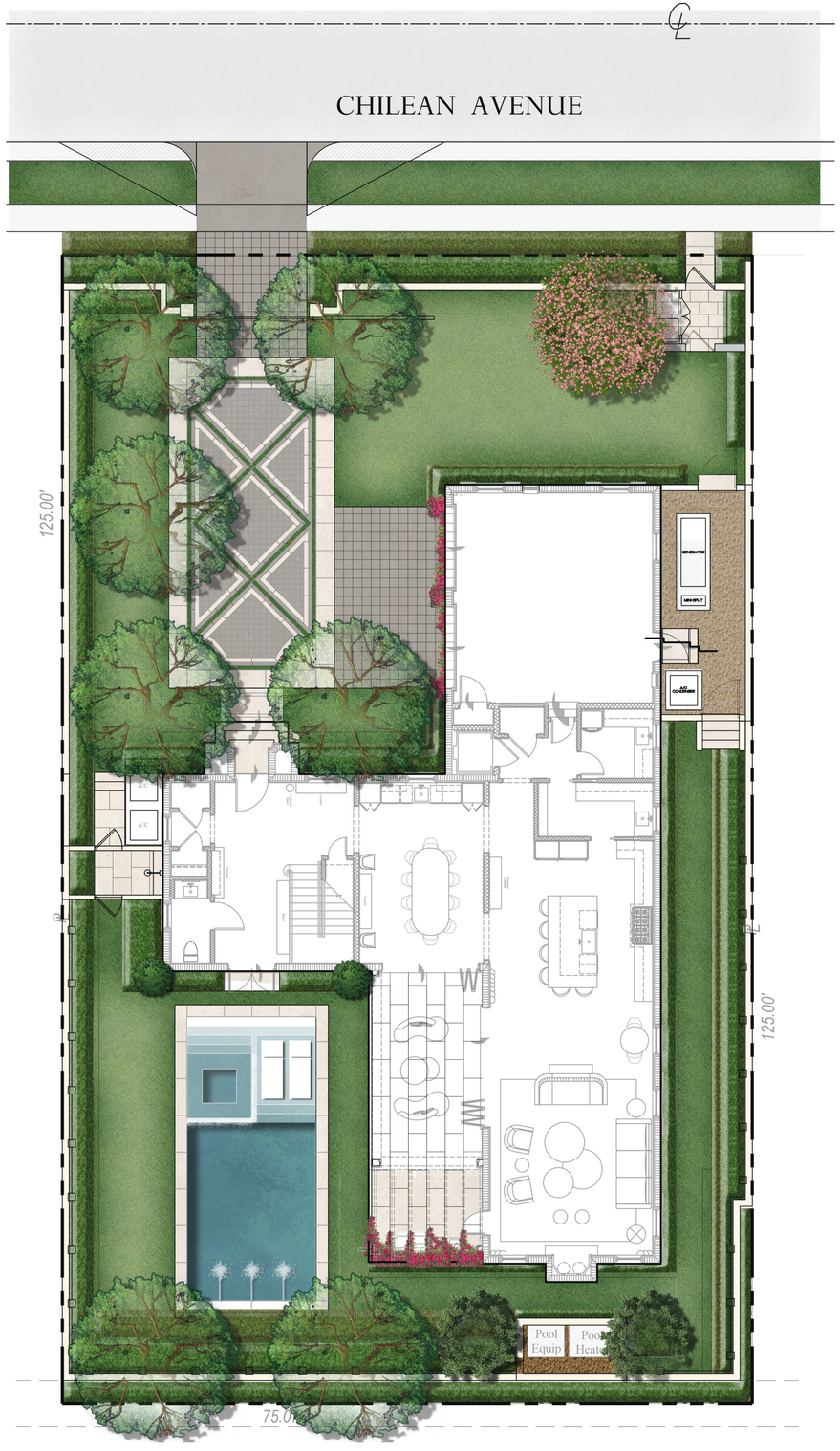
SHEET EX.3

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Existing Vehicular Gates Exhibit



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

Private Residence
334 Chilean Ave
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FLORIDA

JOB NUMBER: #22180.00 LA
DRAWN BY: Dustin Mizell

DATE: 04.23.2026 1st.Sub.
05.13.2026 2nd.Sub.
06.08.2026 Fin.Sub.

SHEET L6.0

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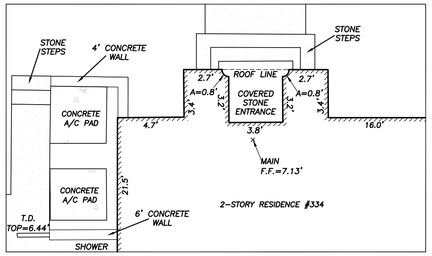
DISCLAIMER: 2026
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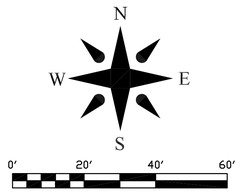
Rendered Landscape Plan

LEGEND

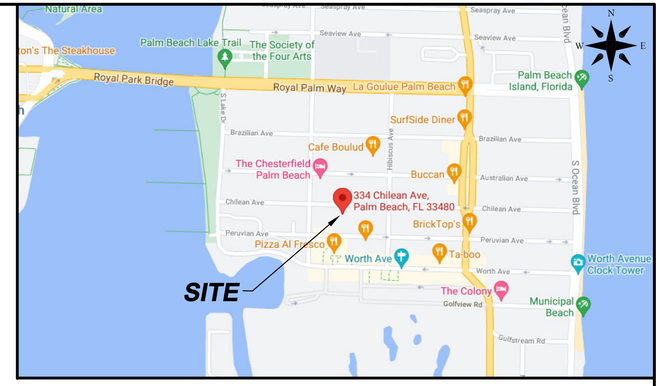
A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESM'T = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
PVM'T = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
S/W = SIDEWALK
T.D. = TRENCH DRAIN
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
T.O.W. = TOP OF WALL
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
℄ = BASELINE
℄ = CENTERLINE
△ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #8598)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #8598)
⊙ = IRON PIPE FOUND (AS NOTED)
◕ = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
◉ = NAIL & DISK FOUND (AS NOTED)
⊘ = MAG NAIL & DISK SET (LB #8598)
℄ = PROPERTY LINE
= UTILITY POLE
= FIRE HYDRANT
= WATER METER
= WATER VALVE
= LIGHT POLE
= DRAINAGE MANHOLE (DMH)
= YARD DRAIN (YD)
= GAS MATER (GM)
P = OVERHEAD POWER



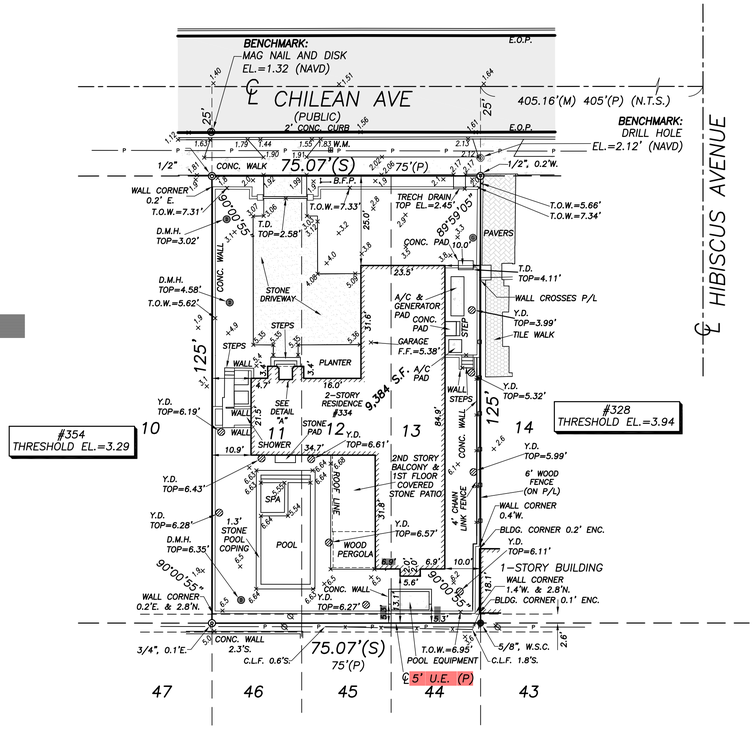
DETAIL "A"
(SCALE: 1"=5')



SCALE: 1"=20'



VICINITY SKETCH N.T.S.



BOUNDARY SURVEY FOR:
G.W. PURUCKER HOMES

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

G.W. Purucker Homes
J.V., M&T Bank, First American Title Insurance Company, Alley, Maas, Rogers
Lindsay, P.A.
Horizon Title Services, Inc.

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

PROPERTY ADDRESS:
334 Chilean Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 11, 12 and 13, Block 11 of ***REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA****, according to the Plat thereof as recorded in Plat Book 4, Page(s) 1, of the Public Records of PALM BEACH County, Florida.*

TITLE COMMITMENT REVIEW

CLIENT: 334 Chilian, LLC, a Florida limited liability company		COMMITMENT NO. : 1062-5230253	DATE: 02/20/2021			
EWED BY: Craig Wallace		JOB NO. : 07-1045.34				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 - 8	N/A	Standard Exceptions				•
9	PB 4 PG 1	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).	•			
10	DB 22 PG 113	Easement			•	

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

NOTES:
1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-5230253, issued by First American Title Insurance Company, dated February 10, 2021. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:

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

DATE OF LAST FIELD VISIT: 10/18/2025

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

REVISIONS

10/23/2025 ADDED TRENCH DRAIN & YARD INLET - C.K.
10/21/2025 FINAL TIE IN & DRAINAGE J.M. & J.T. PB 372-PG2 - C.K.
06/30/25 FORMBOARD TIE-IN B.M./S.E.W. 197585
06/26/24 POOL FORM TIE IN J.P./B.M. 197585 NP109/27
11/13/23 UNDERCONSTRUTION TIE-IN J.M./M.B. 07-1045.20 PB354/69
10/27/23 2ND FLOOR TIEBEAM & SLAB ELEVATIONS J.D./S.W. 07-1045.19 PB357/6
10/09/23 TIEBEAM & SLAB ELEVATIONS B.M./S.W. 07-1045.18 PB354/34
08/09/23 FORMBOARD TIE-IN J.D./S.W. 07-1045.17 PB352/1
05/24/23 SITE WALL TIE-IN B.M./S.W. 07-1045.13 PB350/14
05/01/23 SITE WALL FORMBOARD TIE-IN J.P./S.W. 07-1045.11 WP203/28
01/24/23 FORMBOARD TIE-IN J.C./S.W. 07-1045.7 PB341/74
09/02/21 CONVERT TO 24x36 M.B. 07-1045.5
04/27/21 ADD NEIGHBORING F.F. ELEVATIONS & TITLE REVIEW B.M./S.W. 07-1045.4 PB309/65
02/12/21 SPOT ELEVATIONS, SURVEY AND TIE-IN UPDATE B.M./S.W. 07-1045.3 PB307/38
04/08/17 SURVEY AND TIE-IN UPDATE WITH CROWN OF ROAD ELEVATIONS AND TREE LOCATIONS J.C./M.B. 07-1045.2 PB238/35
04/12/07 SPOT ELEVATIONS, B.M./K.S. PB85/64 07-1045.1

BOUNDARY SURVEY FOR:
G.W. PURUCKER HOMES

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

FIELD: B.M.	JOB NO.: 197585	F.B. PB87 PG. 26	
OFFICE: S.E.W.	DATE: 06/30/25	DWG. NO. 197585	
C'K'D: M.N.	REF: 197585-SE-1.DWG	SHEET 1 OF 1	

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 26, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0033 (ZON-26-0029) 173 E INLET DR. (COMBO) The applicant, 173 E Inlet Land Trust (Daniel P. Tighe, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a second-story addition to an existing single-story residence, requiring variances. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 8/19/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

ARC-26-0033 (ZON-26-0029) 173 E INLET DR (COMBO). The applicant, 173 E Inlet Land Trust (Daniel P. Tighe, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a second story addition to an existing single-story residence, requiring variances. Town Council shall review the application as it pertains to zoning relief/approval.

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.

Applicant: 173 E Inlet Land Trust (Daniel P. Tighe, Trustee)
Architecture: Studio Dumitru (George Dumitru)
Landscape: Environment Design Group (Dustin Mizell)
Legal Rep.: James Crowley, Esq.

THE PROJECT:

The applicant has submitted plans entitled "173 E INLET DR – PALM BEACH FLORIDA" as prepared by **Studio Dumitru**, uploaded and dated to the Town 08/04/2026.

The following is the scope of work for the Project:

- Second floor addition to existing single story residence.

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

- **VARIANCE 1 - Section 134-893(b)(13)a.2.:** A variance for a cubic content ratio of 5.03 in lieu of the 3.52 existing and 3.55 maximum permitted.

- **VARIANCE 2 - Section 134-893(b)(11)b.:** A variance for a two-story lot coverage of 39.87% in lieu of the 30% maximum permitted.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+' NAVD	**FEMA Flood Zone**	ZONE X
Lot Width	100 ft.	**Lot Depth**	175.5 ft.
Lot Area	11,400 sq. ft.	**Enclosed Square Footage**	Existing: 3,797 sq. ft. Proposed: 5,877 sq. ft.
Lot Coverage	Permitted: 30% (2-Story) Existing: 39.86% (1-Story) Proposed: 39.86% (2-Story) **Variance Requested**	**Cubic Content Ratio (CCR)**	Permitted: 3.55 Existing: 3.52 Proposed: 5.03
Finished Floor Elevation	+7' NAVD	**Lot Fill**	Max. Permitted: +1.2' Proposed: +0.0'
Landscape Open Space	Required: 45% Existing: 24.8% Proposed: 45.3%	**Front Yard Open Space**	Required: 40% Existing: 40.8% Proposed: 59%

Surrounding Properties / Zoning	
North	Federal Government Easement & Palm Beach Inlet / Lake Worth Lagoon
South	168 E Inlet Dr / Residence | R-B 174 E Inlet Dr / Residence | R-B
East	167 E Inlet Dr / Residence | R-B
West	179 E Inlet Dr / Residence | R-B



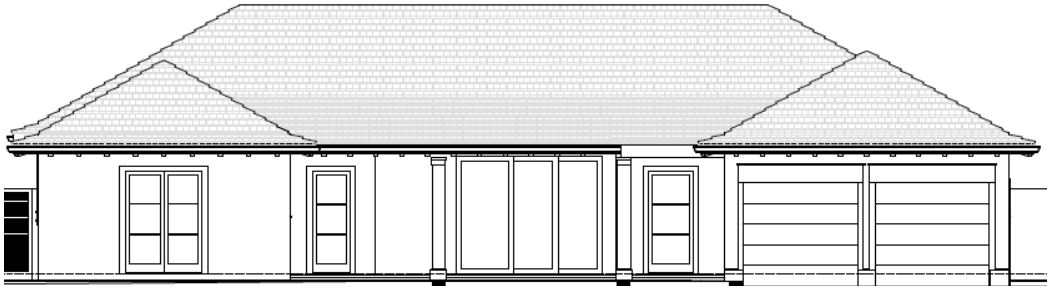
3D images of existing (top) and proposed (bottom) residence.

STAFF ANALYSIS

The applicant is proposing a second story addition to an existing single-story residence. The property is one of the northernmost properties on the Island, with the north side abutting a federal government land easement and the Lake Worth Lagoon's Palm Beach Inlet. The application, as proposed, does not appear to be compliant with zoning and the applicant is requesting (2) variance requests to achieve the scope of work.



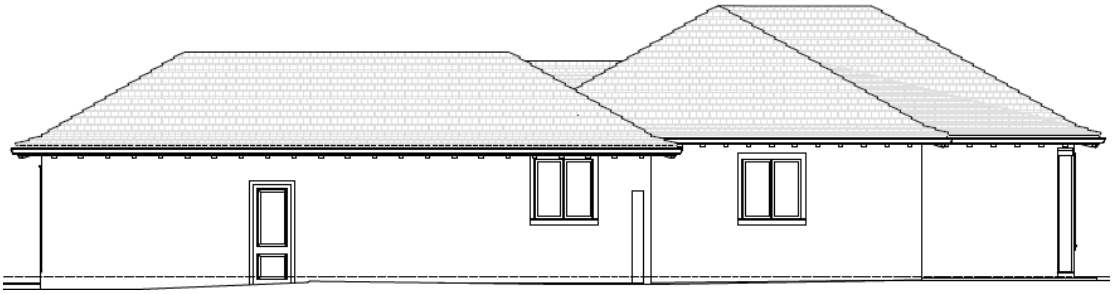
The existing single-story residence is located on the north side of East Inlet Drive and is the second parcel east of the terminus of North Ocean Boulevard. The existing residence was constructed in 2014 and is surrounded by both one-story & two-story residences in the vicinity. The applicant proposes adding a new second floor to the existing structure, changing the garage door to a solid panel design, and adding glass railing to the new second floor terrace at the rear of the structure. The materials, details and finishes of the new second floor are proposed to match existing according to the plans provided.



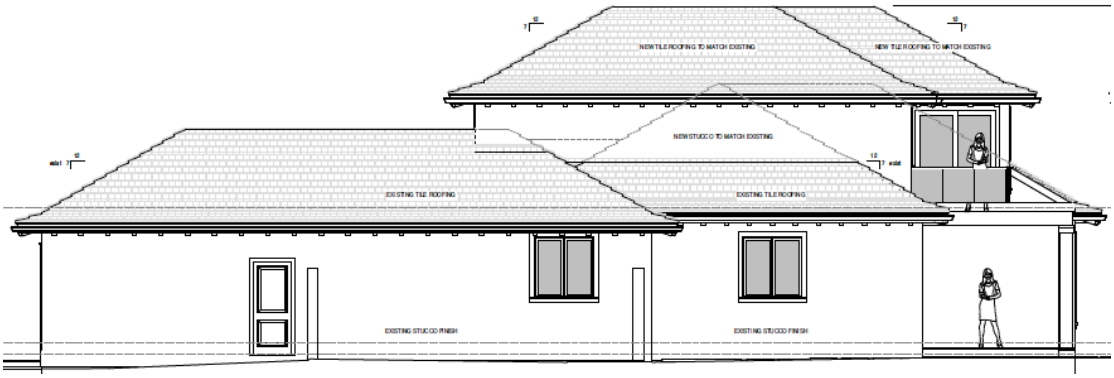
Existing front (south) elevation.



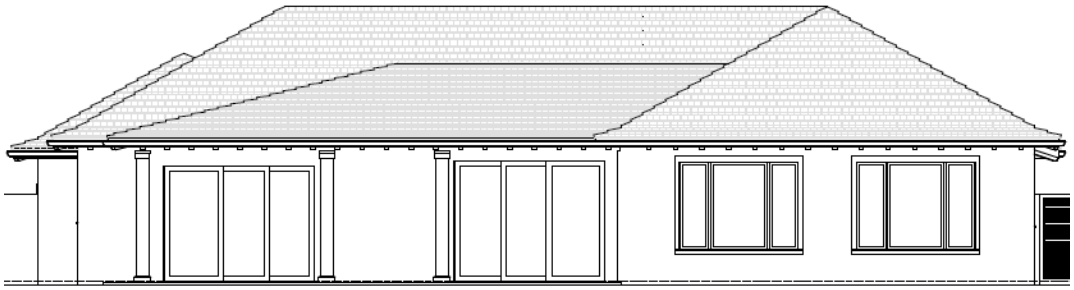
Proposed front (south) elevation.



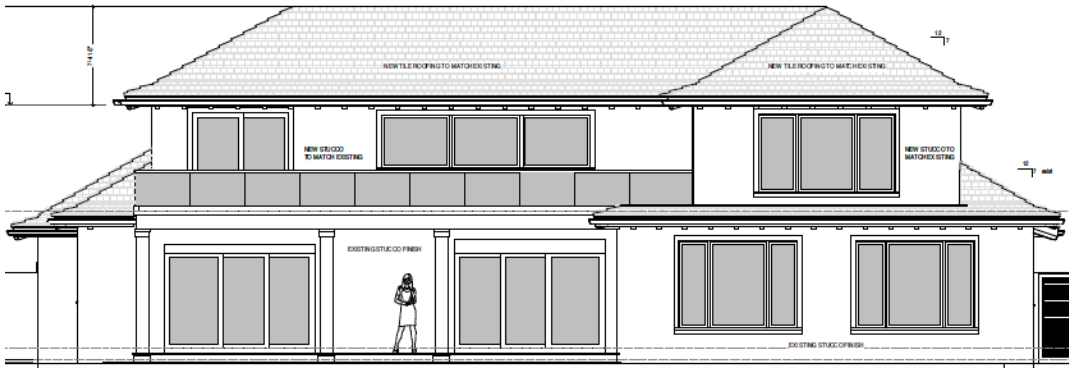
Existing side (east) elevation.



Proposed side (east) elevation.



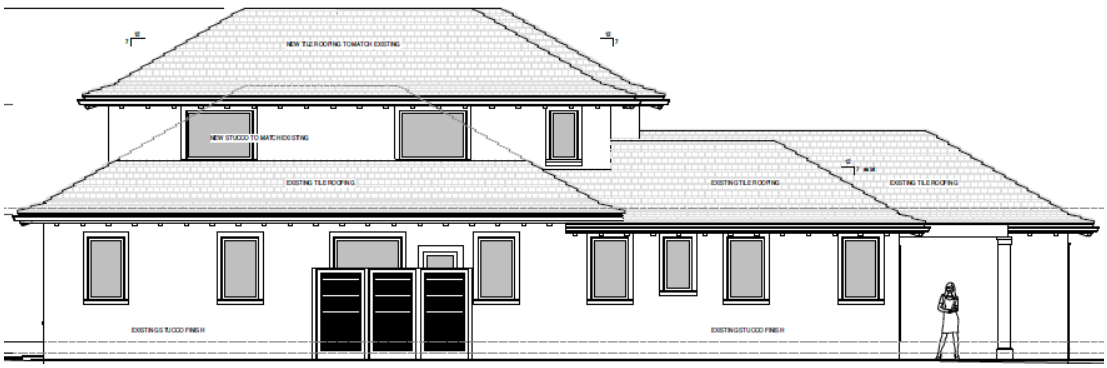
Existing rear (north) elevation.



Proposed rear (north) elevation.



Existing side (west) elevation.

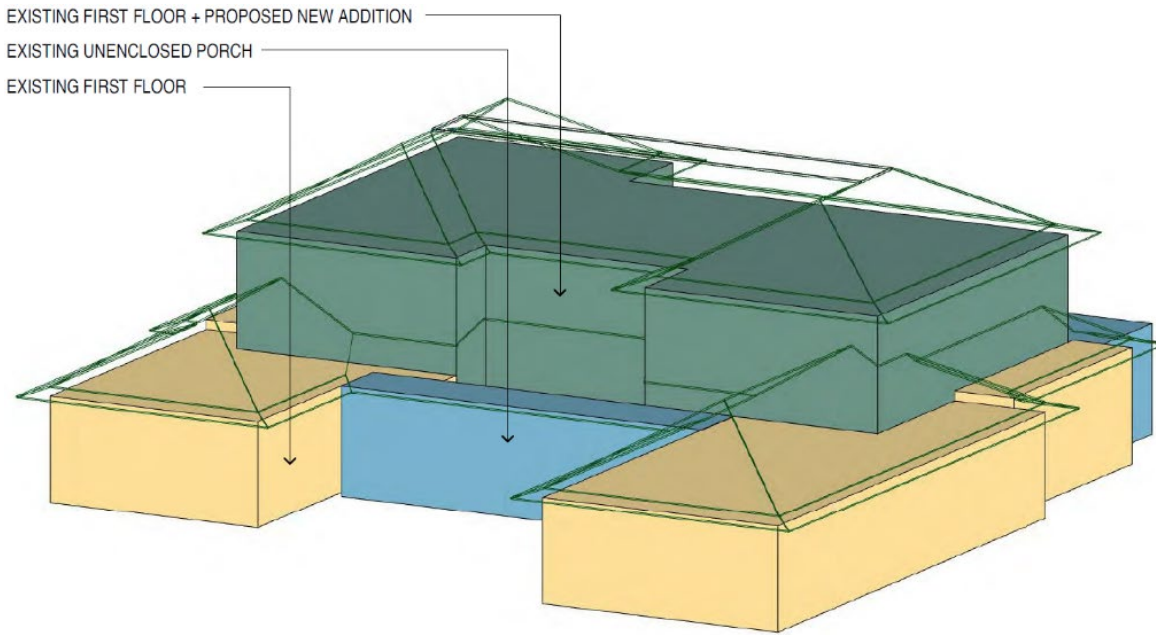


Proposed side (west) elevation.

ZONING

The applicant is requesting two (2) variances to achieve the scope of work.

VARIANCE 1: A variance for a cubic content ratio of 5.03 in lieu of the 3.52 existing and 3.55 maximum permitted.



The first variance is a cubic content ratio variance. The addition of the second floor will cause the cubic volume of the residence to exceed the maximum volume permitted by 16,872 cubic feet. With the second-floor building height proposed at +8.5', this equates to approximately 1,985 square feet of the enclosed second floor area that would need to be removed to comply with CCR limits. As the existing one-story structure was constructed at nearly the maximum CCR of 3.52, to build the proposed 2,080SF second floor addition would be impossible without a variance request.

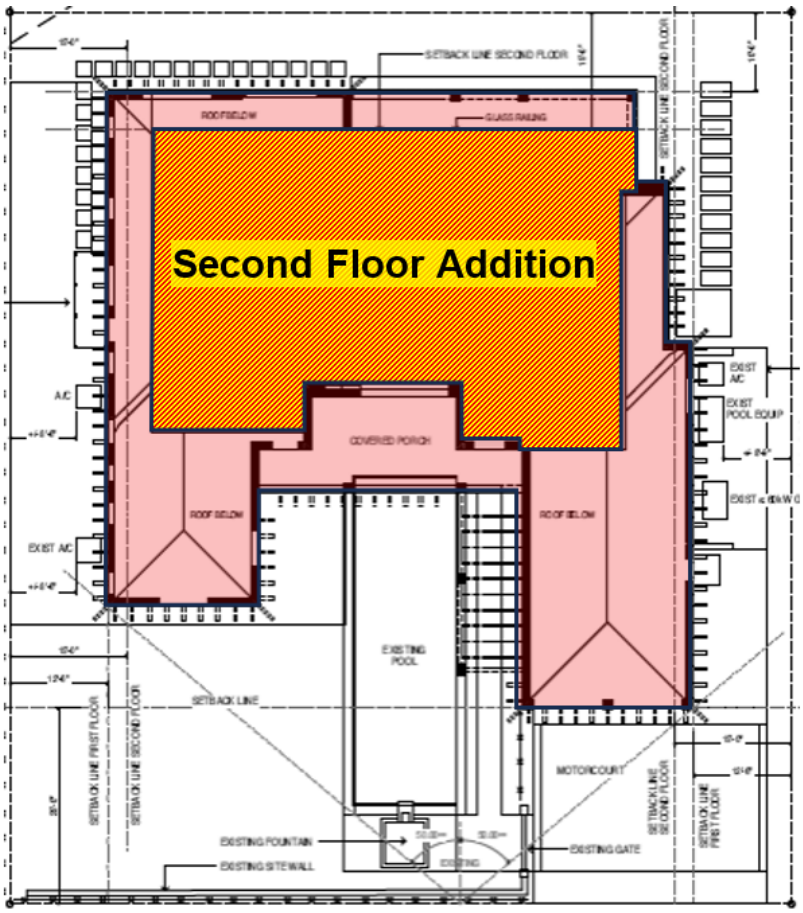
Sec. 134-893. - Lot, yard and area requirements—Generally. (b) Schedule of regulations. In the R-B low density residential district, the schedule of lot, yard and area requirements is as given in this section:

(13) *Cubic content ratio*.

a. The maximum cubic content ratio shall be as follows:

2. For lots between 10,000 and 60,000 square feet which are not identified in subsection 4 of this section, the maximum allowable CCR shall be calculated as follows: 3.50 + [(60,000 - the lot size)÷ 50,000) × 0.5].

VARIANCE 2 - Section 134-893(b)(11)b.: A variance for a two-story lot coverage of 39.87% in lieu of the 30% maximum permitted.



The second variance pertains to lot coverage. The application is not expanding the footprint of the existing house, however, the zoning code provides for a higher percentage of permitted lot coverage for one-story houses than two-story houses. The existing residence is conforming for one story lot coverage at 39.87% where 40% is the maximum amount permitted. With the addition of the new second floor, the permitted lot coverage is reduced to 30% maximum and therefore a variance is required to establish a nonconforming two-story lot coverage. The applicant would need to demolish portions of the first floor so that the footprint does not exceed 30% to comply with zoning and eliminate the need for this variance.

Sec. 134-893. - Lot, yard and area requirements—Generally. (b) Schedule of regulations. In the R-B low density residential district, the schedule of lot, yard and area requirements is as given in this section:

(11) Lot coverage.

a. The maximum lot coverage for two-story buildings is 30 percent.

CODE SECTION	REQUIRED	PROPOSED	VARIANCE
Section 134-893(b)(13)a.2.	3.55 Maximum CCR	5.03 Proposed CCR	**+ 1.48 CCR (+ 16,872 Cu Ft)**
Section 134-893(b)(11)b.	30% Maximum Lot Coverage	39.87% Exist./Prop. Lot Coverage.	**+ 9.87% (+ 1125.18 Sq Ft)**

CONCLUSION

Approval of the project will require two (2) motions to be made by the Architectural Commission:

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

(2) that the implementation of the proposed variance(s) shall or shall not cause negative architectural impact to the subject property.

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

(1) for final determination of approval or denial of the (2) variances by the Town Council, and that the variances shall or shall not be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB:JGM:FHM:BMF

WRB

Gunster

Our File Number: 68830-00003
Writer's Direct Dial: (561) 650-0752
Writer's E-Mail Address: jlindgren@gunster.com

August 4, 2026

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

Re: LOI for 173 E Inlet Drive – ARC-26-0033 (ZON-26-0029)

We are pleased to submit the accompanying documents and drawings in connection with our application for Development Review by Town Council and the Architectural Commission for a new two-story addition to an existing one-story home with minor landscape and hardscape modifications for the property located at 173 E Inlet Drive, Palm Beach, FL (the "Property").

The site is zoned R-B, and currently has a 4,545 square-foot, 1-story home. This proposal is for a modest 1,254 enclosed square-foot second floor addition to the one-story residence, along with small landscape and hardscape modifications, which include replacing some existing gravel with vegetation, and an overall enhancing of the landscaping to minimize the second-floor addition (the "Project"). The residence will maintain its 39.86% lot coverage but will increase the cubic content of the home from 40,104 cubic feet to 57,293 cubic feet. Because of the addition of the second floor, the allowable lot coverage is reduced from 40% to 30%, therefore a variance for lot coverage will be needed. Furthermore, the allowable cubic content for the Property is 45,486 cubic feet, therefore, a cubic content variance for this Project will be required. **Both variances requested are addressed in detail later in this narrative.** It should be noted that the existing house has a finished floor elevation of 6.18 feet NAVD; however, the required finished floor elevation for this property increased since the original house was approved and constructed in 2013; therefore, the floor is being raised approximately 10 inches so that it will have a finished floor elevation of 7.0 feet NAVD, and meet FEMA and Town flood requirements.

The architectural design for the Project is a classic Florida-style home with a proposed second floor addition that has been designed to preserve the footprint and the character of the existing structure with no major changes and/or impact to the surrounding neighbourhood. **The proposed second floor addition is setback from the front property line 58 feet, 1 inch, and the overall height changes by only 5 feet,11 inches from what exists today.** The landscaping modifications, as mentioned previously, will increase the landscape open space on site by replacing gravel areas with vegetation. Also, the types and sizes of materials have been modified to be better suited for a 2-story home, and to minimize the appearance of the new second floor from the adjacent neighbors and those passing by on the street.

Please note the following as it relates to this application:

A. Architectural Commission review in accordance with Section 18-205.

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

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

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

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

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

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

a. Apparently visibly identical front or side elevations;
b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

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

a. Height of building or height of roof.
b. Other significant design features including, but not limited to, materials or quality of architectural design.
c. Architectural compatibility.
d. Arrangement of the components of the structure.
e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
f. Diversity of design that is complimentary with size and massing of adjacent properties.

g. Design features that will avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring property.

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

(8) The proposed residence is appropriate in relation and respect to significant design features such as material or quality or architectural design as viewed from any public or private way.

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

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

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

(c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

The Project proposes a small second floor addition to an existing home with new landscape modifications that will minimize the impact of the addition to the neighbours. The addition will match the general design of the home and has been sited to sit further back on the Property away from the street to minimize the scale and massing of this expanded home. High quality materials will be used for the home addition that complement not only the existing home, but also the north-end neighborhood, and is neither too similar nor dissimilar to the surrounding homes and adjacent neighborhood. The proposed landscape materials soften the appearance of the overall property, which allows for the home to better blend into the Property and the neighborhood. The proposed new second floor home addition and landscape design will complement the neighborhood, and is in keeping with the high standards of the Town.

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.

<u>Variances Requested:</u>

(1) A request for Variance from the allowable lot coverage permitted in Section 134-893(b)(11)b., to permit the existing lot coverage of 39.86% to remain with

the addition of a second floor, which reduced the allowable lot coverage by code from 40% to 30% because of the addition of the second floor.

(2) A request for Variance from the allowable cubic content permitted in Section 134-893(b)(13)a.2., to permit a home with 57,293 cubic feet (5.03 CCR) in lieu of the 40,104 cubic feet existing (3.52 CCR), and the 45,486 cubic feet (3.99 CCR) permitted by code.

Justification for Variances Requested:

The justification for these requested variances that constitute a legal hardship is due to an extremely unique situation with this Property and three (3) other properties on the north side of E. Inlet Drive (149, 161, & 167 E. Inlet Drive). The Property and the three (3) other properties mentioned have a Federal Easement over a large portion of their backyards, which we believe was created as part of maintaining the cut from the Ocean into the Intracoastal Waterway. This easement land on the Property totals 3,050 square feet, and while technically it cannot be counted toward meeting various lot, yard and area requirements for code purposes, the reality is that this land is used and maintained by the Property owner. If this easement area were added to the official size of the Property, the Project would be in complete compliance with the code requirements for cubic content and would only exceed the allowable lot coverage by 1.45%, or 210 square feet. The tables below provide additional detail regarding the lot coverage and cubic content measurements for the Property as existing and proposed, and with or without counting the additional government easement land.

W/O GOVERNEMENT EASEMENT LAND COUNTING (11,400 SF)			
	PERMITTED	**EXISTING**	**PROPOSED**
LOT COVERAGE	40% 1-Story (4,560 SF) 30% 2-Story (3,420 SF)	1-Story 39.86% (4,545 SF)	2-Story 39.86% (4,545 SF)
CUBIC CONTENT (CCR)	45,486 CUFT (3.99 CCR)	40,104 CUFT (3.52 CCR)	57,293 CUFT (5.03 CCR)

WITH GOVERNEMENT EASEMENT LAND COUNTING (14,500 SF)			
	PERMITTED	**EXISTING**	**PROPOSED**
LOT COVERAGE	40% 1-Story (5,780 SF) 30% 2-Story (4,335 SF)	1-Story 31.45% (4,545 SF)	2-Story 31.45% (4,545 SF)
CUBIC CONTENT (CCR)	57,420 CUFT (3.96 CCR)	40,104 CUFT (2.77 CCR)	57,293 CUFT (3.95 CCR)

This is truly a very unique condition that few other residential properties encounter in the Town, other than the three (3) neighbouring properties on the north side of East Inlet. And while these other properties have not sought zoning relief for cubic content or lot coverage, two (2) of the properties have used the easement area; one (161 E. Inlet Drive) for drainage for their property, and another (167 E. Inlet Drive) to plant landscaping.

In closing, we feel that the proposed landscape modifications and new second floor addition to the existing home, **which again is setback from the front property line 58 feet, 1 inch, and increases the overall height by only 5 feet,11 inches from what exists today**, has been thoughtfully designed so as to not adversely impact the neighbors or the street, and actually complements the neighborhood and is in keeping with the high standards of the Town and look forward to its approval.

Sincerely,

John C. Lindgren II

John Lindgren



173 E INLET DR - PALM BEACH FLORIDA

SCOPE OF WORK:

A PROPOSED SECOND FLOOR ADDITION TO AN EXISTING RESIDENCE.
THERE ARE NO CHANGES PROPOSED TO THE FOOTPRINT OF THE HOUSE
THE INTENT IS TO PRESERVE THE CHARACTER OF THE EXISTING STRUCTURE
WITH NO MAJOR CHANGES AND / OR IMPACT TO THE NEIGHBORHOOD



LOCATION MAP

DRAWING SCHEDULE

	drawing title	revisions
T 1	TITLE SHEET	
S 1	SITE PLAN - EXISTING AND PROPOSED	
S 2	LOT COVERAGE	
S 3	STREETSCAPE	
VAR	VARIANCE DIAGRAMS	
PH.1	EXISTING PHOTOS	
PH.2	EXISTING PHOTOS	
PH.3	PROPOSED RENDERINGS	
PR.1	SOUTH ELEVATION	
PR.2	NORTH ELEVATION	
PR.3	WEST ELEVATION	
PR.4	EAST ELEVATION	
A 101	FIRST FLOOR EXISTING	
A 102	FIRST FLOOR PLAN DEMO	
A 103	FIRST FLOOR PLAN	
A 104	SECOND FLOOR PLAN	
A 105	ROOF PLAN	
A 106	CCR PLAN	
A 201	SOUTH ELEVATION	
A 202	EAST ELEVATION	
A 203	NORTH ELEVATION	
A 204	WEST ELEVATION	
A 301	SECTION AT FOYER	
A 401	TYPICAL SECTION DETAILS	
A 402	TYPICAL WINDOW DETAILS	

PROJECT DESIGN TEAM

ARCHITECT

STUDIO DUMITRU
25 sylvan rd south / suite i
westport CT 06880
voice: 203 226 5156
fax: 203 226 6819
www.studiodumitru.com

LANDSCAPE

ENVIRONMENT DESIGN GROUP
139 North County Road SP20-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

APPLICATION NUMBER :	ZON - 26-0029
FIRST SUBMITTAL :	28 MAY 2026
ARCOM MEETING	29 JULY 2026
TOWN COUNCIL MEETING	12 AUG 2026

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE:

TITLE:

TITLE SHEET

REVISIONS: DATE:

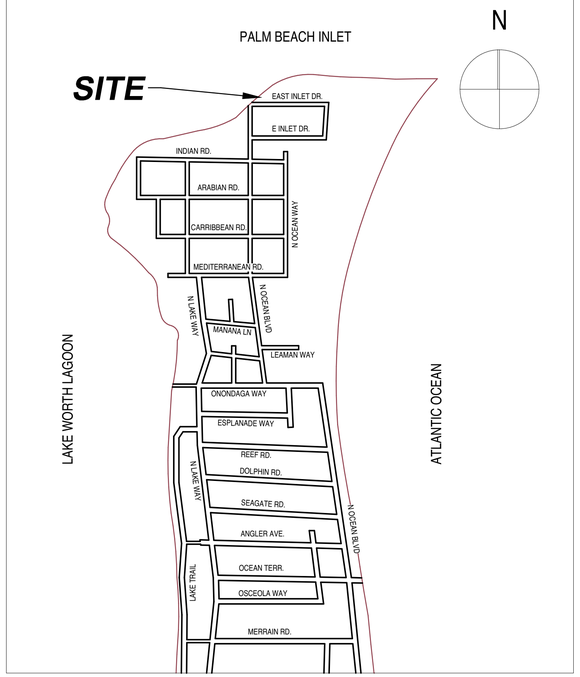
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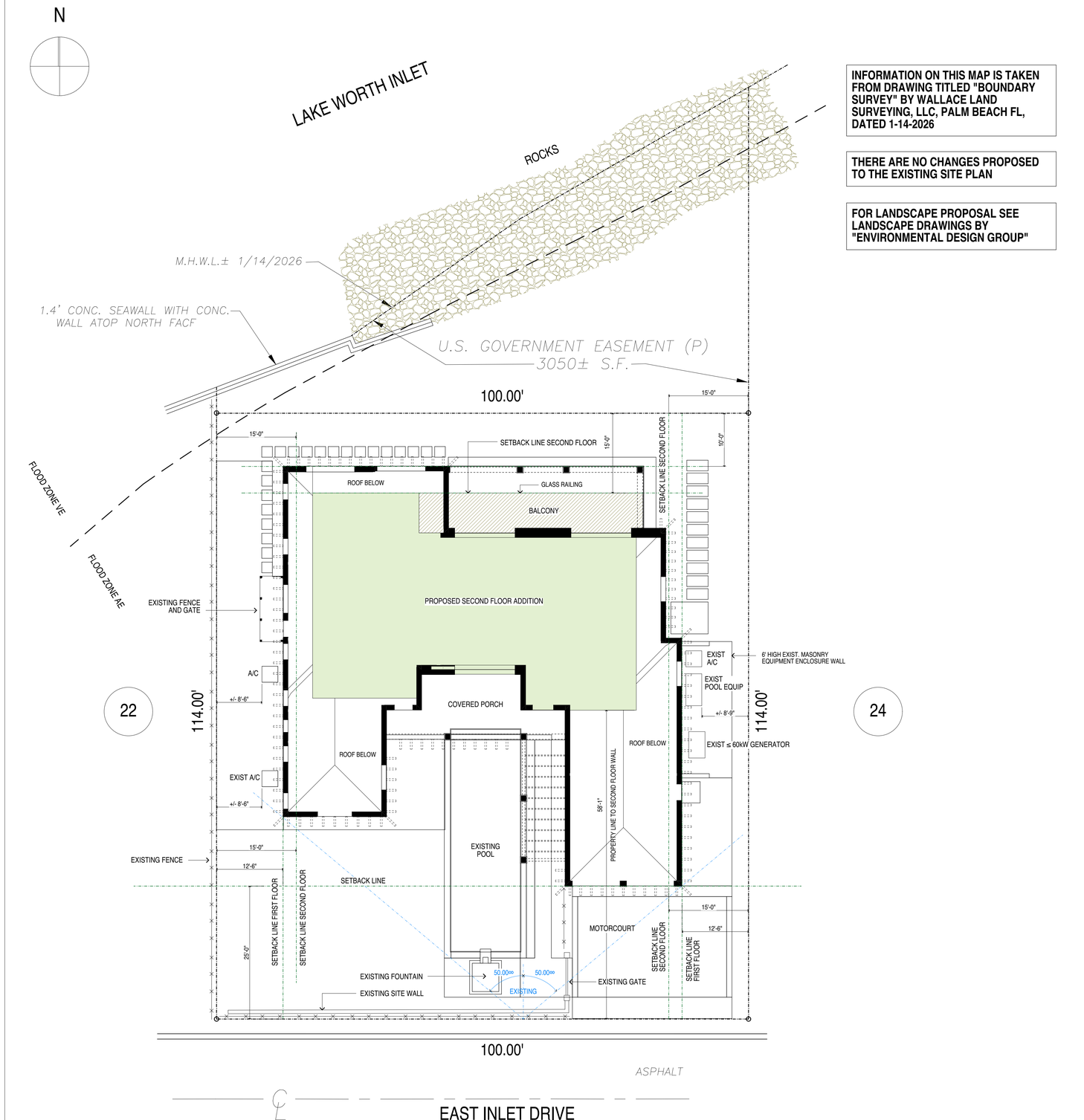
CLIENT:

173 E INLET RESIDENCE

T 1



VICINITY SKETCH



INFORMATION ON THIS MAP IS TAKEN FROM DRAWING TITLED "BOUNDARY SURVEY" BY WALLACE LAND SURVEYING, LLC, PALM BEACH FL, DATED 1-14-2026

THERE ARE NO CHANGES PROPOSED TO THE EXISTING SITE PLAN

FOR LANDSCAPE PROPOSAL SEE LANDSCAPE DRAWINGS BY "ENVIRONMENTAL DESIGN GROUP"

1 SITE PLAN - EXISTING AND PROPOSED 1" = 10'

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE: 1"=10'-0"

TITLE:

SITE PLAN - EXISTING AND PROPOSED

REVISIONS: DATE:

STUDIO DUMITRU
25 sylvan rd south / suite i
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CLIENT:

173 E INLET RESIDENCE

S 1

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

Line #	ZONING LEGEND without GOVERNMENT EASEMENT			
1	PROPERTY LINE Address:	173 EAST INLET DRIVE		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	11,400		
4	Lot Width (W) & Depth (D) (ft.):	100' ; 175.5'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	X , A and VE (see survey)		
7	Zero Datum for point of meas. (NAVD)	7.0		
8	Crown of Road (COR) (NAVD)	4.24 (avg)		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,420 sf / 30%	4,545 sf / 39.86%	N / C
11	Enclosed Square Footage (1st & 2nd Fl, Basement, Accs. Structure, etc)	N / A	3,797.07 sf	5,877.09 sf
12	* Front Yard Setback (Ft.)	25'-0"	25'-0"	N / C
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	12'-6"	N / C
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N / A	17'-6"
15	* Rear Yard Setback (Ft.)	15'-0"	10'-0"	N / C
16	Angle of Vision (Deg.)	100ƒ	100ƒ	100ƒ
17	Building Height (Ft.)	22'-0"	10'-10"	19'-4"
18	Overall Building Height (Ft.)	30'-0"	20'-9"	25'-8 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)	45,486 cu ft	40,104 cu ft	57,281 cu ft
20	** Max. Fill Added to Site (Ft.)	N / A	N / A	N / A
21	Finished Floor Elev. (FFE)(NAVD)	7.0	6.18	7.0
22	Base Flood Elevation (BFE)(NAVD)	7.0	7.0	7.0
23	Landscape Open Space (LOS) (Sq Ft and %)	SEE LANDSCAPE PLANS		
24	Perimeter LOS (Sq Ft and %)	SEE LANDSCAPE PLANS		
25	Front Yard LOS (Sq Ft and %)	SEE LANDSCAPE PLANS		
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

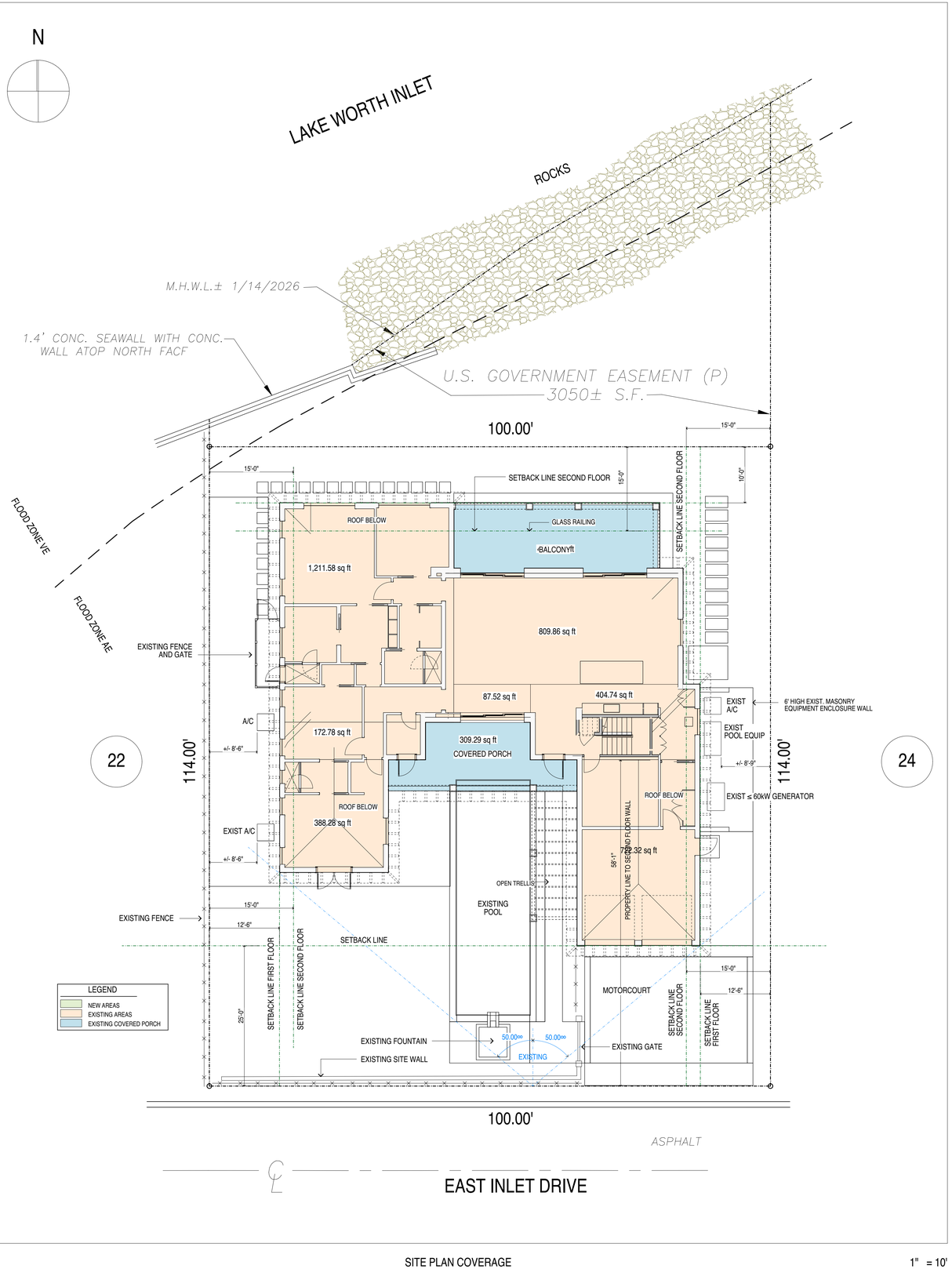
* Indicate each yard area with cardinal direction *(N,S,E,W)*

*** 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



1 SITE PLAN COVERAGE 1" = 10'

NOT FOR CONSTRUCTION

LOT COVERAGE

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE: 1"=10'-0"
TITLE:

REVISIONS: DATE:

STUDIO DUMITRU
25 sylvan rd south / suite i
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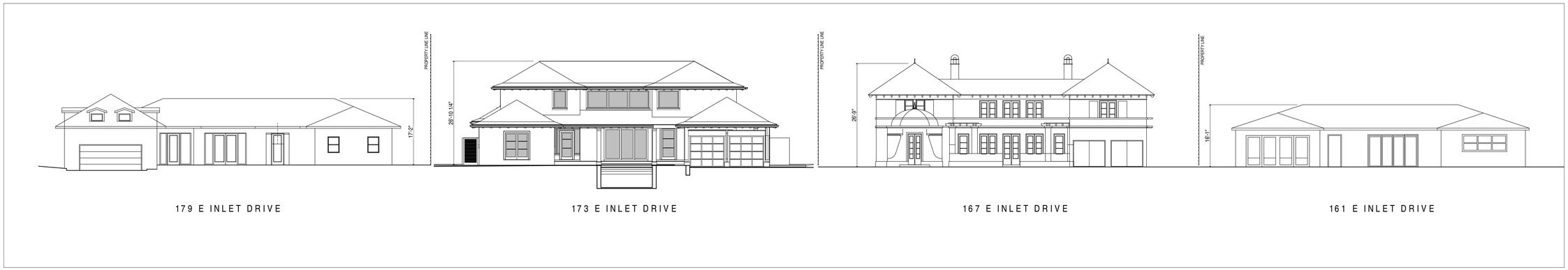
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CLIENT:

173 E INLET RESIDENCE

S 2





179 E INLET DRIVE

173 E INLET DRIVE

167 E INLET DRIVE

161 E INLET DRIVE

FRONT ELEVATION STREETSCAPE

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

SCALE:

TITLE:

STREETSCAPE

REVISIONS: DATE:

STUDIO DUMITRU

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CLIENT:

173 E INLET RESIDENCE

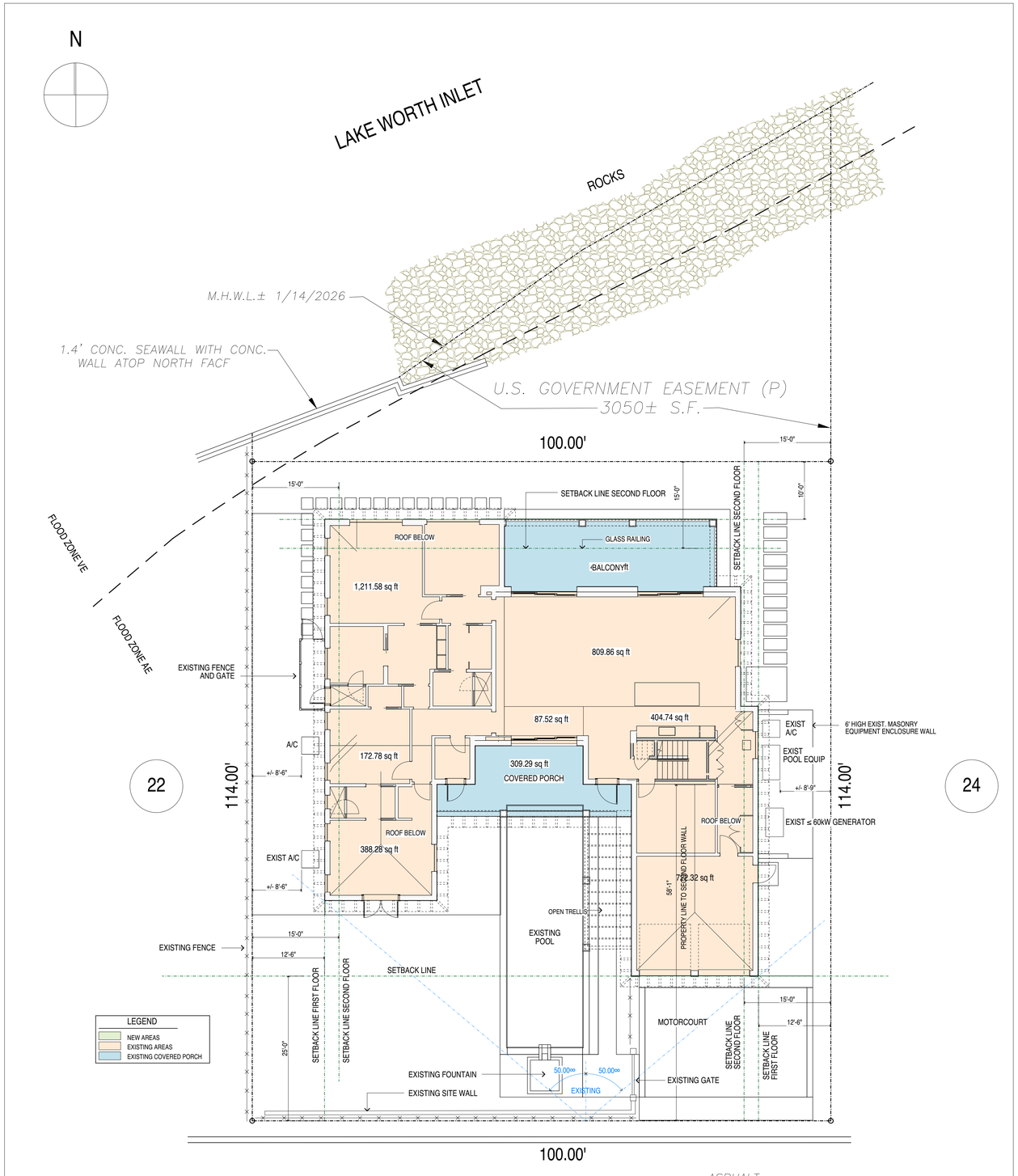
S3

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

	ZONING LEGEND with GOVERNMENT EASEMENT			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	4,335 sf / 30%	4,545 sf / 31.34%	N / C
19	Cubic Content Ratio (CCR) (R-B ONLY)	57,420 cu ft	40,104 cu ft	57,281 cu ft

CCR SCHEDULE

FLOOR		AREA	HEIGHT	TOTAL
SECOND FLOOR				
	EX 1	212.21	9'-10"	2,086.02
	EX 2	68.75	9'-10"	675.81
	EX 3	100.00	9'-10"	983.33
	EX 4	56.15	9'-0"	505.35
	EX 5	27.50	9'-0"	247.50
	EX 6	388.28	9'-0"	3,494.52
	EX 7	722.32	9'-0"	6,500.88
	EX 8	114.04	9'-0"	1,026.36
	EX 9	113.67	9'-10"	1,117.38
	NEW 1	102.08	18'-4"	1,871.13
	NEW 2	1,586.84	18'-4"	29,086.78
	NEW 3	150.00	18'-4"	2,749.5
	NEW 4	155.22	18'-4"	2,845.18
				53,189.74
	UNENCLOSED PORCHES			
		AREA	HEIGHT	TOTAL
	PORCH.1	309.29	9'-4"	2,885.67
	PORCH.2	438.78	9'-3 1/2"	4,076.26
		748.07 ft²		
				6,961.93 - 2,871 = 4,090.93
	TOTAL	**53,189.74 + 4,090.93**		**57,280.67**



1 LOT COVERAGE 1" = 10'

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE: 1"=10'-0"

TITLE:

VARIANCE DIAGRAMS

REVISIONS: DATE:

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CLIENT:

173 E INLET RESIDENCE

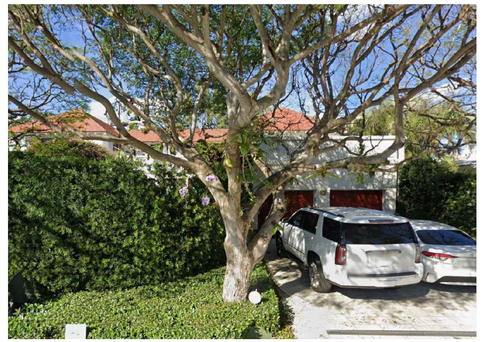
VAR



179 E Inlet
West Adjacent Neighbor



173 E Inlet
Subject Property



167 E Inlet
East Adjacent Neighbor

EXISTING SITE

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE:

TITLE:

EXISTING PHOTOS

REVISIONS: DATE:

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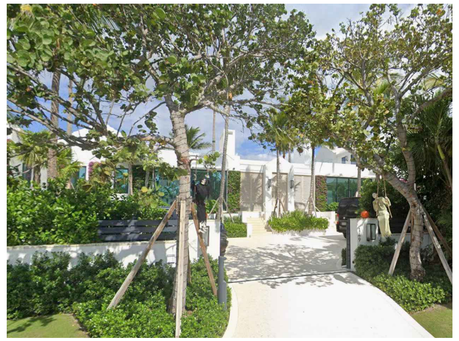
CLIENT:

173 E INLET RESIDENCE

PH.1



East Inlet Aerial


149 E Inlet


143 E Inlet



179 E Inlet


167 E Inlet


161 E Inlet


156 E Inlet



162 E Inlet


168 E Inlet


174 E Inlet


180 E Inlet

EXISTING NEIGHBORHOOD

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE:

TITLE:

EXISTING PHOTOS

REVISIONS: DATE:

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PH.2



FRONT PERSPECTIVE



REAR PERSPECTIVE

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

SCALE:

TITLE:

PROPOSED RENDERINGS

REVISIONS: DATE:

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CLIENT:

173 E INLET RESIDENCE

PH.3

NOT FOR CONSTRUCTION



PROPOSED



EXISTING

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

SCALE:

TITLE:

SOUTH ELEVATION

REVISIONS: DATE:

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CLIENT:

173 E INLET RESIDENCE

PR.1

NEW TILE ROOFING TO MATCH EXISTING
COLOR AND TEXTURE

NEW STUCCO TO MATCH EXISTING
COLOR AND TEXTURE





PROPOSED



EXISTING

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

SCALE:

TITLE:

NORTH ELEVATION

REVISIONS: DATE:

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CLIENT:

173 E INLET RESIDENCE

PR.2

NEW TILE ROOFING TO MATCH EXISTING
COLOR AND TEXTURE

NEW STUCCO TO MATCH EXISTING
COLOR AND TEXTURE





PROPOSED



EXISTING

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

SCALE:

TITLE:

WEST ELEVATION

REVISIONS: DATE:

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PR.3

NOT FOR CONSTRUCTION



PROPOSED



EXISTING

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

SCALE:

TITLE:

EAST ELEVATION

REVISIONS: DATE:

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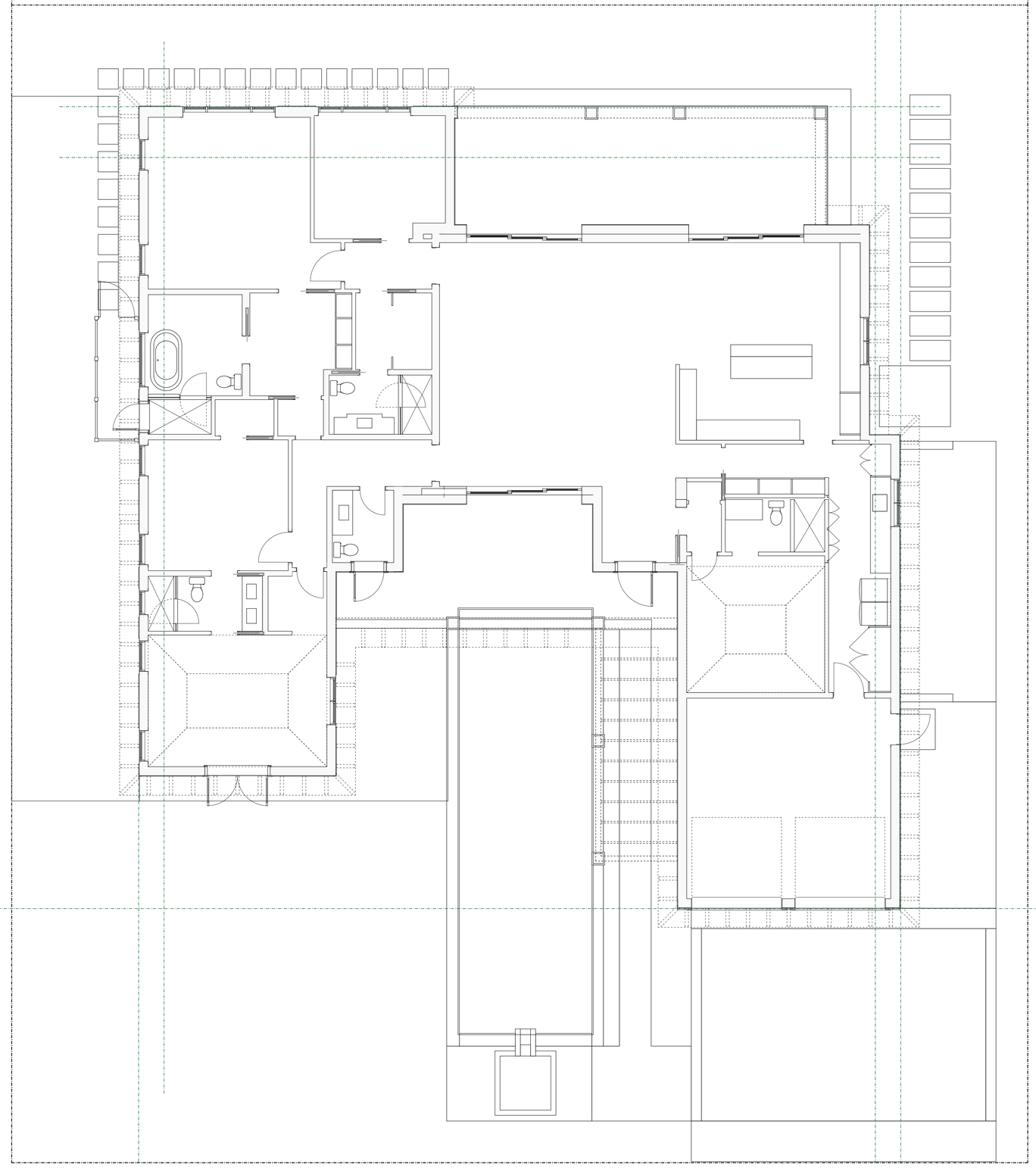
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CLIENT:

173 E INLET RESIDENCE

PR.4



LEGEND

- NEW WALLS
- EXSIITING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

1 FIRST FLOOR EXISTING

A 101 3 / 16" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

FIRST FLOOR EXISTING

REVISIONS: DATE:

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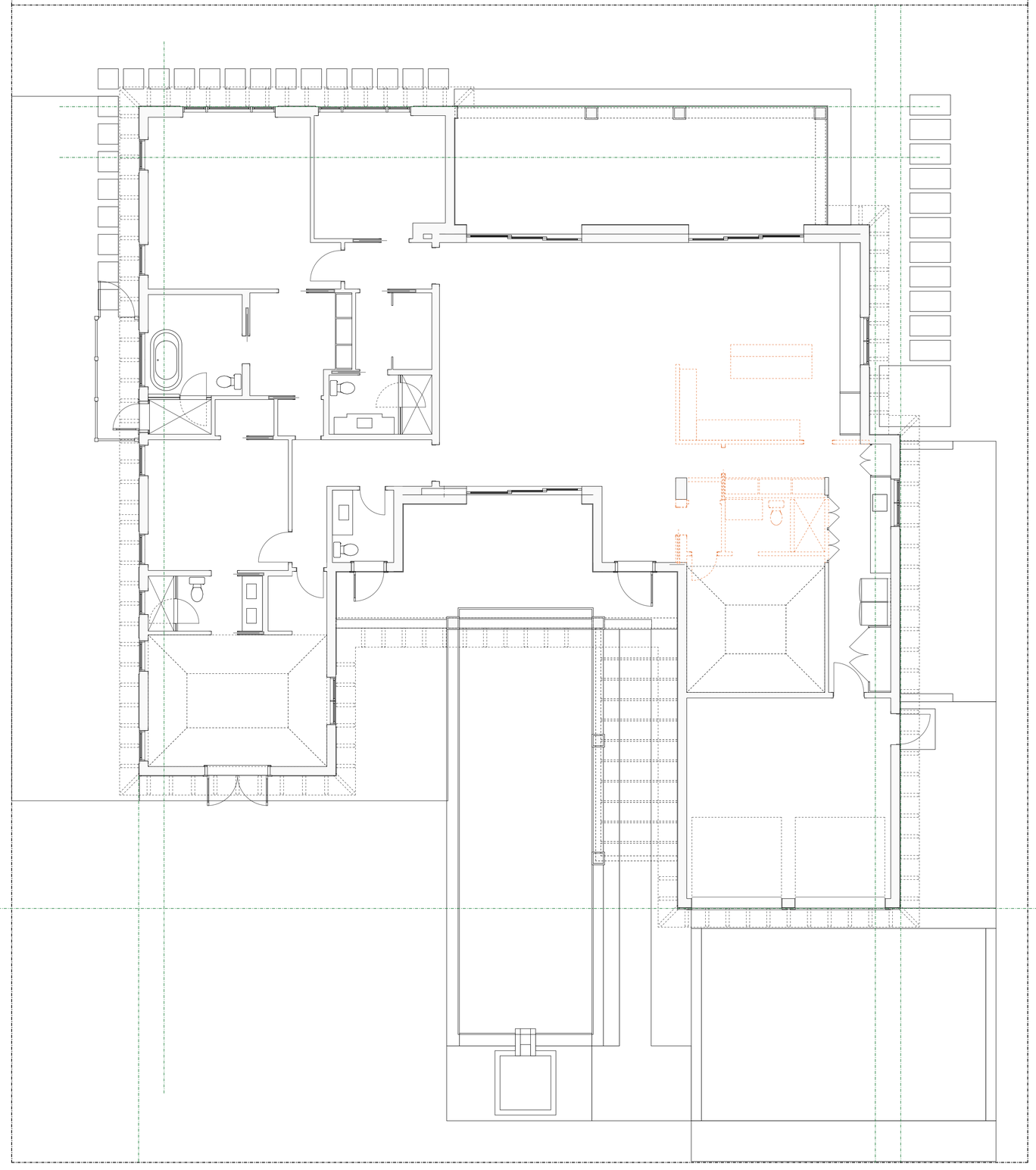
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CLIENT:

173 E INLET RESIDENCE

A 101



LEGEND

- NEW WALLS
- EXSIITING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

1 FIRST FLOOR DEMO

A 102 3/16" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

FIRST FLOOR PLAN DEMO

REVISIONS: DATE:

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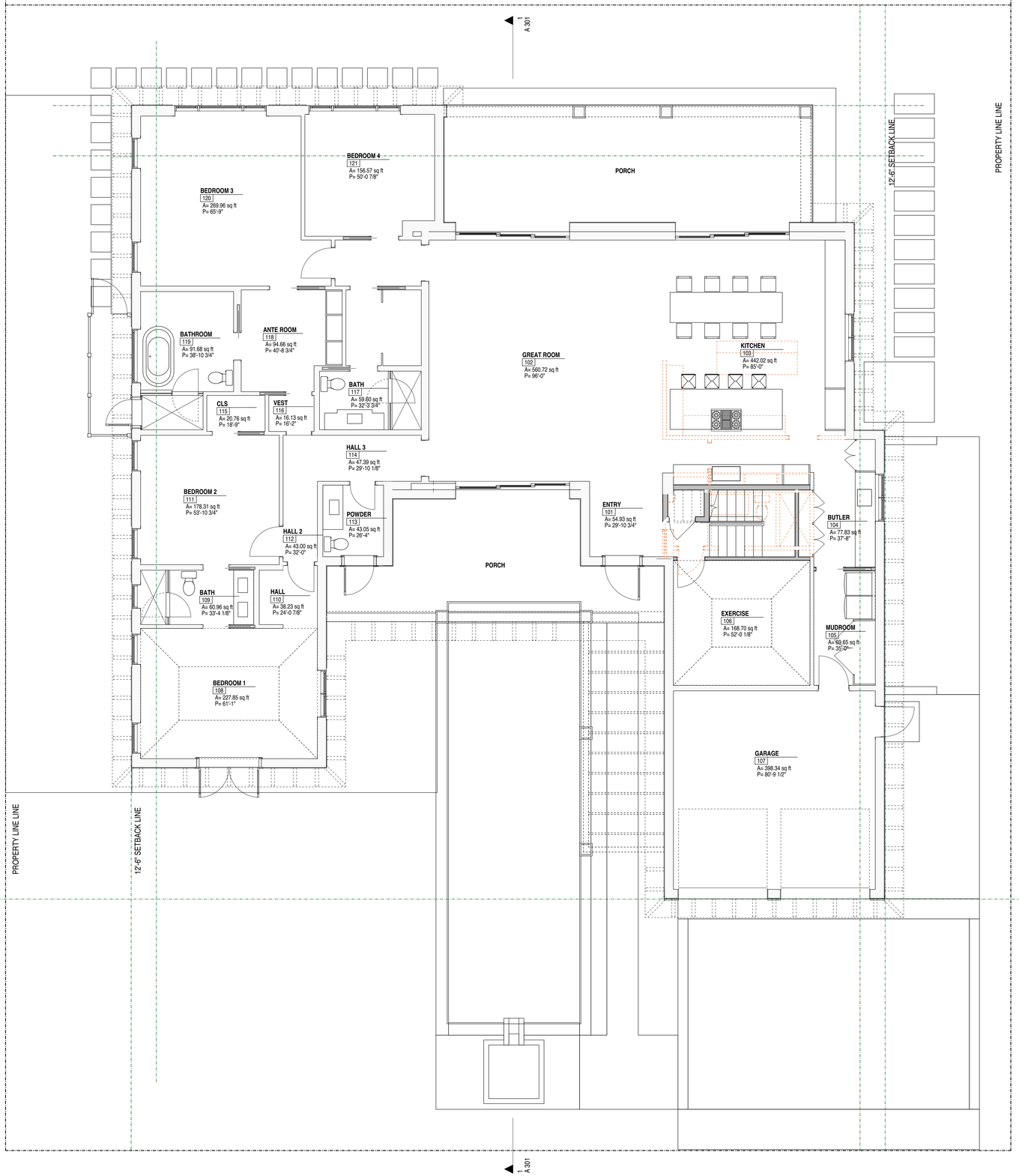
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CLIENT:

173 E INLET RESIDENCE

A 102



LEGEND

- NEW WALLS
- EXSITING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

1 FIRST FLOOR

A 103 3/16" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

FIRST FLOOR PLAN

REVISIONS: DATE:

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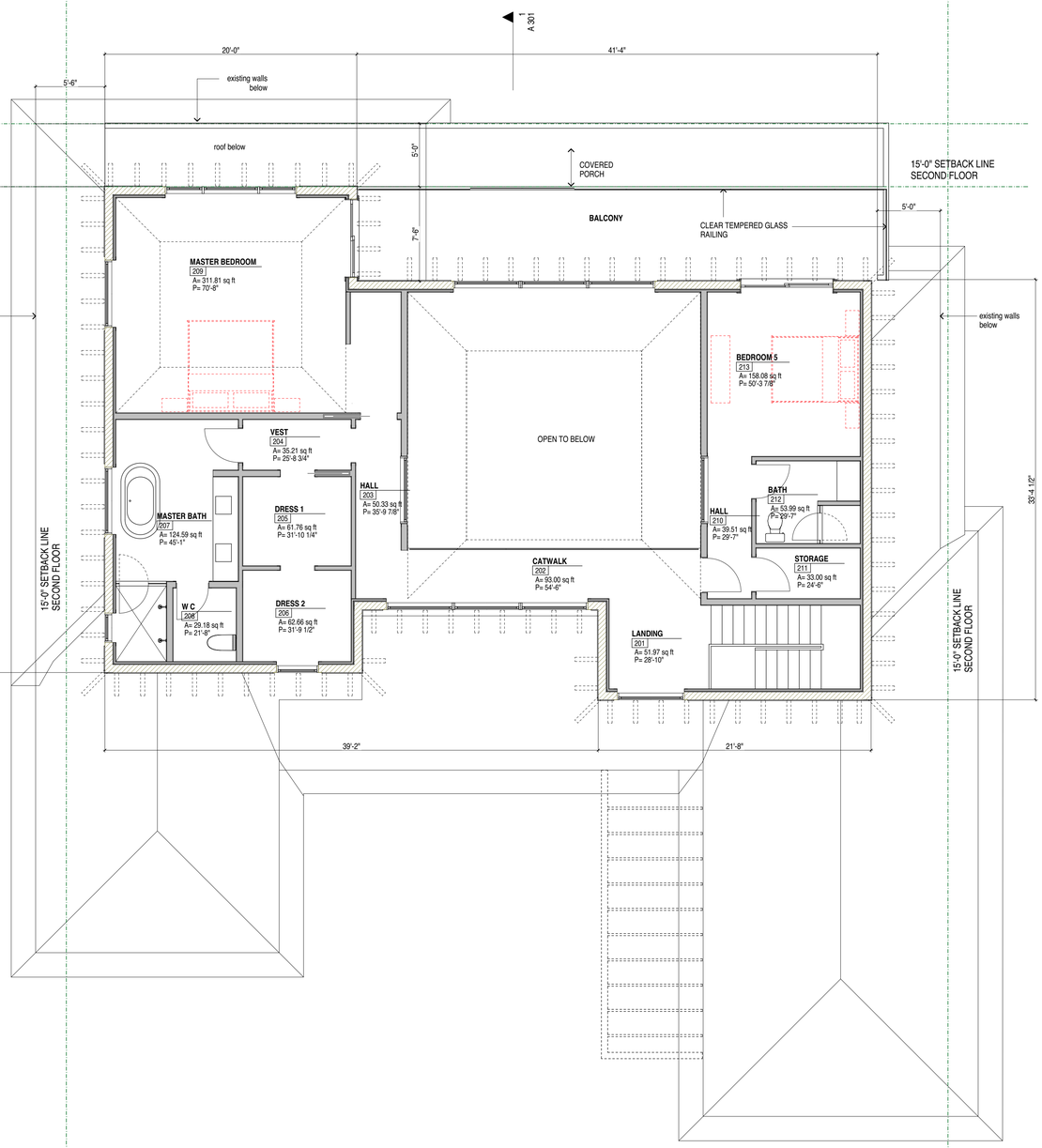
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CLIENT:

173 E INLET RESIDENCE

A 103



1 SECOND FLOOR

A 104 3/16" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

SECOND FLOOR PLAN

REVISIONS: DATE:

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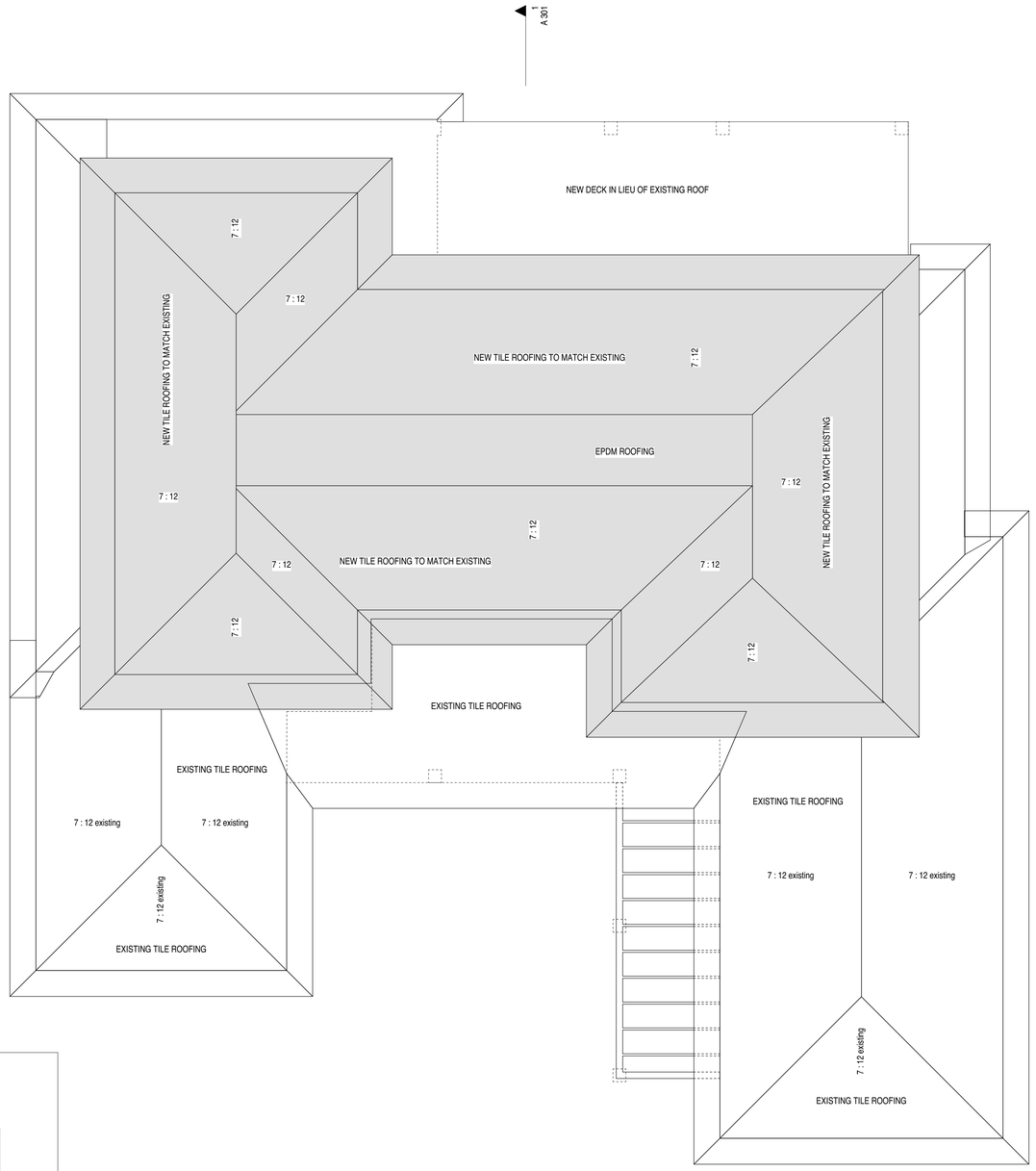
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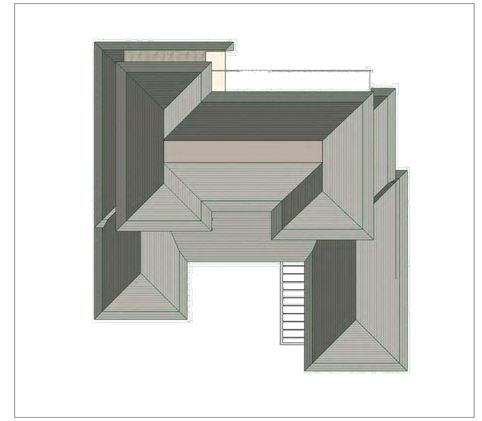
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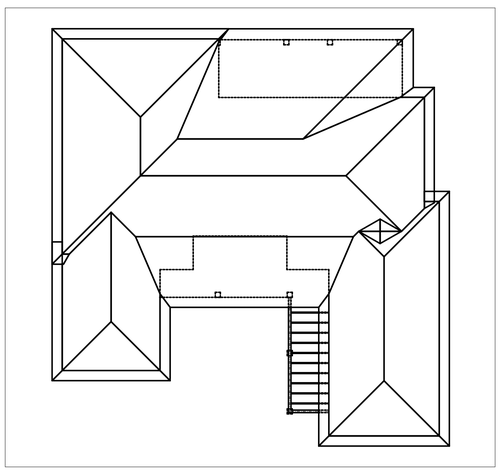
173 E INLET RESIDENCE

A 104





AERIAL VIEW



EXISTING ROOF

1
A 301

TOTAL EXISTING ROOF = 3,982.62 s.f. 100%

NEW ROOF = 1,860.02 s.f. 46.7%

EXISTING ROOF TO REMAIN = 2,122.60 s.f. 53.3%

2 ROOF PLAN

A 105 3/16" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

ROOF PLAN

REVISIONS: DATE:

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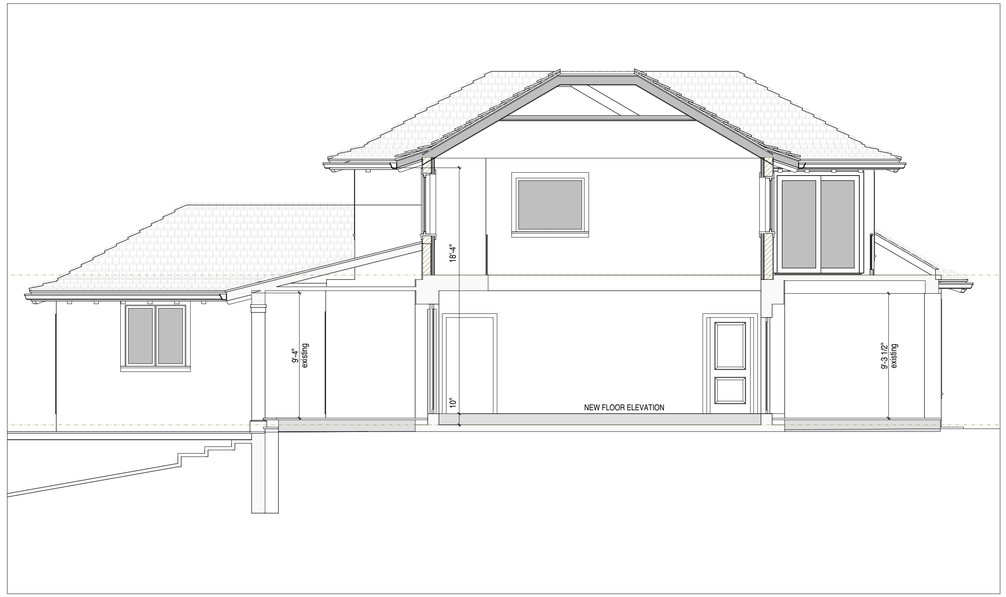
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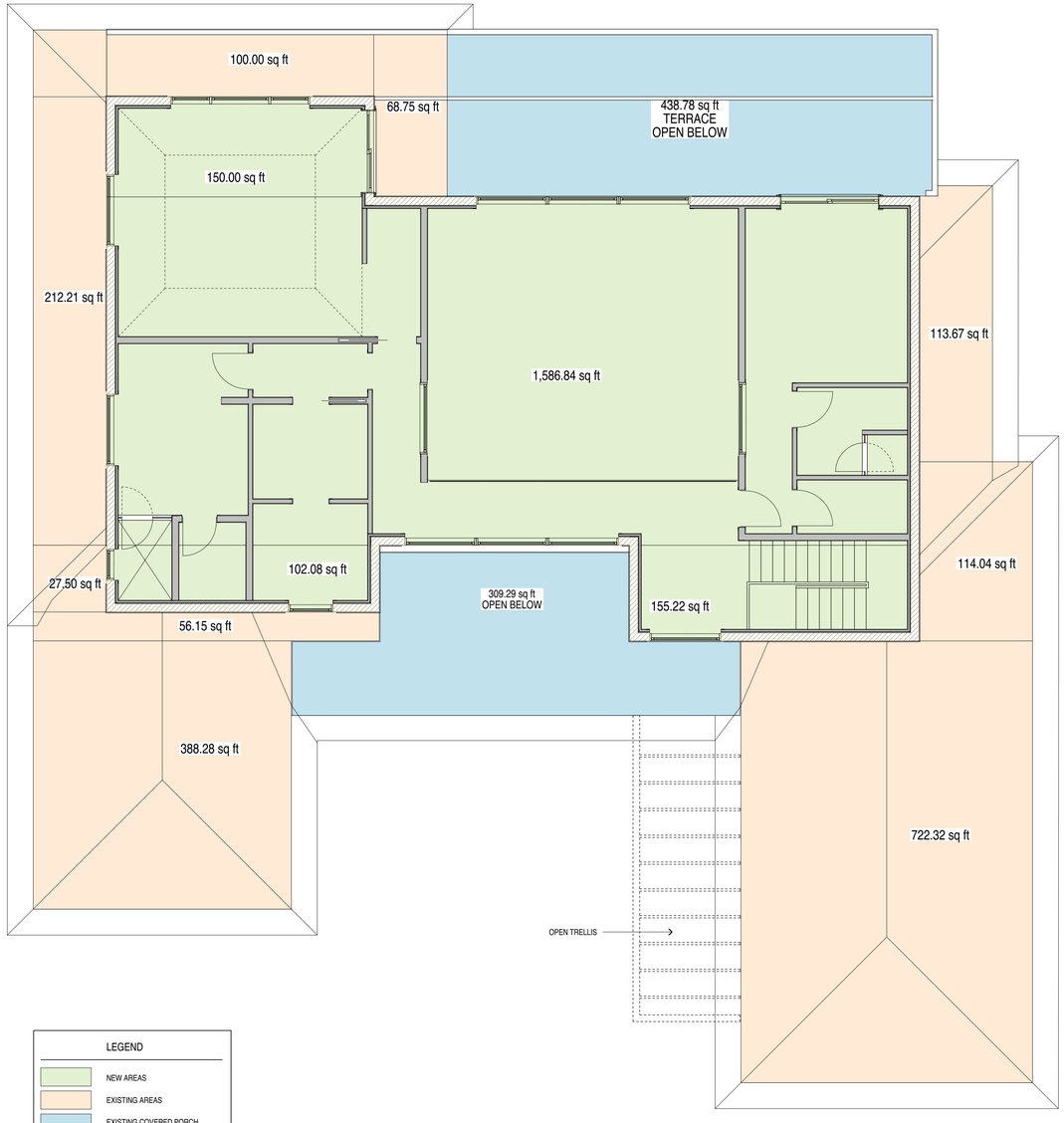
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A 105



2 SECTION AT ENTRY CCR 3/16" = 1'-0"



LEGEND

- NEW AREAS
- EXISTING AREAS
- EXISTING COVERED PORCH

1 SECOND FLOOR CCR

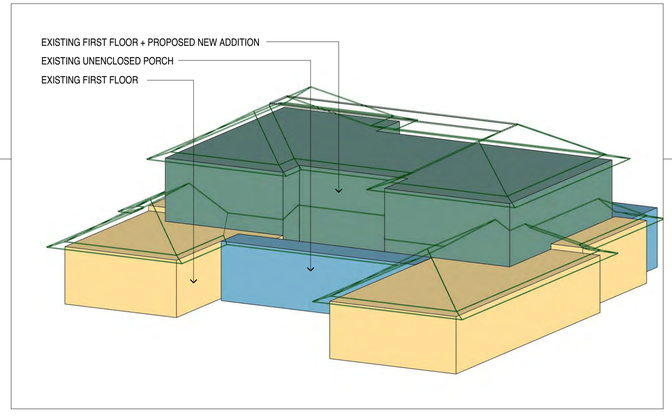
A 106 3/16" = 1'-0"

CCR SCHEDULE

FLOOR		AREA	HEIGHT	TOTAL
SECOND FLOOR				
	EX 1	212.21	9'-10"	2,086.02
	EX 2	68.75	9'-10"	675.81
	EX 3	100.00	9'-10"	983.33
	EX 4	56.15	9'-0"	505.35
	EX 5	27.50	9'-0"	247.50
	EX 6	388.28	9'-0"	3,494.52
	EX 7	722.32	9'-0"	6,500.88
	EX 8	114.04	9'-0"	1,026.36
	EX 9	113.67	9'-10"	1,117.38
	NEW 1	102.08	18'-4"	1,871.13
	NEW 2	1,586.84	18'-4"	29,086.78
	NEW 3	150.00	18'-4"	2,749.5
	NEW 4	155.22	18'-4"	2,845.18
				53,189.74
	UNENCLOSED PORCHES			
		AREA	HEIGHT	TOTAL
	PORCH.1	309.29	9'-4"	2,885.67
	PORCH.2	438.78	9'-3 1/2"	4,076.26
		748.07 ft²		**6,961.93 - 2,871 = 4,090.93**
	TOTAL	**53,189.74 + 4,090.93**		**57,280.67**

TOTAL CCR PERMITTED = 57,420
x 5% BONUS FOR UNENCLOSED PORCHES AND LOGGIAS = 2,871

TOTAL CCR PERMITTED = 57,420



NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE: 3/16"=1'-0"

TITLE:

CCR PLAN

REVISIONS: DATE:

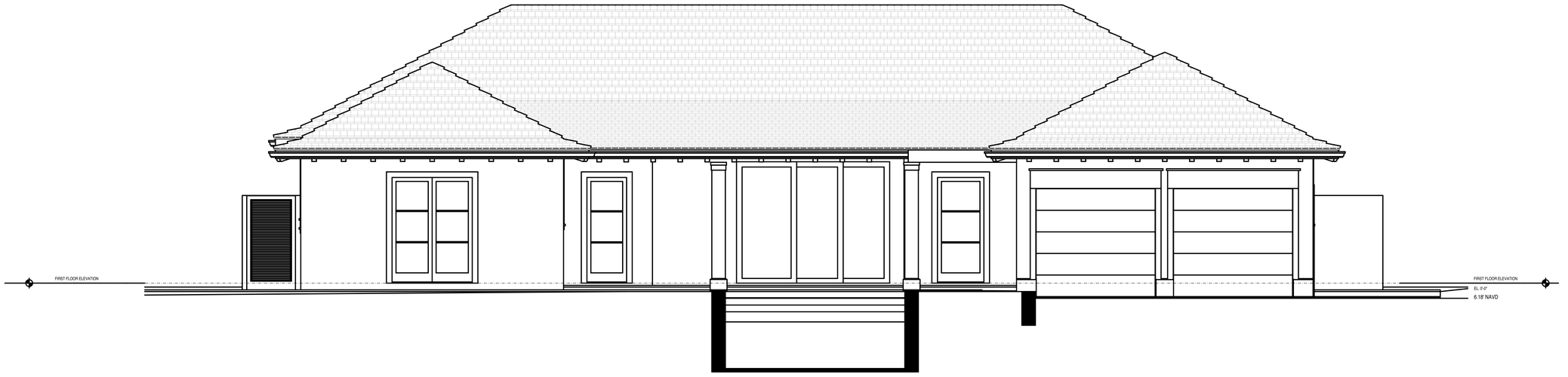
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CLIENT:

173 E INLET RESIDENCE

A 106



2 EXISTING ELEVATIONS

A 201 1/4" = 1'-0"

EXISTING



1 FRONT ELEVATION

A 201 1/4" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

SOUTH ELEVATION

REVISIONS: DATE:

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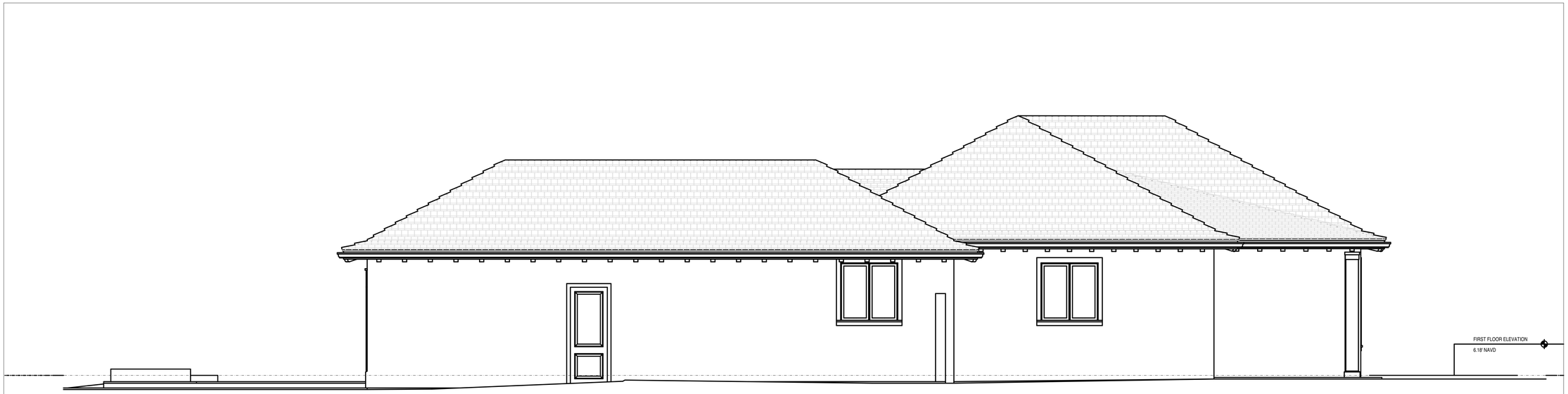
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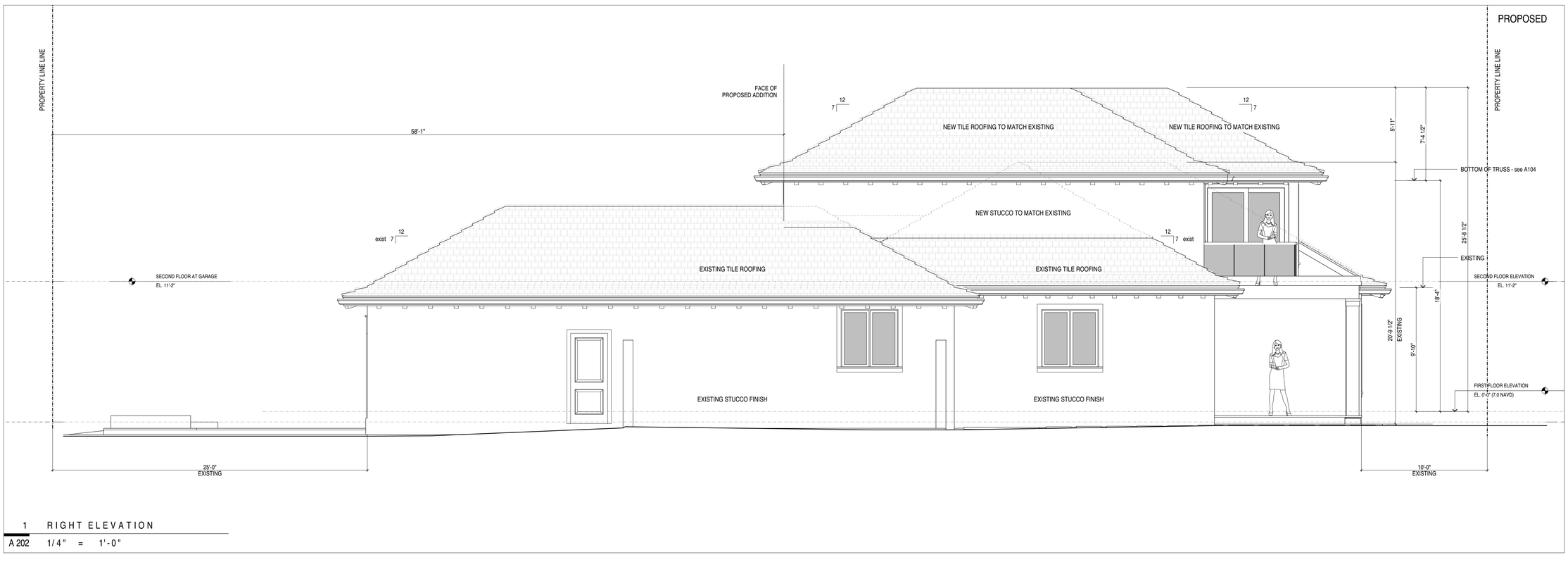
A 201



2 EXISTING ELEVATIONS

A 202 1/4" = 1'-0"

EXISTING



1 RIGHT ELEVATION

A 202 1/4" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

EAST ELEVATION

REVISIONS: DATE:

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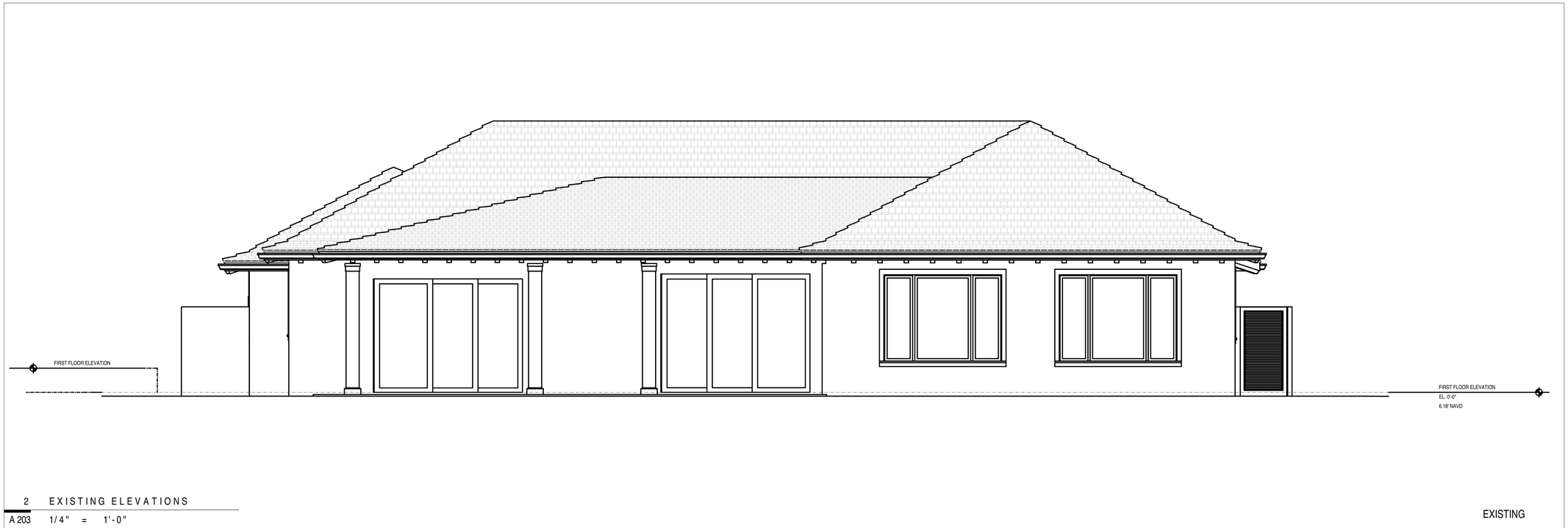
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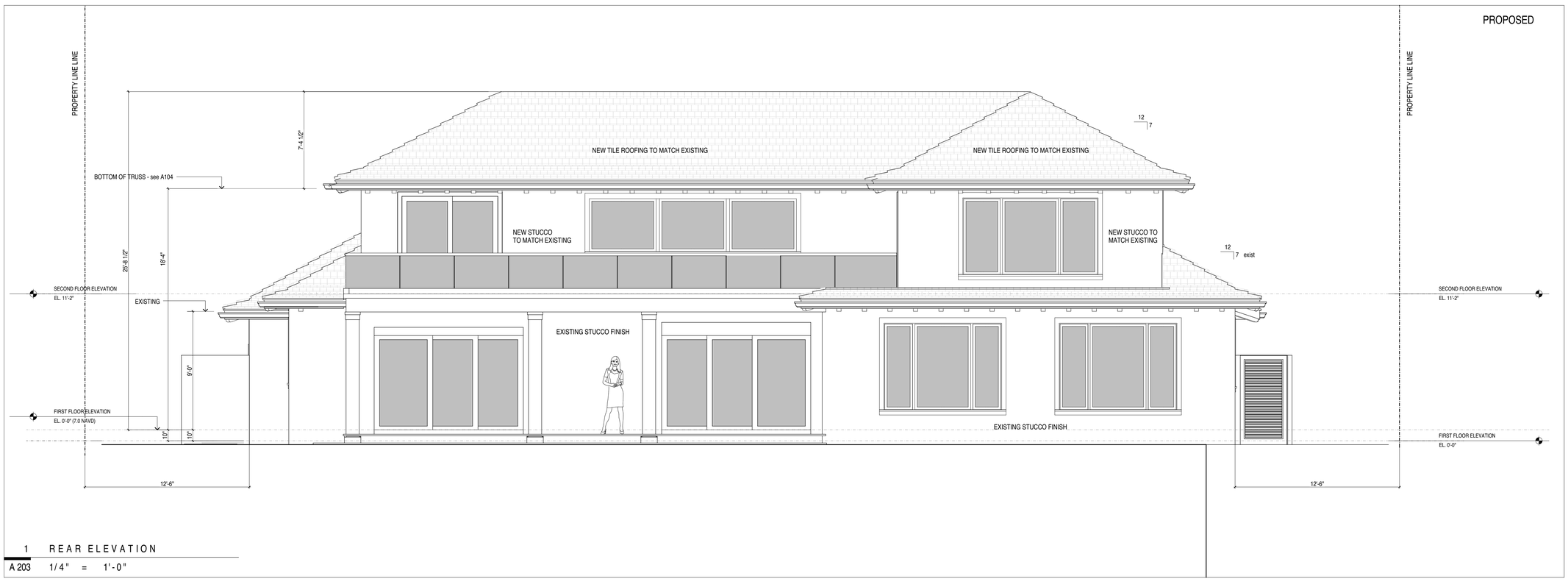
A 202



2 EXISTING ELEVATIONS

A 203 1/4" = 1'-0"

EXISTING



1 REAR ELEVATION

A 203 1/4" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

NORTH ELEVATION

REVISIONS: DATE:

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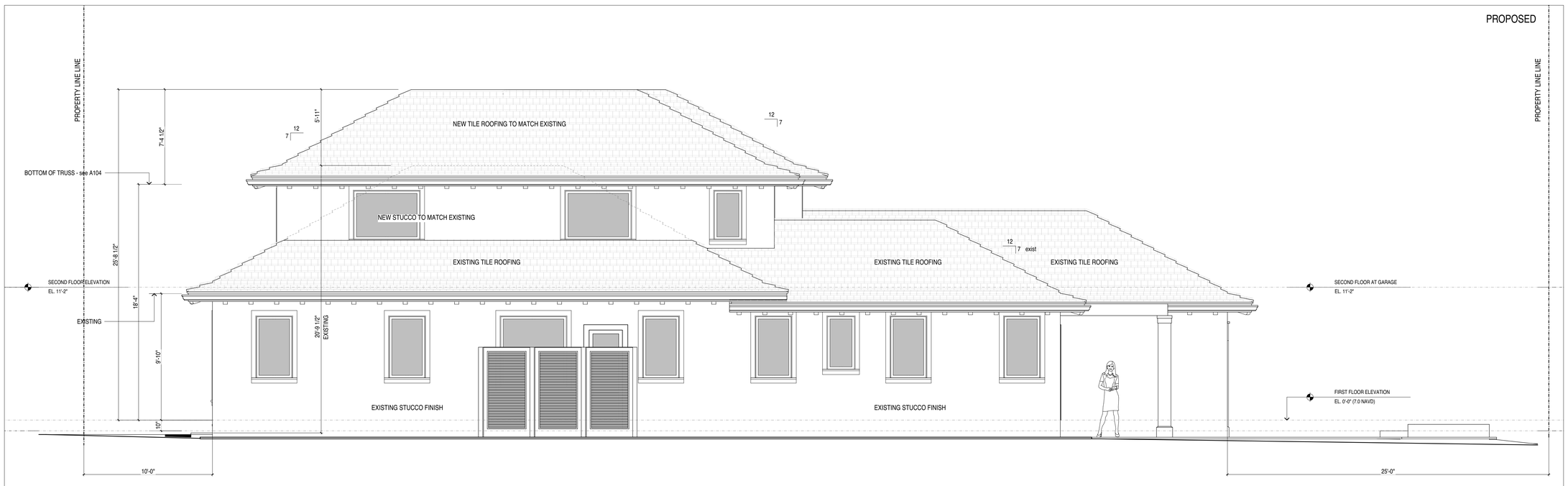
A 203



2 EXISTING ELEVATIONS

A 204 1/4" = 1'-0"

EXISTING



1 LEFT ELEVATION

A 204 1/4" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

WEST ELEVATION

REVISIONS: DATE:

STUDIO DUMITRU

25 sylvan rd south / suite i
westport CT 06880

voice: 203 226 5156
fax: 203 226 6819

www.studiodumitru.com

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CLIENT:

173 E INLET RESIDENCE

A 204



1 SECTION AT ENTRY

A 301 1/4" = 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26

PROJECT: 2601

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

TITLE:

SECTION AT FOYER

REVISIONS: DATE:

STUDIO DUMITRU

25 sylvan rd south / suite i
westport CT 06880

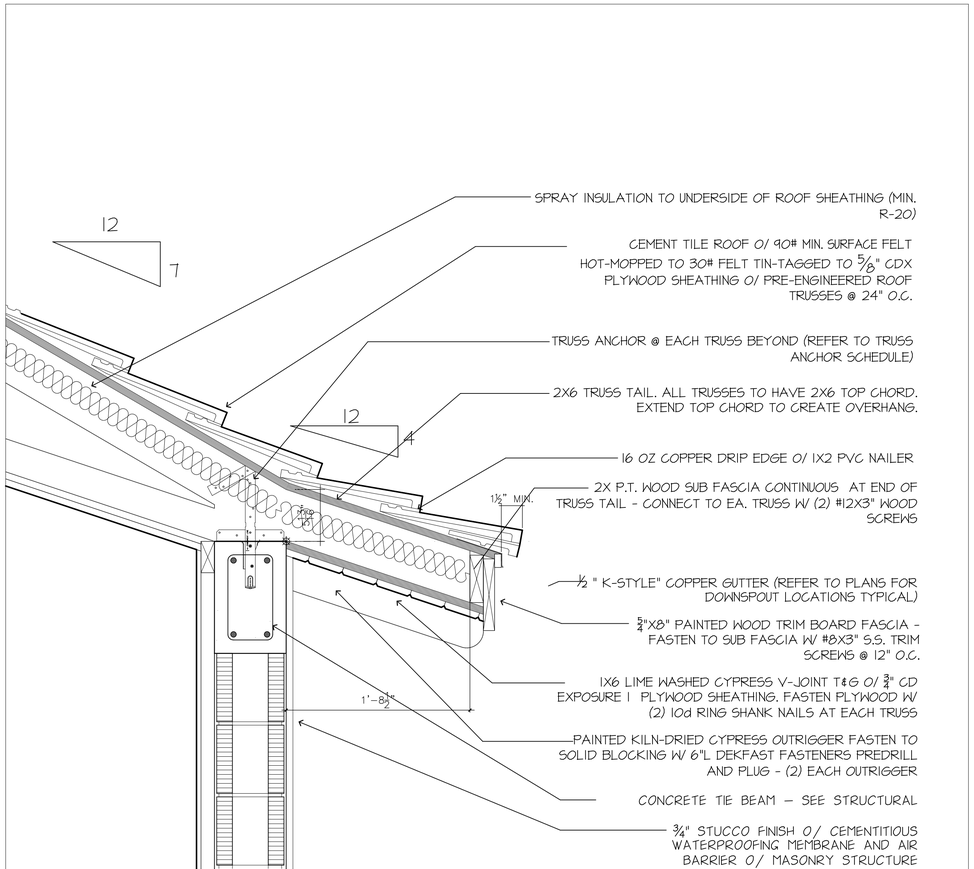
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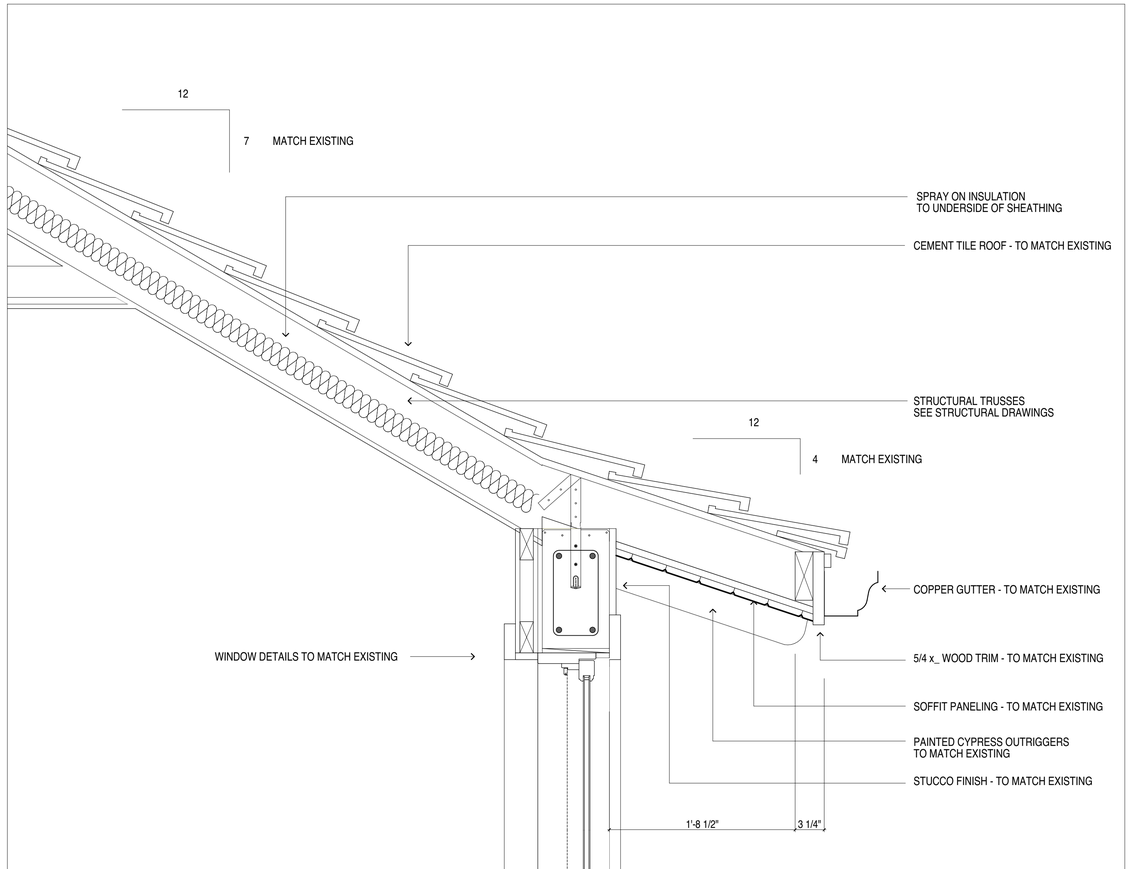
CLIENT:

173 E INLET RESIDENCE

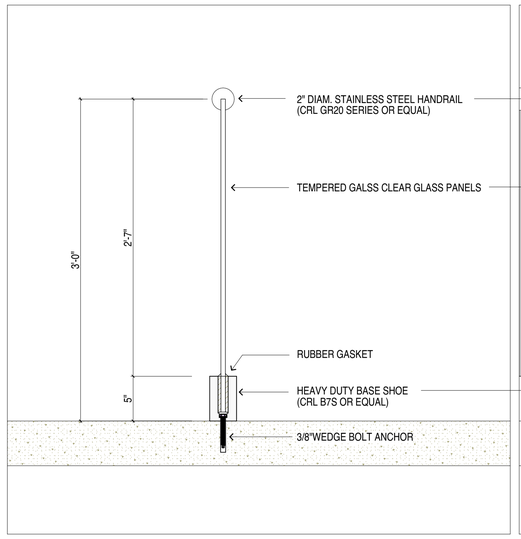
A 301



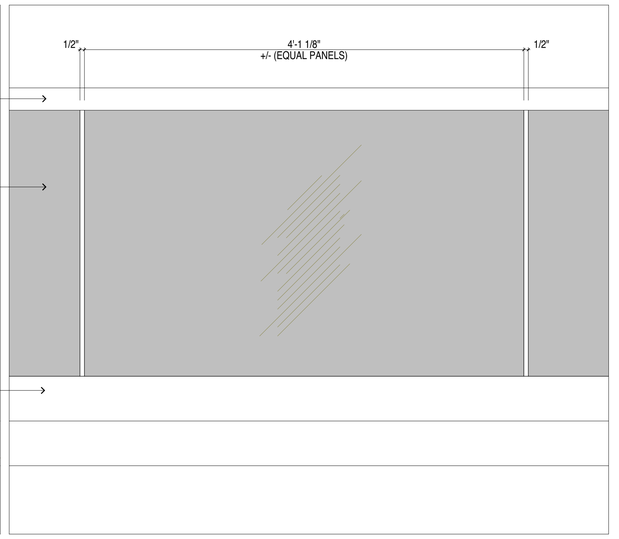
1 EXISTING EAVE SECTION 1 1/2"= 1'-0"



2 PROPOSED EAVE SECTION -TO MATCH EXISTING 1 1/2"= 1'-0"



3 RAIL DETAIL 1 1/2"= 1'-0"



4 RAILING ELEVATION AT BALCONY 1 1/2"= 1'-0"

NOT FOR CONSTRUCTION

STATE OF FLORIDA
GEORGE DUMITRU
AR98711
REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE: 1 1/2"=1'-0"

TITLE:

TYPICAL SECTION DETAILS

REVISIONS: DATE:

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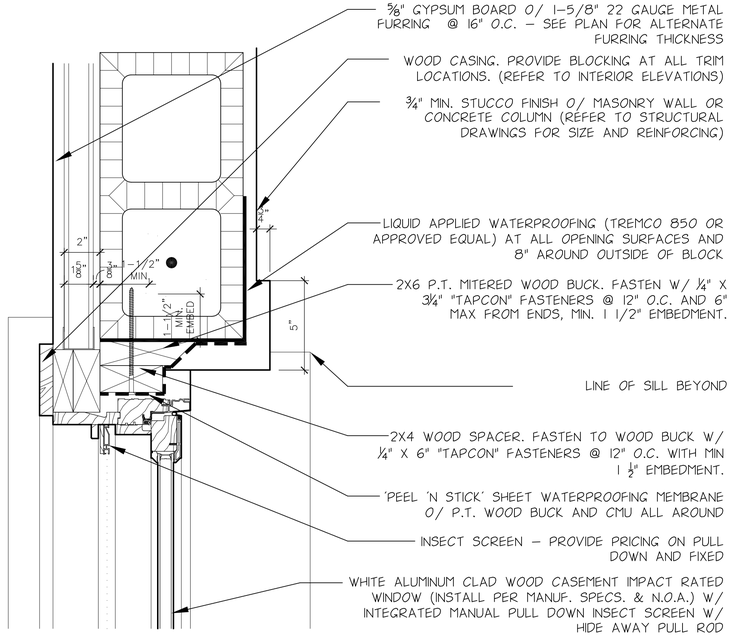
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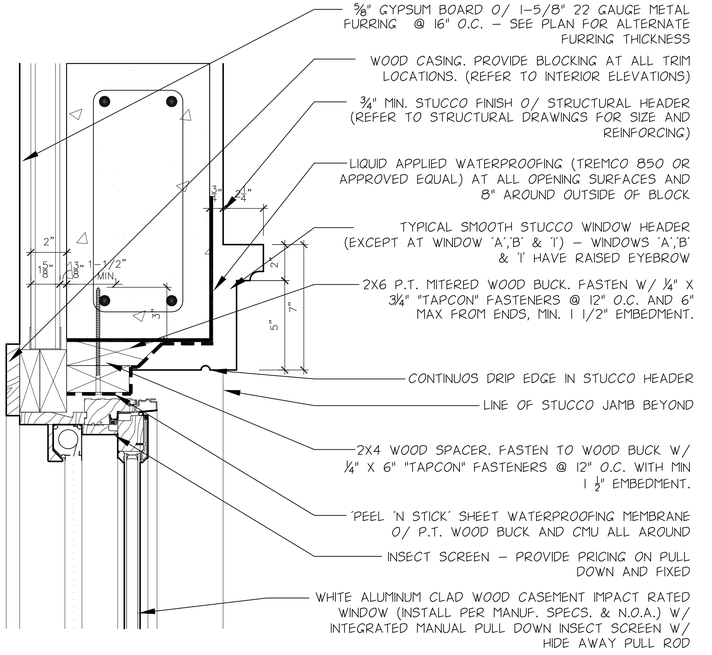
A 401

WINDOW DETAILS - EXISTING AND PROPOSED



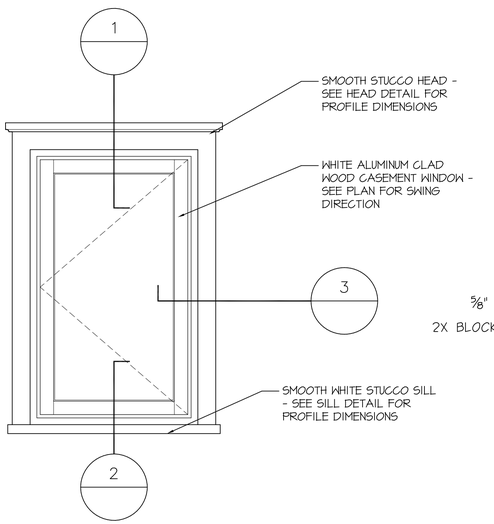
3 CASEMENT WINDOW JAMB DETAIL

ALUMINUM CLAD WOOD — SCALE: 3" = 1'-0"



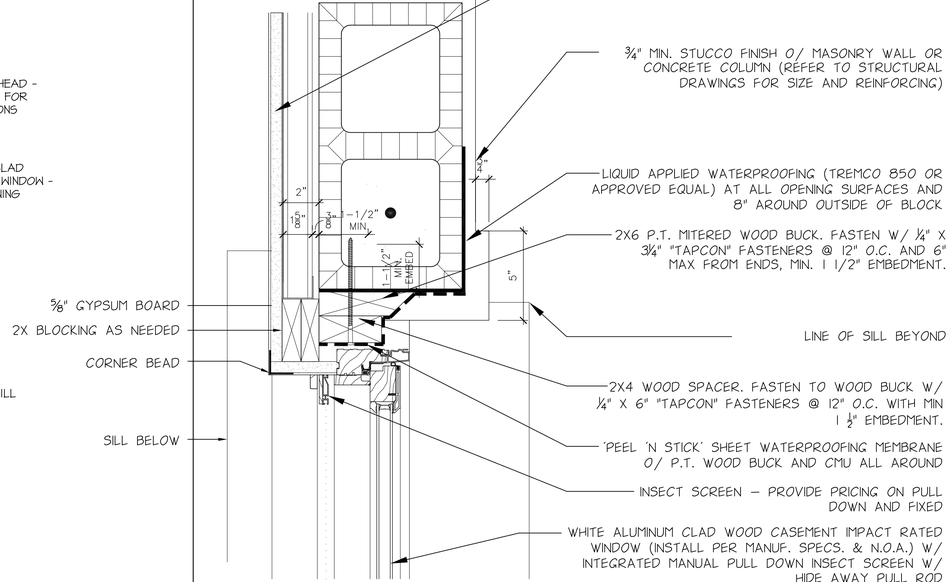
1 CASEMENT WINDOW HEAD DETAIL

ALUMINUM CLAD WOOD — SCALE: 3" = 1'-0"



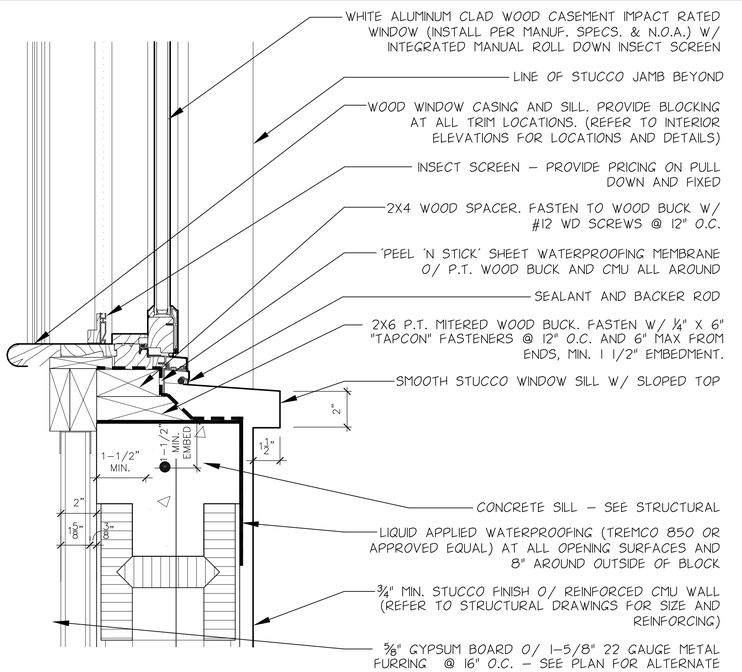
CASEMENT WINDOW ELEVATION

TYPICAL — SCALE: 3/4" = 1'-0"



4 CASEMENT WINDOW JAMB DETAIL

KITCHEN — SCALE: 3" = 1'-0"



2 CASEMENT WINDOW SILL DETAIL

ALUMINUM CLAD WOOD — SCALE: 3" = 1'-0"

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NOT FOR CONSTRUCTION

STATE OF FLORIDA — GEORGE DUMITRU — AR98711 — REGISTERED ARCHITECT

DATE: 06.10.26
PROJECT: 2601
SCALE: 1 1/2"=1'-0"

TITLE:
TYPICAL WINDOW DETAILS

REVISIONS: DATE:

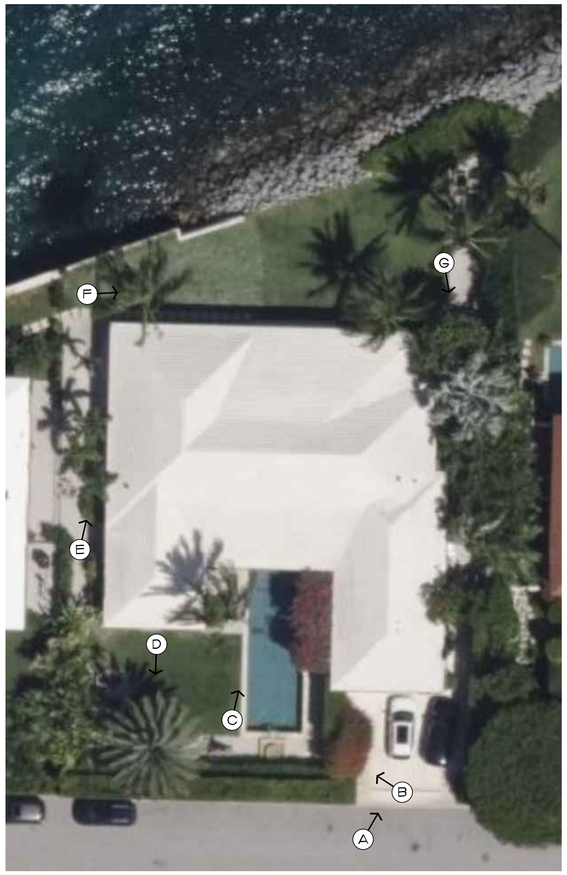
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A 402



Aerial View



A



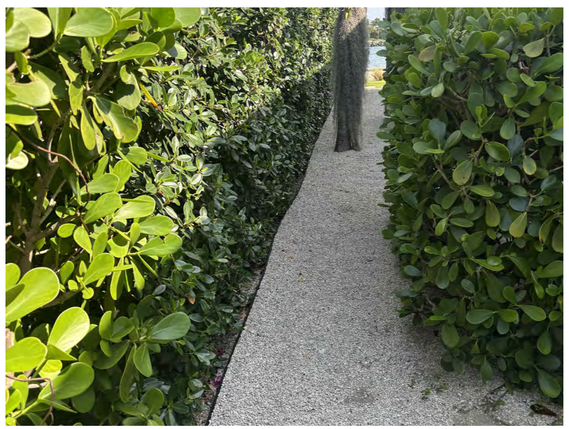
B



C



D



E



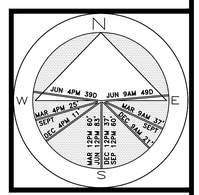
F



G

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FL



JOB NUMBER: # 25107.00 LA
DRAWN BY: Jean Twomey

DATE: 05.28.2026

SHEET L1.0

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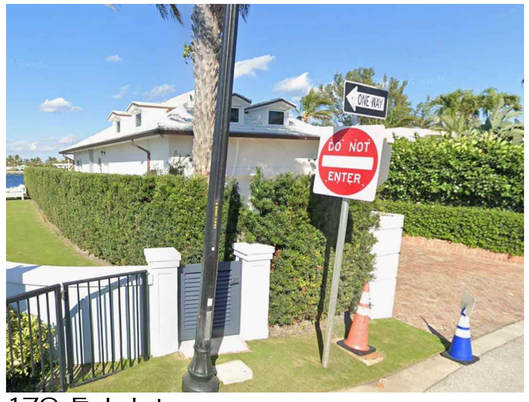
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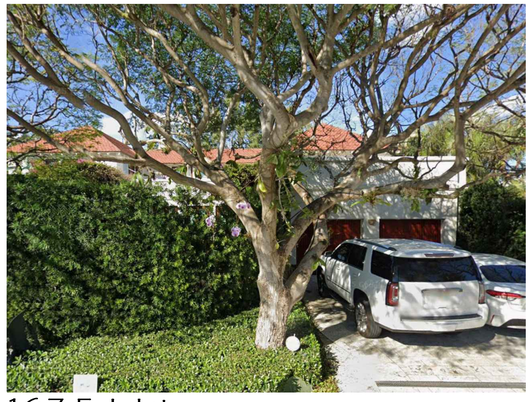
ARC-26-0033

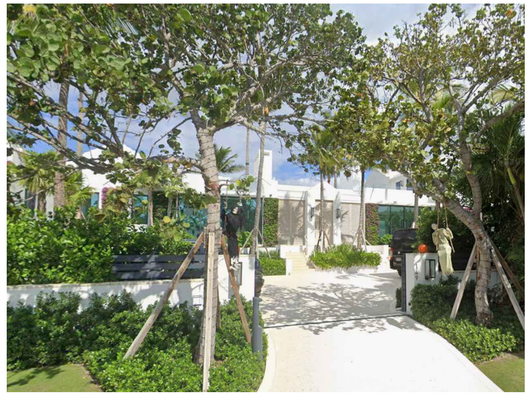
Existing Conditions - Images





179 E Inlet


167 E Inlet


149 E Inlet


180 E Inlet

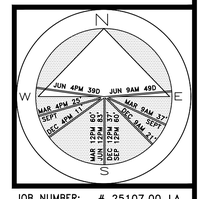


162 E Inlet


143 E Inlet

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DATE: 05.28.2026

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ARC-26-0033

Neighborhood Context

Existing 2-Story Homes on E Inlet Drive

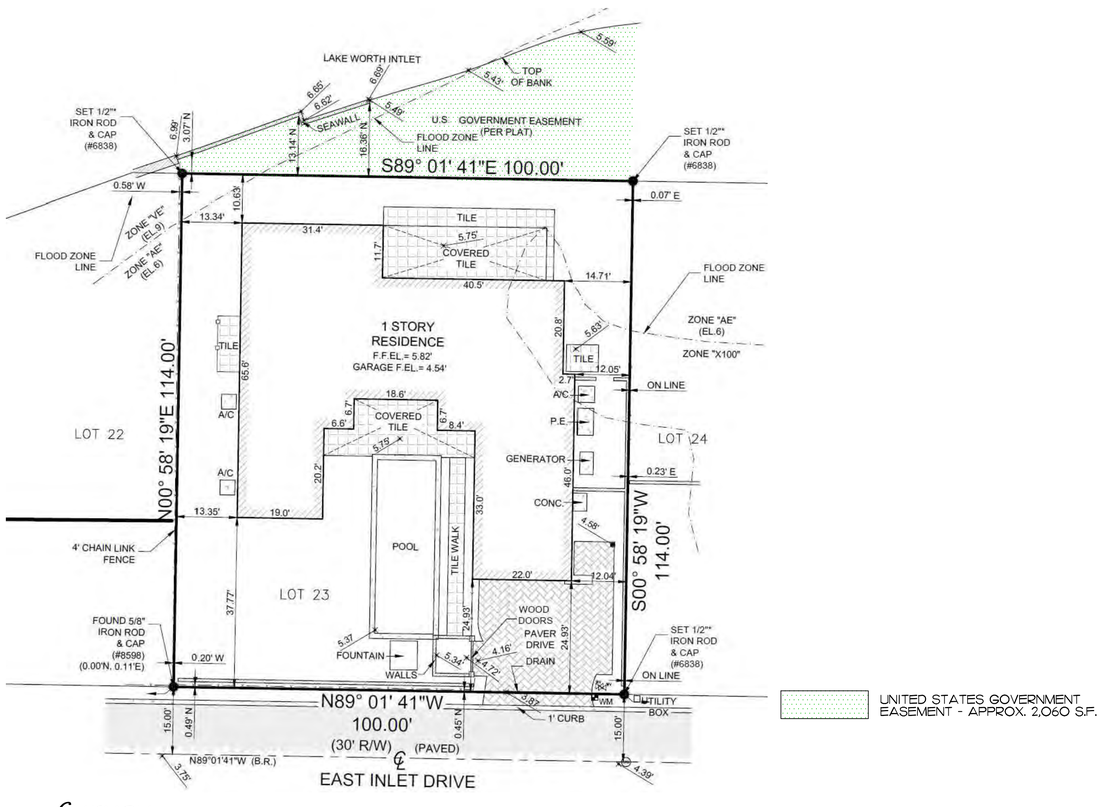


Aerial View / Palm Beach County Property Appraisers Boundary Map



Existing Backyard Conditions

PROPERTY LINE



Survey

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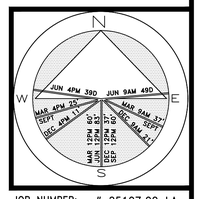
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Neighborhood Context
United States Government Easement

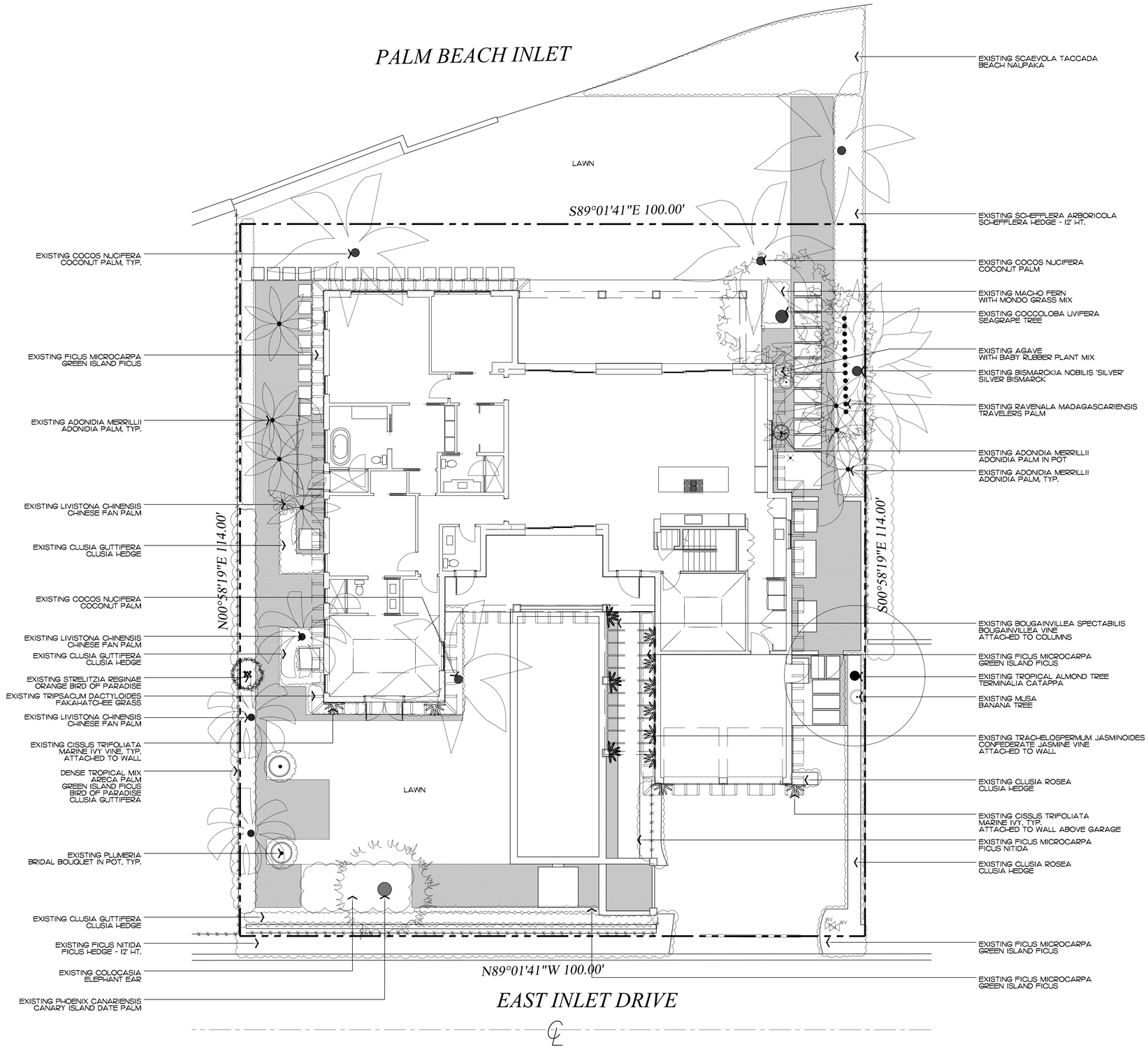
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SHEET L1.2

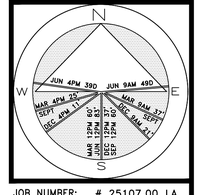


NOTES:
ALL EXISTING VEGETATION TO REMAIN.

ANY EXISTING VEGETATION DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR.

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JOB NUMBER: # 25107.00 LA
DRAWN BY: Kerlinaelle Dorinvil
Jean Twomey
DATE: 05.28.2026

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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ARC-26-0033

Existing Vegetation

SCALE IN FEET 0' 8' 16' 24'

Reference Images


Ⓐ

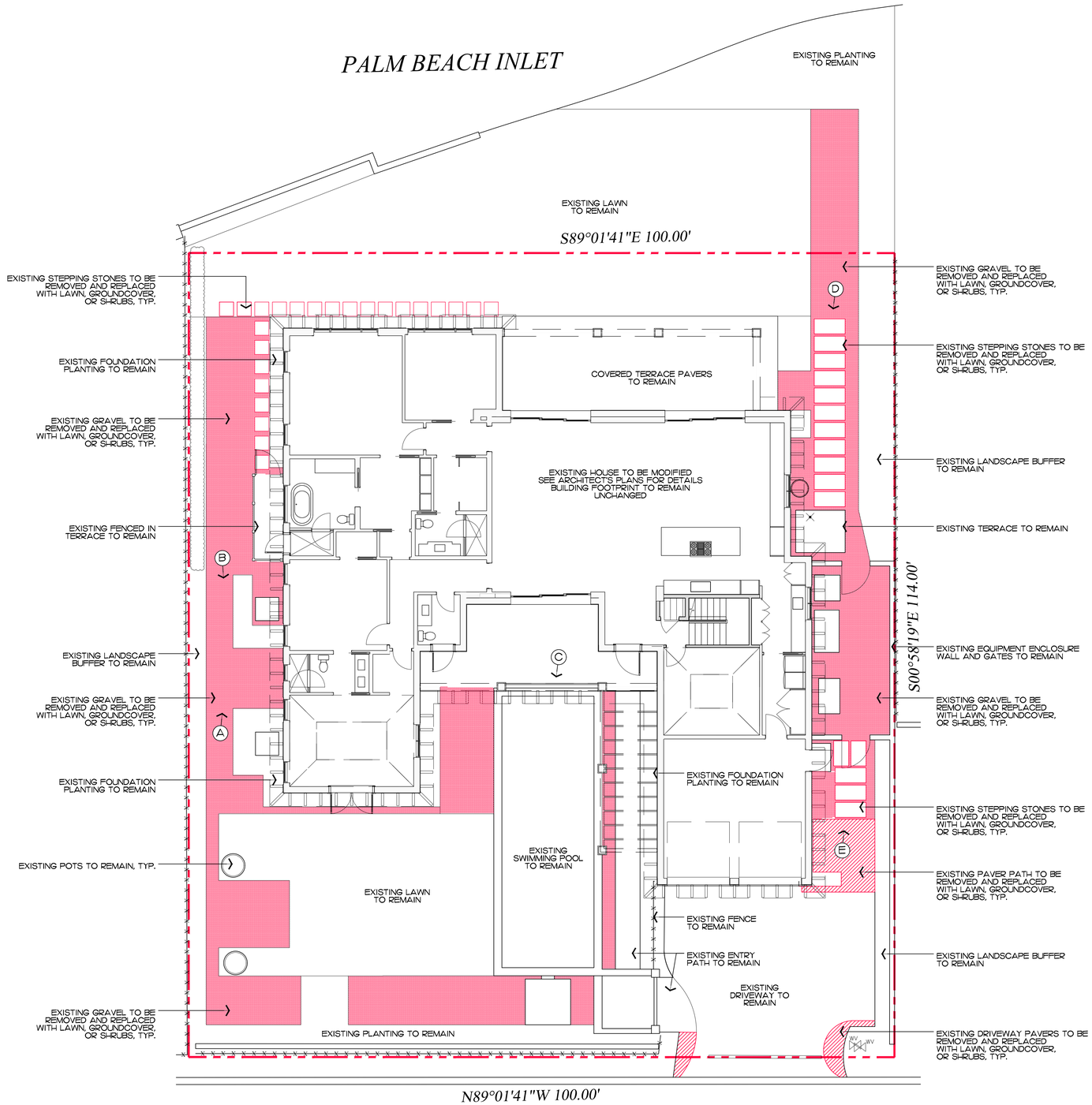

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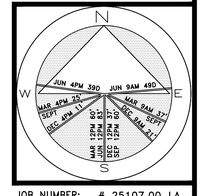


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SHEET L2.1

64 sf.
AREA IN SQ.FT.

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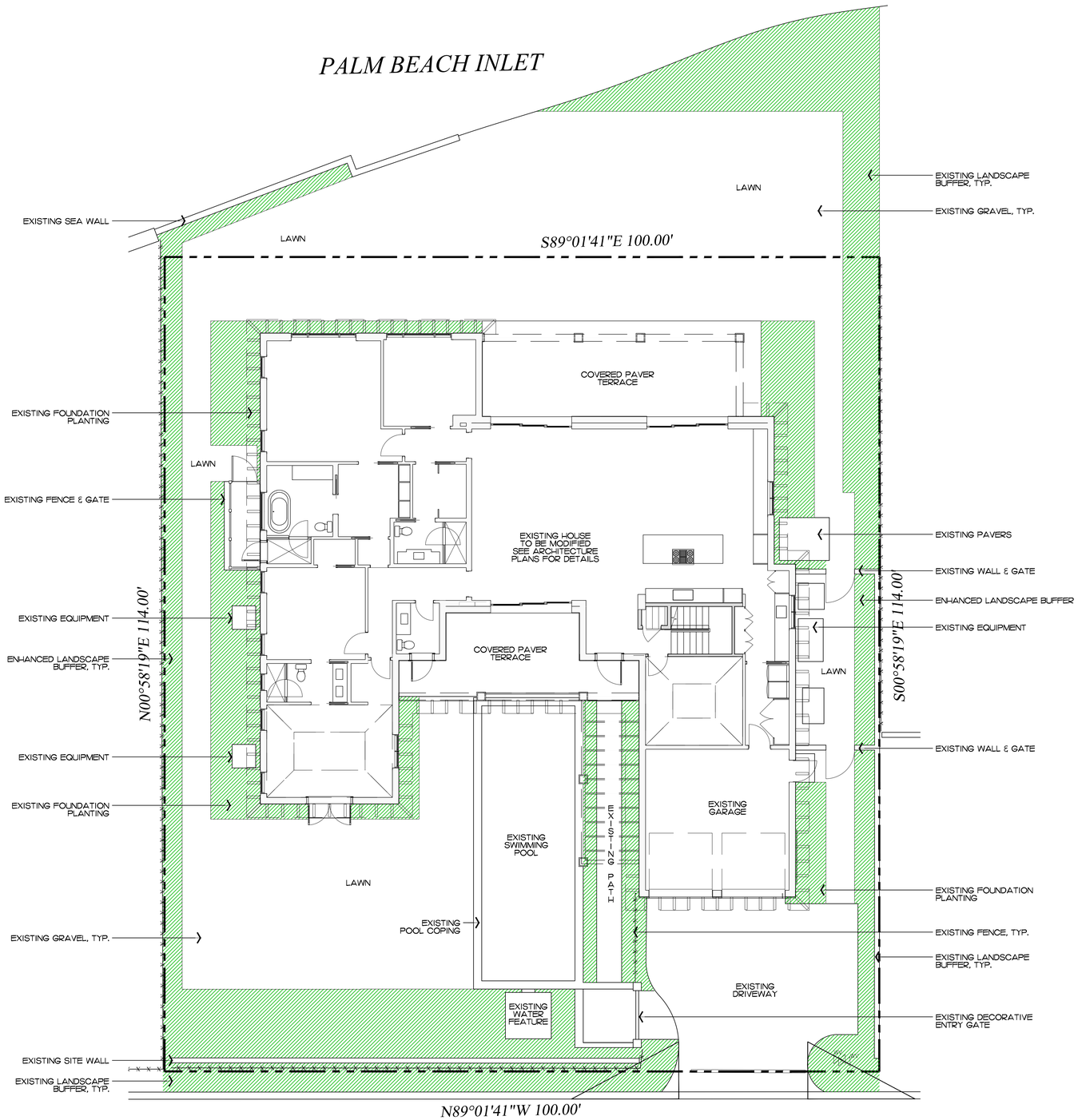
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ARC-26-0033

Vegetation Action / Demo Plan

SCALE IN FEET 0' 8' 16' 24'



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FLORIDA

N
W E
S
JUN 4PM 39D JUN 9AM 49D
MAR 4PM 42D MAR 9AM 37D
SEPT 4PM 42D SEPT 9AM 41D
DEC 4PM 47D DEC 9AM 31D
MAR 12PM 60D
JUN 12PM 83D
DEC 12PM 60D
SEP 12PM 60D

JOB NUMBER: # 25107.00 LA
DRAWN BY: Sean Twomey
DATE: 05.28.2026

SHEET L3.0

64 sf.
AREA IN SQ.FT.

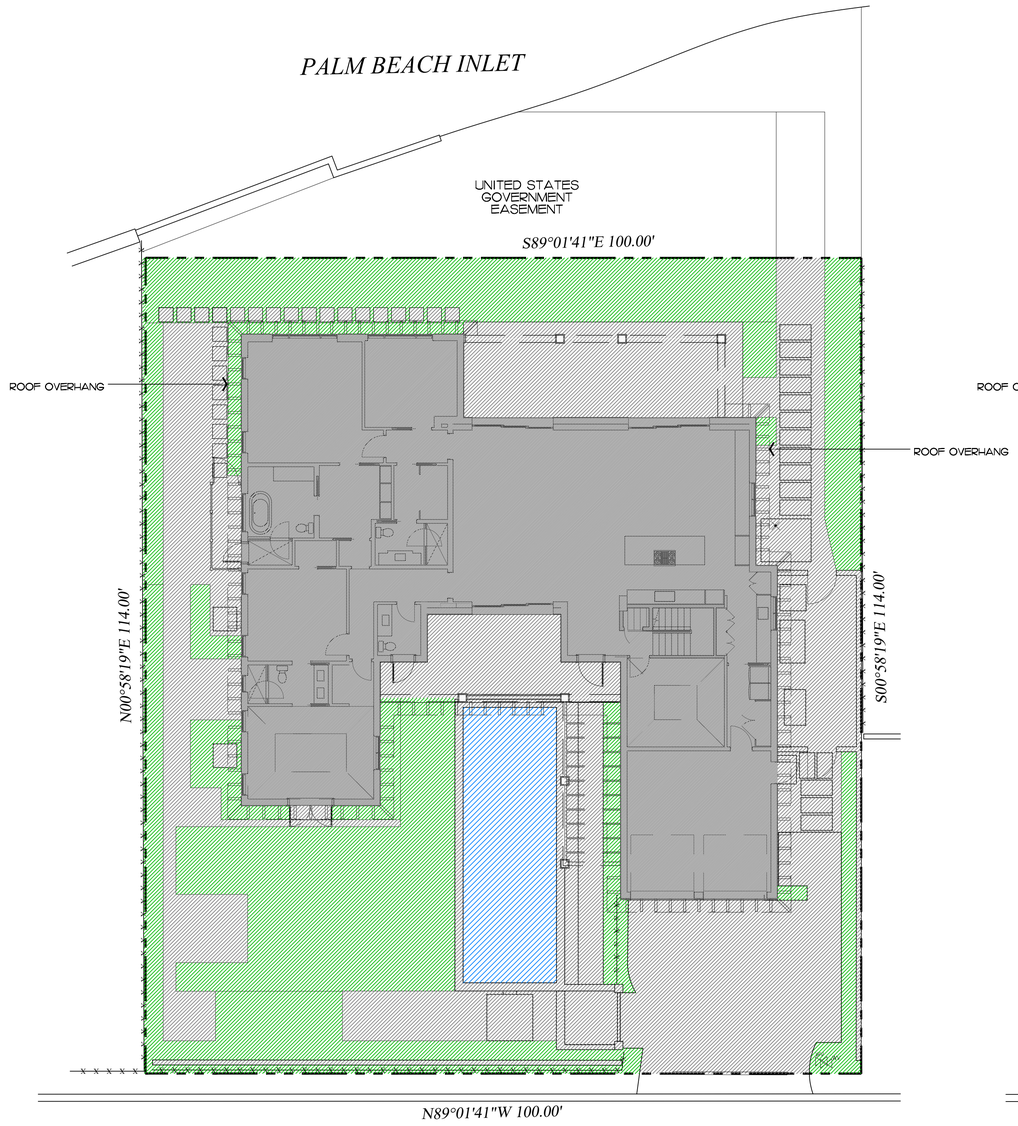
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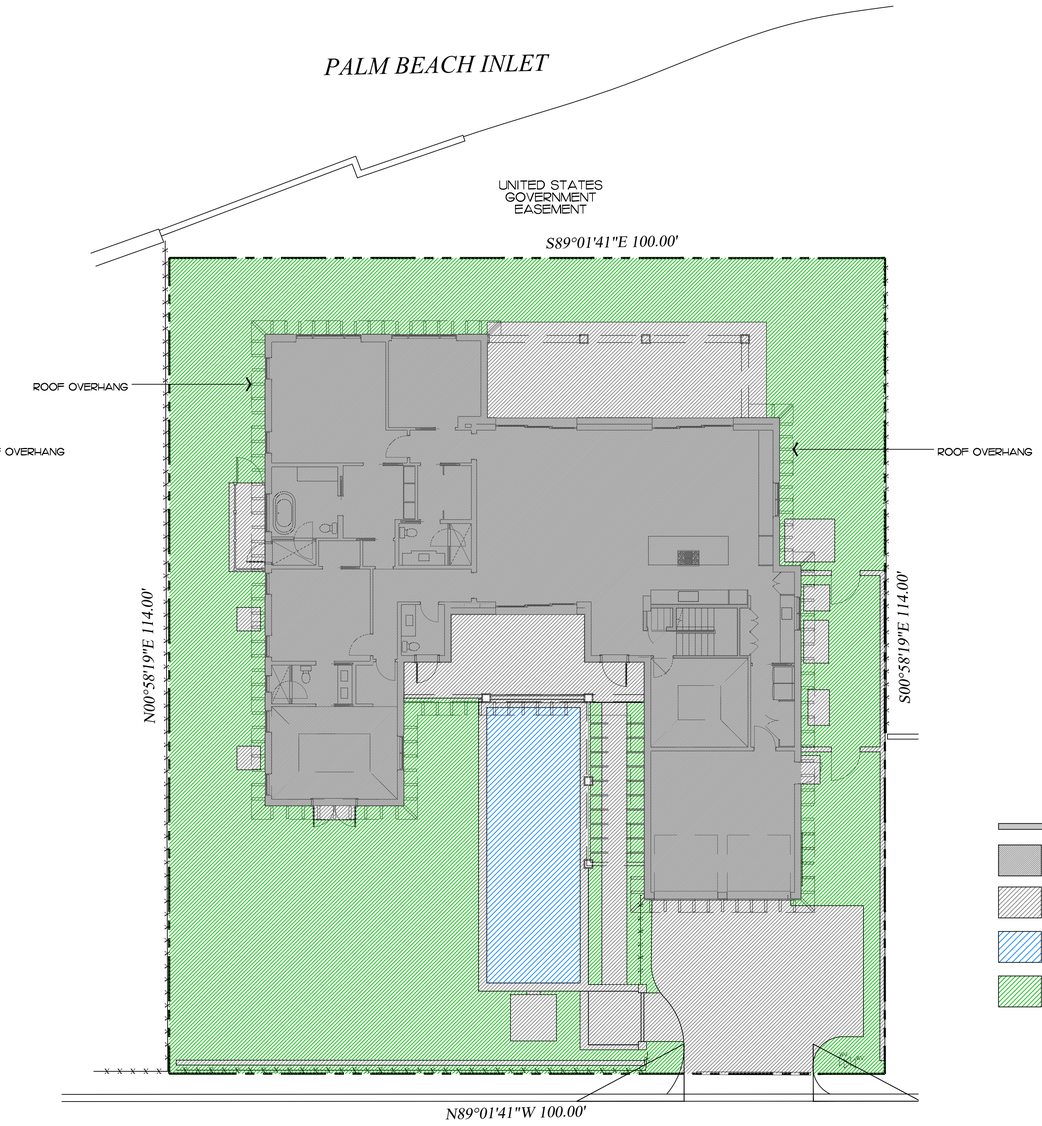
ARC-26-0033

Site Plan
SCALE IN FEET 0' 8' 16' 24'



Existing Conditions

EAST INLET DRIVE



Currently Proposed

EAST INLET DRIVE

Legend

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

Site Data

DESCRIPTION	REQUIRED		EXISTING		CURRENTLY PROPOSED	
LOT ZONE	R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		11,400 S.F.		11,400 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,130 S.F.	24.8%	2,836 S.F.	45.26%	5,160 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	40.8%	1,020 S.F.	59%	1,481 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,565 S.F.	36.1%	1,008 S.F.	63%	3,239 S.F.

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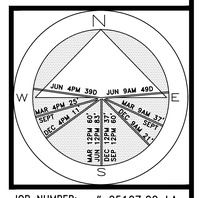
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Open Space Diagram

SCALE IN FEET 0' 10' 20' 30'

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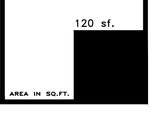
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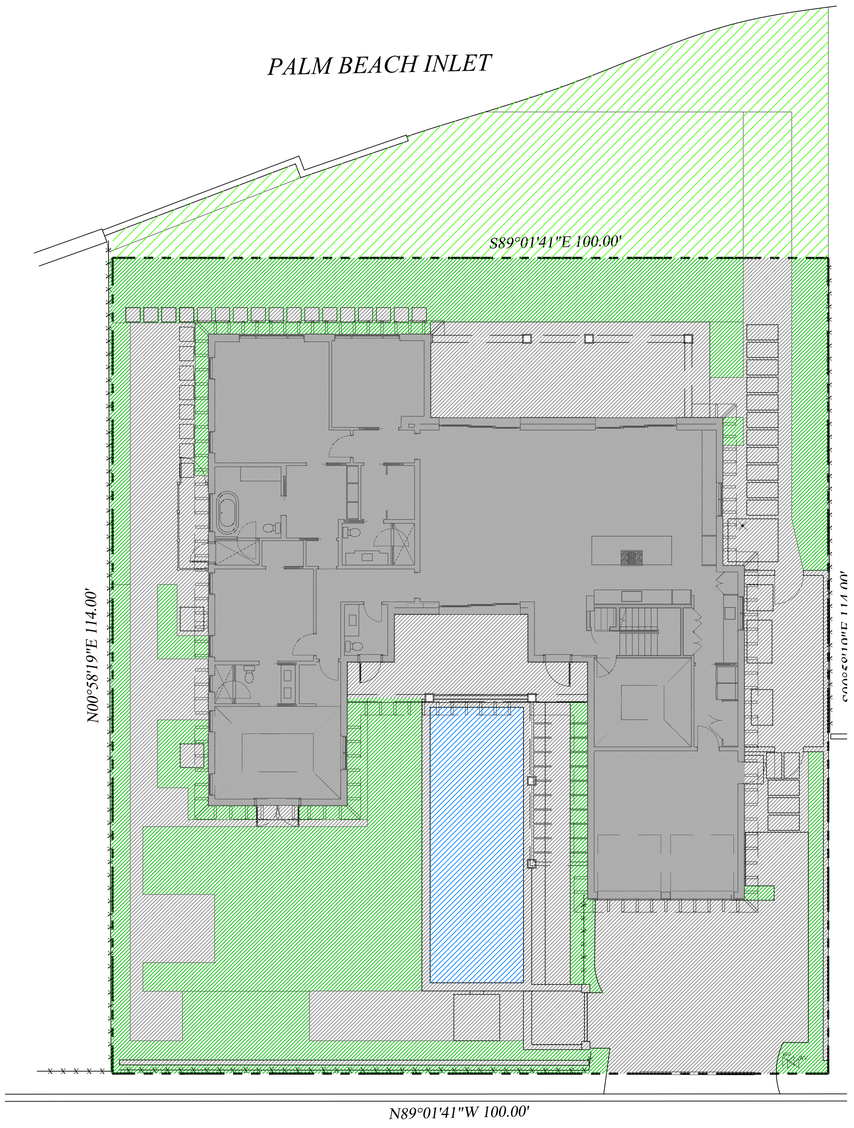


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DRAWN BY: Sean Twomey

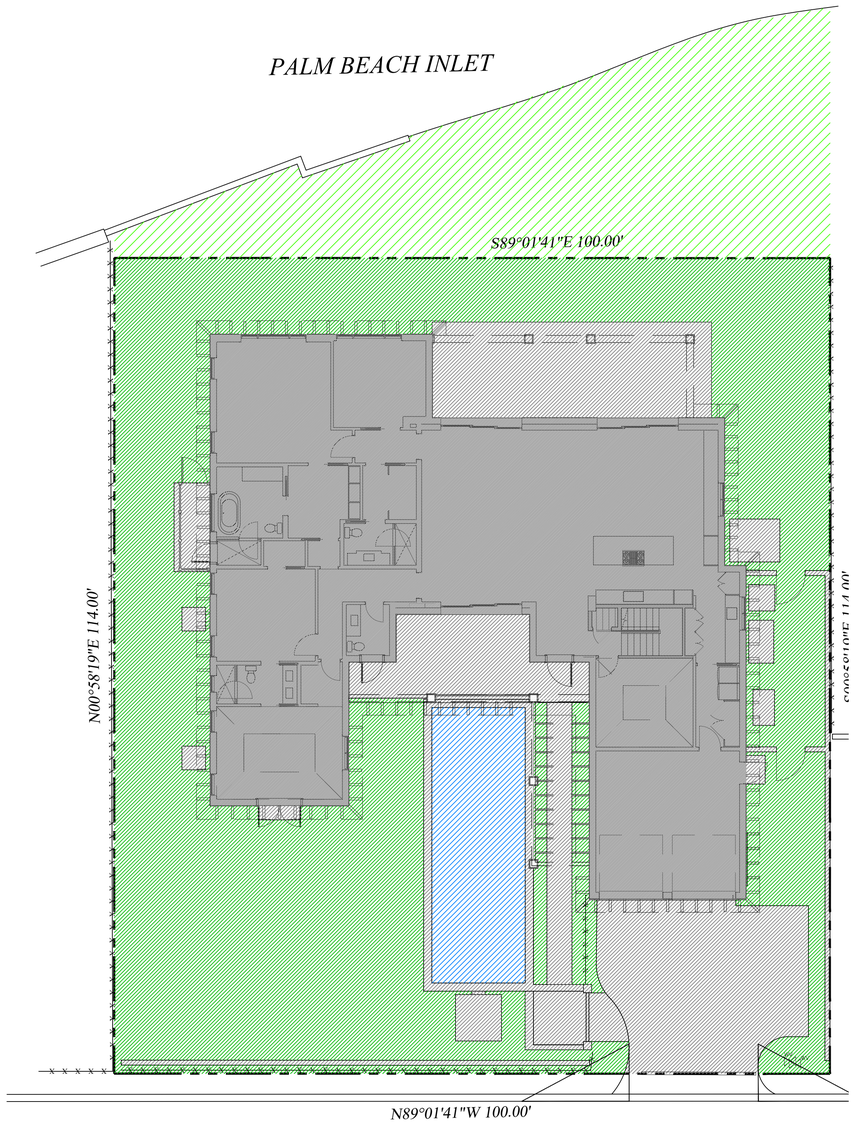
DATE: 05.28.2026

SHEET L3.1





Existing Conditions



Currently Proposed

Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- IMPERVIOUS AREA (WATER)
- PERVIOUS AREA / OPEN SPACE
- ADDITIONAL 2,060 S.F. OF OPEN SPACE OUTSIDE OF PROPERTY LINE - NOT COUNTED TOWARD CALCULATIONS

Site Data

DESCRIPTION	REQUIRED		EXISTING		CURRENTLY PROPOSED		PROPOSED	
LOT ZONE	R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL		R-B - LOW DENSITY RESIDENTIAL		INCLUDING ADDITIONAL 2,060 S.F. OF LAND NORTH OF PROPERTY LINE	
LOT AREA	10,000 S.F. MINIMUM		11,400 S.F.		11,400 S.F.		13,460 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,130 S.F.	24.8%	2,836 S.F.	45.26%	5,160 S.F.	53.6%	7,220 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	40.8%	1,020 S.F.	59%	1,481 S.F.	N/A	
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,565 S.F.	36.1%	1,008 S.F.	63%	3,239 S.F.	N/A	

SEE SHEET L1.1 FOR ADDITIONAL DETAILS ON THE UNITED STATES GOVERNMENT EASEMENT

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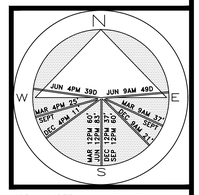
Open Space Diagram

Including United States Government Easement

SCALE IN FEET 0' 10' 20' 30'

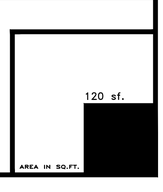
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SHEET L3.2



Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
⊙	THRINAX RADIATA FLORIDA THATCH PALM	3 2 3	8' CT., FLORIDA FANCY 12' CT., FLORIDA FANCY 16' CT., FLORIDA FANCY	YES
	TOTAL PALMS: NATIVE SPECIES:	8 8 (100%)		

Shrubs & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CLUSIA GUTTIFERA CLUSIA HEDGE	8	6' HT., 36" O.C. F.T.B.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	120	3 GAL., 15" O.C.	NO
	SPARTINA BAKERII SAND CORDGRASS	56	7 GAL., 24" O.C.	YES
	THELYPTERIS KUNTHII SOUTHERN SHIELD FERN	42	3 GAL., 24" O.C.	YES
	TOTAL PALMS: NATIVE SPECIES:	226 98 (43.36%)		

Lawn & Mulch

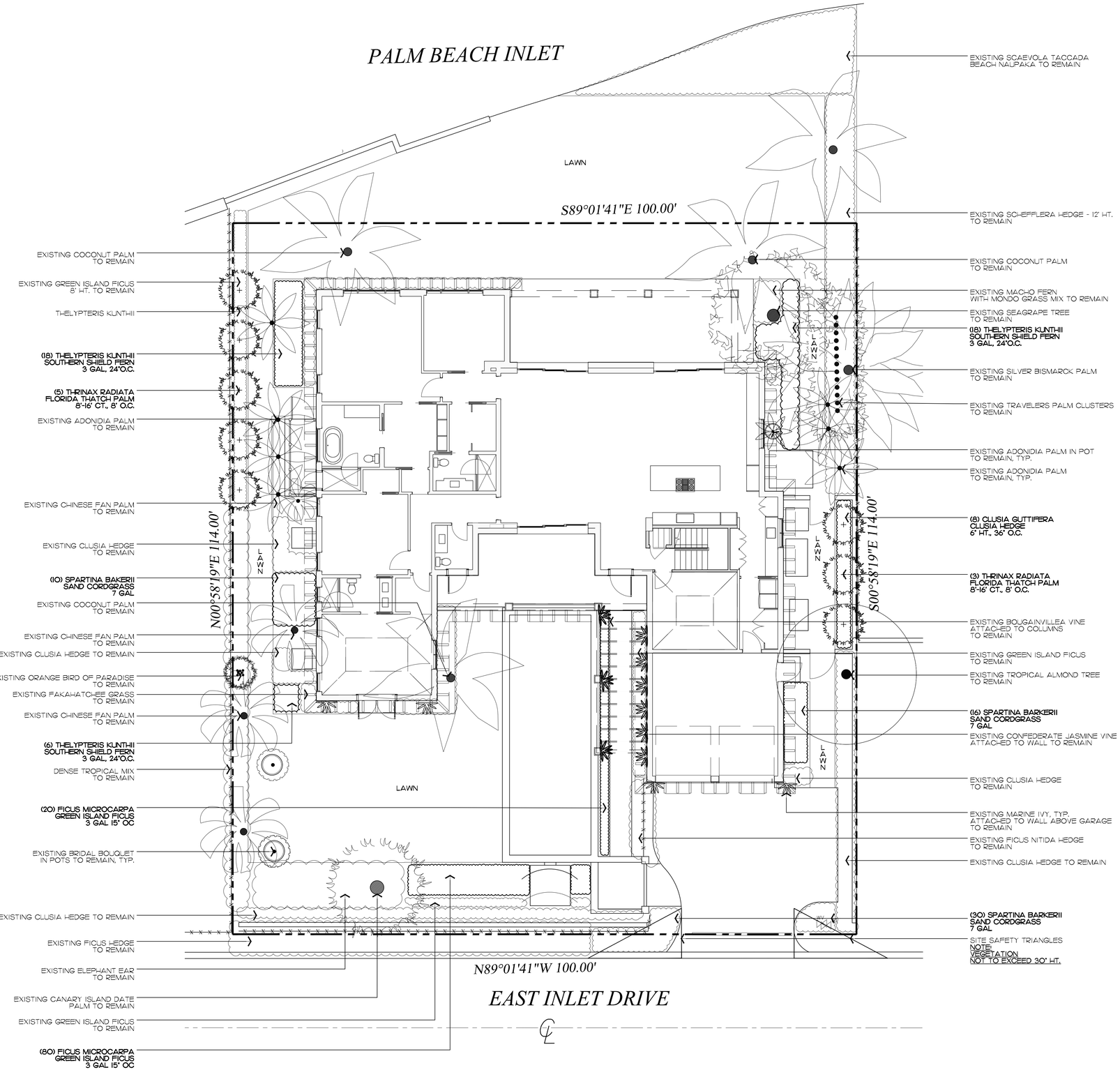
SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

NOTES:
ALL EXISTING VEGETATION TO REMAIN.

ANY EXISTING VEGETATION DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR.

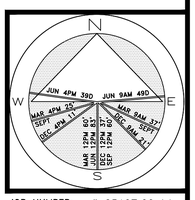
Landscape Legend

PROPERTY ADDRESS:		
LOT AREA (SQ FT)	11,400 S.F	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	5,130 S.F (45%)	5,160 S.F (45.26%)
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMETER LOS (SQ FT AND %)	2,565 S.F 50% OF TOTAL LOS. REQUIRED	3,239 S.F. (63%)
FRONT YARD LOS (SQ FT AND %)	1,000 S.F (40%)	1,481 S.F. (59%)
NATIVE TREES %	30% (NUMBER OF TREES)	N/A
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	34.6%
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	N/A



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SHEET L4.0

64 sf.
AREA IN SQ.FT.

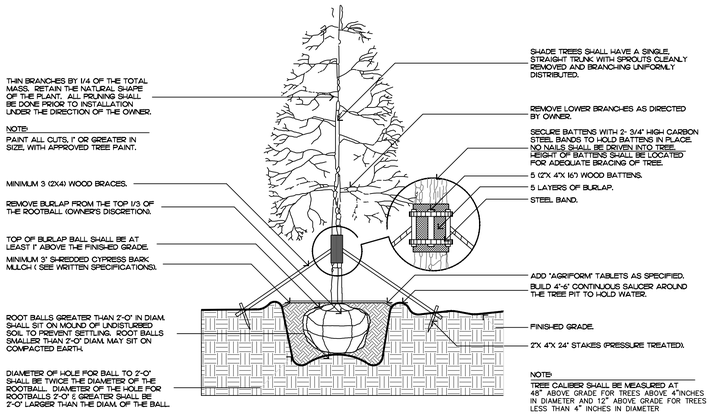
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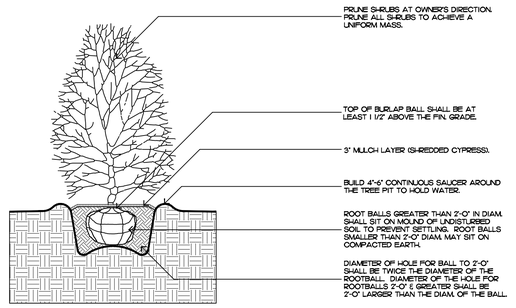
ARC-26-0033

Landscape Plan
SCALE IN FEET 0' 8' 16' 24'



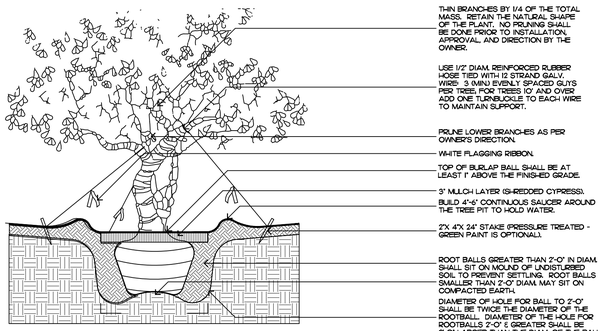
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Tree Planting



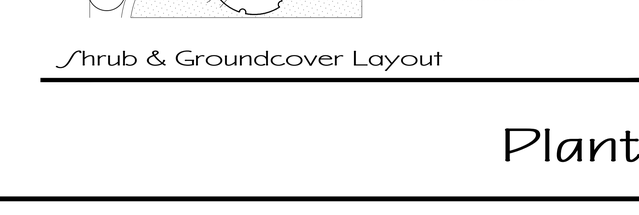
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

Shrub Planting

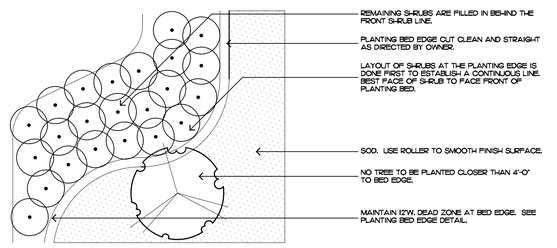


FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE SPECIFICATIONS FOR BACKFILL MIXTURE.

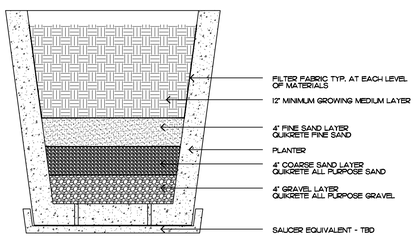
Irregular and Multi-stem Tree



Palm Tree Planting



Shrub & Groundcover Layout



Typical Planter Sediment Filtration Detail

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ARC-26-0033

Planting Notes

COMMERCIAL FERTILIZER:

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

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

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

MULCH:

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

SOD:

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

SUBSTITUTIONS:

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

MEASUREMENTS:

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

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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

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

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

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

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

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

CONTAINER GROWN STOCK:

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

WARRANTY:

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

MAINTENANCE:

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

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FLORIDA

JOB NUMBER: # 25107.00 LA
DRAWN BY: Dustin Mizell
DATE: 05.28.2026

SHEET L4.1

Planting Details & Specifications



A



B



C



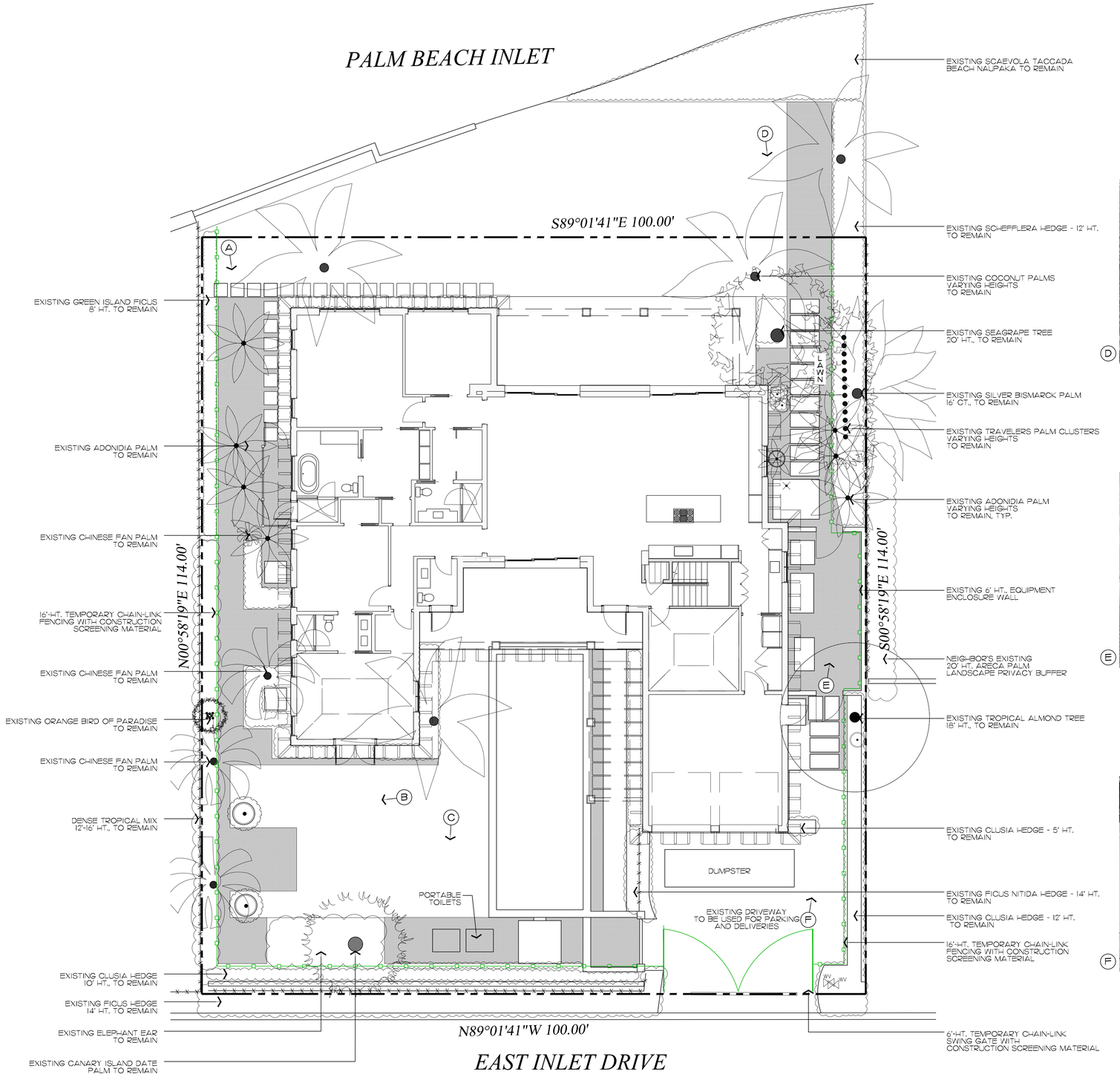
D



E

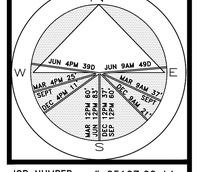


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SHEET L5.0

64 sf.
AREA IN SQ.FT.

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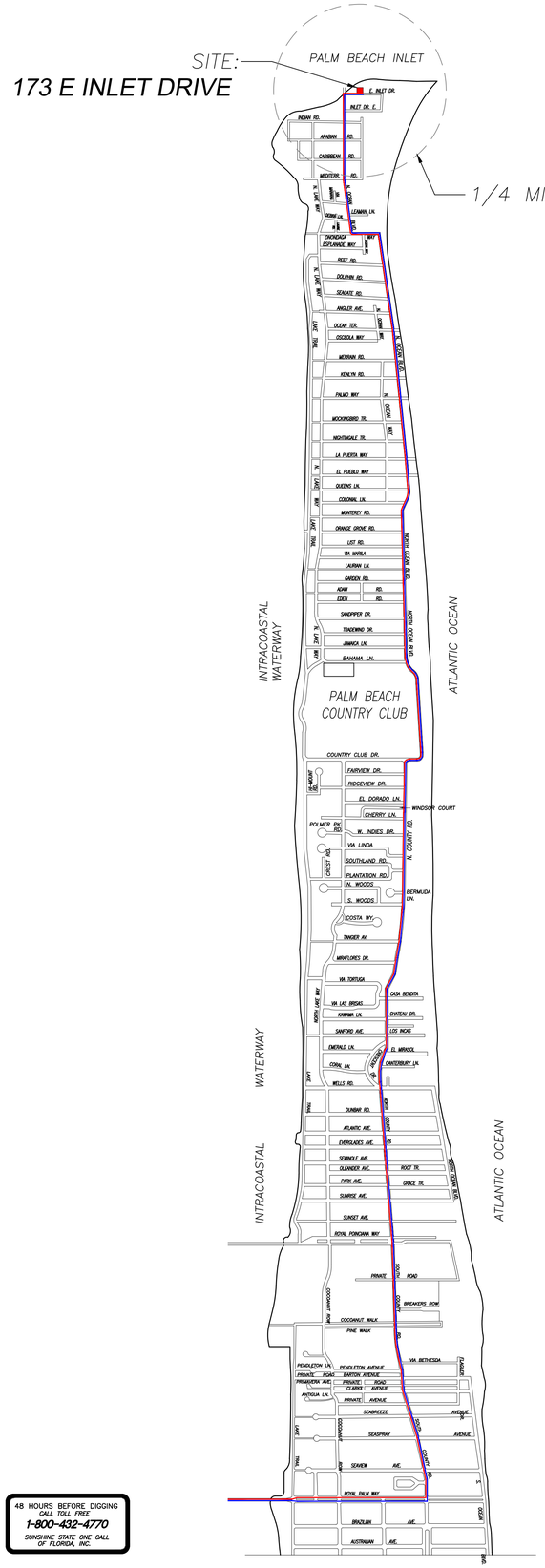
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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ARC-26-0033

Construction Staging & Screening Plan

SCALE IN FEET 0' 8' 16' 24'



CONCEPTUAL CONSTRUCTION SCHEDULE

- JUL 2026 – ARCOM MEETING
- JUL 2026 – TOWN COUNCIL
- OCT–NOV 2026 – SUBMIT FOR PERMIT

- 1 MONTH –DEC 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

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

1 *PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP*

Truck Logistics Plan / Vicinity Map

SCALE: NOT TO SCALE

ARC-26-0033

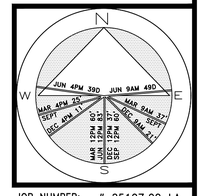
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48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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139 North County Road SR20-B Palm Beach, Fl 33480
Phone 561.832.4600 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA FLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
173 E Inlet Drive
Town of Palm Beach
FLORIDA



JOB NUMBER: # 25107.00 LA
DRAWN BY: Dustin Mizell

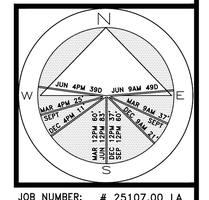
DATE: 05.28.2026

SHEET L5.1



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JOB NUMBER: # 25107.00 LA
DRAWN BY: Jean Twomey

DATE: 07.02.2026

SHEET L6.0

ARC-26-0033

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Landscape Plan Rendering

NOT TO SCALE



South / Front Elevation



North / Rear Elevation

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ARC-26-0033

Landscape Elevations

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Private Residence
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FLORIDA

JOB NUMBER: # 25107.00 LA
DRAWN BY: Alex Bugrii
Sean Twomey
DATE: 07.02.2026

SHEET L6.0



West Elevation



East Elevation

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Landscape Elevations

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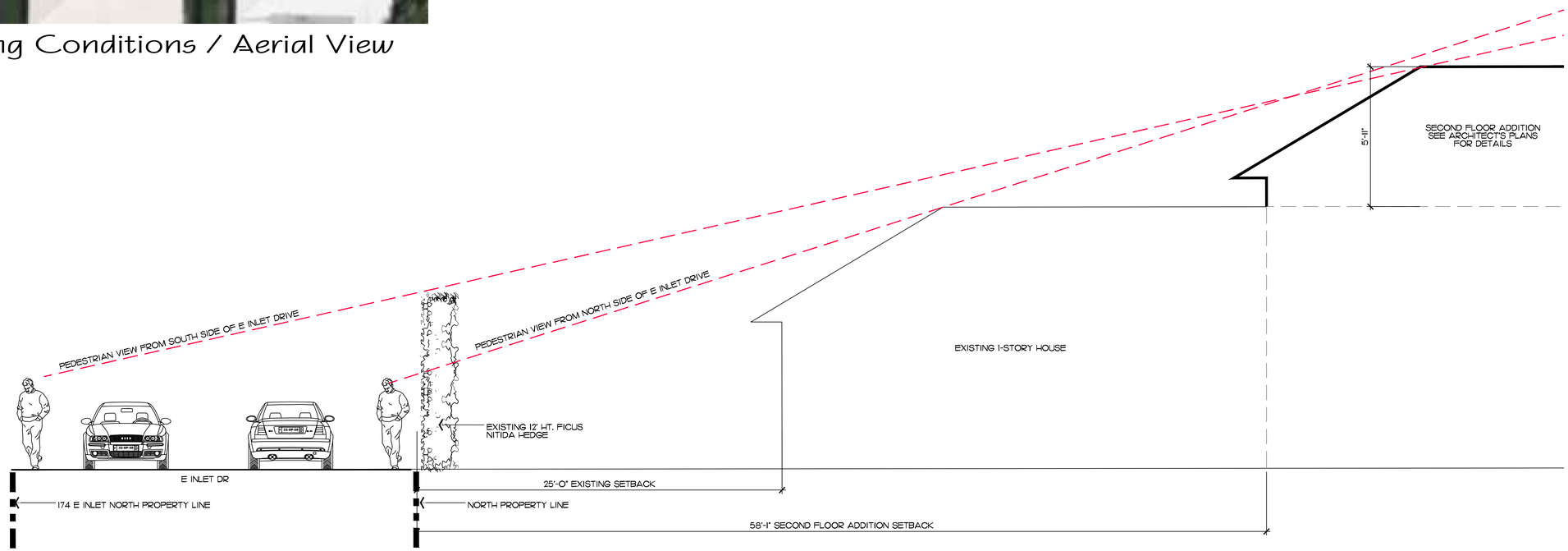
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FLORIDA

JOB NUMBER: # 25107.00 LA
DRAWN BY: Alex Bugril
DATE: 07.02.2026

SHEET L6.2

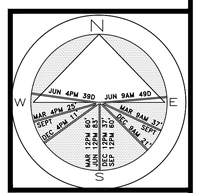


Existing Conditions / Aerial View



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JOB NUMBER: # 25107.00 LA
DRAWN BY: Alex Bugrii
Jean Twomey
DATE: 07.02.2026

SHEET L7.0

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ARC-26-0033

Visibility Exhibit

SCALE IN FEET: 1/4"=1'

Gunster

Our File Number: 68830-00003
Writer's Direct Dial: (561) 650-0752
Writer's E-Mail Address: jlindgren@gunster.com

August 4, 2026

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

Re: LOI for 173 E Inlet Drive – ARC-26-0033 (ZON-26-0029)

We are pleased to submit the accompanying documents and drawings in connection with our application for Development Review by Town Council and the Architectural Commission for a new two-story addition to an existing one-story home with minor landscape and hardscape modifications for the property located at 173 E Inlet Drive, Palm Beach, FL (the "Property").

The site is zoned R-B, and currently has a 4,545 square-foot, 1-story home. This proposal is for a modest 1,254 enclosed square-foot second floor addition to the one-story residence, along with small landscape and hardscape modifications, which include replacing some existing gravel with vegetation, and an overall enhancing of the landscaping to minimize the second-floor addition (the "Project"). The residence will maintain its 39.86% lot coverage but will increase the cubic content of the home from 40,104 cubic feet to 57,293 cubic feet. Because of the addition of the second floor, the allowable lot coverage is reduced from 40% to 30%, therefore a variance for lot coverage will be needed. Furthermore, the allowable cubic content for the Property is 45,486 cubic feet, therefore, a cubic content variance for this Project will be required. **Both variances requested are addressed in detail later in this narrative.** It should be noted that the existing house has a finished floor elevation of 6.18 feet NAVD; however, the required finished floor elevation for this property increased since the original house was approved and constructed in 2013; therefore, the floor is being raised approximately 10 inches so that it will have a finished floor elevation of 7.0 feet NAVD, and meet FEMA and Town flood requirements.

The architectural design for the Project is a classic Florida-style home with a proposed second floor addition that has been designed to preserve the footprint and the character of the existing structure with no major changes and/or impact to the surrounding neighbourhood. **The proposed second floor addition is setback from the front property line 58 feet, 1 inch, and the overall height changes by only 5 feet,11 inches from what exists today.** The landscaping modifications, as mentioned previously, will increase the landscape open space on site by replacing gravel areas with vegetation. Also, the types and sizes of materials have been modified to be better suited for a 2-story home, and to minimize the appearance of the new second floor from the adjacent neighbors and those passing by on the street.

Please note the following as it relates to this application:

A. Architectural Commission review in accordance with Section 18-205.

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

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

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

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

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

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

a. Apparently visibly identical front or side elevations;
b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

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

a. Height of building or height of roof.
b. Other significant design features including, but not limited to, materials or quality of architectural design.
c. Architectural compatibility.
d. Arrangement of the components of the structure.
e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
f. Diversity of design that is complimentary with size and massing of adjacent properties.

g. Design features that will avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring property.

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

(8) The proposed residence is appropriate in relation and respect to significant design features such as material or quality or architectural design as viewed from any public or private way.

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

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

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved, the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

(c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

The Project proposes a small second floor addition to an existing home with new landscape modifications that will minimize the impact of the addition to the neighbours. The addition will match the general design of the home and has been sited to sit further back on the Property away from the street to minimize the scale and massing of this expanded home. High quality materials will be used for the home addition that complement not only the existing home, but also the north-end neighborhood, and is neither too similar nor dissimilar to the surrounding homes and adjacent neighborhood. The proposed landscape materials soften the appearance of the overall property, which allows for the home to better blend into the Property and the neighborhood. The proposed new second floor home addition and landscape design will complement the neighborhood, and is in keeping with the high standards of the Town.

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.

<u>Variances Requested:</u>

(1) A request for Variance from the allowable lot coverage permitted in Section 134-893(b)(11)b., to permit the existing lot coverage of 39.86% to remain with

the addition of a second floor, which reduced the allowable lot coverage by code from 40% to 30% because of the addition of the second floor.

(2) A request for Variance from the allowable cubic content permitted in Section 134-893(b)(13)a.2., to permit a home with 57,293 cubic feet (5.03 CCR) in lieu of the 40,104 cubic feet existing (3.52 CCR), and the 45,486 cubic feet (3.99 CCR) permitted by code.

Justification for Variances Requested:

The justification for these requested variances that constitute a legal hardship is due to an extremely unique situation with this Property and three (3) other properties on the north side of E. Inlet Drive (149, 161, & 167 E. Inlet Drive). The Property and the three (3) other properties mentioned have a Federal Easement over a large portion of their backyards, which we believe was created as part of maintaining the cut from the Ocean into the Intracoastal Waterway. This easement land on the Property totals 3,050 square feet, and while technically it cannot be counted toward meeting various lot, yard and area requirements for code purposes, the reality is that this land is used and maintained by the Property owner. If this easement area were added to the official size of the Property, the Project would be in complete compliance with the code requirements for cubic content and would only exceed the allowable lot coverage by 1.45%, or 210 square feet. The tables below provide additional detail regarding the lot coverage and cubic content measurements for the Property as existing and proposed, and with or without counting the additional government easement land.

W/O GOVERNEMENT EASEMENT LAND COUNTING (11,400 SF)			
	PERMITTED	**EXISTING**	**PROPOSED**
LOT COVERAGE	40% 1-Story (4,560 SF) 30% 2-Story (3,420 SF)	1-Story 39.86% (4,545 SF)	2-Story 39.86% (4,545 SF)
CUBIC CONTENT (CCR)	45,486 CUFT (3.99 CCR)	40,104 CUFT (3.52 CCR)	57,293 CUFT (5.03 CCR)

WITH GOVERNEMENT EASEMENT LAND COUNTING (14,500 SF)			
	PERMITTED	**EXISTING**	**PROPOSED**
LOT COVERAGE	40% 1-Story (5,780 SF) 30% 2-Story (4,335 SF)	1-Story 31.45% (4,545 SF)	2-Story 31.45% (4,545 SF)
CUBIC CONTENT (CCR)	57,420 CUFT (3.96 CCR)	40,104 CUFT (2.77 CCR)	57,293 CUFT (3.95 CCR)

This is truly a very unique condition that few other residential properties encounter in the Town, other than the three (3) neighbouring properties on the north side of East Inlet. And while these other properties have not sought zoning relief for cubic content or lot coverage, two (2) of the properties have used the easement area; one (161 E. Inlet Drive) for drainage for their property, and another (167 E. Inlet Drive) to plant landscaping.

In closing, we feel that the proposed landscape modifications and new second floor addition to the existing home, **which again is setback from the front property line 58 feet, 1 inch, and increases the overall height by only 5 feet,11 inches from what exists today**, has been thoughtfully designed so as to not adversely impact the neighbors or the street, and actually complements the neighborhood and is in keeping with the high standards of the Town and look forward to its approval.

Sincerely,

John C. Lindgren II

John Lindgren

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 26, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0036 214 LIST RD. The applicant, Mark Kulas & Yoanna Kulas Revocable Trust dated February 26, 2021 (Mark Kulas & Yoanna Kulas, Trustees), has filed an application requesting Architectural Commission review and approval for the design of a new, one-story, single-family residence with final hardscape, landscape & swimming pool.

Date: 8/19/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

ARC-26-0036 214 LIST RD. The applicant, Mark Kulas & Yoanna Kulas Revocable Trust dated February 26 2021 (Mark Kulas & Yoanna Kulas, Trustees), has filed an application requesting Architectural Commission review and approval for the design of a new, one-story, single-family residence with final hardscape, landscape & swimming pool.

Applicant: Mark Kulas & Yoanna Kulas
Architecture: SKA Architect + Planner (Patrick Segraves)
Landscape: Nievera Williams Design

THE PROJECT:

The applicant has submitted plans entitled "PROPOSED NEW CONSTRUCTION FOR: THE KULAS RESIDENCE" as prepared by **SKA Architect + Planner**, uploaded and dated to the Town 08/10/2026.

The following is the scope of work for the Project:

- New, one-story, single-family residence with final hardscape, landscape and swimming pool.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+3.51' NAVD	**FEMA Flood Zone**	ZONE X
Lot Width	100 ft.	**Lot Depth**	175.5 ft.
Lot Area	12,695 sq. ft.	**Enclosed Square Footage**	Proposed: 4,463 sq. ft.
Lot Coverage	Permitted: 40% (1-Story) Proposed: 39.95% (1-Story)	**Cubic Content Ratio (CCR)**	Permitted: 3.97 Proposed: 3.84
Finished Floor Elevation	+7' NAVD	**Lot Fill**	Max. Permitted: +1.75' Proposed: +1.75'
Landscape Open Space	Required: 45% Proposed: 45.15%	**Front Yard Open Space**	Required: 40% Proposed: 61.37%
Surrounding Properties / Zoning			
North	209 List Rd / Residence | R-B		
South	Via Marila R-O-W & 216 Via Marila & 1050 N Ocean Blvd / Residence(s) | R-B		
East	1060 N Ocean Blvd / Residence | R-B		
West	218 List Rd / Residence | R-B		



RENDERING – PROPOSED FRONT (NORTH) ELEVATION



RENDERING – PROPOSED REAR (SOUTH) ELEVATION

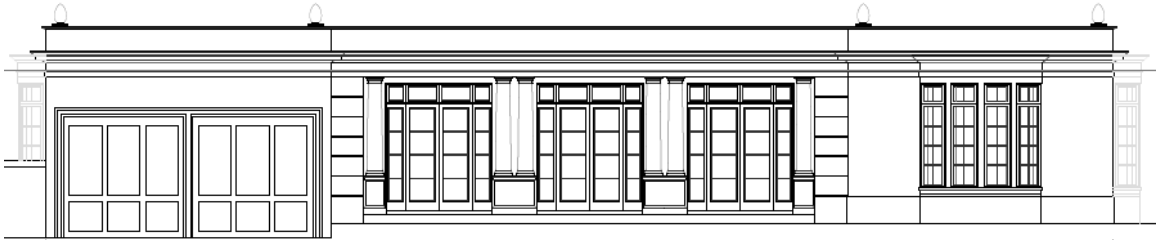
STAFF ANALYSIS

The applicant is proposing a new, one-story, single-family residence with final hardscape, landscape, and swimming pool improvements. The application, as proposed, appears to be compliant with zoning and the applicant is not requesting Town Council relief or review to achieve the scope of work.

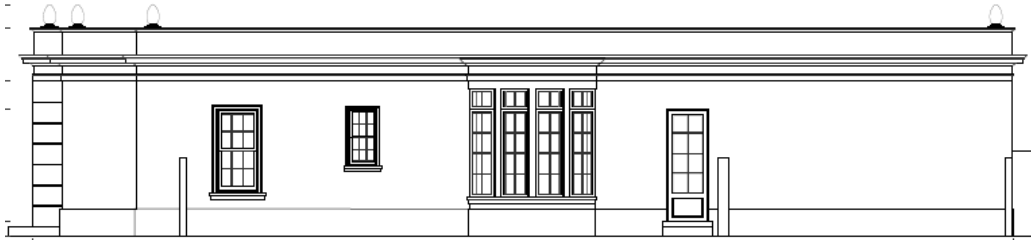
The property is located towards the east end of List Road; the second property west of North Ocean Boulevard. The property has frontage on List Road to the north (front) as well as on Via Marila to the south (rear). The proposed residence is one-story and designed in a neoclassical style with symmetrical front façade, a flat roof, pilasters at the main entry, and finals above the parapet. Finish materials are proposed as smooth stucco siding painted white; white aluminum windows with divided lite pattern; and a pair of solid wood entry doors painted white. The residence is sited with the main entry along List Road to the north which includes a circular driveway with two curb cuts. At the rear of the property, an additional driveway is proposed providing access to a rear loaded garage accessed from Via Marila. A swimming pool and rear yard area are proposed surrounded by a concrete masonry site wall and hedgerows. The landscape plan is designed with outdoor rooms arranged around the perimeter of the structure and property providing focal points on garden features such as benches and fountains. The mechanical equipment yard is proposed in the west side yard area, next to the garage.



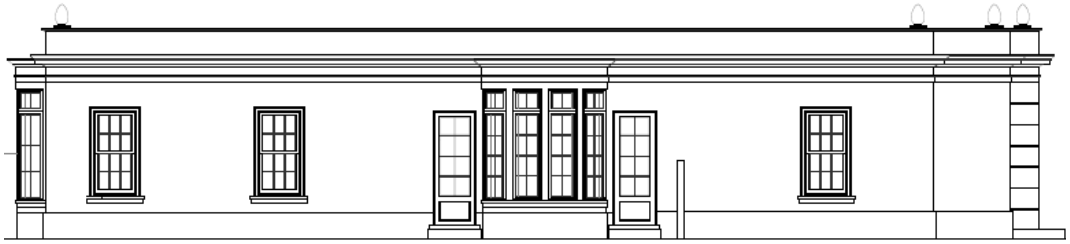
Proposed front (north) elevation.



Proposed rear (south) elevation.



Proposed side (west) elevation.



Proposed side (east) elevation.



Proposed landscape plan.

CONCLUSION

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

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

WRB:JGM:BMF

WRB

Date: August 10, 2026
Address: **214 List RD**, Palm Beach FL, 33480 Re:
Case #: ARC-26-0036

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

Letter of Intent

The applicant seeks ARCOM approval for new construction of a single-family residence at 214 List Rd. The project includes ±4462.97 SF of enclosed floor area and ±5,072.45 SF total including the single story rear and entry loggia. No variances are requested. This project is scheduled for ARCOM review on August 10, 2026.

The bay windows extend 24" past the minimum required side yard setbacks per Town Code sec. 134-895 (1)

All other zoning and design standards—including height, setbacks (non-streetside), lot coverage, and CCR/FAR—are met. Architectural drawings, materials palette, and coordinated landscape/hardscape sheets are included for review.

Respectfully submitted,

Erik Broberg

Project Manager

SKA Architect + Planner

PROPOSED NEW CONSTRUCTION FOR:

THE KULAS RESIDENCE

214 LIST RD,
PALM BEACH, FL 33480



ARC-26-0036

SCHEDULE OF SUBMISISONS:
PRE APP: 04/01/26
FIRST SUBMISSION: 04/23/26
SECOND SUBMISSION: 07/13/26
FINAL SUBMITTAL: 08/10/26
ARCOM MEETING: 08/26/26

SHEET INDEX

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SVY	SURVEY
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ZL	ZONING LEGEND
PR-1	VICINITY PLAN
PR-2	CONTEXTUAL PLAN
PR-3	STREETSCAPES
PR-4	CCR
PR-5	ZONING DIAGRAM
PH-1	PHOTOS
PH-2	PHOTOS
PH-3	PHOTOS
SP-1.0	PROPOSED SITE PLAN
A-1.0	PROPOSED FLOOR PLAN
A-1.1	PROPOSED ROOF PLAN
A-2.0	NORTH + SOUTH EL
A-2.1	EAST + WEST EL
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A-3.1	DETAILS
A-4.0	MATERIALS
A-4.1	N+S COLORED EL
A-4.2	E+W COLORED EL
A-5.0	FRONT RENDER 01
A-5.1	FRONT RENDER 02
A-5.2	REAR RENDER 01
EX1	EXISTING CONDITIONS
EX2	EXISTING PHOTOS
LO	OVERALL PLAN
EL1	N+S ELEVATIONS
EL 2	W+E ELEVATIONS
L1	HARDSCAPE PLAN
LP1	LANDSCAPE PLAN
LP2	PLANT LIST + DETAILS
D1	SITE WALL SECTIONS
D2	WEST WATER FT. DETAILS
D3	REAR WATER FT DETAILS
D4	DRIVE WATER FT DETAILS
D5	FILL SITE CALCS
OS1	OSD OVERALL
OS2	OSD FRONT
OS3	OSD PERIMETER
CSP	CONSTRUCTION SCREENING PLAN

DESIGN TEAM

SKA ARCHITECT + PLANNER
249 Peruvian Ave f2, Palm Beach, FL 33480
(561) -655-1116

NIEVERA WILLIAMS DESIGN
625 N FLAGLER DRIVE, SUITE 502, WEST PALM BEACH, FL 33401
(561)-659-2820

GRUBER CONSULTING
2475 Mercer Ave, West Palm Beach, FL 33401
(561)-312-2041

PROJECT DESCRIPTION

The applicant seeks ARCOM approval for a new single story residence at 214 List Rd, totaling ± 4462.97 sqft enclosed (± 5072.45 sqft including the single story rear and entry loggia). No variances are requested.

SETBACK COMPLIANCE

The bay windows extend 24" past the minimum required side yard setbacks per sec.134-895 (1). All other zoning standards--height, remaining setbacks, lot coverage, and CCR/FAR -- are met. Architecture, materials, and landscape/hardscape sheets are included for review.

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

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

PROPOSED NEW CONSTRUCTION FOR:
KULAS RESIDENCE
214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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

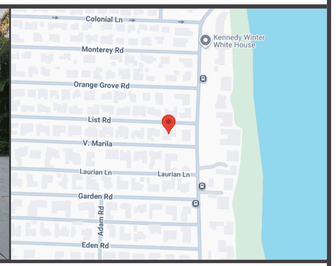
PROJECT NO:
ARC-26-0036

SHEET NO.
CVR

07.20.26

SKA Architect+Planner





PROPERTY ADDRESS:
214 LIST ROAD, PALM BEACH, FLORIDA 33480

SURVEY NUMBER: 2602.4907

DATE SIGNED: 07/06/26 | **FIELD WORK DATE:** 3/7/2026

REVISION DATE(S):
(REV.3 7/6/2026) (REV.2 6/23/2026) (REV.1 3/9/2026)

POINTS OF INTEREST
NONE VISIBLE

Juan Careaga
Digitally signed by Juan Careaga
Date: 2026.07.06 10:45:36 -04'00'

JUAN CARLOS CAREAGA License Number LS 6861 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

JUAN C. CAREAGA
State of Florida Professional Surveyor and Mapper
License Number 6861
Exacta Land Surveyors, LLC | LB# 8291

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J -17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

EXACTA Exacta Land Surveyors, LLC

Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

Florida Land Title Association FLTA **AFFILIATE MEMBERS**

2602.4907
TOPOGRAPHIC SURVEY
PALM BEACH COUNTY

REVIEW OF TITLE:

WFG NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: 3177112-08663028
PALM BEACH COUNTY, FLORIDA
SCHEDULE B
EFFECTIVE: DECEMBER 19, 2025 @ 12:20 PM

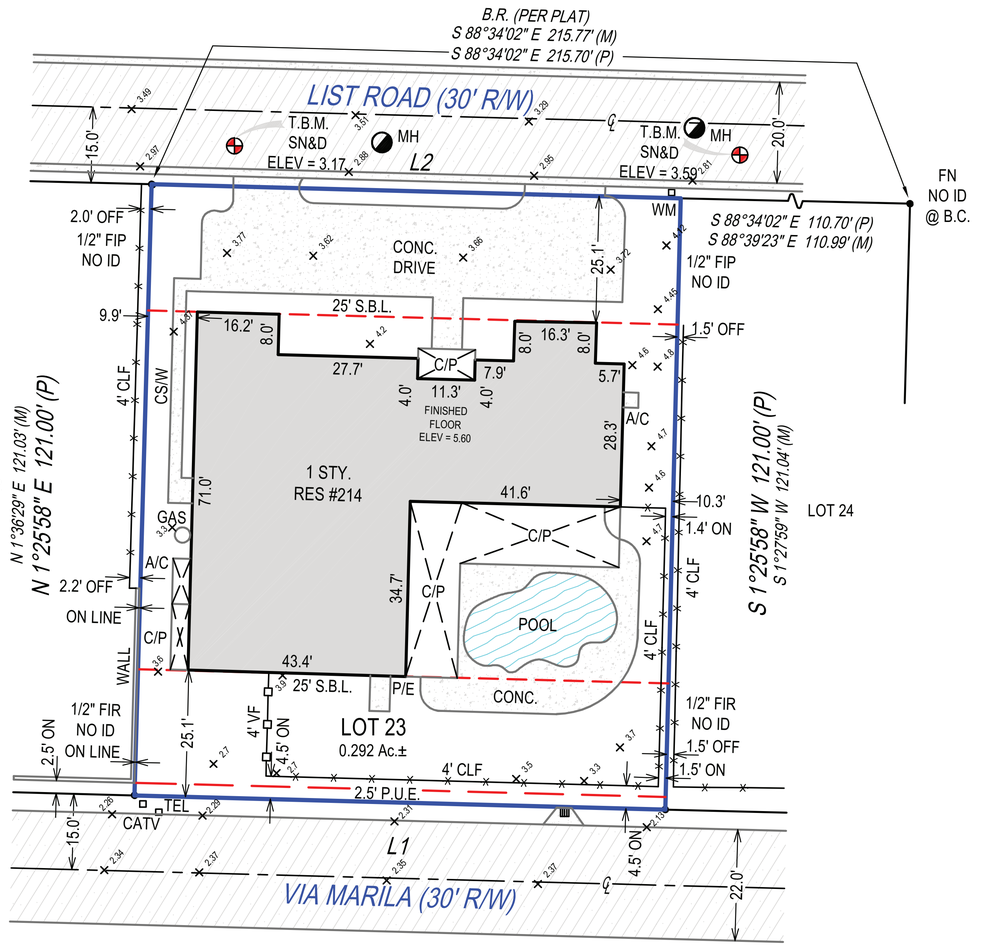
EXCPETIONS 1-2: NO SURVEY OR PLOTTABLE MATTERS; AFFECTS THE SUBJECT PROPERTY.
EXCEPTION 3: 2.5' PUBLIC UTILITY EASEMENT PER PLAT. (AS SHOWN HEREON)
EXCEPTION 4: CONCRETE DRIVEWAY OVER NORTHERLY PROPERTY LINE, NO OTHER ENCROACHMENTS OBSERVED.

ELEVATIONS SHOWN HEREON AS (× 3.7)

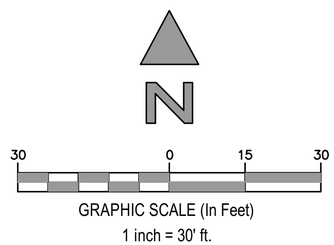
BASIS OF ELEVATIONS SHOWN

DESIGNATION: PALM BEACH
PID: AD2852
ELEVATION: 13.31
DATUM: NAVD 88

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°34'02" W	105.00' (P)
	N 88°28'01" W	105.07' (M)
L2	S 88°34'02" E	105.00' (P)
	S 88°28'22" E	104.77' (M)



SURVEYOR'S NOTES:
FENCES EXIST; OWNERSHIP NOT DETERMINED.
SETBACK INFORMATION SHOWN ON PLAT, NOT VERIFIED.
EASEMENTS ARE PER PLAT UNLESS OTHERWISE NOTED.



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

PROPERTY ADDRESS:
214 LIST ROAD, PALM BEACH, FLORIDA 33480

SURVEY NUMBER: 2602.4907

CERTIFIED TO:
YOANNA AND MARK KULAS; 214 LIST, LLC; COHEN NORRIS WOLMER RAY TELEPMAN BERKOWITZ& COHEN; WFG NATIONALTITLE INSURANCE COMPANY

DATE SIGNED: 07/06/26

BUYER: YOANNA AND MARK KULAS; 214 LIST, LLC

LENDER:

TITLE COMPANY: COHEN NORRIS WOLMER RAY TELEPMAN BERKOWITZ& COHEN

COMMITMENT DATE: DECEMBER 19, 2025 @ 12:20 PM | **CLIENT FILE NO:**

LEGAL DESCRIPTION:
LOT 23, LIST ADDITION NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 6). THIS PROPERTY WAS FOUND IN THE TOWN OF PALM BEACH, COMMUNITY NUMBER 120220, PANEL NUMBER 0393 DATED 12/20/2024.

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. Unless otherwise noted, any utility information shown hereon is based on above-ground visible evidence, record drawings, or information provided by others. The surveyor does not certify the existence, absence, depth, size, material, condition, or completeness of underground utilities or service lines that may be shown. No subsurface investigation was carried out as part of this survey.
3. If an onsite sanitary sewer disposal system is shown on this survey, its location is based on information provided by others and/or visible surface indicators observed at the time of field survey. The surveyor did not attempt to uncover, excavate, probe, or otherwise determine the location, size, condition, or extent of the system. Actual field conditions may vary. Verification or exposure of a septic system requires a Florida-licensed Septic Contractor per FDOH (Chapter 64E-6 FAC).
4. This survey is for the exclusive use and reliance of the certified parties. Any other use or reliance without the written consent of the signing Professional Surveyor and Mapper is strictly prohibited.
5. Flood zone information, if shown, is based on published FEMA Flood Insurance Rate Maps (FIRMs) and is provided for reference only. It may not reflect recent revisions, Letters of Map Amendment (LOMAs), Letters of Map Revision (LOMRs), or site-specific evaluations.
6. Survey monuments labeled “SIRC” indicate a Set Iron Rebar, a minimum ½ inch in diameter and 18 inches in length, with a yellow plastic cap stamped “EXACTA LB#8291” set at that location.
7. This survey has been electronically signed and sealed in accordance with F.A.C. 5J-17.062(3) and F.S. 472.025. The electronic signature is unique to the signing Professional Surveyor and Mapper, verifiable, and invalidates if the document is altered. If this document does not display a valid electronic signature, it is not an official copy. The corresponding electronic signature authentication record is prominently displayed on the invoice sent under separate cover for said verification.
8. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
9. Points of Interest (POIs) are select above-ground features identified because of their proximity to boundary lines, building setback lines, or known recorded easements. POIs are not intended to identify all matters of interest located on the property. Additional improvements may exist that are not visible, accessible or known to the surveyor at the time of the survey.
10. The information shown on this survey was compiled and prepared exclusively by Exacta Land Surveyors, LLC. Exacta is solely responsible for the professional content of this survey. Any third-party names, logos, or references appearing on this survey are provided only for identification purposes and do not imply endorsement or responsibility.
11. Pursuant to F.S. 558.0035, individual employees and agents of Exacta Land Surveyors, LLC shall not be held personally liable for negligence. Responsibility for this survey rests solely with the surveying firm.
12. Building dimensions shown on this survey are approximate and are not intended to be used for design, permitting, or construction, unless specifically contracted and stated otherwise on this survey.
13. Unless otherwise noted, the horizontal datum used for this survey is NAD83(2011), Epoch 2010.00. Coordinates and bearings are referenced to the Florida State Plane Coordinate System, in the applicable Zone. Positions were established using survey-grade GNSS observations processed through the Florida Permanent Reference Network (FPRN) CORS/VRS network and tied to the National Spatial Reference System (NSRS) and expressed in U.S. Survey Feet.
14. Unless otherwise noted, the vertical datum used for this survey is based on the North American Vertical Datum of 1988 (NAVD88), derived from observations processed through the Florida Permanent Reference Network (FPRN) CORS network, adjusted using GEOID18, and expressed in U.S. Survey Feet.

SURVEYORS LEGEND:

LINETYPES
- Boundary Line
- Center Line
- Chain Link or Wire Fence
- Easement
- Edge of Water
- Iron Fence
- Overhead Lines
- Structure
- Survey Tie Line
- Vinyl Fence
- Wall or Party Wall
- Wood Fence

SURFACE TYPES
- Asphalt
- Brick or Tile
- Concrete
- Covered Area
- Water
- Wood

SYMBOLS
- Benchmark
- Center Line
- Central Angle or Delta
- Common Ownership
- Control Point
- Catch Basin
- Elevation
- Fire Hydrant
- Find or Set Monument
- Guywire or Anchor
- Manhole
- Tree
- Utility or Light Pole
- Well

ABBREVIATIONS
(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

JOB SPECIFIC SURVEYOR NOTES:
07/06/2026 - TITLE COMMITMENT REVIEW ONLY, ORIGINAL FIELD SURVEY DATE IS UNCHANGED.

THE BEARING REFERENCE OF SOUTH 88 DEGREES 34 MINUTES 02 SECONDS EAST IS BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LIST ROAD, LOCATED WITHIN LIST ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXACTA
Exacta Land Surveyors, LLC
Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 12,704 sq.ft.

Drainage Area Impervious Surface = 6,987 sq.ft.

Drainage Area Pervious Surface = 5,717 sq.ft.*
* Minimum required without a variant.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 6,987 sq.ft. x 1 ft./12 in. = 1,165 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 5,717 sq.ft. x 1 ft./12 in. = 191 cu.ft.

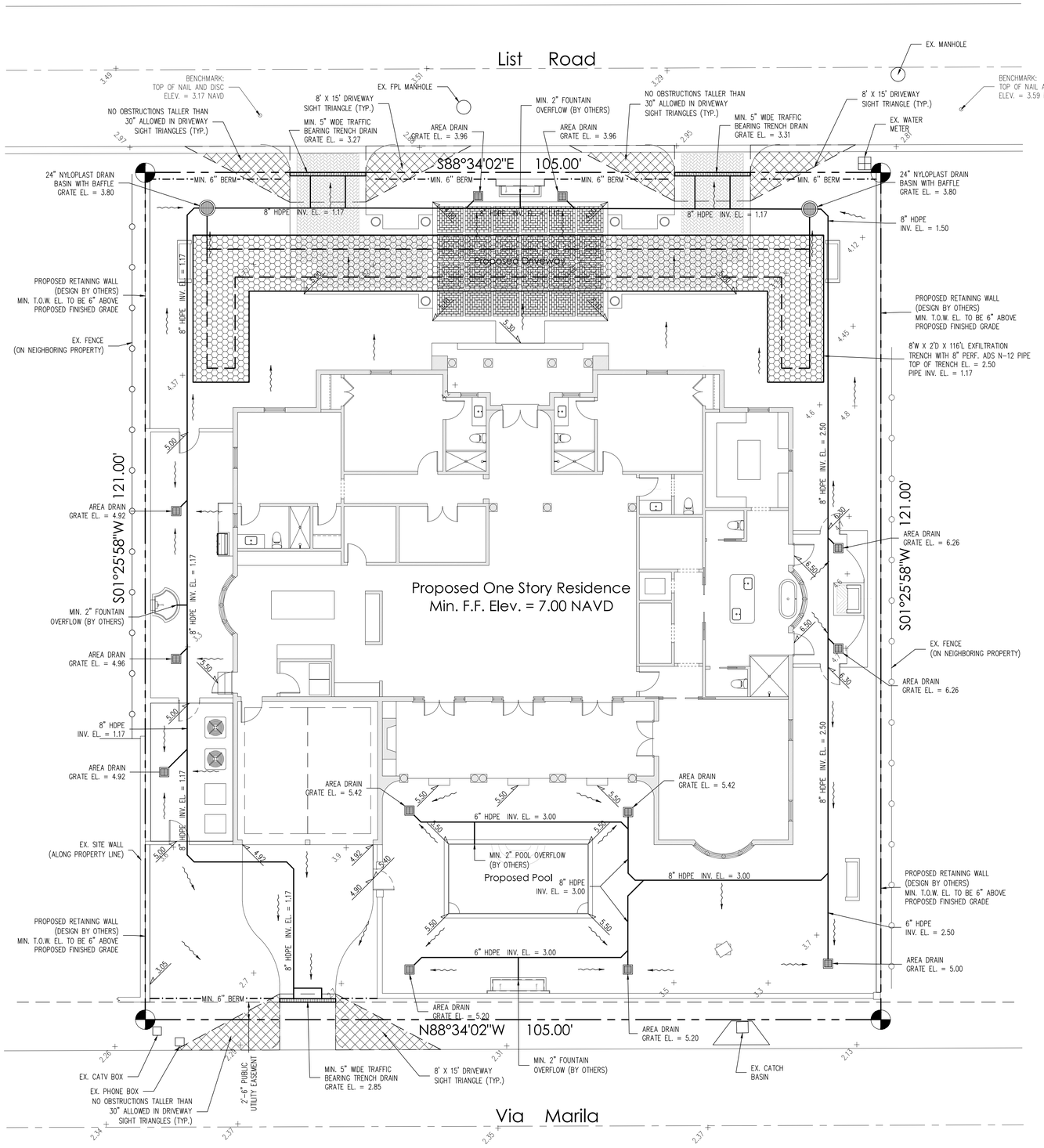
Total Volume to be Retained = 1,356 cu.ft.

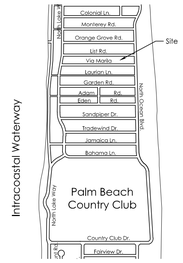
C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	116	ft
W	=	Trench Width	=	8	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.35	ft
DU	=	Un-Saturated Trench Depth	=	1.00	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	788	cu.ft.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.



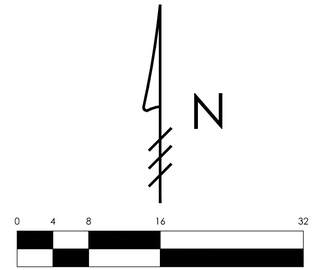


Location Map
N.T.S.

N

Legend

- EXISTING ELEVATION PER EXACTA LAND SURVEYORS (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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

Plan Background from Hardscape Plan by Nievera Williams Design Received 7/9/26

ARC-26-____

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GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

811 Know what's below. Call 811 before you dig.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities

Conceptual Site Grading & Drainage Plan For:

KULAS RESIDENCE

214 List Road
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2026-0051
Issue Date	07/11/2026
Scale	1/8" = 1'-0"

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
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9	
10	
11	
12	

CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally signed by Chad M Gruber
Date: 2026.07.11 10:50:56 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-1

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:**	214 List Road, Palm Beach, FL 33480		
2	**Zoning District:**	R-B		
3	**Lot Area (sq. ft.):**	12,696.51 sqft		
4	**Lot Width (W) & Depth (D) (ft.):**	105' (W) x 121' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	Zone-AE		
7	**Zero Datum for point of meas. (NAVD)**	6.00' NAVD		
8	**Crown of Road (COR) (NAVD)**	3.51' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	5,078.604 sqft; 40%	N/A	5,072.45 sqft; 39.95%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		N/A	4,462.97 sqft
12	*Front Yard Setback (Ft.)	25'-0"	N/A	26'-2"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	10'-6" (E); 10'-6" (W)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	N/A
15	*Rear Yard Setback (Ft.)	25'-0" (through lot)	N/A	25'-0"
16	Angle of Vision (Deg.)	100 deg	N/A	100 deg
17	Building Height (Ft.)	14'-0"	N/A	10'-0"
18	Overall Building Height (Ft.)	17'-0"	N/A	13'-9.5"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.97	N/A	3.84
20	** Max. Fill Added to Site (Ft.)	1.745' NAVD	1.745' NAVD	1.745' NAVD
21	Finished Floor Elev. (FFE)(NAVD)	7.00' NAVD	N/A	7.00' NAVD
22	Base Flood Elevation (BFE)(NAVD)	6.00' NAVD	6.00' NAVD	6.00' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	5,714 sqft (45%)	N/A	5,733 sqft (45.15%)
24	Perimeter LOS (Sq Ft and %)	2856.5 sqft (50%)	N/A	3379 sqft (59.15%)
25	Front Yard LOS (Sq Ft and %)	1049 sqft (40%)	N/A	1610 sqft (61.37%)
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

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

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

PROPOSED NEW CONSTRUCTION FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

△
△
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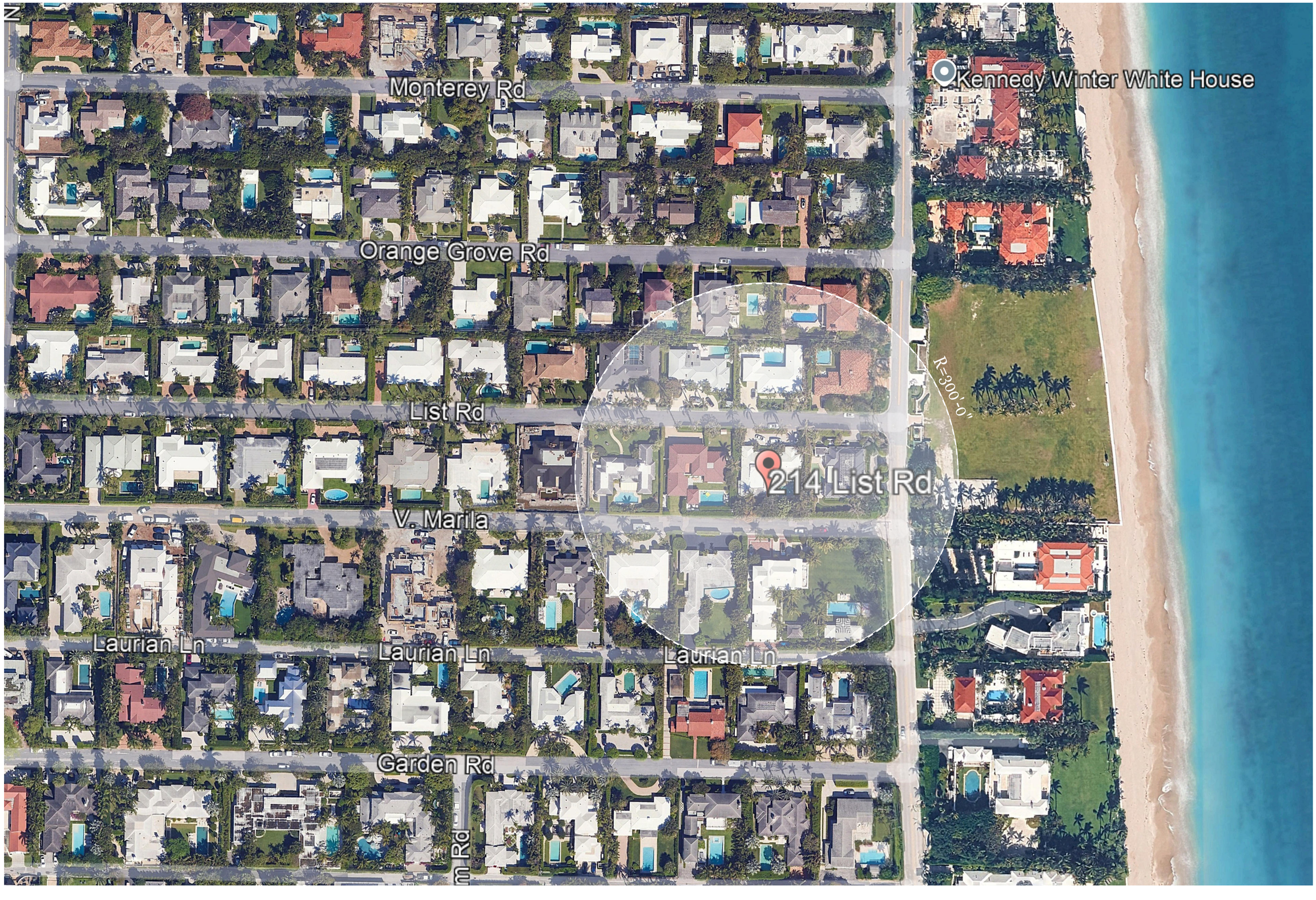
PROJECT NO:

ARC-26-0036

SHEET NO.

ZL

04.01.26



VICINITY PLAN
SCALE 1/ 32" = 1'-0"

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

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

PROPOSED NEW CONSTRUCTION FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

ARC-26-0036

SHEET NO.

PR-1

04.01.26



CONTEXTUAL SITE PLAN

SCALE 1/ 32" = 1'-0"

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

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

PROPOSED NEW CONSTRUCTION FOR:

KULAS RESIDENCE

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CONSULTANT:

REVISIONS:

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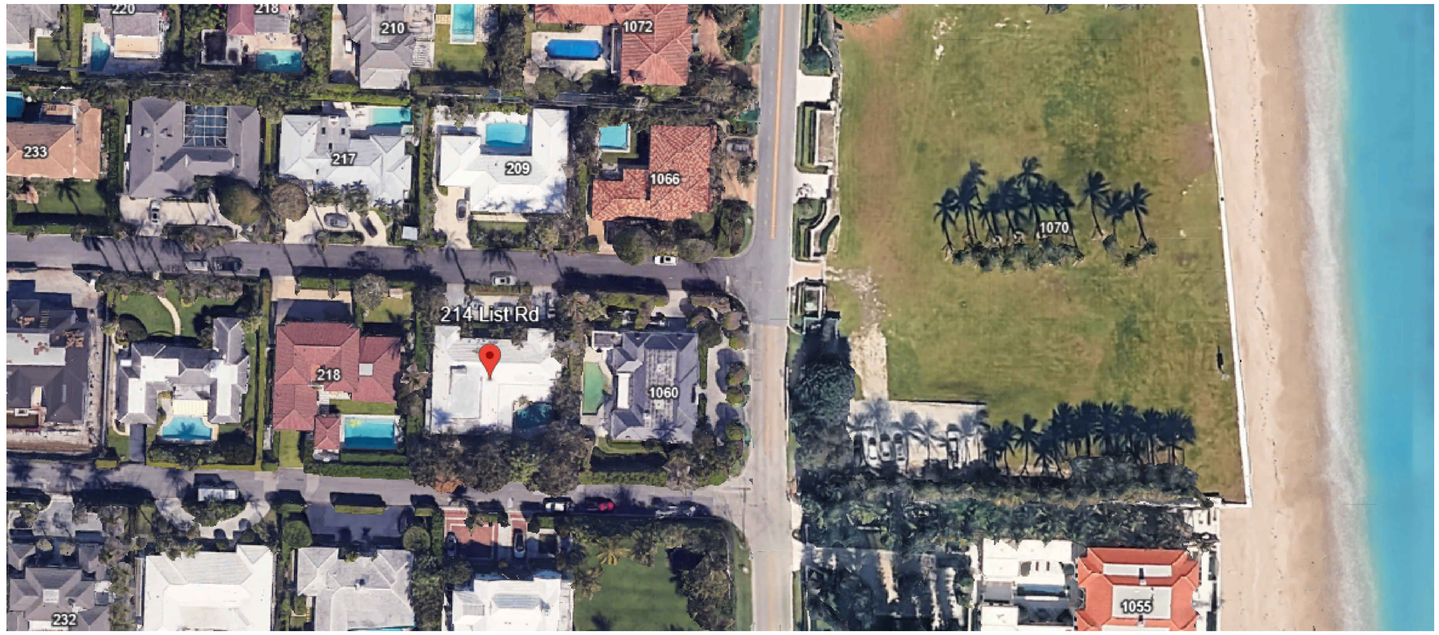
PROJECT NO:

ARC-26-0036

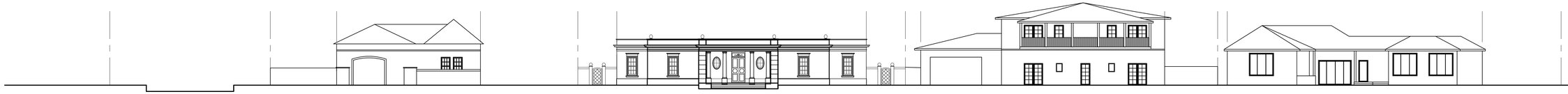
SHEET NO.

PR-2

04.23.26

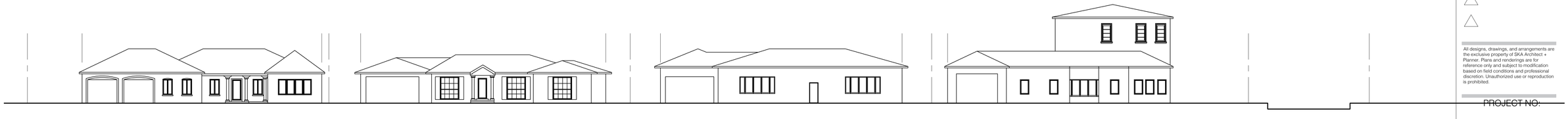


VICINITY MAP
SCALE N.T.S



N Ocean Blvd | 1060 N Ocean Blvd | 214 List RD SUBJECT PROPERTY | 218 List RD | 226 List RD

A. STREET SCAPE LOOKING SOUTH
SCALE 1/ 16" = 1'-0"



225 List RD | 217 List RD | 209 List RD | 1066 N Ocean Blvd

B. STREET SCAPE LOOKING NORTH
SCALE 1/ 16" = 1'-0"

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PROPOSED NEW CONSTRUCTION FOR:

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214 LIST RD, PALM BEACH, FL 33480

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PROJECT NO:

ARC-26-0036

SHEET NO.

PR-3

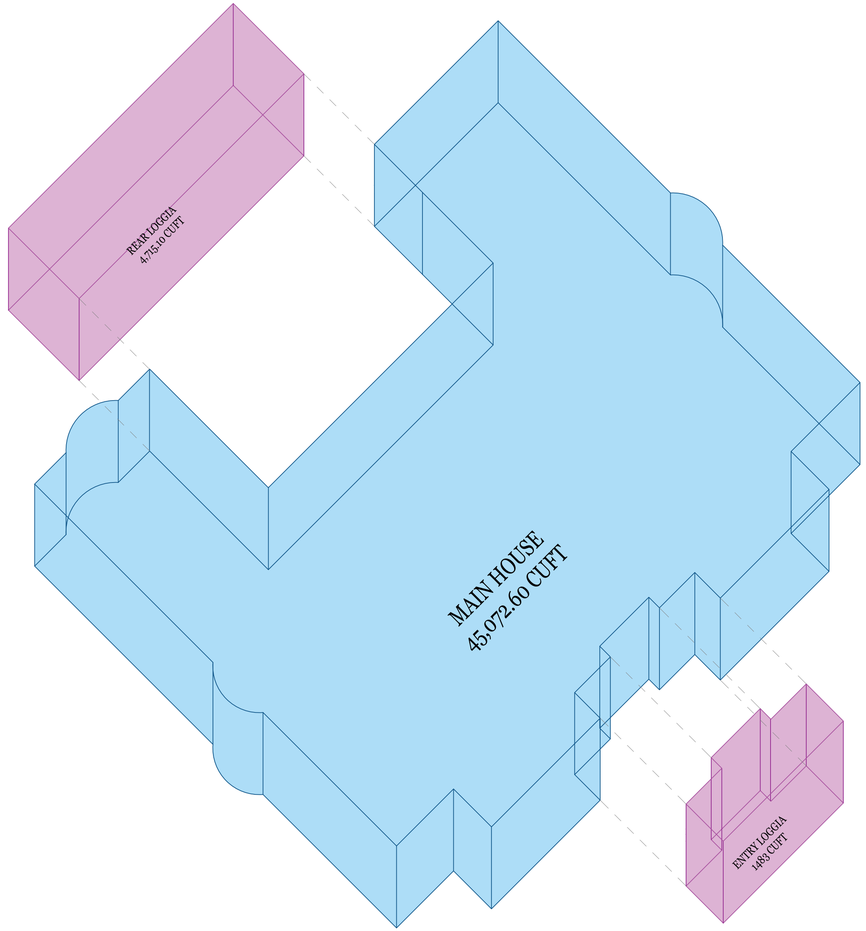
04.23.26

Site Square Footage	**12,696.47**
Max CCR (auto)	**3.97**
Cubic Ft Max (auto)	**50,443.52**
5% Loggia Deduction	**2,522.18**

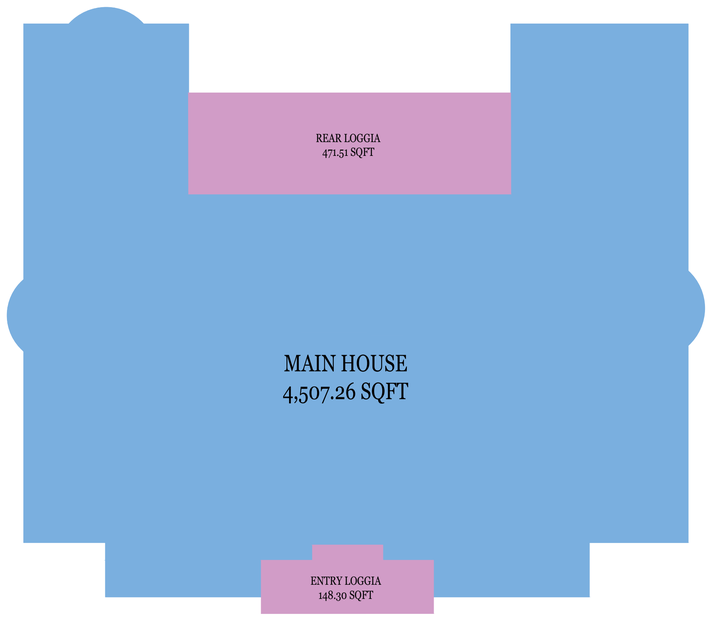
BUILDING DATA

Space	Floor	SF	Height (ft)	CU. FT.
House	1st	4,507.26	10.00	45,072.60
House	2nd	0.00	9.00	0.00
Cabana	1st	0.00	9.00	0.00
Loggia TOTAL	1st	619.81	10.00	6,198.10
TOTAL				**51,270.70**

Adjusted CU. FT. (includes log	**48,748.52**
CCR	**3.84**



CCR AXONOMETRIC DIAGRAM
N.T.S.



CCR PLAN DIAGRAM
N.T.S.

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

PROPOSED NEW CONSTRUCTION FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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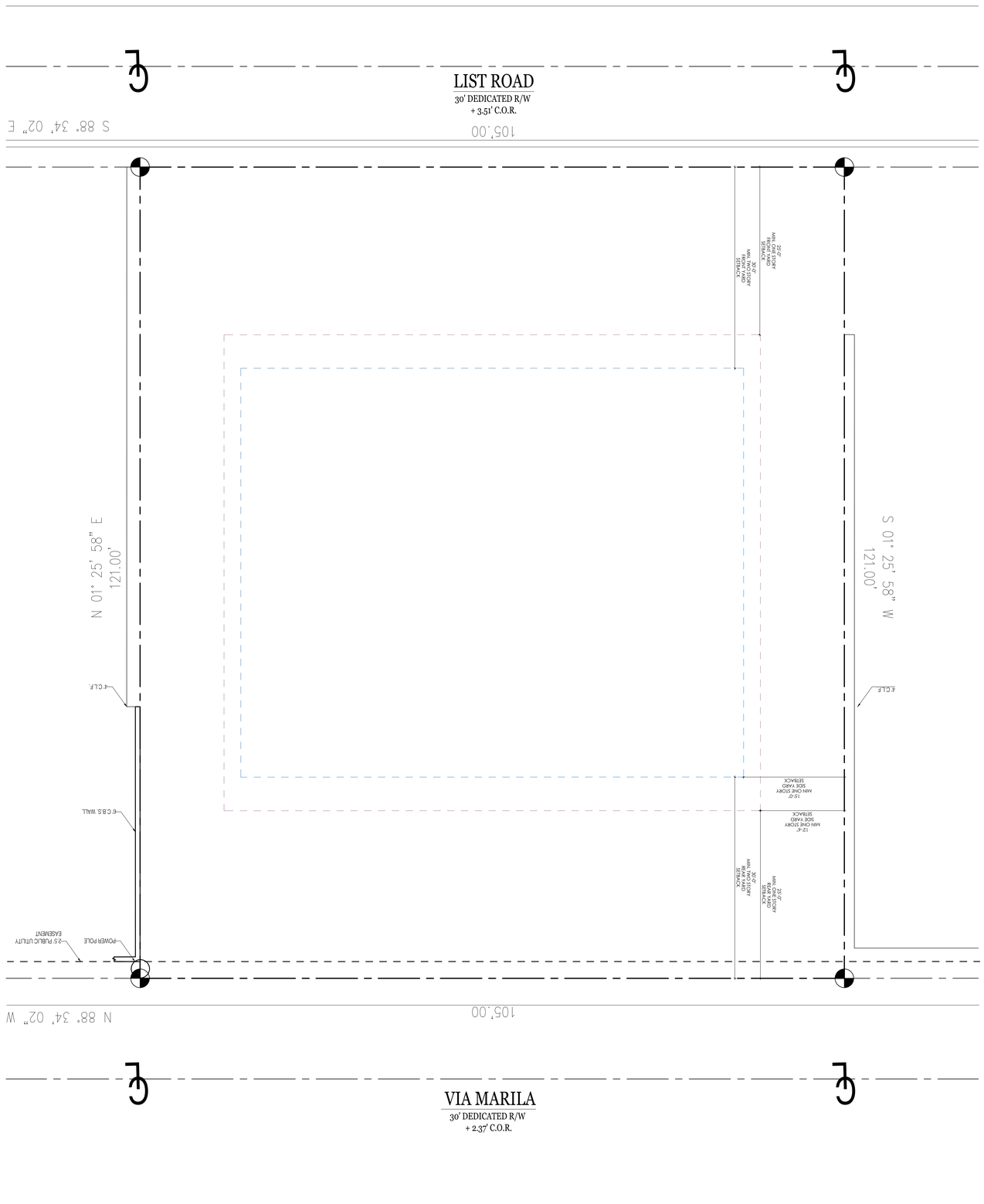
PROJECT NO:

ARC-26-0036

SHEET NO.

PR-4

04.01.26



ZONING DIAGRAM

SCALE 1/ 8" = 1'-0"

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

PROPOSED DESIGNS FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

ARC-26-0036

SHEET NO.

PR-5

05.19.26



















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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

ARC-26-0036

SHEET NO.

PH-1

04.01.26















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

PROPOSED NEW CONSTRUCTION FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

ARC-26-0036

SHEET NO.

PH-2

04.01.26















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

PROPOSED NEW CONSTRUCTION FOR:

KULAS RESIDENCE

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CONSULTANT:

REVISIONS:

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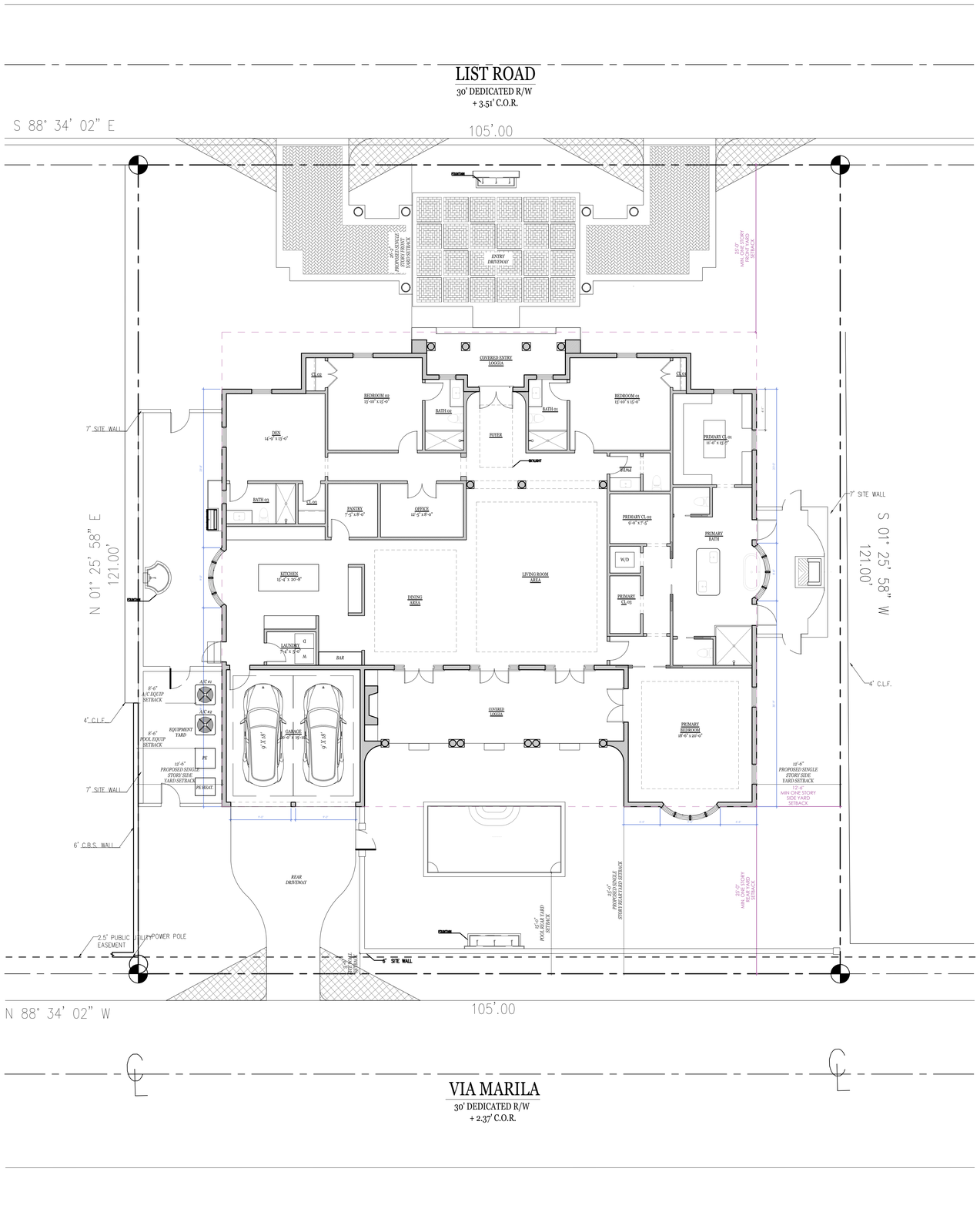
PROJECT NO:

ARC-26-0036

SHEET NO.

PH-3

04.01.26



PROPOSED SITE PLAN

SCALE 1/ 8" = 1'-0"

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

PROPOSED DESIGNS FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

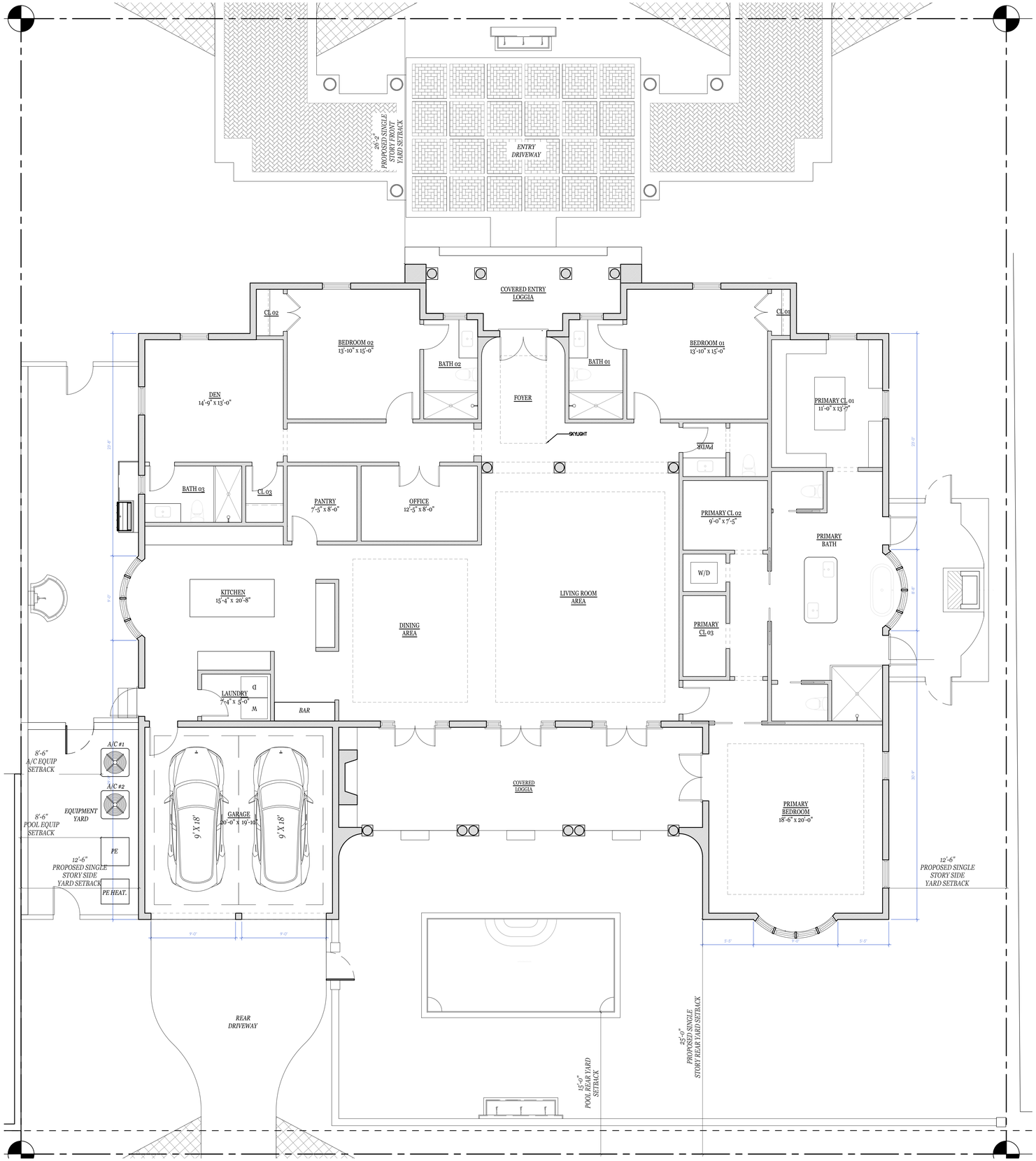
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PROJECT NO:

SHEET NO.

SP-1

08.10.26



PROPOSED FIRST FLOOR PLAN

SCALE 3/16" = 1'-0"

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A.R.#10,181

PROPOSED DESIGNS FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

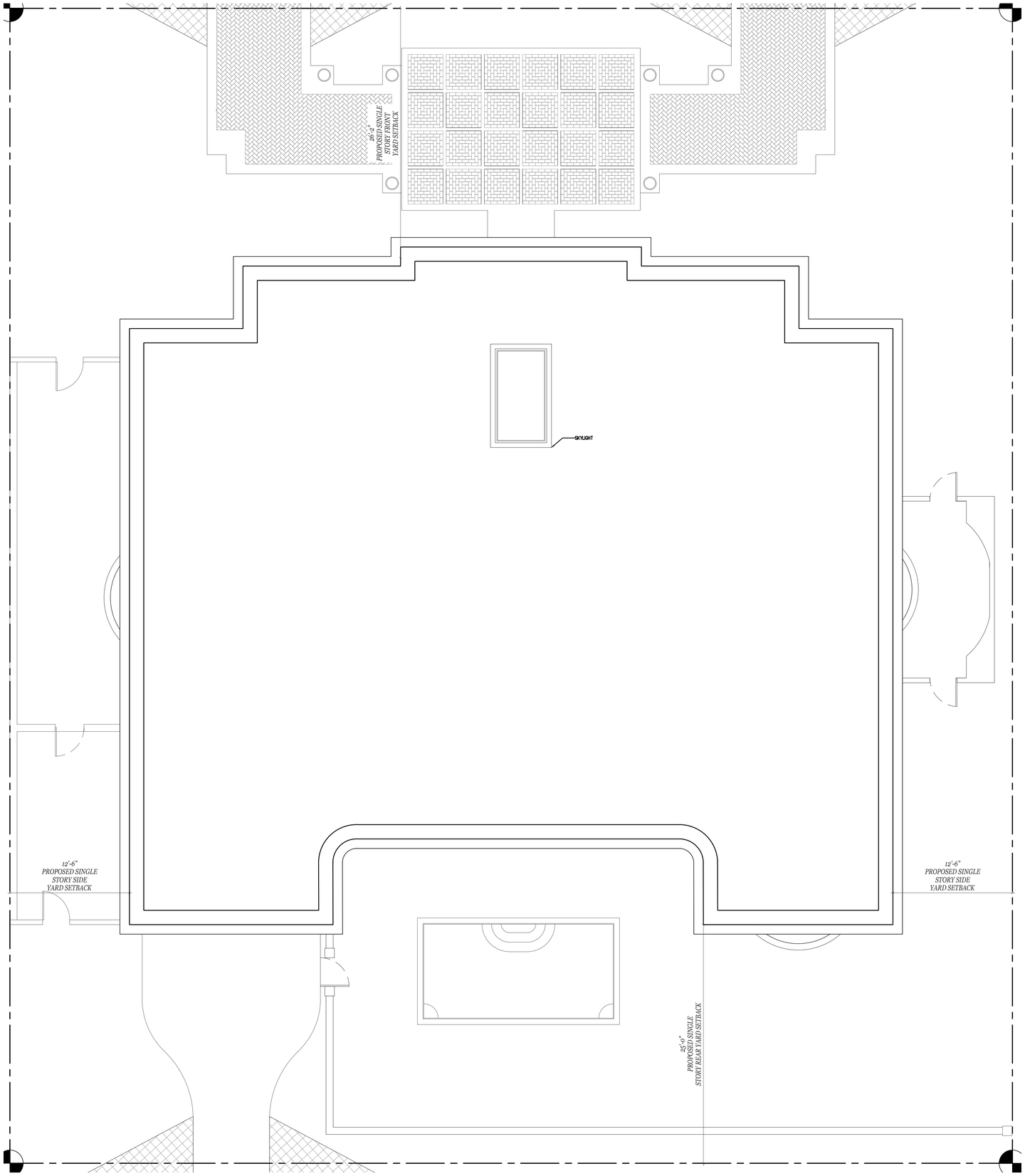
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PROJECT NO:

SHEET NO.

A-1.0

08.10.26



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

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A.R.#10,181

PROPOSED DESIGNS FOR:
KULAS RESIDENCE
214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:
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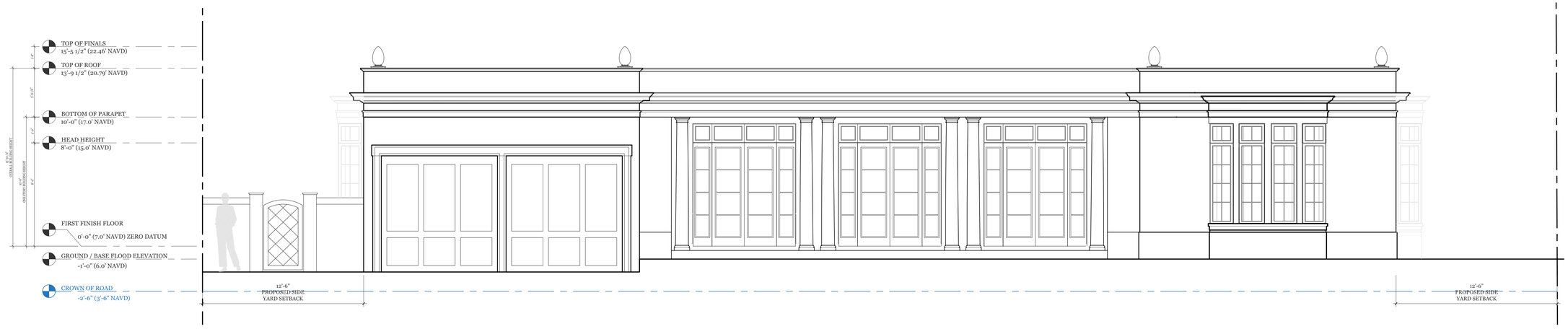
SHEET NO.
A-1.1

08.10.26



PROPOSED NORTH ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 1/ 4" = 1'-0"

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

PROPOSED DESIGNS FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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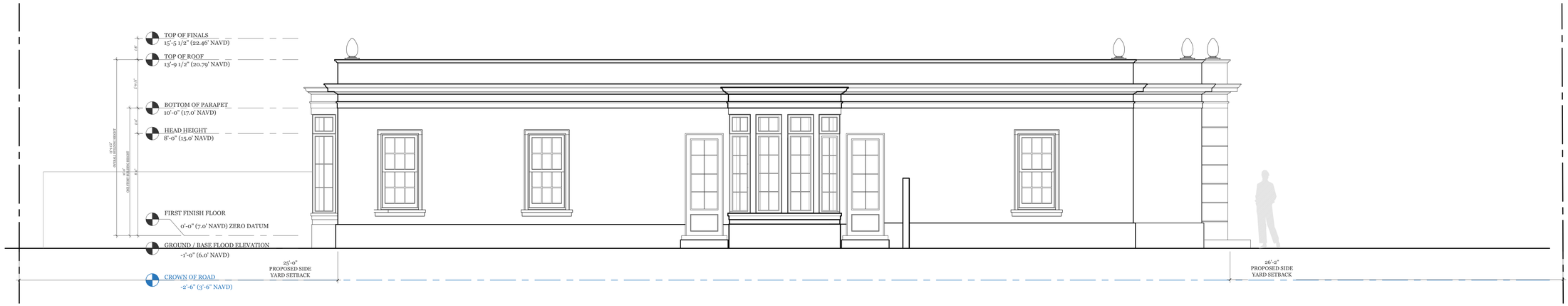
A-2.0

08.10.26



PROPOSED WEST ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/ 4" = 1'-0"

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

PROPOSED DESIGNS FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

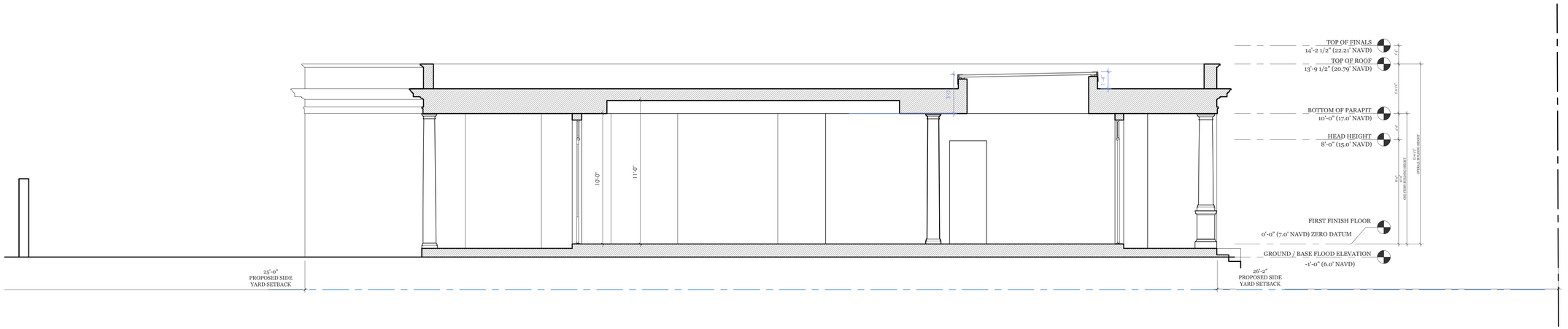
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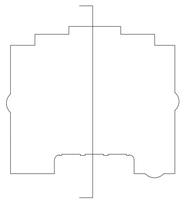
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08.10.26

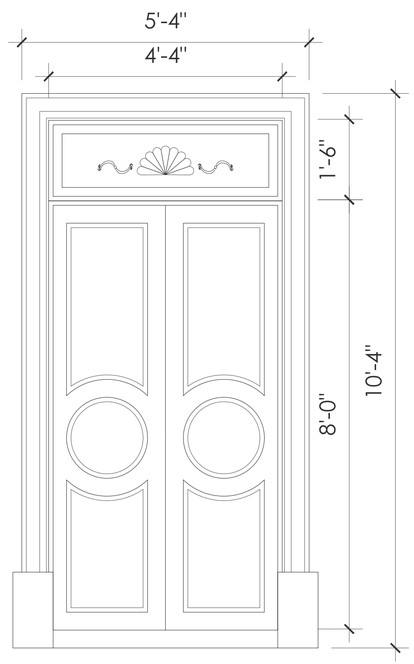


PROPOSED SECTION A

SCALE 1/ 4" = 1'-0"



SECTION KEY PLAN



3 A-3.0 FRONT DOOR DETAIL

SCALE: 1" = 1'-0"



3 A-3.0 BAY WINDOW DETAIL

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

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A.A. #001345
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KULAS RESIDENCE

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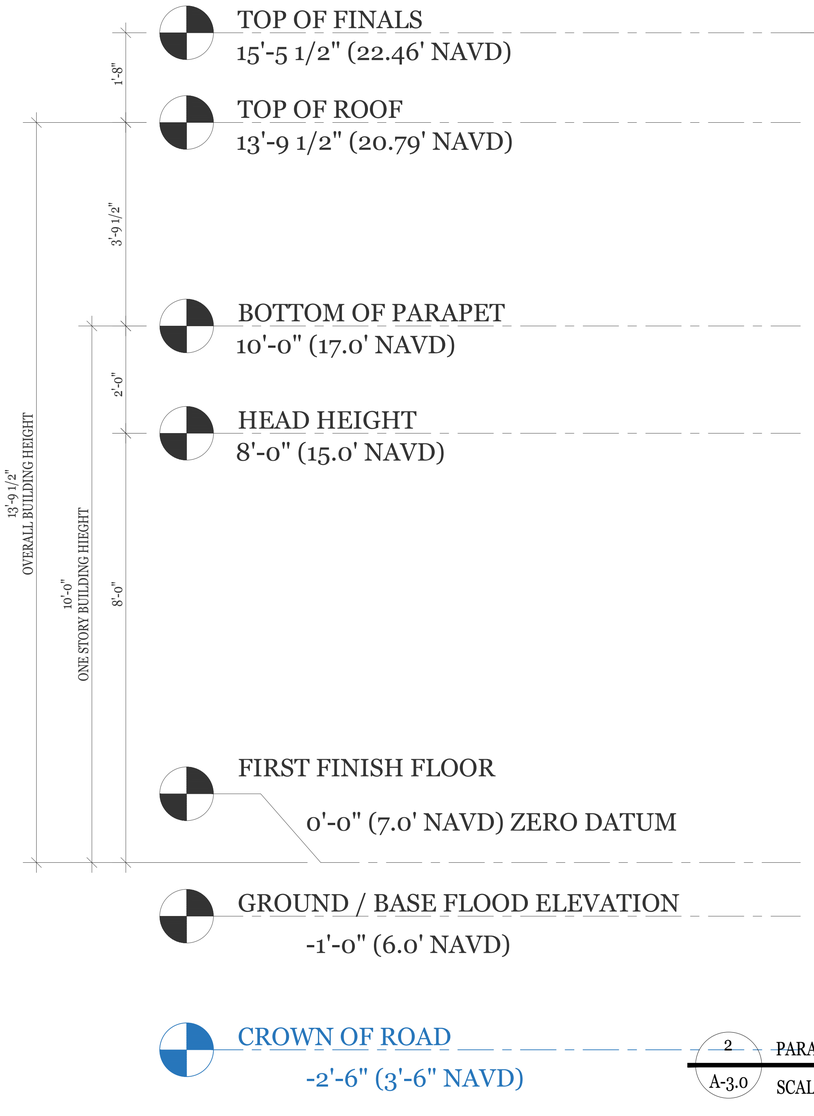
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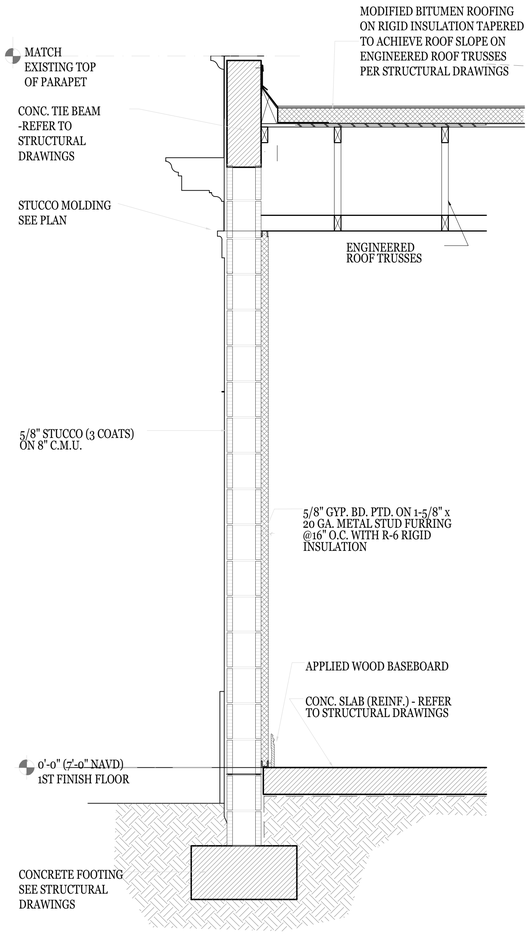
PROJECT NO:

SHEET NO.

A-3.0

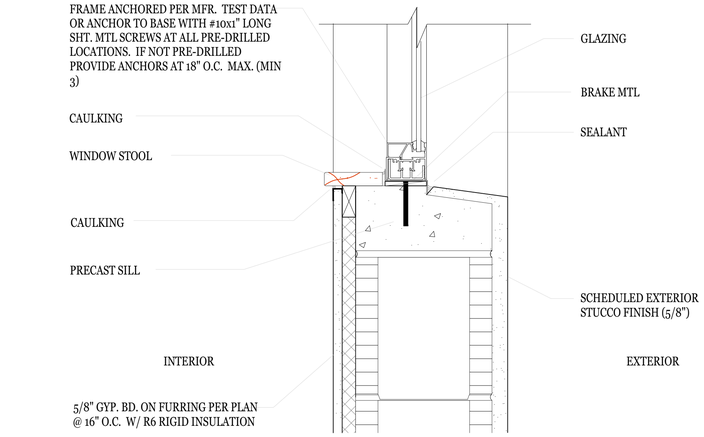
08.10.26





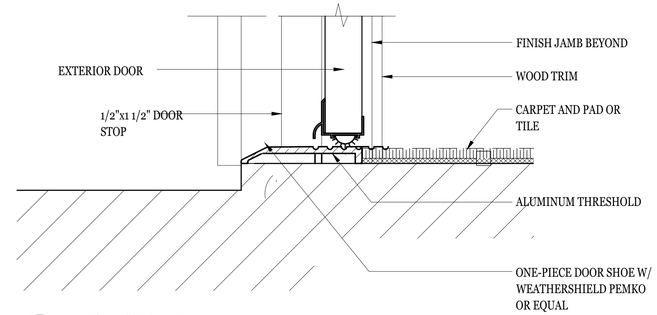
2 A-3.0 PARAPET @ CONC. WALL SECTION (TYP.)

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



3 A-3.0 TYPICAL WINDOW SILL DETAIL @ CONC. WALL

SCALE: 1" = 1'-0"



4 A-3.0 TYPICAL DOOR SILL DETAIL

SCALE: NTS

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PROPOSED DESIGNS FOR:

KULAS RESIDENCE

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CONSULTANT:

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PROJECT NO:

SHEET NO.

A-3.1

08.10.26



MAIN BODY

SMOOTH STUCCO

BM-WHITE DOVE: OC-17



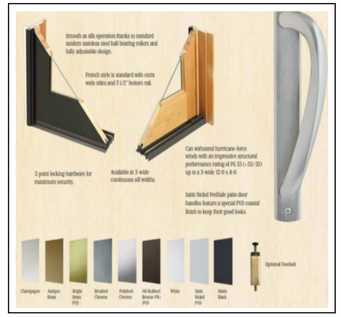
CORNICES, COLUMNS, FINALS AND SURROUNDS

WHITE CAST STONE



FRONT DOOR

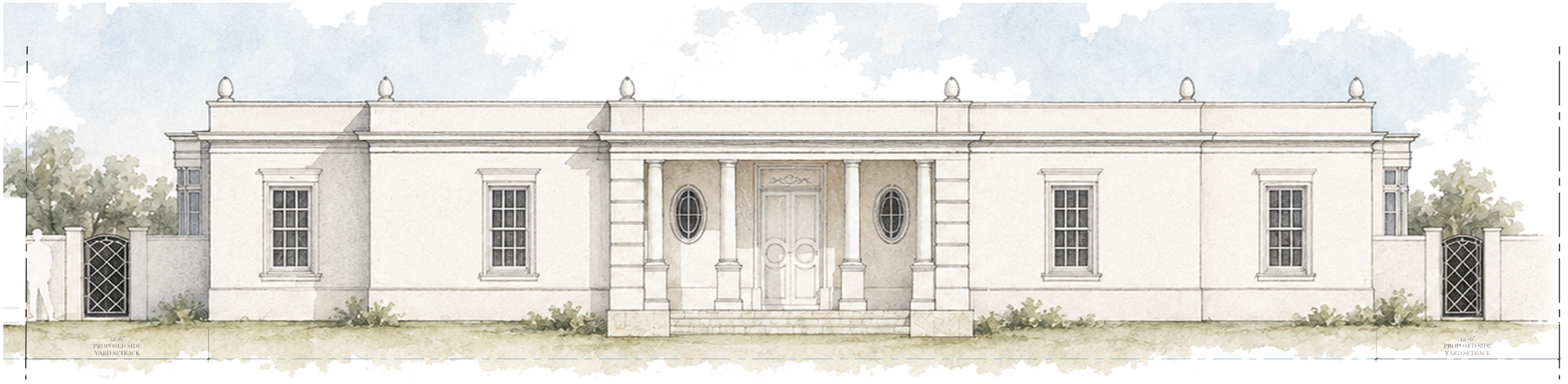
WOOD - PAINTED WHITE



EXTERIOR DOORS AND WINDOWS

SIERRA PACIFIC
ALUMINUM - WHITE





MATERIALS + FINISHES

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

PROPOSED DESIGNS FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

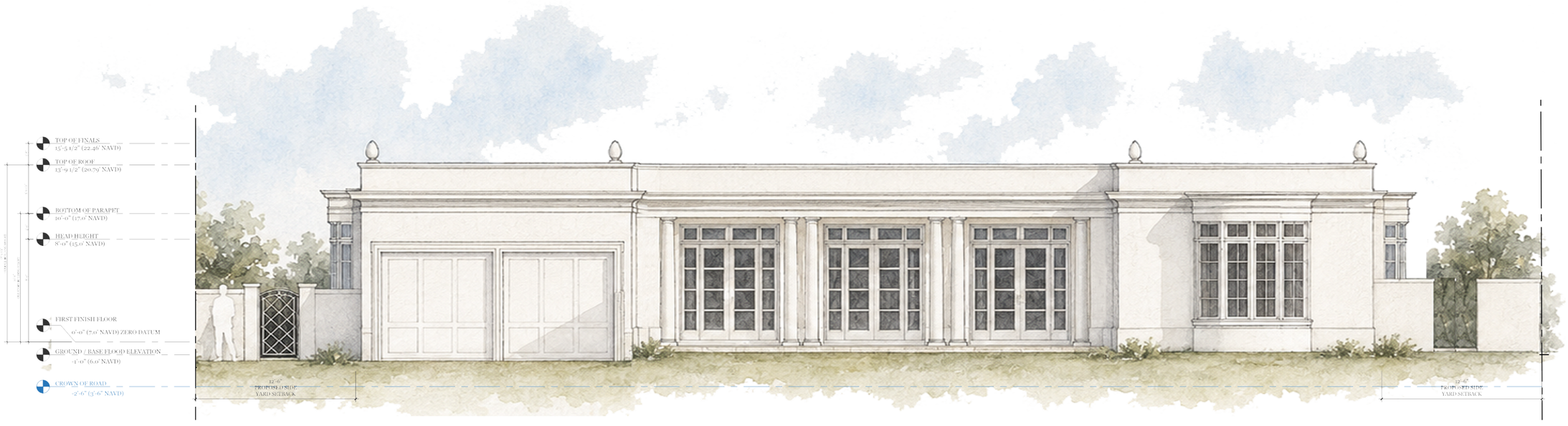
A-4.0

08.10.26



PROPOSED NORTH ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 1/ 4" = 1'-0"

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CONSULTANT:

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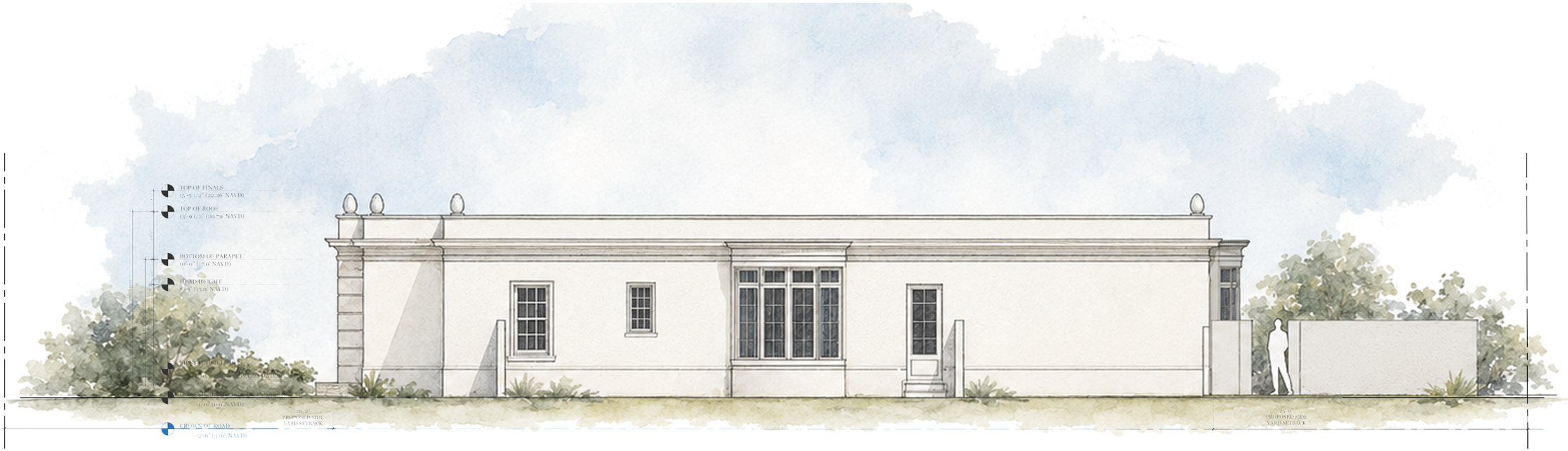
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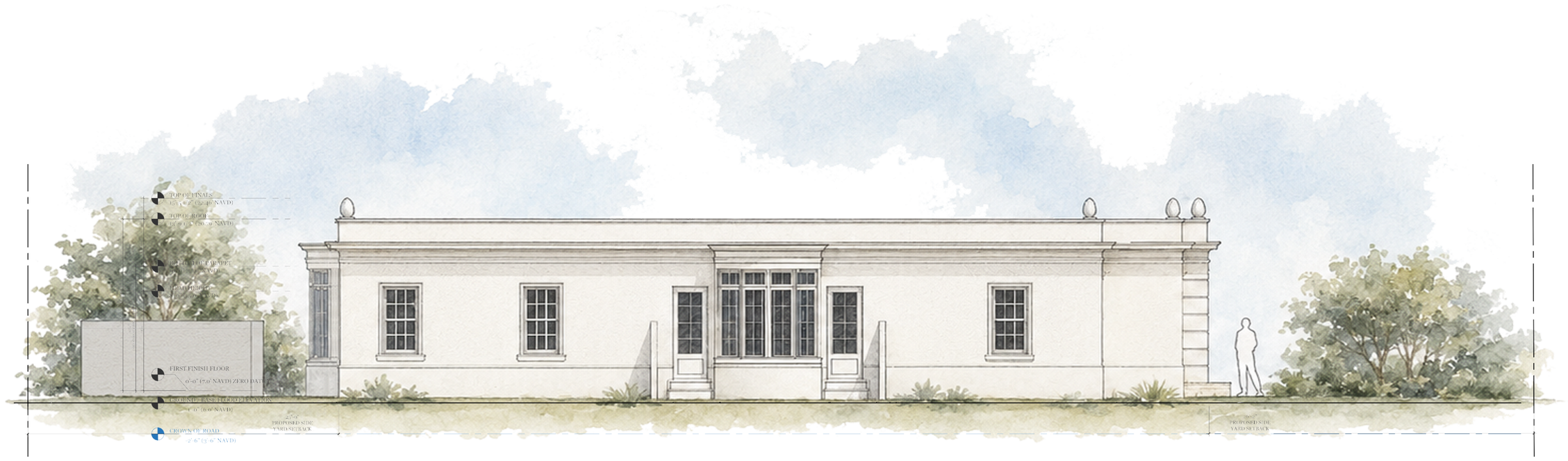
A-4.1

08.10.26



PROPOSED WEST ELEVATION

SCALE 1/ 4" = 1'-0"



PROPOSED **EAST** ELEVATION

SCALE 1/ 4" = 1'-0"

SKA

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

PROPOSED DESIGNS FOR:

KULAS RESIDENCE

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CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-4.2

08.10.26



RENDER - NORTH FACADE

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

PROPOSED DESIGNS FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-5.0

08.10.26



RENDER - FRONT ENTRANCE

SKA

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

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

PROPOSED DESIGNS FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

△
△
△
△

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PROJECT NO:

SHEET NO.

A-5.1

08.10.26



RENDER - SOUTH FACADE

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PROPOSED DESIGNS FOR:

KULAS RESIDENCE

214 LIST RD, PALM BEACH, FL 33480

CONSULTANT:

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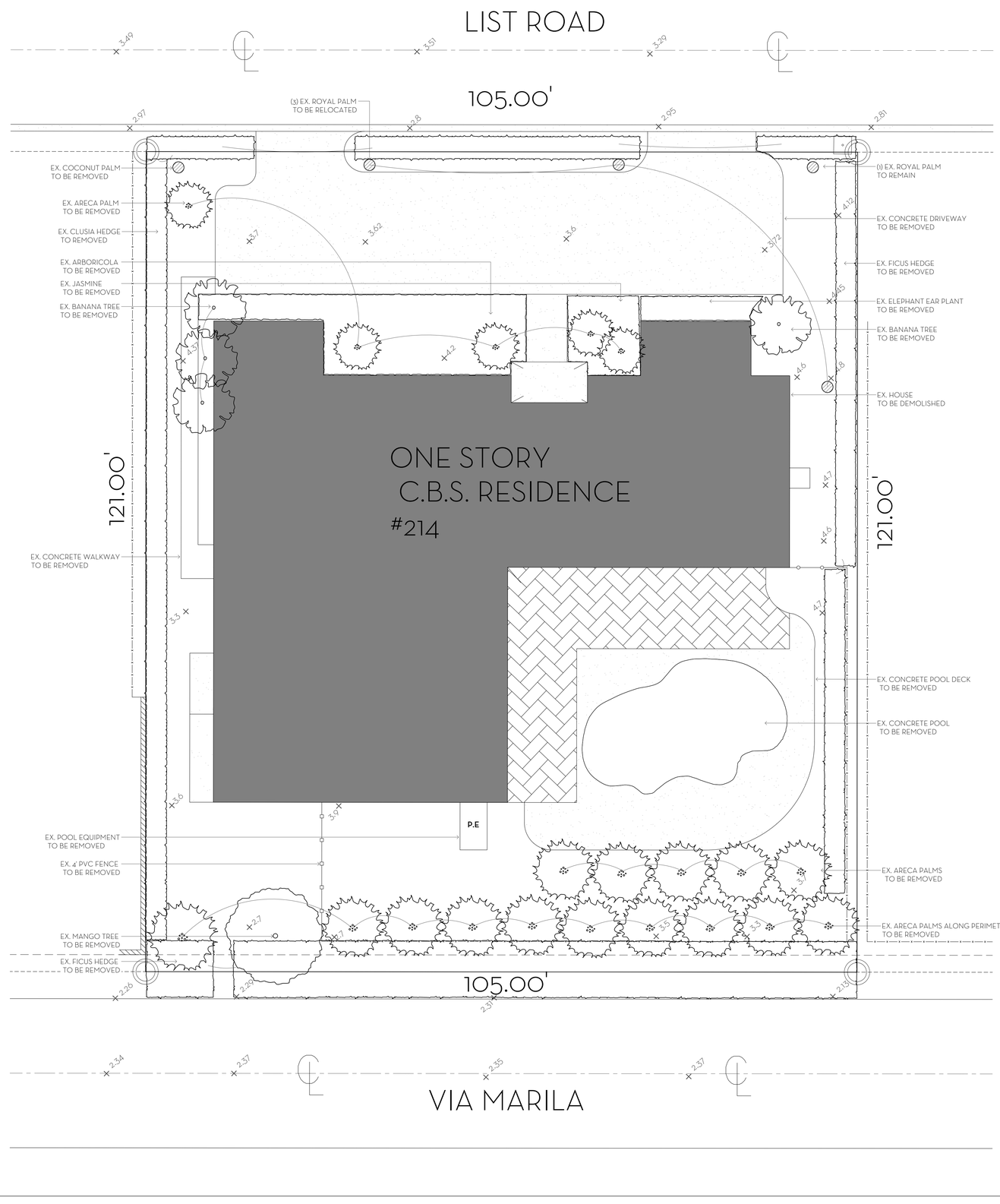
PROJECT NO:

SHEET NO.

A-5.2

08.10.26

GRADE VALUES SHOWN IN NAVD DATUM



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

0 1 4 8 16 FEET

N W E S

FINAL SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING CONDITIONS PLAN

KULAS RESIDENCE

214 LIST ROAD, PALM BEACH, FL.

05 AUGUST 2026

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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EX1

FINAL SUBMITTAL

#1



#2



#3



#4



MARIO F. NIEVERA

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EXISTING CONDITIONS PHOTOS

KULAS RESIDENCE

214 LIST ROAD, PALM BEACH, FL.

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EX2

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,698	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,714	SQ FT	45%
EXISTING =	N/A	SQ FT	N/A
PROPOSED =	5,735	SQ FT	45.16%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2625	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,050	SQ FT	40%
EXISTING =	N/A	SQ FT	N/A
PROPOSED =	1,576	SQ FT	60%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,119	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 4,119 SF) = 2,059 REQUIRED		
EXISTING =	N/A	SQ FT
PROPOSED =	3,418	SQ FT

LIST ROAD
30' DEDICATED R/W
+ 3.51' C.O.R.



VIA MARILA
30' DEDICATED R/W
+ 2.37' C.O.R.

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

FINAL SUBMITTAL

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

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

OVERALL PLAN
KULAS RESIDENCE
214 LIST ROAD, PALM BEACH, FL.

05 AUGUST 2026

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DESIGN

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LO









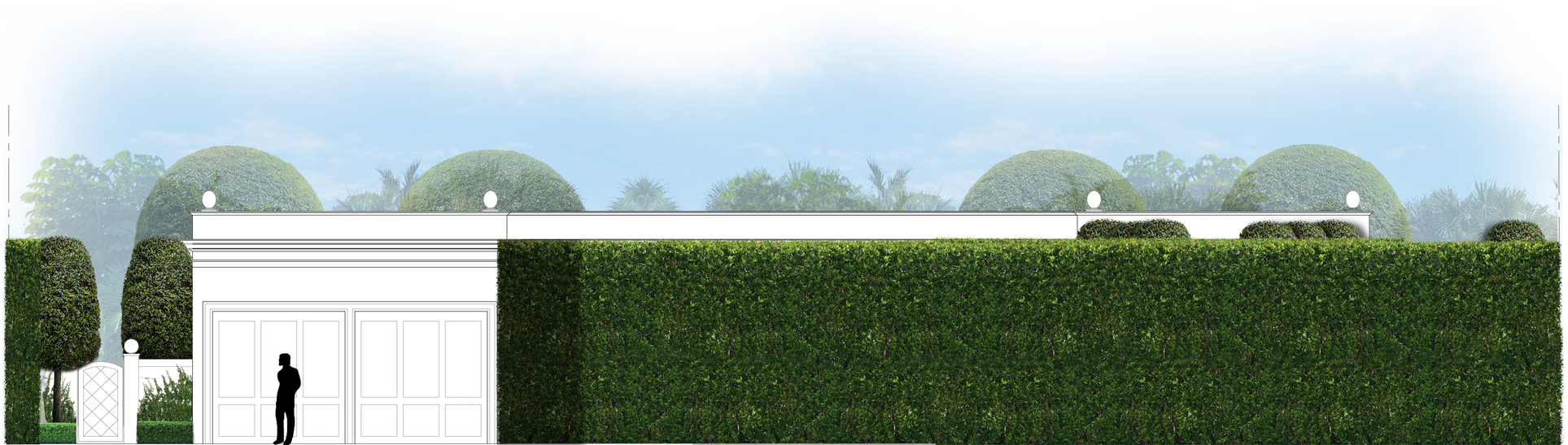




FINAL SUBMITTAL



1
EL1
NORTH ELEVATION
SCALE: 1/4"=1'-0"



2
EL1
SOUTH ELEVATION
SCALE: 1/4"=1'-0"

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

NORTH AND SOUTH ELEVATIONS

KULAS RESIDENCE

214 LIST ROAD, PALM BEACH, FL.

05 AUGUST 2026

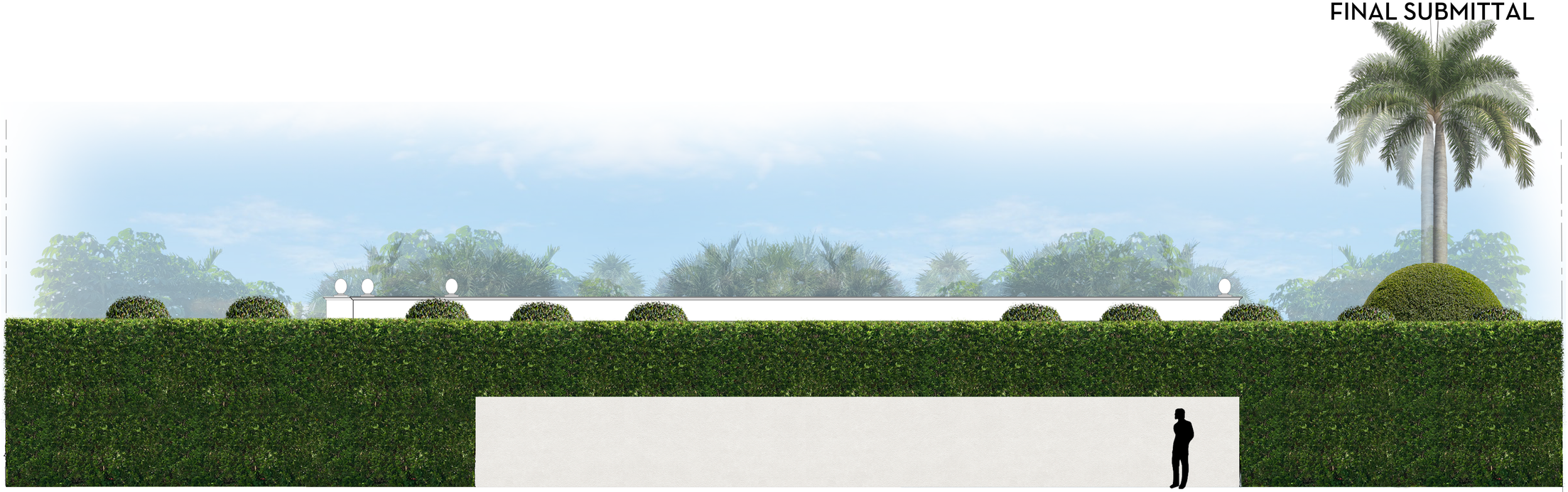
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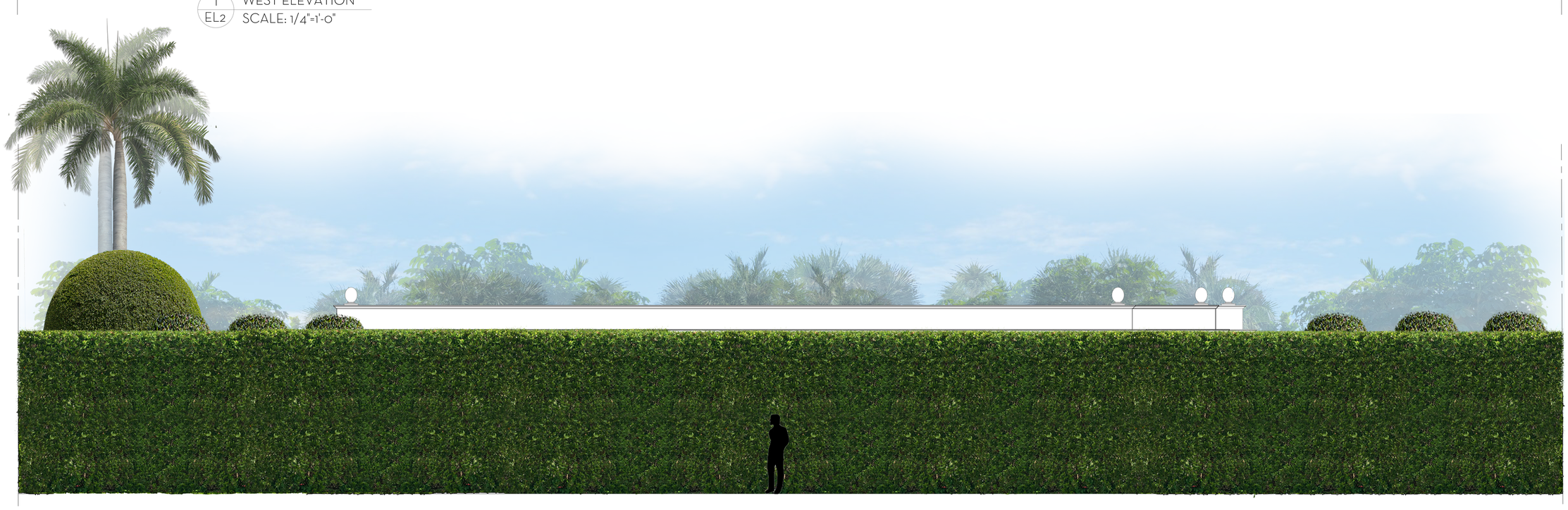
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EL1

FINAL SUBMITTAL



1 EL2 WEST ELEVATION
SCALE: 1/4"=1'-0"



2 EL2 EAST ELEVATION
SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

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WEST AND EAST ELEVATIONS

KULAS RESIDENCE

214 LIST ROAD, PALM BEACH, FL.

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

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EL2

OVERALL R-B SITE CALCULATIONS:

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EXISTING =	N/A SQ FT		N/A
PROPOSED =	5,735 SQ FT		45.16%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2625 SQ FT		100%
MINIMUM LANDSCAPE:			
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EXISTING =	N/A SQ FT		N/A
PROPOSED =	1,576 SQ FT		60%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,119 SQ FT	
MINIMUM LANDSCAPE:		
(50% OF 4,119 SF) = 2,059 REQUIRED		
EXISTING =	N/A SQ FT	
PROPOSED =	3,418 SQ FT	

EXISTING AND PROPOSED GRADE LEGEND:

GRADE VALUES SHOWN IN NAVD DATUM

EXISTING GRADE = +0.00

PROPOSED GRADE = +0.00

FILL CALCULATION:

FFE-COR / 2 = MAX FILL
7.0' NAVD(F.F.E) - 3.51' NAVD (C.O.R) = 3.49'
3.49/2 = 1.745' MAX FILL

HARDSCAPE FINISHES:



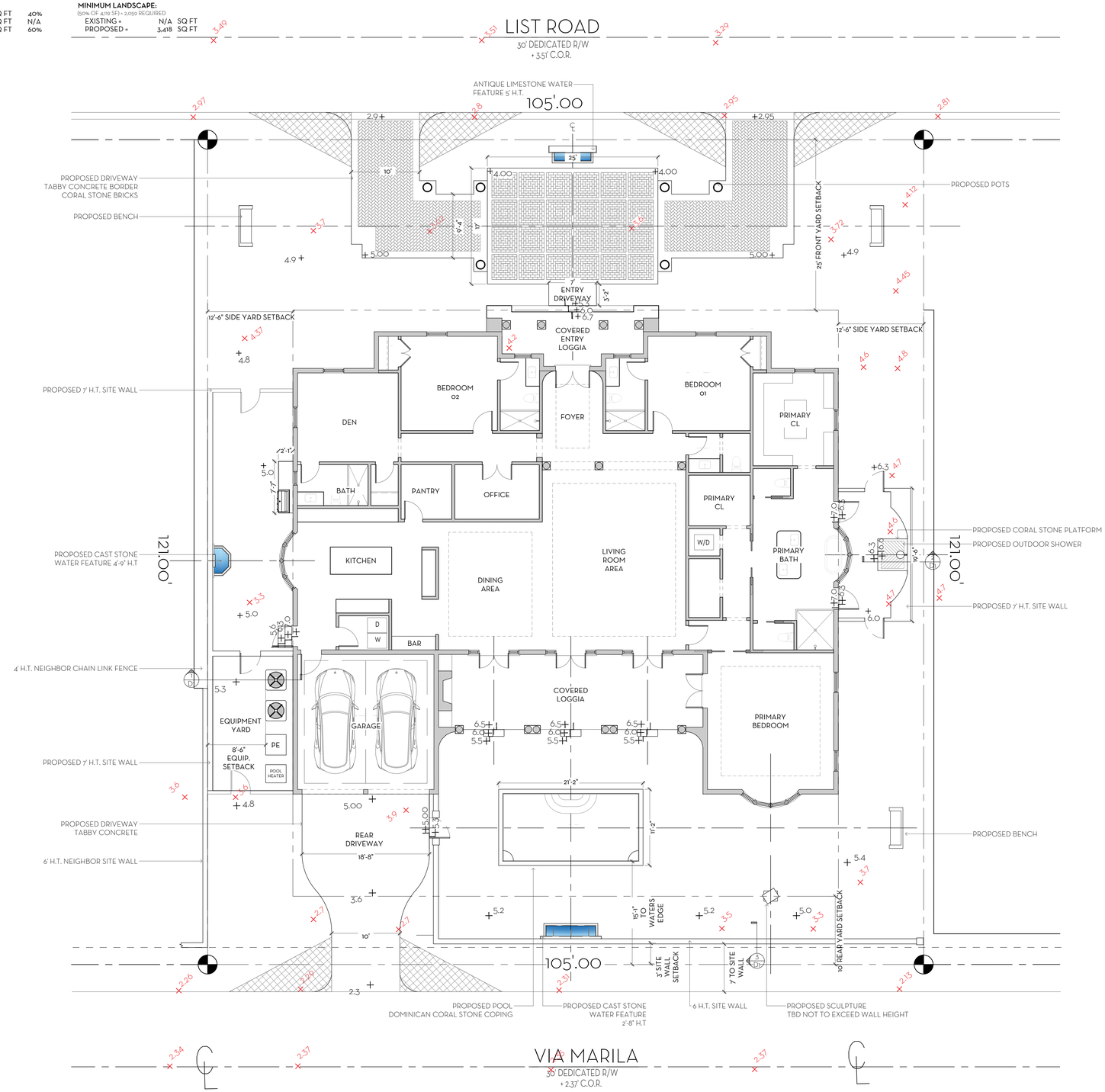
DOMINICAN CORAL STONE



TABBY CONCRETE



CAST STONE



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HARDSCAPE PLAN

KULAS RESIDENCE

214 LIST ROAD, PALM BEACH, FL.

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

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L1

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

OVERALL R-B SITE CALCULATIONS:

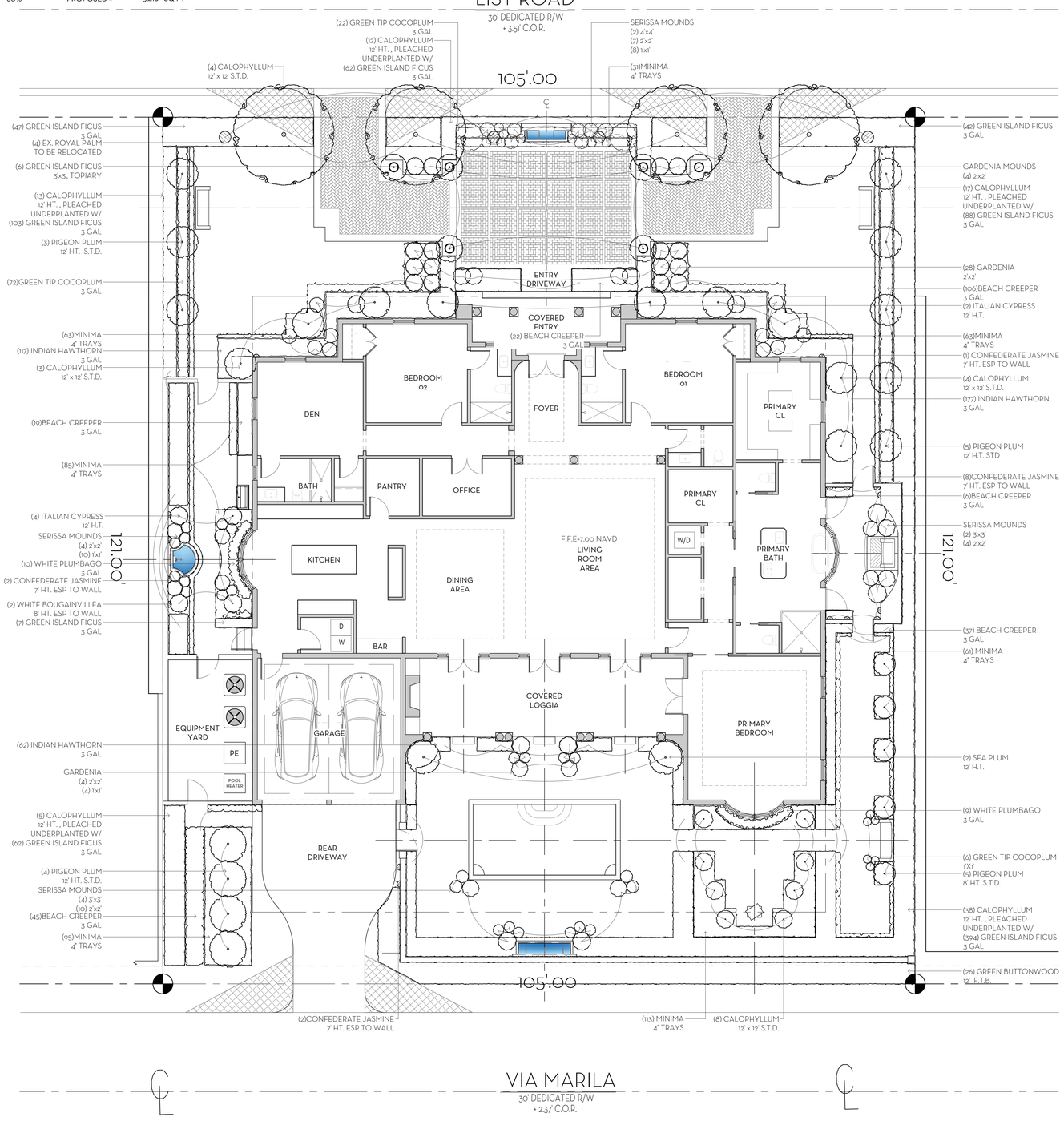
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MINIMUM LANDSCAPE:		
(50% OF 4,119 SF) = 2,059 REQUIRED		
EXISTING =	N/A	SQ FT
PROPOSED =	3,418	SQ FT



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MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN

KULAS RESIDENCE

214 LIST ROAD, PALM BEACH, FL.

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

05 AUGUST 2026

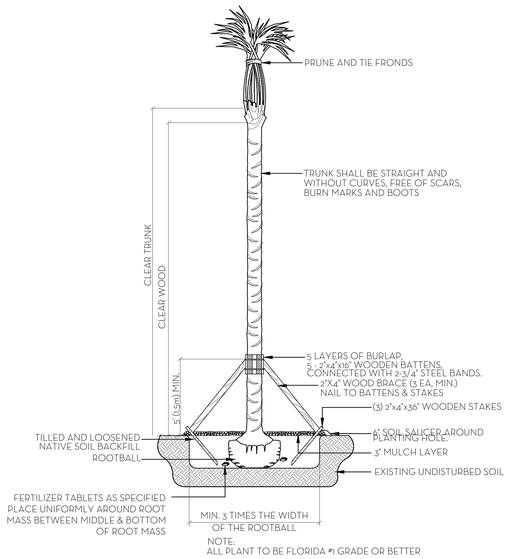
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SCALE: 1/8" = 1'-0"

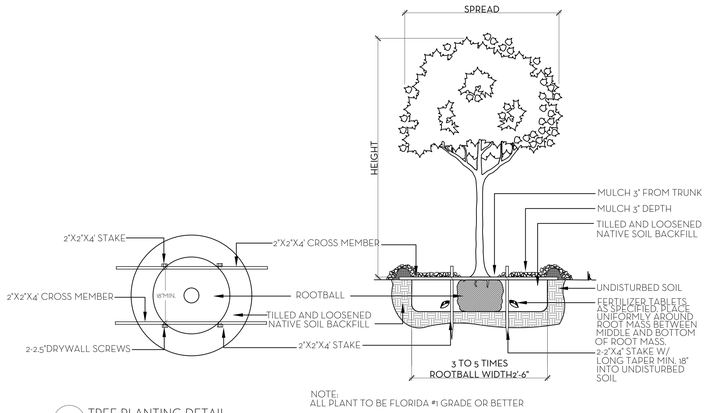
LP1



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

PALM PLANTING DETAIL
N.T.S.

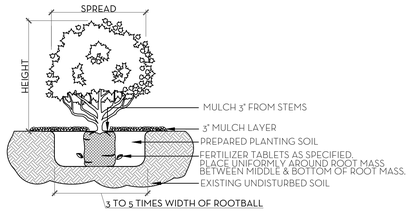
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

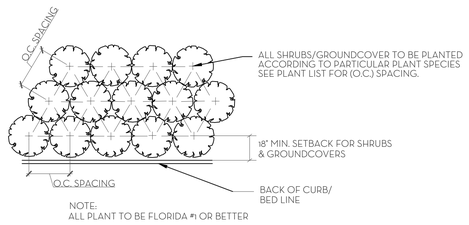
TREE PLANTING DETAIL
N.T.S.

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



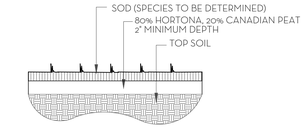
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



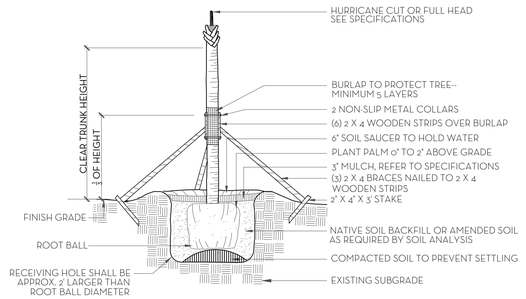
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



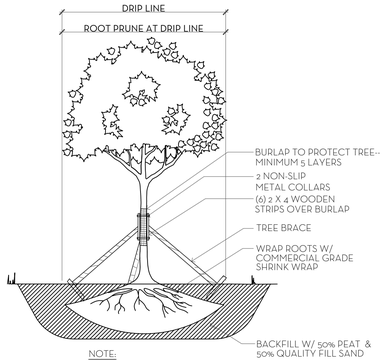
SOD PLANTING DETAIL
N.T.S.

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



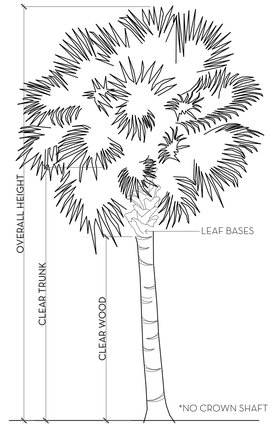
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

FINAL SUBMITTAL

NIEVERA WILLIAMS DESIGN

214 List Rd.

08/04/2026

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Calophyllum	Calophyllum brasiliense	19	12' x 12' STD.	
Pigeon Plum	Coccoloba diversifolia	5	8' HT. STD.	*
Pigeon Plum	Coccoloba diversifolia	12	12' HT. STD.	*
Sea Plum	Coccoloba 'Sea Plum'	2	12' H.T. STD.	*
		38		19 (50%)
SHRUB/VINES				
Calophyllum	Calophyllum brasiliense	85	12' HT., PLEACHED'	
Confederate Jasmine	Trachelospermum jasminoides	9	7' ESP. TO WALL	
Gardenia	Gardenia jasminoides	10	1'x1'	
Gardenia	Gardenia jasminoides	36	2'x2'	
Green Island Ficus	Ficus microcarpa	6	3'x3' TOPIARY	
Green Island Ficus	Ficus microcarpa	805	3 GAL.	
Green Buttonwood	Conocarpus erectus	26	8' H.T. F.T.B	*
Green Tip Cocoplum	Chrysobalanus icaco	100	3 GAL.	*
Indian Hawthorn	Rhaphiolepis indica	356	3 GAL	*
Italian Cypress	Cupressus sempervirens	6	12' H.T.	
Serissa	Serissa japonica	18	1'x1'	
Serissa	Serissa japonica	25	2'x2'	
Serissa	Serissa japonica	6	3'x3'	
Serissa	Serissa japonica	2	4'x4'	
White Bougainvillea	Bougainvillea glabra	2	8' ESP. TO WALL	
White Plumbago	Plumbago zeylanica	19	3 GAL.	*
		1511		501 (33%)
GROUNDCOVER				
Beach Creeper	Ernodea littoralis	235	3 GAL.	*
Minima	Trachelospermum asiaticum 'Minima'	511	4" Trays	
		746		235 (32%)
SOD				
Zoysia Sod		Contractor responsible for own takeoff		

Line #	Landscape Legend		
1	**Property Address:**	214 List Rd.	
2	**Lot Area (sq. ft.):**	12,698 sq ft	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,714 sq ft (45%)	5,716 sq ft (45.01%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,857 sq ft	3,410 sq ft
7	Front Yard LOS (Sq Ft and %)	1,050 sq ft (40%)	1,574 sq ft (60%)
8	Native Trees %	11(30%)	19 (50%)
9	Native Shrubs & Vines %	454 (30%)	501 (33%)
10	Native Groundcover %	223 (30%)	235 (32%)

To determine qualifying native vegetation use either:

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

OR

the Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV BF 20230727*

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PLANT LIST AND DETAILS

KULAS RESIDENCE

214 LIST ROAD, PALM BEACH, FL.

05 AUGUST 2026

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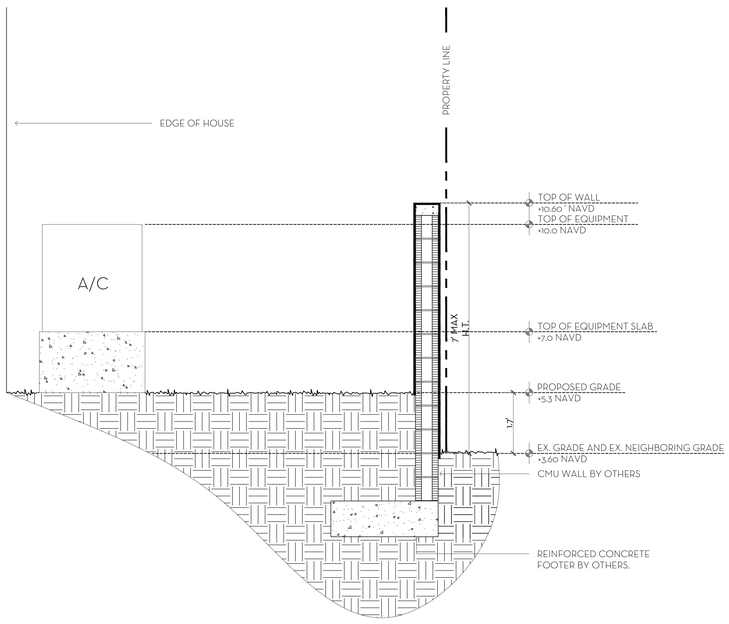
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LP2

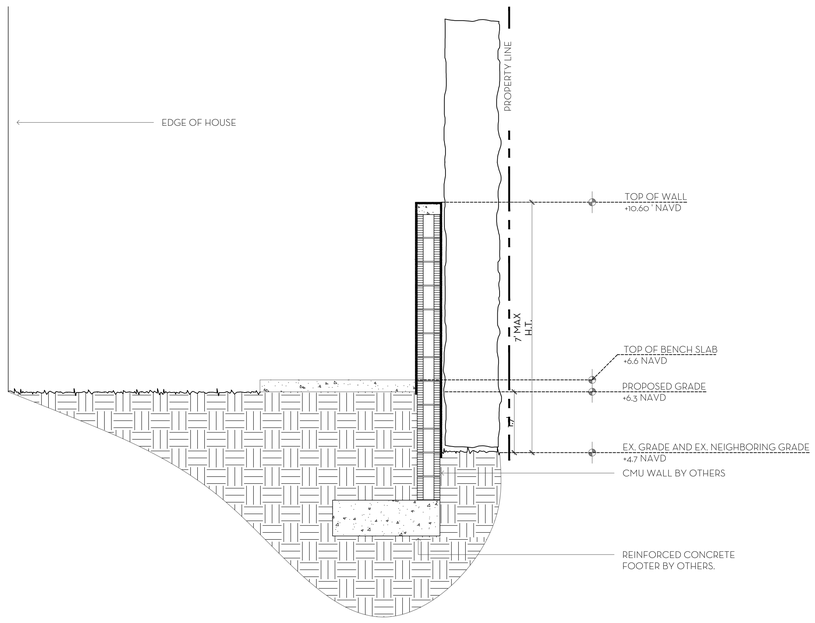
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FILL CALCULATION:

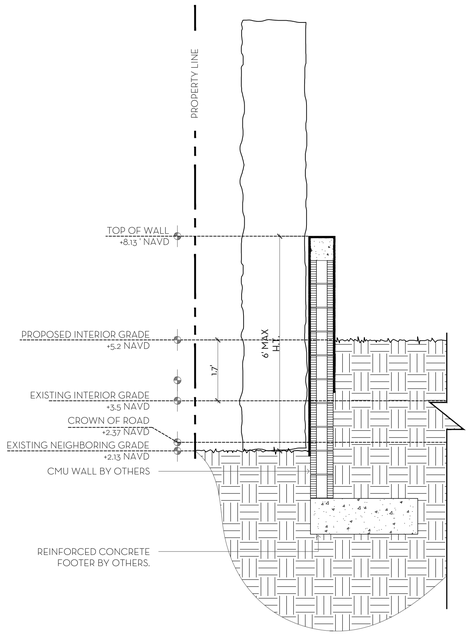
FFE-COR / 2 = MAX FILL
7.0' NAVD(F.F.E) - 3.51' NAVD (C.O.R) = 3.49'
3.49/2 = 1.745' MAX FILL



1/D1 EQUIPMENT YARD SITE WALL SECTION
SCALE: 1/2"=1'-0"



2/D1 EAST SITE WALL SECTION
SCALE: 1/2"=1'-0"



2/D1 SOUTH SITE WALL SECTION
SCALE: 1/2"=1'-0"

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

SITE WALL SECTIONS

KULAS RESIDENCE

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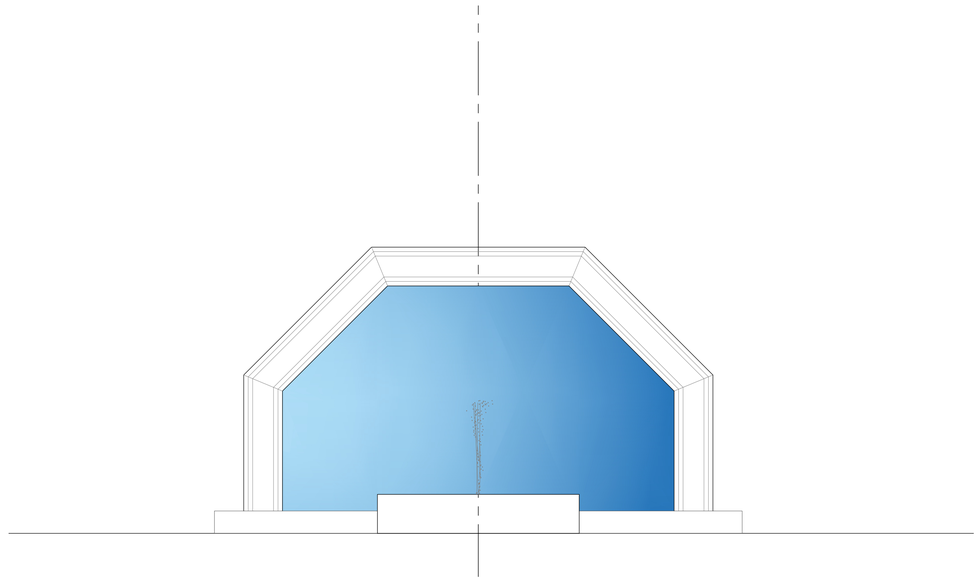
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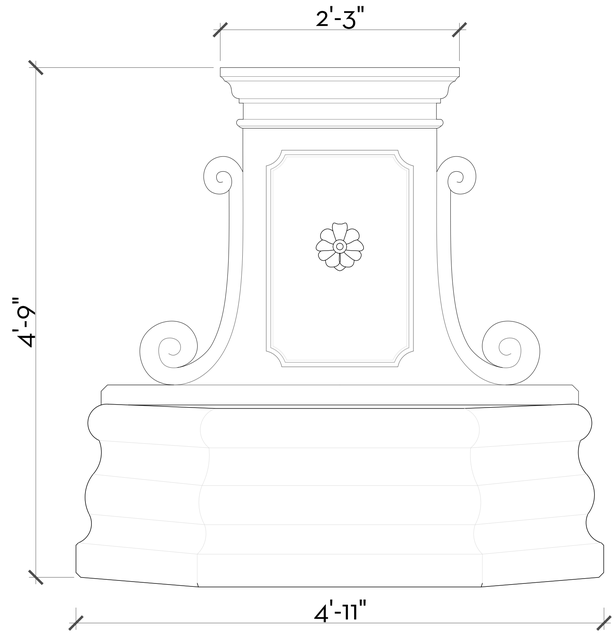
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D1

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1 / D2 SIDE YARD WATER FEATURE ENLARGEMENT PLAN
SCALE: 1-1/2"=1'-0"



2 / D2 SIDE YARD WATER FEATURE ELEVATION
SCALE: 1-1/2"=1'-0"

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

SIDE YARD WATER FEATURE DETAILS

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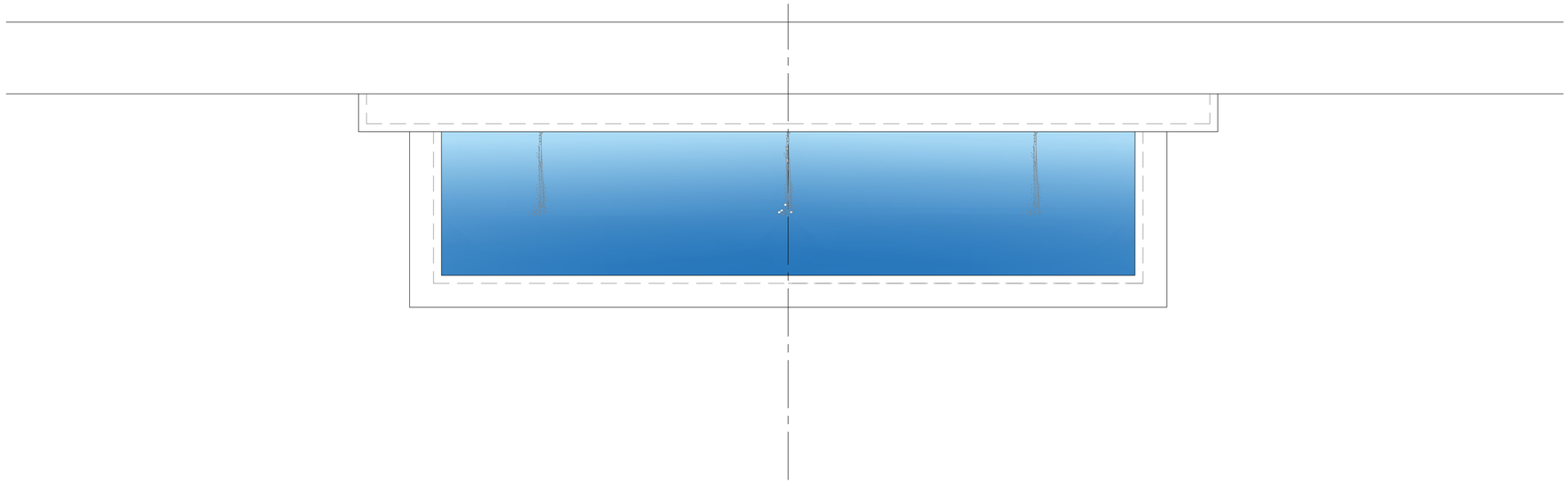
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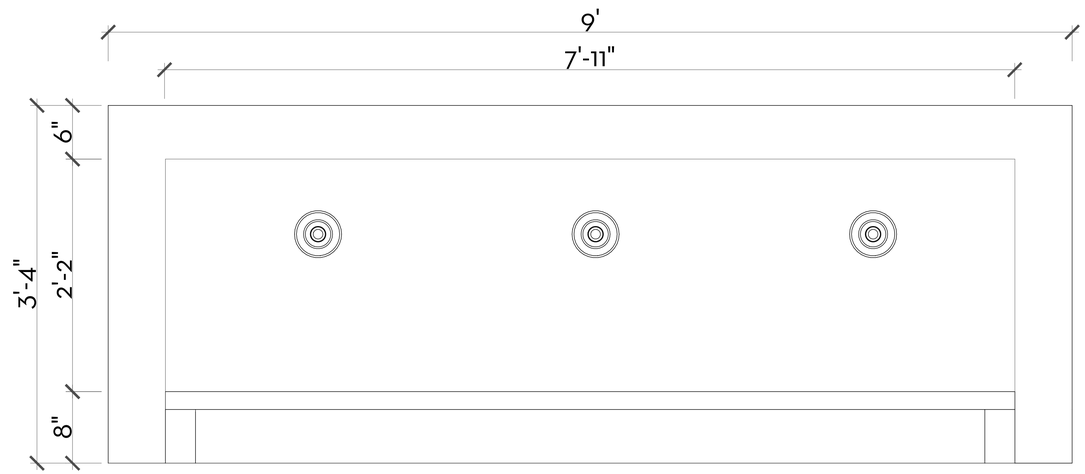
NIEVERAWILLIAMS.COM

D2

FINAL SUBMITTAL



1
D3
REAR YARD WATER FEATURE ENLARGEMENT PLAN
SCALE: 1-1/2"=1'-0"



2
D3
REAR YARD WATER FEATURE ELEVATION
SCALE: 1-1/2"=1'-0"

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

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

ENTRANCE WATER FEATURE DETAILS
KULAS RESIDENCE
214 LIST ROAD, PALM BEACH, FL.

05 AUGUST 2026

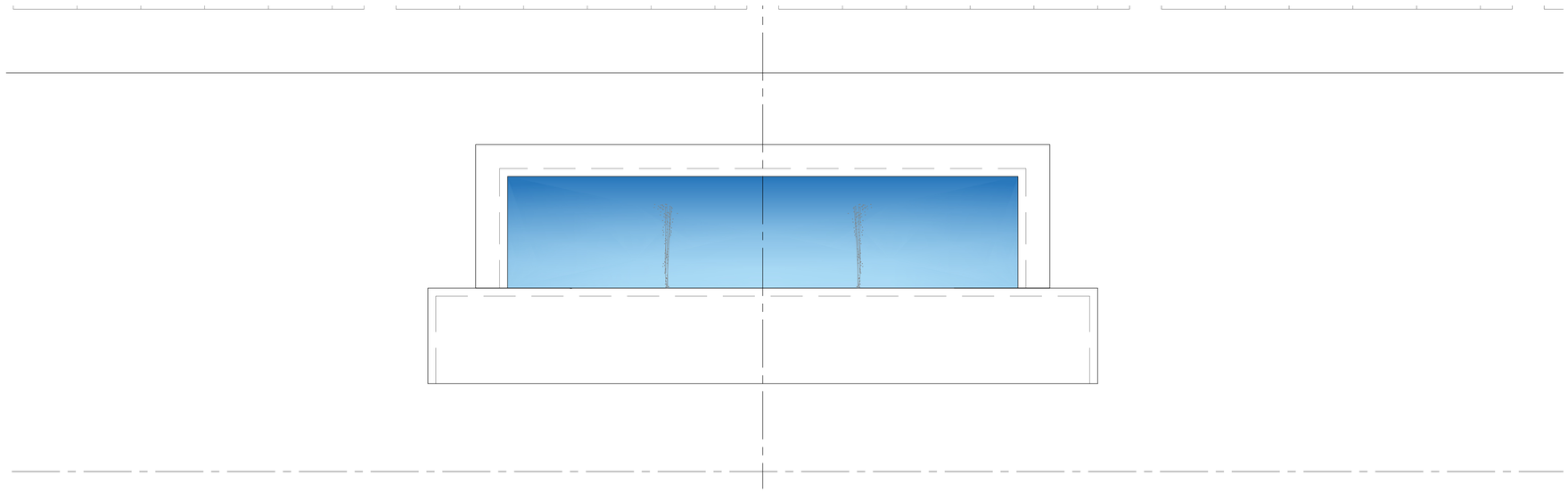
NIEVERA WILLIAMS
DESIGN

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

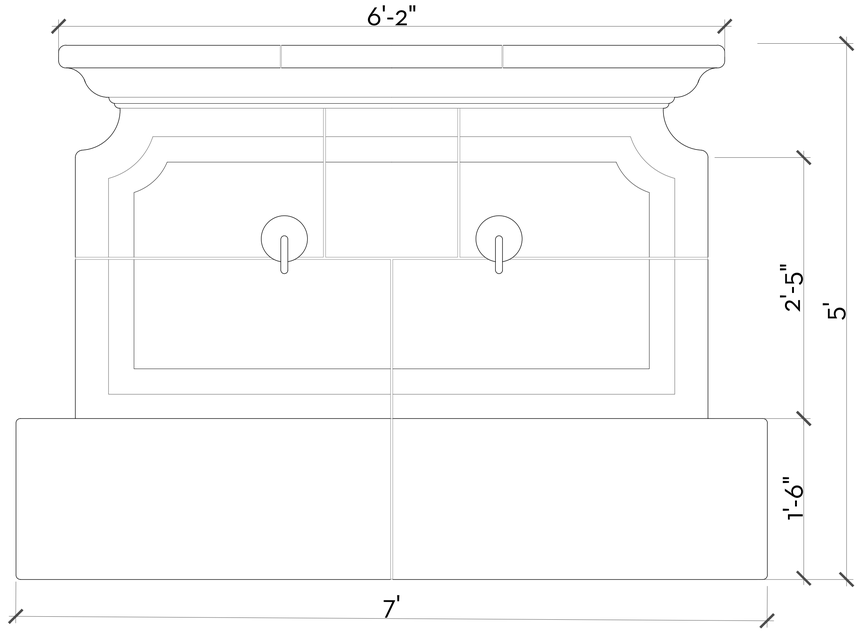
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D3

FINAL SUBMITTAL



1
D3
REAR YARD WATER FEATURE ENLARGEMENT PLAN
SCALE: 1-1/2"=1'-0"



2
D3
DRIVEWAY WATER FEATURE ELEVATION
SCALE: 1-1/2"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

ENTRANCE WATER FEATURE DETAILS

KULAS RESIDENCE

214 LIST ROAD, PALM BEACH, FL.

05 AUGUST 2026

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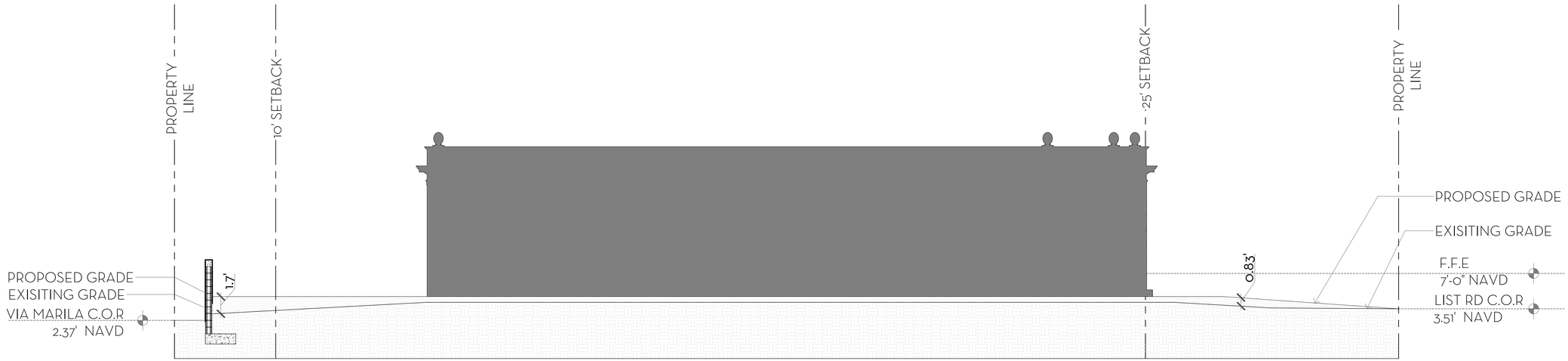
NIEVERAWILLIAMS.COM

D3

FILL CALCULATION:

FFE-COR / 2 = MAX FILL
7.0' NAVD(F.F.E) - 3.51' NAVD (C.O.R) = 3.49'
3.49/2 = 1.745' MAX FILL

FINAL SUBMITTAL



1 / D5 FILL SITE CROSS SECTION
SCALE: 3/16"=1'-0"

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

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

FILL SITE CROSS SECTION

KULAS RESIDENCE

214 LIST ROAD, PALM BEACH, FL.

05 AUGUST 2026

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DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
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D3

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,698	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,714	SQ FT	45%
EXISTING =	N/A	SQ FT	N/A
PROPOSED =	5,735	SQ FT	45.16%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2625	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,050	SQ FT	40%
EXISTING =	N/A	SQ FT	N/A
PROPOSED =	1,576	SQ FT	60%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,119	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 4,119 SF) = 2,059 REQUIRED		
EXISTING =	N/A	SQ FT
PROPOSED =	3,418	SQ FT

LEGEND
OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE



FINAL SUBMITTAL

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

N
W E
S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM - OVERALL

KULAS RESIDENCE

214 LIST ROAD, PALM BEACH, FL.

05 AUGUST 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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OS1

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,698	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,714	SQ FT	45%
EXISTING =	N/A	SQ FT	N/A
PROPOSED =	5,735	SQ FT	45.16%

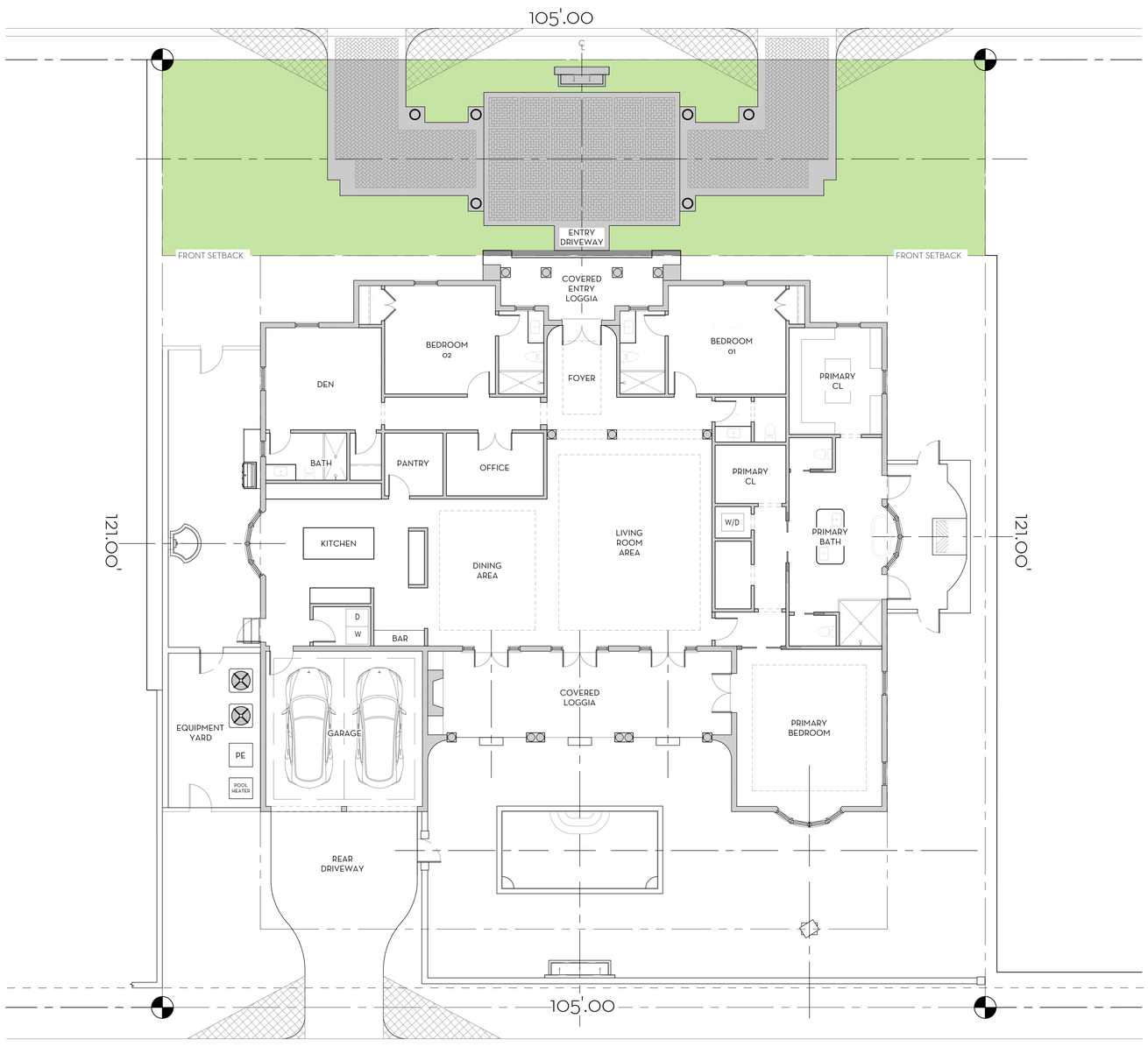
FRONT SETBACK SITE CALCULATIONS:

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MINIMUM LANDSCAPE:			
REQUIRED =	1,050	SQ FT	40%
EXISTING =	N/A	SQ FT	N/A
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10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,119	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 4,119 SF) = 2,059 REQUIRED		
EXISTING =	N/A	SQ FT
PROPOSED =	3,418	SQ FT

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	



0 1 4 8 16 FEET

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

N

W E

S

FINAL SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM - FRONT SETBACK

KULAS RESIDENCE

214 LIST ROAD, PALM BEACH, FL.

05 AUGUST 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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OS2

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,698	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,714	SQ FT	45%
EXISTING =	N/A	SQ FT	N/A
PROPOSED =	5,735	SQ FT	45.16%

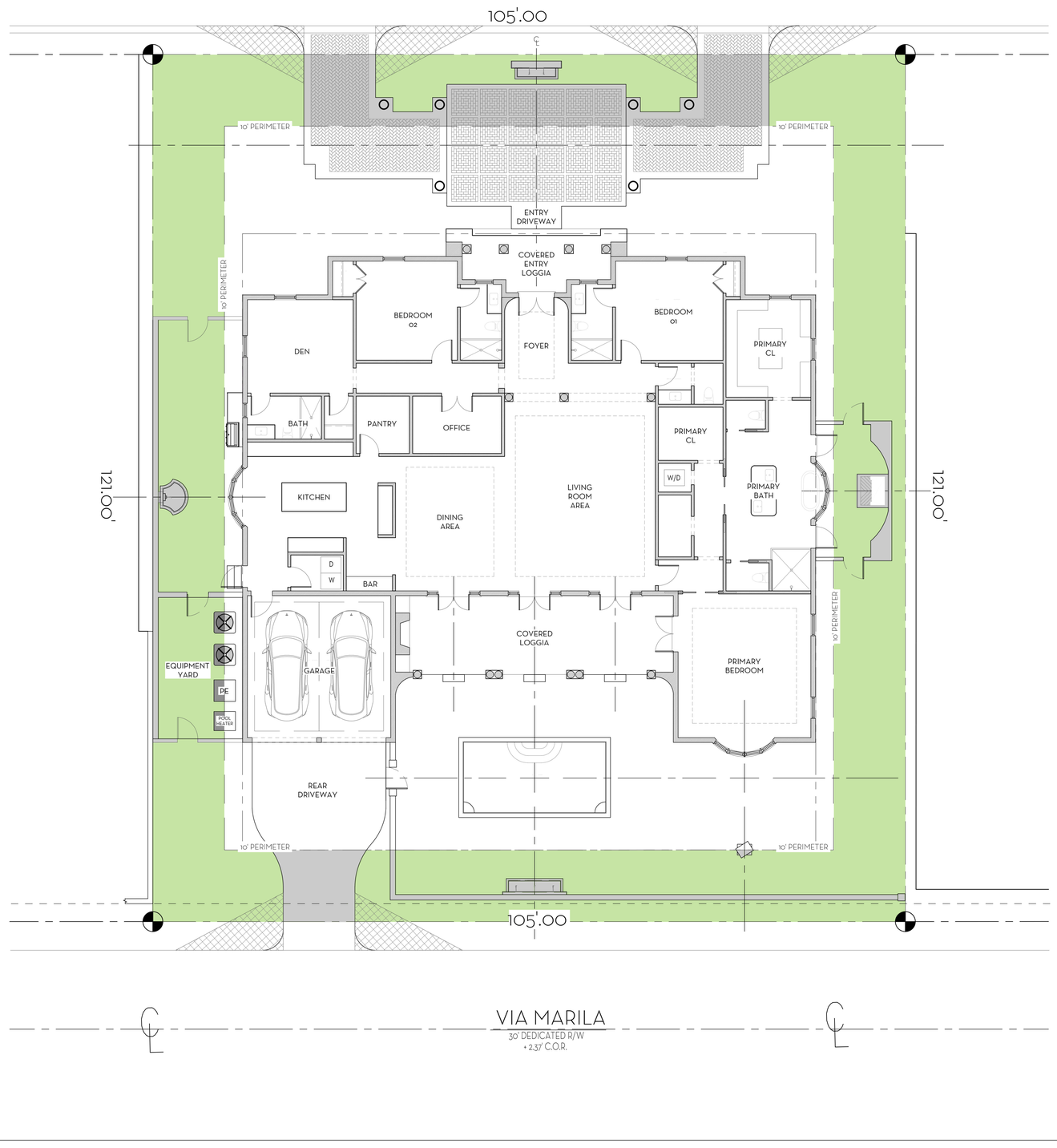
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MINIMUM LANDSCAPE:			
REQUIRED =	1,050	SQ FT	40%
EXISTING =	N/A	SQ FT	N/A
PROPOSED =	1,576	SQ FT	60%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,119	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 4,119 SF) = 2059 REQUIRED		
EXISTING =	N/A	SQ FT
PROPOSED =	3,418	SQ FT

LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	



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

FINAL SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OPEN SPACE DIAGRAM - FRONT SETBACK

KULAS RESIDENCE

214 LIST ROAD, PALM BEACH, FL.

05 AUGUST 2026

NIEVERA WILLIAMS
DESIGN

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OS3

FINAL SUBMITTAL

LIST ROAD
30' DEDICATED R/W
+ 3.51' C.O.R.

105'.00

9'6" CONSTRUCTION SCREENING
SLIDING GATE GREEN MESH-90%
OPAQUE SCREENING, 16' HT.

16' HT. CHAIN LINK FENCE
GREEN MESH-90% OPAQUE SCREENING

9'6" CONSTRUCTION SCREENING
SLIDING GATE GREEN MESH-90%
OPAQUE SCREENING, 16' HT.

16' HT. CHAIN LINK FENCE
GREEN MESH-90% OPAQUE SCREENING

121.00'

SITE FULLY SODDED

121.00'

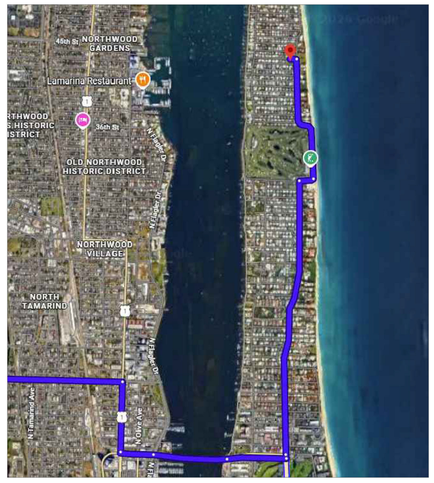
16' HT. CHAIN LINK FENCE
GREEN MESH-90% OPAQUE SCREENING

105'.00

N 88° 34' 02" W

VIA MARILA
30' DEDICATED R/W
+ 2.37' C.O.R.

TRUCK LOGISTICS :



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

N
W E
S

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

CONSTRUCTION SCREENING PLAN

KULAS RESIDENCE

214 LIST ROAD, PALM BEACH, FL.

05 AUGUST 2026

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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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CSP

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 26, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0047 (ZON-26-0043) 235 COCOANUT ROW (COMBO) The applicant, Christine Watkins (Maura Ziska, Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements on an existing nonconforming parcel of land with several variances requested pertaining to setbacks, lot coverage, landscape open space, angle of vision, cubic content ratio, equipment location, equipment screening, and amount of lot fill. Town Council shall review the application as it pertains to zoning relief/approval. Town Council shall review the application as it pertains to zoning relief/approval.

Date: 8/19/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

ARC-26-0047 (ZON-26-0043) 235 COCOANUT ROW (COMBO). The applicant, Christine Watkins (Maura Ziska, Representative), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements on an existing nonconforming parcel of land with several variances requested pertaining to setbacks, lot coverage, landscape open space, angle of vision, cubic content ratio, equipment location, equipment screening, and amount of lot fill. Town Council shall review the application as it pertains to zoning relief/approval. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-26-0043 (ARC-26-0047) 235 COCOANUT ROW (COMBO) – VARIANCES. The applicant, Christine Watkins (Maura Ziska, Representative), has filed an application requesting Town Council review and approval for fourteen (14) variances as they relate to construction of a new residence, which include: (#1-2) encroaching into minimum one- & two-story front yard setback; (#3) encroaching into maximum angle-of-vision; (#4-5) encroaching into minimum one- & two-story north side-yard setback; (#6) encroaching into minimum one-story rear yard setback; (#7) exceeding maximum two-story structure lot coverage; (#8) providing overall landscape open space area below the minimum required; (#9) exceeding maximum cubic content ratio (CCR); (#10-11) encroaching into minimum one- & two-story south street-side yard setback; (#12) exceeding the maximum amount of lot fill permitted within setback areas; (#13) exceeding the number of a/c condensing units permitted in the north side-yard setback area; and, (#14) exceeding the maximum equipment screening wall height permitted along the north side property line. ARCOM shall perform design review of the application.

Applicant: Christine Watkins
Architecture: Dailey Janssen Architects (Roger Janssen)
Landscape: Nievera Williams Design (Mario Nievera)
Legal Rep.: Maura Ziska, Esq.

THE PROJECT:

The applicant has submitted plans entitled "PROPOSED RESIDENCE AT: 235 COCOANUT ROW" as prepared by **Dailey Janssen Architects**, uploaded and dated to the Town 08/10/2026.

The following is the scope of work for the Project:

- New, two-story, single-family residence on an existing nonconforming parcel.
- Final hardscape, landscape and swimming pool.

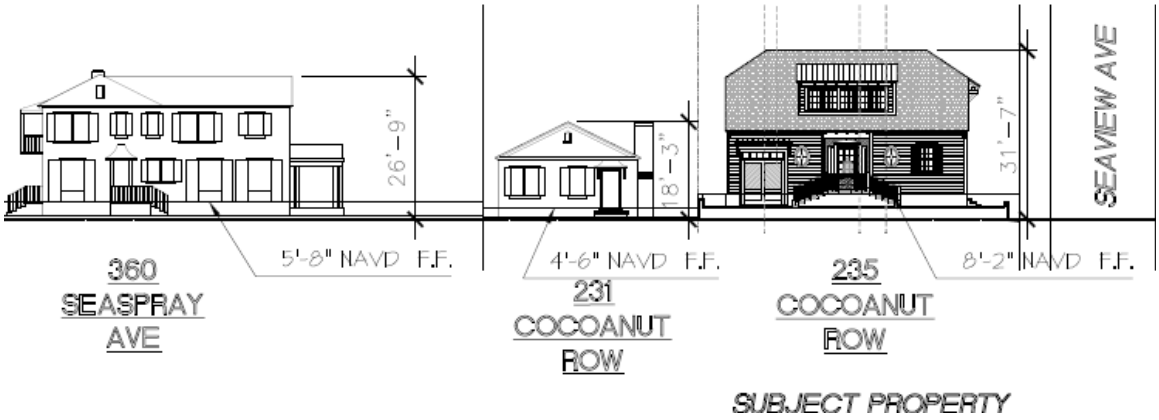
The following Town Council relief is required to achieve the scope of work:

- **VARIANCE 1 - Sec. 13-893(b)(5)a:** A variance for a one-story west front yard setback of 14.23' in lieu of the 25' minimum required.
- **VARIANCE 2 - Sec. 134-893(b)(5)b:** A variance for a two-story west front yard setback of 19.29' in lieu of the 30' minimum required.
- **VARIANCE 3 - Sec. 134-893(b)(6):** A variance for an angle of vision of 108° in lieu of the 100° maximum permitted.
- **VARIANCE 4 - Sec. 134-893(b)(7)a:** A variance for a one-story north side yard setback

of 5.58' in lieu of the 12.5' minimum required.

- **VARIANCE 5 - Sec. 134-893(b)(7)b:** A variance for a two-story north side yard setback of 5.58' in lieu of the 15' minimum required.
- **VARIANCE 6 - Sec. 134-893(b)(9)a:** A variance for a one-story east rear-yard setback of 5' in lieu of the 10' minimum required.
- **VARIANCE 7 - Sec. 134-893(b)(11)b:** A variance for two-story lot coverage of 45% in lieu of the 30% maximum permitted.
- **VARIANCE 8 - Sec. 134-893(b)(12)a:** A variance for an overall landscape open space of 40.07% in lieu of the 45% minimum required.
- **VARIANCE 9 - Sec. 134-893(b)(13)a.1:** A variance for a cubic content ratio (CCR) of 6.53 in lieu of the 4.4 maximum permitted.
- **VARIANCE 10 - Sec. 134-1576(a):** A variance for a one-story south street-side yard setback of 10' in lieu of the 25' minimum required.
- **VARIANCE 11 - Sec. 134-1576(a):** A variance for a two-story south street-side yard setback of 10' in lieu of the 30' minimum required.
- **VARIANCE 12 - Sec. 134-1600(a):** A variance for a maximum lot fill of +4.86' in lieu of the +2.86' maximum permitted.
- **VARIANCE 13 - Sec. 134-1728(a)(3):** A variance for three (3) a/c condensing units in the north side-yard setback area in lieu of the maximum two (2) pieces permitted.
- **VARIANCE 14 - Sec. 134-1728(a)(4):** A variance for an 8.71' high mechanical equipment screening wall height in the north side yard in lieu of the 7' maximum permitted.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+2.44' NAVD	**FEMA Flood Zone**	ZONE AE 7
Lot Width	60.41 ft.	**Lot Depth**	100 ft.
Lot Area	6,041 sq. ft.	**Enclosed Square Footage**	Proposed: 3,539 sq. ft.
Lot Coverage	Permitted: 30% (2-Story) Proposed: 45% (2-Story) ***Variance Requested***	**Cubic Content Ratio (CCR)**	Permitted: 4.40 Proposed: 6.48 ***Variance Requested***
Finished Floor Elevation	+8.17' NAVD	**Lot Fill**	Max. Permitted: +2.86' Proposed: +4.86' ***Variance Requested***
Landscape Open Space	Required: 45% Proposed: 40% ***Variance Requested***	**Front Yard Open Space**	Required: 40% Proposed: 44%
Surrounding Properties / Zoning			
North	231 Cocoanut Row / Residence | R-B		
South	Seaview Avenue Right-of-Way 239 Cocoanut Row (Palm Beach Public) / Public Academic School | R-B		
East	241 Seaview Avenue (Palm Beach Day School) / Private Academic School | R-B		
West	401 Seaview Avenue / Residence | R-B		



STAFF ANALYSIS

The applicant is proposing a new, two-story, single-family residence on an existing nonconforming parcel in the R-B Zoning District; including final hardscape, landscape and swimming pool improvements. The parcel is located in the north-east corner of the intersection of Cocoanut Row at Seaview Avenue. The application, as proposed, does not appear to be compliant with zoning, and the applicant is seeking approval of fourteen (14) variance requests to achieve the scope of work, as designed.



Neighborhood Aerial Diagram

The parcel is located in the north-east corner of the intersection of Cocoanut Row at Seaview Avenue. The proposed two-story residence replaces an existing single-story cottage constructed in the early 1940s. The proposed residence is designed in a bungalow style with

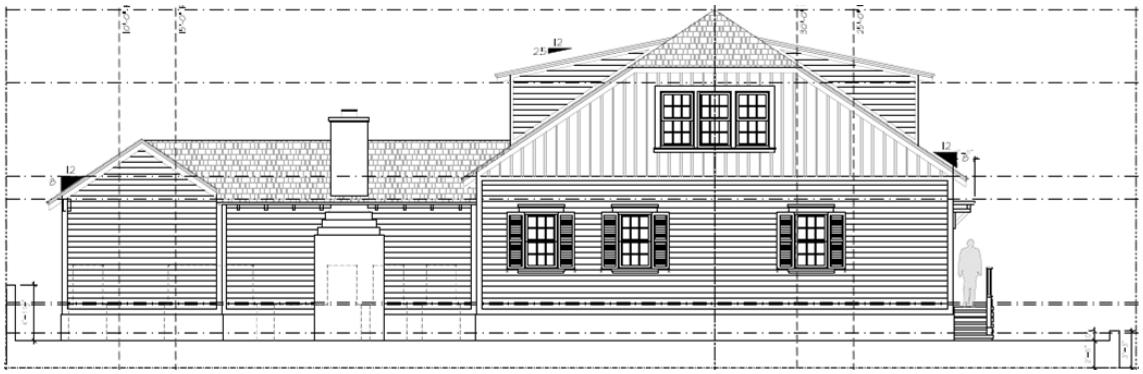
a clipped gable roof and dormer windows. The proposed residence will front Cocoanut Row with the existing curb cut relocated from Seaview Avenue to Cocoanut Row at the north side of the property. The main residence is sited to the front of the parcel, and a covered loggia projects off the rear along the north side of the property and connects to an attached cabana which projects south along the east side of the property. The configuration creates a raised pool courtyard area between the main residence and cabana, opening to the south with a fountain wall to the lower perimeter yard. The residence is clad in horizontal lap siding on the first floor & board and batten siding on the second gable ends. The roof is proposed in a cedar shake with aluminum covering for the dormers and exposed rafter tails at the eaves. First floor openings are proposed with six over six double hung windows with louvered shutters, a six lite casement with louvered shutters, a pair of divided lite oval windows flanking the entry, and a transom window above the garage door. The second floor features a row of nine lite casements at the front and rear facing dormers and six over six double hung windows in the side gables. The main entry to the home is recessed into the center of the front façade, accessed by a double staircase meeting at a central landing. The entry features a lattice feature and divided lite entry door. The landscape plan is simple with a total of three date palms proposed at each of the front corners and on center with the east side of the swimming pool. The property is surrounded by a concrete masonry site wall topped with a picket fence in front of a hedgerow, with sod and foundation plantings in between the building and perimeter plantings. Hardscape is proposed in tabby and cast stone. Equipment is proposed in the north side yard of the property.



Color perspective image of proposed residence.



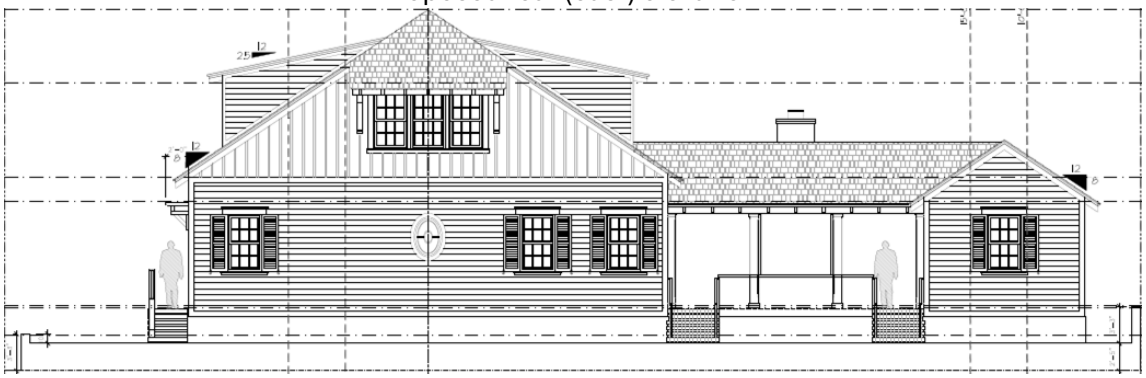
Proposed front (west) elevation.



Proposed side (north) elevation.



Proposed rear (east) elevation.



Proposed street-side (south) elevation.



Rendered Landscape and Hardscape Plan

ZONING

The design as proposed requires fourteen (14) variances which are:

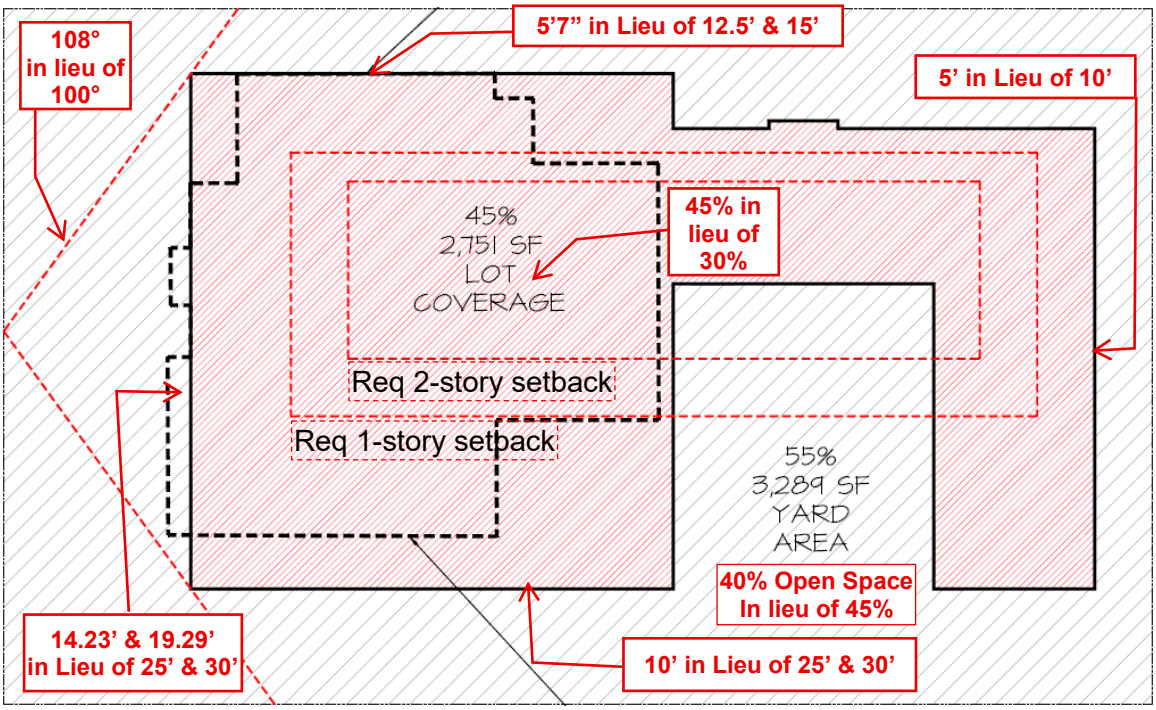
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- **VARIANCE 2 - Sec. 134-893(b)(5)b.:** A variance for a two-story west front yard setback of 19.29' in lieu of the 30' minimum required.
- **VARIANCE 3 - Sec. 134-893(b)(6):** A variance for an angle of vision of 108° in lieu of the 100° maximum permitted.
- **VARIANCE 4 - Sec. 134-893(b)(7)a.:** A variance for a one-story north side yard setback of 5.58' in lieu of the 12.5' minimum required.
- **VARIANCE 5 - Sec. 134-893(b)(7)b.:** A variance for a two-story north side yard setback of 5.58' in lieu of the 15' minimum required.
- **VARIANCE 6 - Sec. 134-893(b)(9)a.:** A variance for a one-story east rear-yard setback of 5' in lieu of the 10' minimum required.
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- **VARIANCE 8 - Sec. 134-893(b)(12)a.:** A variance for an overall landscape open space of 40.07% in lieu of the 45% minimum required.
- **VARIANCE 9 - Sec. 134-893(b)(13)a.1.:** A variance for a cubic content ratio (CCR) of 6.53 in lieu of the 4.4 maximum permitted.
- **VARIANCE 10 - Sec. 134-1576(a):** A variance for a one-story south street-side yard setback of 10' in lieu of the 25' minimum required.
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setback of 10' in lieu of the 30' minimum required.

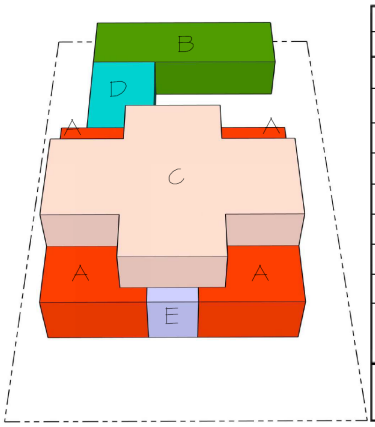
- **VARIANCE 12 - Sec. 134-1600(a):** A variance for a maximum lot fill of +4.86' in lieu of the +2.86' maximum permitted.
- **VARIANCE 13 - Sec. 134-1728(a)(3):** A variance for three (3) a/c condensing units in the north side-yard setback area in lieu of the maximum two (2) pieces permitted.
- **VARIANCE 14 - Sec. 134-1728(a)(4):** A variance for an 8.71' high mechanical equipment screening wall height in the north side yard in lieu of the 7' maximum permitted.

Variances 1-6 and variances 10 & 11 pertain to the building's setbacks. The applicant's design proposes encroachment into the required west front yard setback area at Cocoanut Row on the first and second floor of the primary volume (variances 1 & 2) which in turn creates an angle of vision that is larger than permitted (variance 3). The footprint of the first floor's primary massing, loggia, and cabana and the second floor's primary mass are proposed to encroach into the required north side-yard setback area (variances 4 & 5), which abuts another residential property. At the east rear yard of the property, only the first floor of the attached cabana is proposed to encroach into the required setback (variance 6) which abuts an open area at the Palm Beach Day School; a second floor is not proposed at this part of the structure. The footprint of the primary mass is also proposed to encroach into the required south street-yard setback of Seaview Avenue at the first and second floor (variances 10 & 11). Overall, the proposed structure encroaches into the setbacks of all sides of the property. Property size is smaller than the minimum required in the zoning district, however, the smaller lot size is not uncommon for the middle block of the 'Sea Streets'. The location on a corner parcel, however, does increase the required setback of the south street-side yard area from 12.5' first floor to 25' and 15' second floor to 30'. While the buildable footprint prescribed by zoning creates a narrow, 23' wide, approximately 1500 sq ft building foot print, staff notes that the variance requests go beyond accommodating the main residence and include the attached loggia and cabana. Occupying a prominent corner location, the subject property sits directly south of a one-story bungalow built in 1943. **I**

Variances 7 & 8 pertain to lot coverage and landscape open space requirements. The design proposed results in a lot coverage of 45%, where the zoning code allows 30% maximum for a two-story structure (variance 7), and requires a minimum landscape open space area of 45% across the entire site where 40% is being proposed (variance 8).



Variance 9 pertains to the proposed Cubic Content Ratio (CCR). Smaller sized lots are allocated a larger ratio of cubic footage to lot area. At 6,041 square feet, this parcel has a maximum Cubic Content Ratio of 4.40 – this roughly would translate to single story house (14' in height) of approximately 1900 square feet and a two-story house (22' in height) with approximately 2400 square feet across between the first and second level. The applicant's design results in a cubic content ratio of 6.48. To help conceptualize what would need to be removed from the proposed design to come into compliance with CCR, the applicant would need to remove approximately 900 square feet of the one story portion of the residence or approximately 600 square feet of the two-story portion (assuming 14' and 22' building heights).



PROPOSED CUBIC CONTENT RATIO DATA FOR R–B DISTRICT

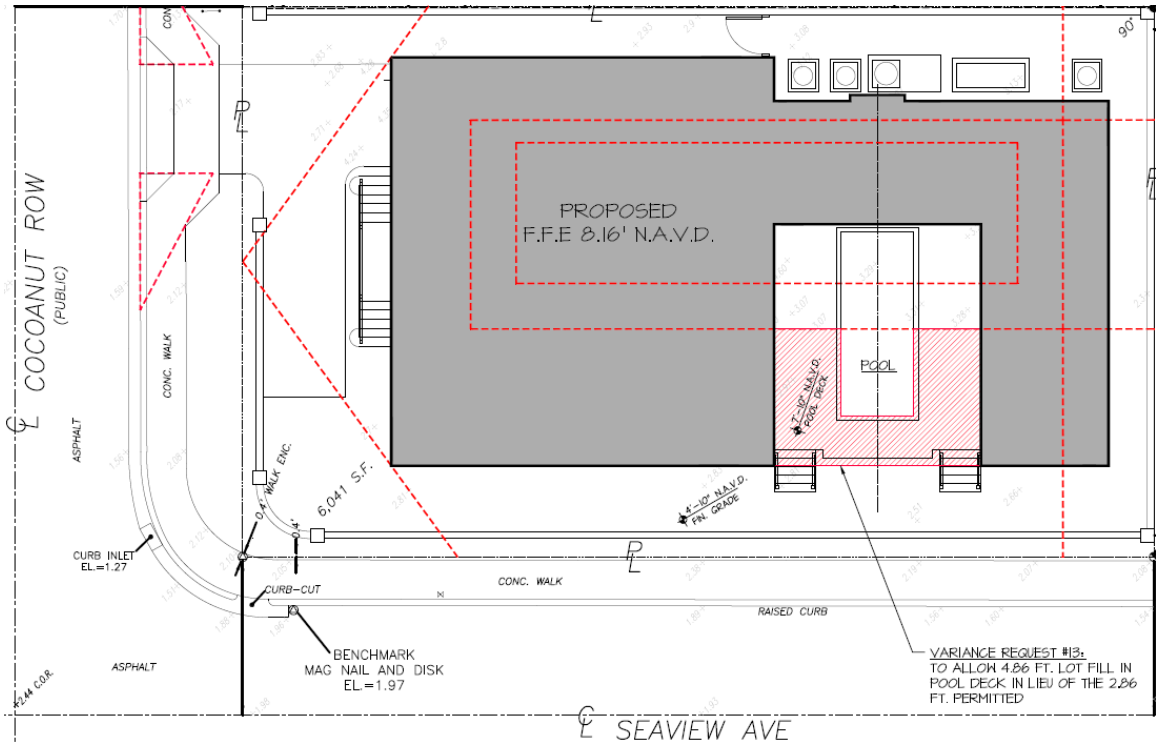
LOT SIZE: 6,041 SF

	MASS	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
A	1–STORY	724 SF	11'–3"	8,145 CF
B	1–STORY	560 SF	9'–4"	5,226 CF
C	2–STORY	1,130 SF	20'–0"	22,600 CF
	TOTAL ENCLOSED :			35,971 CF
D	1–STORY COVERED LOGGIA	306 SF	9'–4"	2,856 CF
E	1–STORY COVERED ENTRY	30 SF	11'–3"	337 CF
	TOTAL UNENCLOSED :			3,193 CF
	PROPOSED CCR : TOTAL ENCLOSED AND UNENCLOSED			39,164 CF

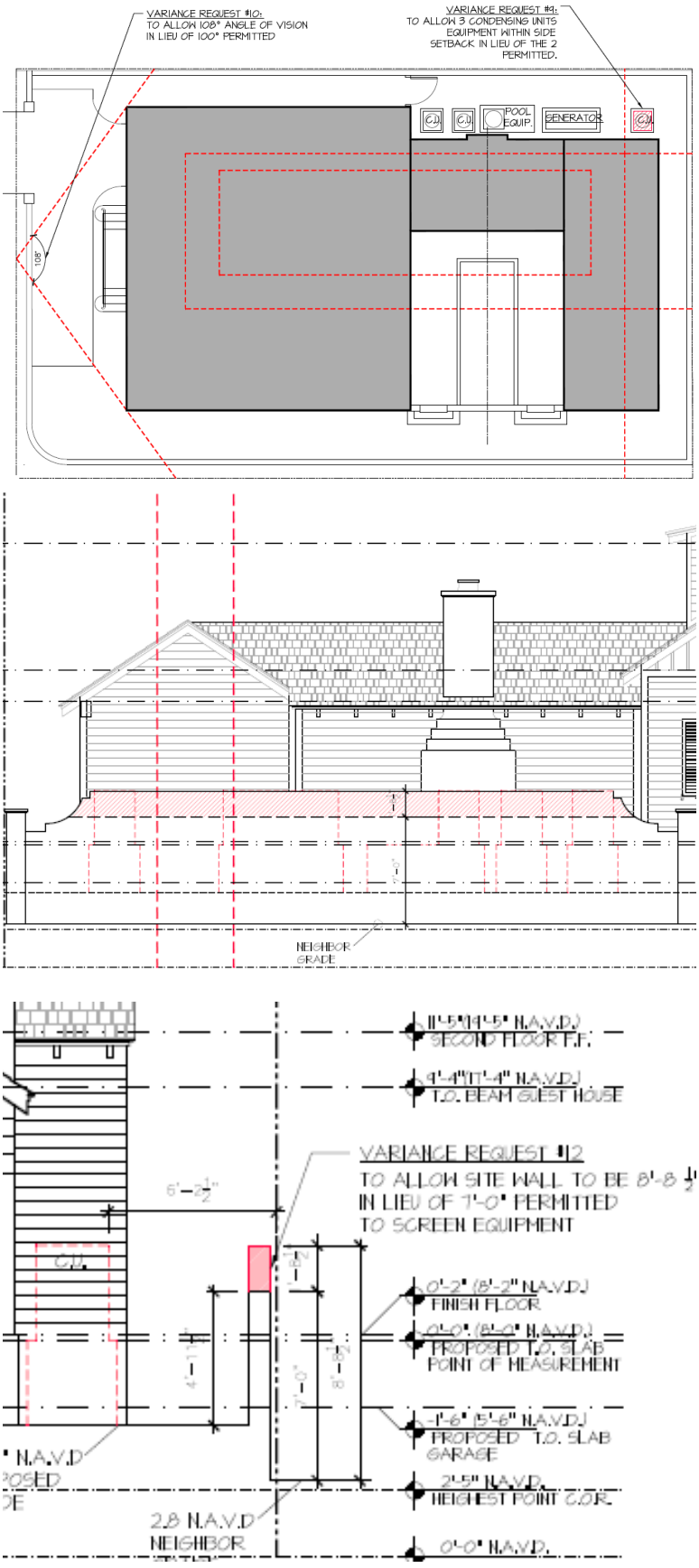
MAX. ALLOWABLE CCR = 4.00 + [(10,000–6,041) ÷10,000)]
= 4.40 OR 26,580 CF

Variance 12 pertains to the amount of fill within the required setbacks. The maximum amount of lot fill permitted within the required setback areas is half of the difference between the finished floor of the residence (+8.17' NAVD) and the highest crown of road in front of the site (+2.44' NAVD) which results in a maximum of +2.86' of fill that can be brought on site, within

the setbacks. The applicant is proposing to add up to 2' additional feet of fill on site for a maximum amount of +4.86'. The plans indicate that this results from the courtyard configuration which opens into the south street yard area. The applicant is proposing to bring the swimming pool into the street side yard as permitted by zoning, however, there will be steps that lead up to the raised courtyard. The portion of the raised courtyard within the street side-yard setback area is not permitted to be raised all the way to the height permitted within the buildable envelope and therefore requires a variance.



Variances 13 & 14 pertain to the mechanical equipment and equipment screening in the setback area. As the equipment is configured, there are three pieces of A/C equipment proposed within 12.5' of the north side-yard setback area and maximum of 2 pieces are permitted. The equipment on this site is required to be installed at 8' NAVD, approximately 4' above the proposed grade and approximately 6' above the existing grade. Equipment is permitted within a required setback area, however, it is required to be screened by a concrete masonry wall. The applicant is proposing a portion of their site wall to be installed as high as +8.71' above the lowest adjacent grade in lieu of the +7' permitted maximum screening wall height, to fully screen the equipment.


VARIANCE REQUEST #10:
TO ALLOW 108° ANGLE OF VISION
IN LIEU OF 100° PERMITTED
VARIANCE REQUEST #11:
TO ALLOW 3 CONDENSING UNITS
EQUIPMENT WITHIN SIDE
SETBACK IN LIEU OF THE 2
PERMITTED.
POOL EQUIP.
GENERATOR
108°
NEIGHBOR GRADE
11'-5"/11'-5" N.A.V.D.
SECOND FLOOR F.F.
9'-4"/11'-4" N.A.V.D.
T.O. BEAM GUEST HOUSE
VARIANCE REQUEST #12
TO ALLOW SITE WALL TO BE 8'-8 1/2"
IN LIEU OF 7'-0" PERMITTED
TO SCREEN EQUIPMENT
6'-6 1/2"
C.J.
0'-2" /8'-2" N.A.V.D.
FINISH FLOOR
0'-0" /8'-0" N.A.V.D.
PROPOSED T.O. SLAB
POINT OF MEASUREMENT
-1'-6" /5'-6" N.A.V.D.
PROPOSED T.O. SLAB
GARAGE
2'-5" N.A.V.D.
HEIGHEST POINT C.O.R.
0'-0" N.A.V.D.
2.8 N.A.V.D
NEIGHBOR

CODE SECTION	REQUIRED	PROPOSED	VARIANCE
VARIANCE 1 Sec. 13-893(b)(5)a.	25' minimum one-story west front yard setback	14.23' one-story west front yard setback	**-10.77' SETBACK**
VARIANCE 2 Sec. 134-893(b)(5)b.	30' minimum two-story west front yard setback	19.29' two-story west front yard setback	**-10.71 SETBACK**
VARIANCE 3 Sec. 134-893(b)(6)	100° maximum angle of vision	108° angle of vision	**+8° ANGLE OF VISION**
VARIANCE 4 Sec. 134-893(b)(7)a.:	12.5' minimum north side yard setback	5.58' north side yard setback	**-6.92' SETBACK**
VARIANCE 5 Sec. 134-893(b)(7)b.	15' minimum two-story north side yard setback	5.58' two-story north side yard setback	**-9.42' SETBACK**
VARIANCE 6 Sec. 134-893(b)(9)a.	10' minimum one-story east rear-yard setback	5' one-story east rear-yard setback	**-5' SETBACK**
VARIANCE 7 Sec. 134-893(b)(11)b.	30% maximum two-story lot coverage	45% two-story lot coverage	**+15% LOT COVERAGE**
VARIANCE 8 Sec. 134-893(b)(12)a.	45% minimum overall landscape open space	40.07% overall landscape open space	**-4.93% LANDSCAPE OPEN SPACE**
VARIANCE 9 Sec. 134-893(b)(13)a.1.	4.4 maximum cubic content ratio (CCR)	6.53 cubic content ratio (CCR)	**+2.13 CCR**
VARIANCE 10 Sec. 134-1576(a)	25' minimum one-story south street-side yard setback	10' one-story south street-side yard setback	**-15' SETBACK**
VARIANCE 11 Sec. 134-1576(a)	30' minimum two-story south street-side yard setback	10' two-story south street-side yard setback	**-20' SETBACK**
VARIANCE 12 Sec. 134-1600(a)	+2.86' maximum lot fill	+4.86' lot fill	**+2' LOT FILL**
VARIANCE 13 Sec. 134-1728(a)(3)	Maximum two (2) a/c condensing units in the north side-yard setback	three (3) a/c condensing units in the north side-yard setback	**+1 A/C UNIT**
VARIANCE 14 Sec. 134-1728(a)(4)	7' maximum mechanical equipment screening wall height	8.71' mechanical equipment screening wall height	**+1.71' WALL HEIGHT**

CONCLUSION

Approval of the project will require two (2) motions to be made by the Architectural Commission:

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

(2) that the implementation of the proposed variance(s) shall or shall not cause negative architectural impact to the subject property.

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

(1) for final determination of approval or denial of the **(14) variances** by the Town Council, and that the variances shall or shall not be granted that all the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB:JGM:BMF WRB

DJA DAILEY JANSSEN ARCHITECTS, P.A.

ROGER PATTON JANSSEN, A.I.A.

235 Cocoanut Row
Palm Beach, Florida 33480
Date: July 10th, 2026

DAILEY JANSSEN ARCHITECTS

LETTER OF INTENT RELATED TO NEW CONSTRUCTION AT 235 COCOANUT ROW, PALM BEACH

We are pleased to submit the accompanying drawings for review of our project at 235 Cocoanut Row. The site is currently occupied by a one-story residence and pool that will be demolished. The proposed project is for a new two-story residence with landscape, hardscape and pool in a nonconforming corner lot.

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

Not applicable

B) ARCOM 18-205

We respectfully request a hearing before the Architectural Commission to present our proposed residential project. The proposed project includes the construction of a new two-story residence with landscape, hardscape, and pool. The proposed area of the project is 3,539 square feet in the Cottage style.

C) ARCOM 18-206

Not applicable

D) SPECIAL EXCEPTION 134-229

The applicant requests a Special Exception with Site Plan Review to construct a new 3,539-square-foot, two-story, cottage-style single-family residence. The project includes comprehensive new landscaping and hardscaping. The subject property is an existing non-conforming lot of record within the R-B Zoning District. A Special Exception is required to permit construction on a lot with a width of 60 feet (where 100 feet is the minimum required) and a total lot area of 6,041 square feet (where 10,000 square feet is the minimum required).

1. Neighborhood Compatibility: The proposed single-family residence is designed to coexist harmoniously with surrounding structures, matching the aesthetic character and purpose of the R-B Zoning District.
2. Precedent for Non-conforming Lots: The scale and density of the proposed home are highly consistent with other previously approved single-family homes on similarly sized non-conforming lots in the immediate area.
3. Infrastructure Improvements: The development will eliminate a problematic, existing curb cut on Seaview Avenue, thereby improving local traffic safety and streetscape continuity.
4. Resolution of utility encroachment: The neighbor's (231 Cocoanut Row) existing sanitary sewer line runs illegally across property lines and directly beneath the structural footprint of the current house on the subject lot. This creates severe structural liabilities, maintenance cross-encroachments, and a violation of local utility separation and easement standards.

E) SITE PLAN REVIEW 134-329

We request a hearing before the Town Council for Site Plan Review. This review is necessitated solely by the property's deficient lot dimensions (60 feet wide by 100 feet deep, totaling 6,041 square feet) relative to standard R-B zoning district metrics.

VARIANCES 134-201

- Variance Request #1: To allow lot coverage to be 45% in lieu of the 30% permitted.
- Variance Request #2: To allow first floor to be 14’-2 3/4” 1-story setback in lieu of 25’-0” permitted.
- Variance Request #3: To allow second floor to be 19'-3 1/2" 2-story front setback in lieu of 30' permitted.
- Variance Request #4: To allow first floor to be 5'-7" 1-story side setback in lieu of 12'-6" permitted.
- Variance Request #5: To allow second floor to be 5'-7" 2-story side setback in lieu of 15'-0" permitted.
- Variance Request #6: To allow first floor to be 10'-0" 1-story street side setback in lieu of 25'-0" permitted.
- Variance Request #7: To allow second floor to be 10'-0" 2-story street side setback in lieu of 30'-0" permitted.
- Variance Request #8: To allow first floor to be 5'-0" 1-story rear setback in lieu of 10'-0" permitted.
- Variance Request #9: To allow 3 condensing units equipment within side setback in lieu of the 2 permitted.
- Variance Request #10: To allow 108° angle of vision in lieu of 100° permitted.
- Variance Request #11: To allow 37,835 c.f. in lieu of the 26,580 c.f. permitted.
- Variance Request #12: To allow site wall to be 8’-8 ½” in lieu of 7’-0” permitted to screen equipment.
- Variance Request #13: To allow 4.86 Ft. lot fill in pool deck in lieu of the 2.86 Ft. permitted.

- Variance Request # 14: To allow Landscape open space area of 2,414 SF in lieu of the 2,710 SF permitted.

The requested variances satisfy the statutory criteria for relief based on the following findings of fact:

- **Special Conditions & Non-Creation:** The property is a severely undersized corner lot within the R-B Zoning District. These unique physical conditions were not created by the applicant. The non-conforming width and land area represent a historical platted configuration that predates the enactment of the current zoning code.
- **Hardship Running with the Land:** The literal application of the zoning ordinance imposes an unnecessary hardship that runs inherently with the land, as the underlying lot area and width make it impossible to build a standard-sized home under current setback limits.
- **Minimum Necessary Relief:** The requested variances represent the absolute minimum relief necessary to afford the applicant reasonable, beneficial use of the property comparable to surrounding neighbors.
- **No Public Injury:** Granting these variances will not alter the essential character of the neighborhood, will not impair the use or value of adjacent properties, and will not be injurious to the public welfare.

A) <u>OTHER</u>

Not applicable

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

ARC - 26- 0047 ZON-26-0043

PRE-APPLICATION SUBMITTAL 06.03.26
FIRST SUBMITTAL 06.25.26
SECOND SUBMITTAL 07.13.26
FINAL SUBMITTAL 08.10.26

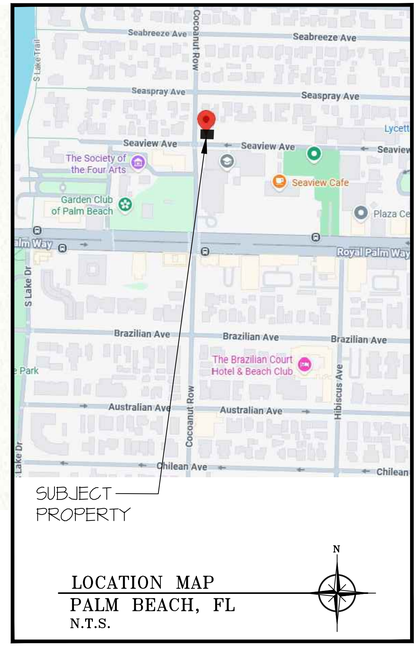
INDEX OF DRAWINGS

A-0.00 - 0.06	COVER SHEET/NEIGHBORHOOD
R-1.01-1.02	COLOR RENDERS
SP-1.01-1.03	SITE PLANS
SP-1.04	ZONING DIAGRAMS/ZONING LEGEND
A-1.01-1.03	FLOOR PLANS
A-2.01-2.05	PROPOSED ELEVATIONS
A-2.06-2.07	DETAILS/MATERIALS
A-3.01-3.05	BUILDING SECTIONS/YARD
	SECTIONS/VARIANCE DIAGRAMS

SCOPE OF WORK:

DEMOLITION OF EXISTING ONE-STORY RESIDENCE AND CONSTRUCTION OF NEW TWO-STORY RESIDENCE.
NEW POOL, LANDSCAPE AND HARDSCAPE.





LOCATION MAP
PALM BEACH, FL
N.T.S.

TOWN COUNCIL REQUESTS:

- VARIANCE REQUEST #1: A VARIANCE FOR A ONE-STORY WEST FRONT YARD SETBACK OF 14.23' IN LIEU OF THE 25' MINIMUM REQUIRED.
- VARIANCE REQUEST #2: A VARIANCE FOR A TWO-STORY WEST FRONT YARD SETBACK OF 19.29' IN LIEU OF THE 30' MINIMUM REQUIRED.
- VARIANCE REQUEST #3: A VARIANCE FOR AN ANGLE OF VISION OF 108° IN LIEU OF THE 100° MAXIMUM PERMITTED.
- VARIANCE REQUEST #4: A VARIANCE FOR A ONE-STORY NORTH SIDE YARD SETBACK OF 5.58' IN LIEU OF THE 12.5' MINIMUM REQUIRED.
- VARIANCE REQUEST #5: A VARIANCE FOR A TWO-STORY NORTH SIDE YARD SETBACK OF 5.58' IN LIEU OF THE 15' MINIMUM REQUIRED.
- VARIANCE REQUEST #6: A VARIANCE FOR A ONE-STORY EAST REAR YARD SETBACK OF 5' IN LIEU OF THE 10' MINIMUM REQUIRED.
- VARIANCE REQUEST #7: A VARIANCE FOR TWO-STORY LOT COVERAGE OF 45% IN LIEU OF THE 30% MAXIMUM PERMITTED.
- VARIANCE REQUEST #8: A VARIANCE FOR AN OVERALL LANDSCAPE OPEN SPACE OF 40.07% IN LIEU OF THE 45% MINIMUM REQUIRED.
- VARIANCE REQUEST #9: A VARIANCE FOR A CUBIC CONTENT RATIO (CCR) OF 6.53 IN LIEU OF THE 4.4 MAXIMUM PERMITTED.
- VARIANCE REQUEST #10: A VARIANCE FOR A ONE-STORY SOUTH STREET SIDE YARD SETBACK OF 10' IN LIEU OF THE 25' MINIMUM REQUIRED.
- VARIANCE REQUEST #11: A VARIANCE FOR A TWO-STORY SOUTH STREET SIDE YARD SETBACK OF 10' IN LIEU OF THE 30' MINIMUM REQUIRED.
- VARIANCE REQUEST #12: A VARIANCE FOR A MAXIMUM LOT FILL OF +4.86' IN LIEU OF THE +2.86' MAXIMUM PERMITTED.
- VARIANCE REQUEST #13: A VARIANCE FOR THREE (3) A/C CONDENSING UNITS IN THE NORTH SIDE YARD SETBACK AREA IN LIEU OF THE MAXIMUM TWO (2) PIECES PERMITTED.
- VARIANCE REQUEST #14: A VARIANCE FOR AN 8.71' HIGH MECHANICAL EQUIPMENT SCREENING WALL HEIGHT IN THE NORTH SIDE YARD IN LIEU OF THE 7' MAXIMUM PERMITTED.

DAILEY JANSSEN ARCHITECTS, P.A.

400 Clematis Street, Suite #200 — West Palm Beach, Florida 33401 — TEL: 561-833-4707

CONSULTANTS AND ENGINEERS:			
SURVEYOR: WALLACE SURVEYING CORP 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	LANDSCAPE ARCHITECT: NIEVERA WILLIAMS DESIGN 625 N .FLAGLER DRIVE, SUITE 502 WEST PALM BEACH, FL 33401 561-654-2820	CIVIL ENGINEER: GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE. SUITE 305 WEST PAL M BEACH, FL 33401 561-312-2041	JOB NUMBER:26-108 ISSUED FOR ARCOM APPROVAL: ARCOM APPROVAL: ISSUED FOR PERMIT: ISSUED FOR CONSTRUCTION:

235 COCOANUT ROW
PROPOSED RESIDENCE AT:
PALM BEACH COUNTY
PALM BEACH, FLORIDA

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

DATE: 2026.05.15
DRAWN: AR
REVISIONS:
- 06.25.26 FIRST SUBMITTAL
- 07.13.26 SECOND SUBMITTAL
- 08.10.26 FINAL SUBMITTAL

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SEAL

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

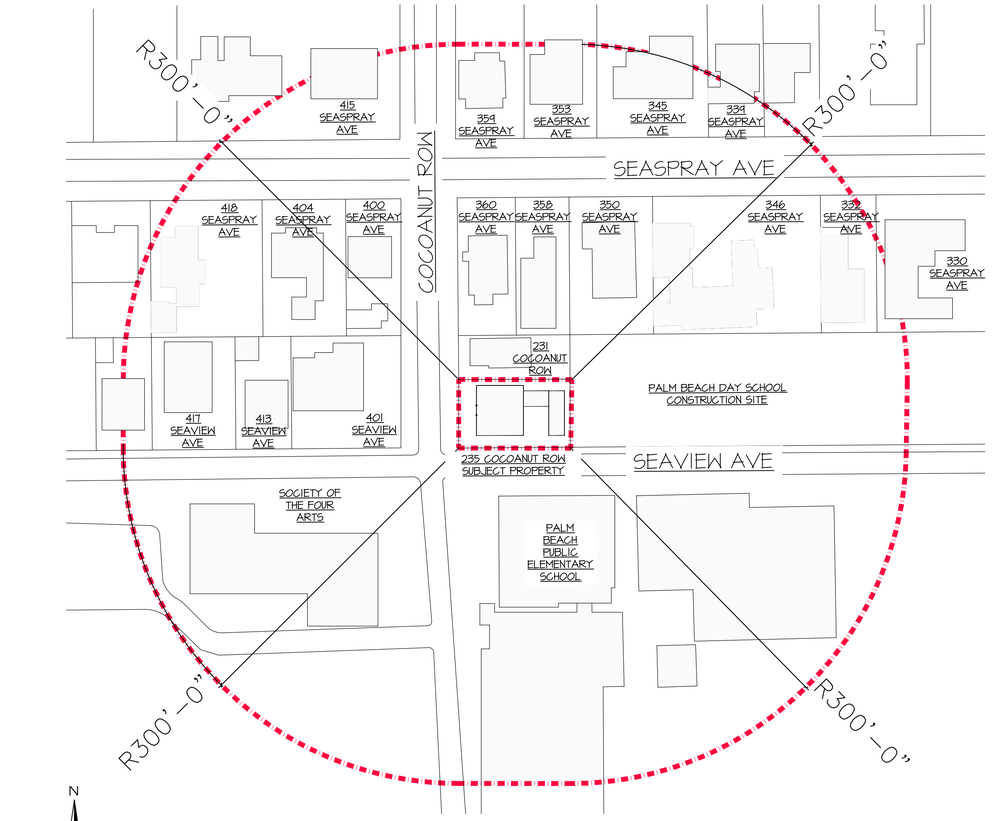
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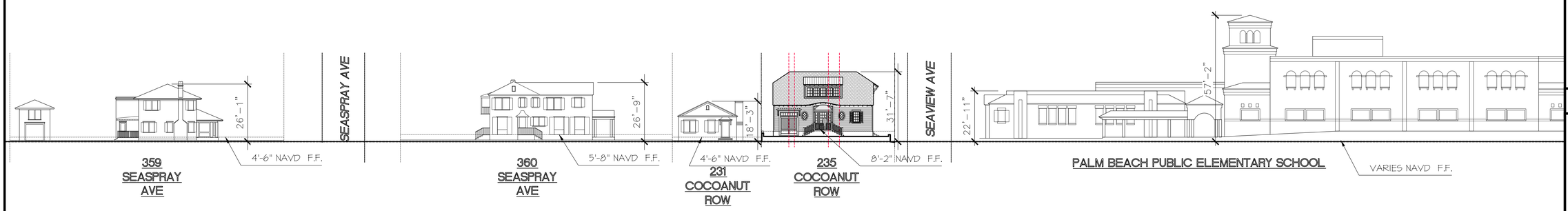
JOB NUMBER: 26-108



AERIAL MAP



LOCATION PLAN



235 COCOANUT ROW STREETSCAPE

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001114

DATE: 2026.05.15
DRAWN: AR
REVISIONS:
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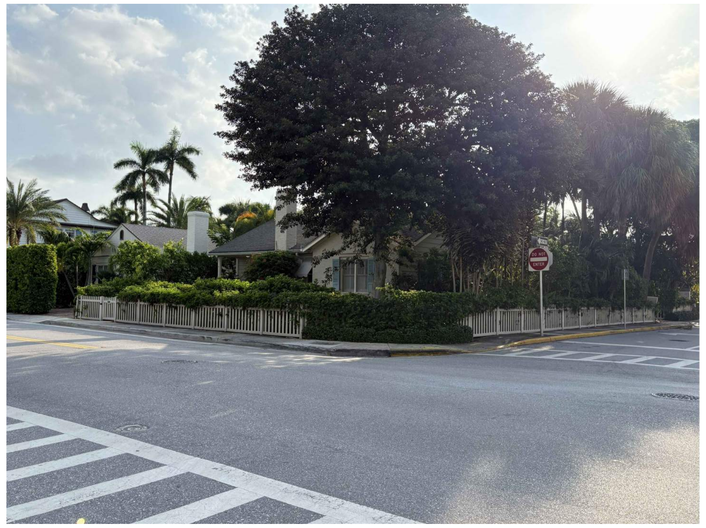
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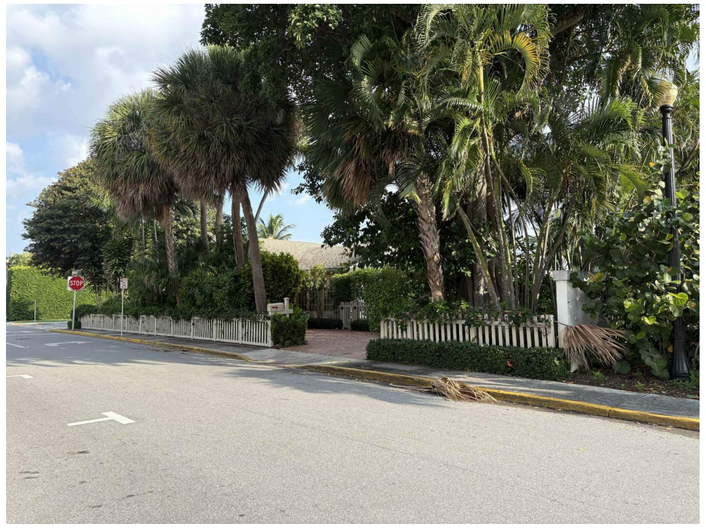
JOB NUMBER: 26-108



WEST FRONT VIEW
COCOANUT ROW



WEST–SOUTH CORNER



SOUTH STREET VIEW
SEAVIEW AVE



BACKYARD LOOKING EAST



BACKYARD LOOKING WEST



SOUTH BRICK DRIVEWAY

235 COCOANUT ROW
SUBJECT PROPERTY

PROPOSED RESIDENCE AT:
235 COCOANUT ROW
PALM BEACH COUNTY
PALM BEACH, FLORIDA

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

DATE: 2026.05.15
DRAWN: AR
REVISIONS:
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ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.
A0.03

JOB NUMBER: 26-108



239 COCOANUT ROW
ELEMENTARY SCHOOL



235 COCOANUT ROW
SUBJECT PROPERTY



231 COCOANUT ROW



360 SEASPRAY AVE



358 SEASPRAY AVE



350 SEASPRAY AVE

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2026.05.15
DRAWN: AR
REVISIONS:
- 06.25.26 FIRST SUBMITTAL
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

A0.04

JOB NUMBER: 26-108



346 SEASPRAY AVE



332 SEASPRAY AVE



345 SEASPRAY AVE



353 SEASPRAY AVE



415 SEASPRAY AVE



400 SEASPRAY AVE

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2026.05.15

DRAWN: AR

REVISIONS:

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ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

A0.05

JOB NUMBER: 26-108



404 SEASPRAY AVE



418 SEASPRAY AVE



401 SEAVIEW AVE



413 SEAVIEW AVE



417 SEAVIEW AVE



240 COCOANUT ROW
SOCIETY OF THE FOUR ARTS

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2026.05.15

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REVISIONS:

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- 08.10.26 FINAL SUBMITTAL

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

A0.06

JOB NUMBER: 26-108



241 SEAVIEW AVE

PALM BEACH DAY SCHOOL PARKING LOOKING REAR SIDE OF THE SUBJECT PROPERTY



357 SEABREEZE AVE



403 SEABREEZE AVE

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2026.05.15

DRAWN: AR

REVISIONS:

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SEAL

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

A0.07

JOB NUMBER: 26-108



PERSPECTIVE FRONT VIEW

N.T.S.

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

R1.01

JOB NUMBER: 26-108



PERSPECTIVE CORNER VIEW

N.T.S.

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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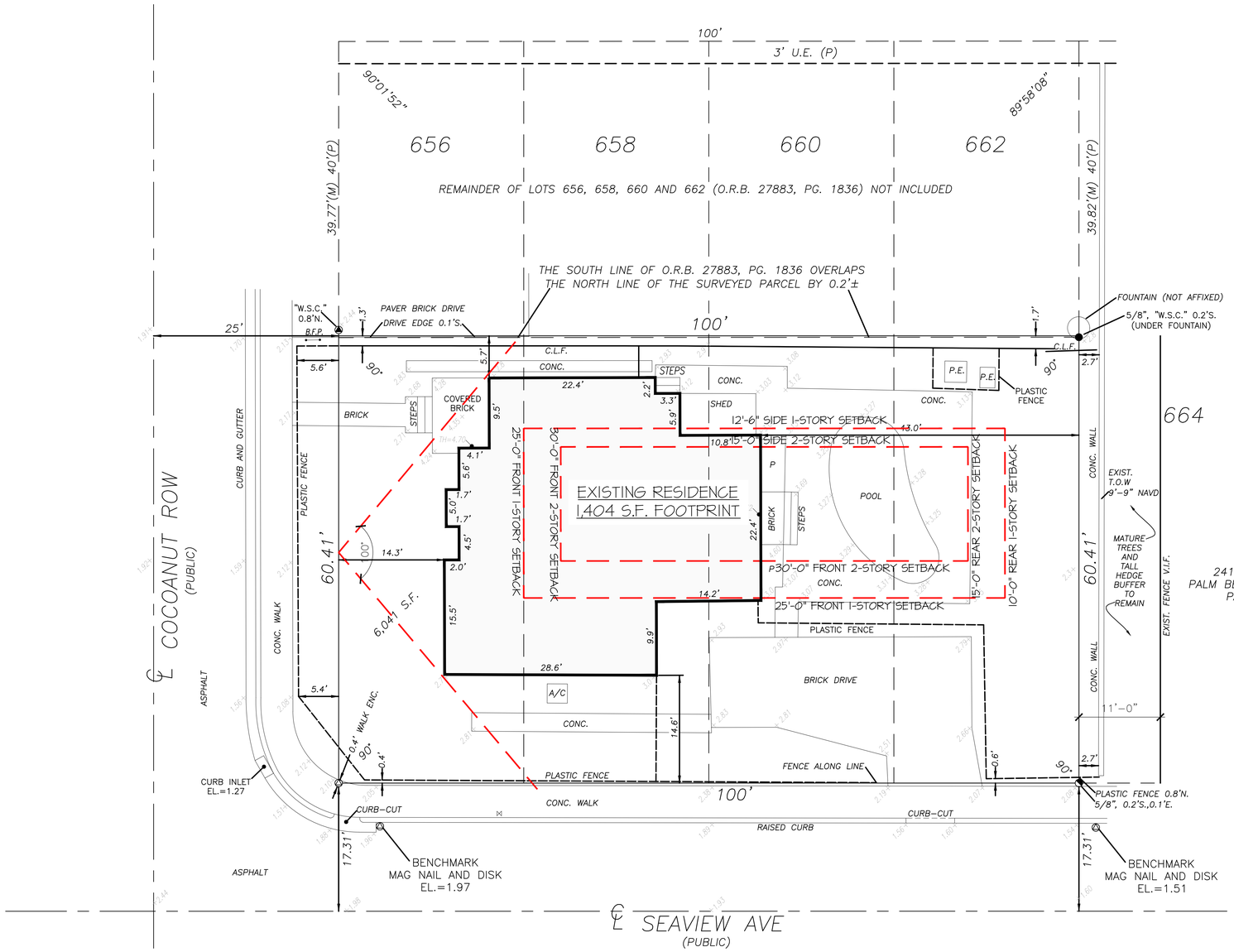
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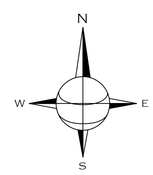
R1.02

JOB NUMBER: 26-108



EXISTING SITE PLAN

SCALE 1/8" = 1'-0"



PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

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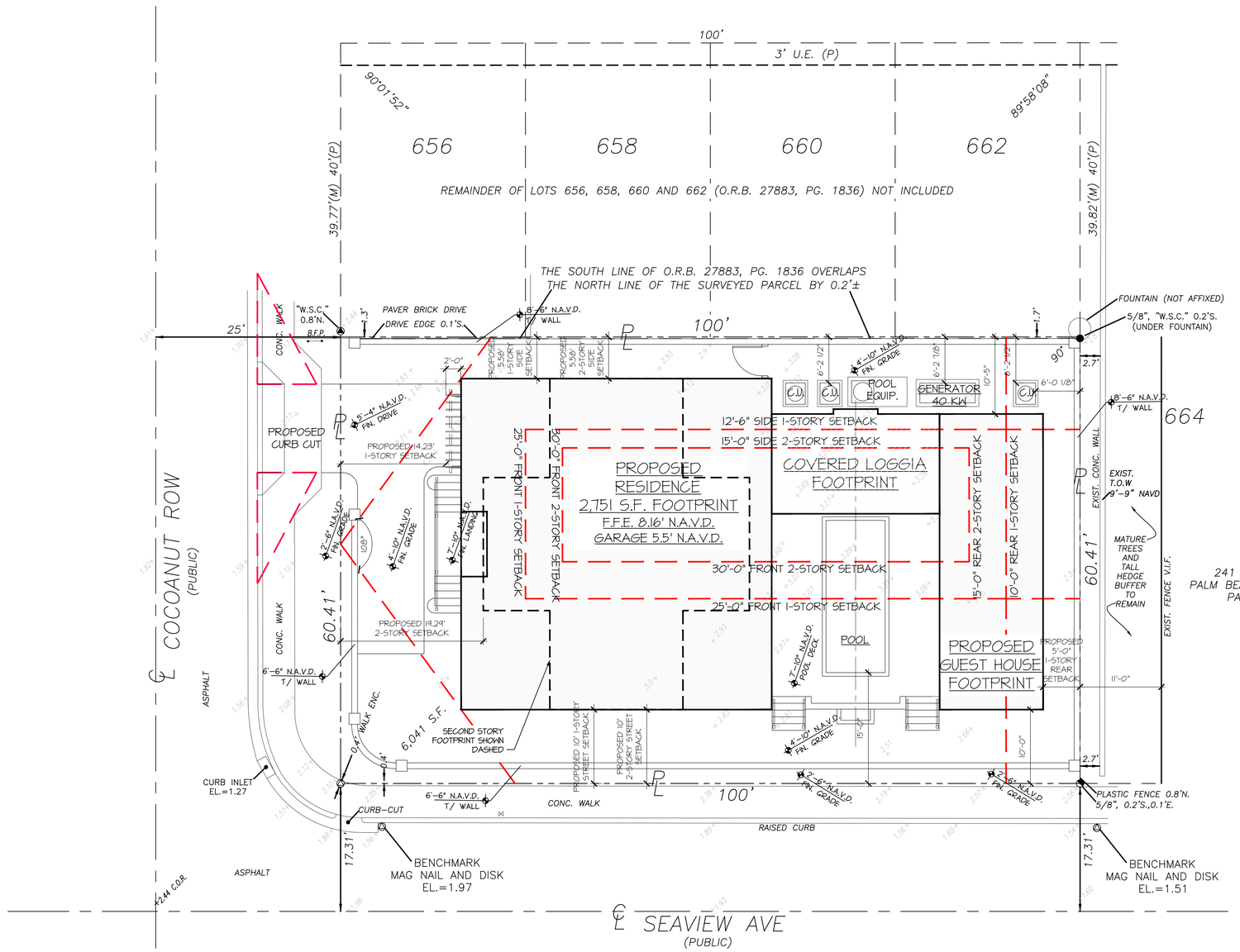
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ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

SP1.01

JOB NUMBER: 26-108



PROPOSED SITE PLAN

SCALE 1/8" = 1'-0"

N
W E
S

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

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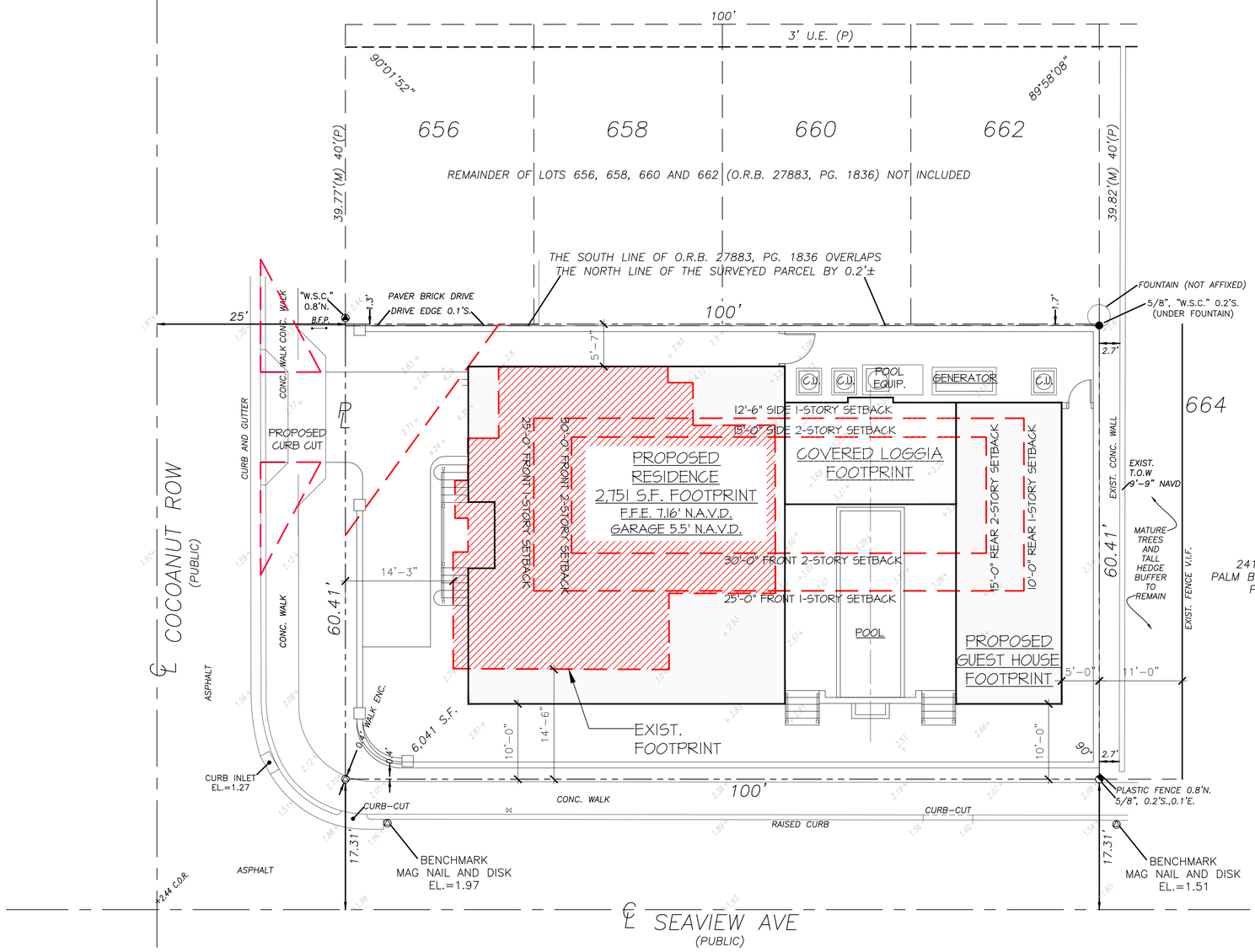
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TC # ZON-26-0043

DRAWING NO.

SP1.02

JOB NUMBER: 26-108



COMPARISON SITE PLAN OVERLAY

SCALE 1/8" = 1'-0"

PROPOSED RESIDENCE AT:

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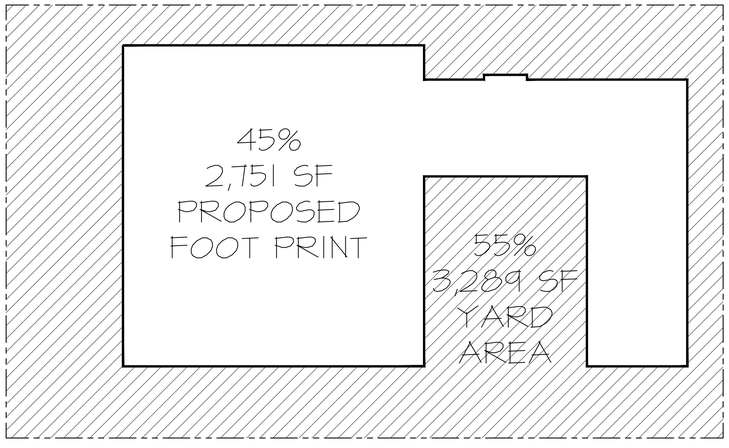
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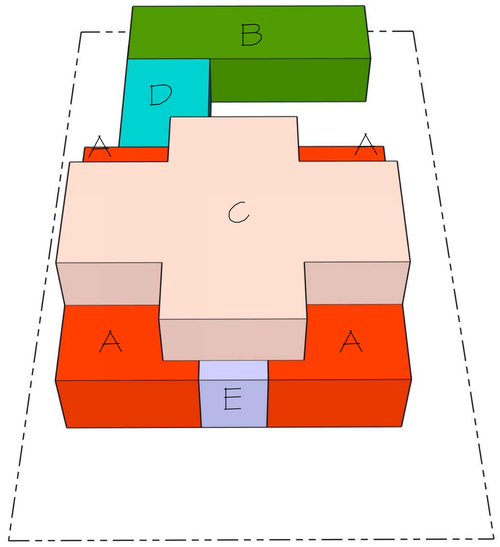
SP1.03

JOB NUMBER: 26-108

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



PROPOSED CUBIC CONTENT RATIO DATA FOR R-B DISTRICT				
LOT SIZE: 6,041 SF				
	MASS	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
A	1-STORY	724 SF	11'-3"	8,145 CF
B	1-STORY	560 SF	9'-4"	5,226 CF
C	2-STORY	1,130 SF	20'-0"	22,600 CF
	TOTAL ENCLOSED :			35,971 CF
D	1-STORY COVERED LOGGIA	306 SF	9'-4"	2,856 CF
E	1-STORY COVERED ENTRY	30 SF	11'-3"	337 CF
	TOTAL UNENCLOSED :			3,193 CF
			PROPOSED CCR : TOTAL ENCLOSED AND UNENCLOSED	39,164 CF
MAX. ALLOWABLE CCR = 4.00 + [(10,000-6,041) ÷10,000)] = 4.40 OR 26,580 CF				

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:**	235 COCOANUT ROW		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	6,041 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	60' W 100' D		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY		
6	**FEMA Flood Zone Designation:**	AE ELV 7		
7	**Zero Datum for point of meas. (NAVD)**	8' NAVD		
8	**Crown of Road (COR) (NAVD)**	2.44 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	1,812 SF-30%	1,404 SF-23%	2,751 SF-45%
11	Enclosed Square Footage (1st & 2nd FL, Basement, Accs. Structure, etc)		1,404 SF	3,539 SF
12	*Front Yard Setback (Ft.)	25' 30'	14'-3"	14'-2 3/4"
13	* Side Yard Setback (1st Story) (Ft.)	SOUTH 25' NORTH 12'-6"	SOUTH 14'-6" NORTH 5'-7"	SOUTH 10' NORTH 5'-7"
14	* Side Yard Setback (2nd Story) (Ft.)	SOUTH 30' NORTH 15'	SOUTH 14'-6" NORTH 5'-7"	SOUTH 10' NORTH 5'-7"
15	*Rear Yard Setback (Ft.)	10' 15'	43'	5'-0"
16	Angle of Vision (Deg.)	100	100	108
17	Building Height (Ft.)	14' 22'	1 STORY	19'-8"
18	Overall Building Height (Ft.)	30'		26'-1"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.40 CCR/26,580 CF	12,636 CF APROX.	39,164 CF APROX.
20	** Max. Fill Added to Site (Ft.)	2.86		4.86
21	Finished Floor Elev. (FFE)(NAVD)	8'-2" NAVD	4'-8" NAVD	8'-2" NAVD
22	Base Flood Elevation (BFE)(NAVD)	8' NAVD		8' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	2,710 SF (45%)		2,414 SF (40.07%)
24	Perimeter LOS (Sq Ft and %)	1,355 SF		1,908 SF
25	Front Yard LOS (Sq Ft and %)	603 SF (40%)		676 SF (44.88%)
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

ZONING LEGEND AND DIAGRAMS

N.T.S.

PROPOSED RESIDENCE AT:
235 COCOANUT ROW
PALM BEACH COUNTY

PALM BEACH, FLORIDA

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ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

SP1.04

JOB NUMBER: 26-108

1-STORY SETBACK

2-STORY SETBACK

GARAGE

+5'-6" N.A.V.D.
FIN. GARAGE FLOOR

KITCHEN

LOGGIA

OFFICE

POWDER ROOM

PANTRY

ENTRY HALL

+8'-0" N.A.V.D.
TOP OF SLAB

LIVING ROOM

BATHROOM

CLOSET

CLOSET

UP

WATER CLOSET

MASTER BATHROOM

MASTER BEDROOM

POOL

WIC

BEDROOM

OVERALL FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

N

W E

S

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

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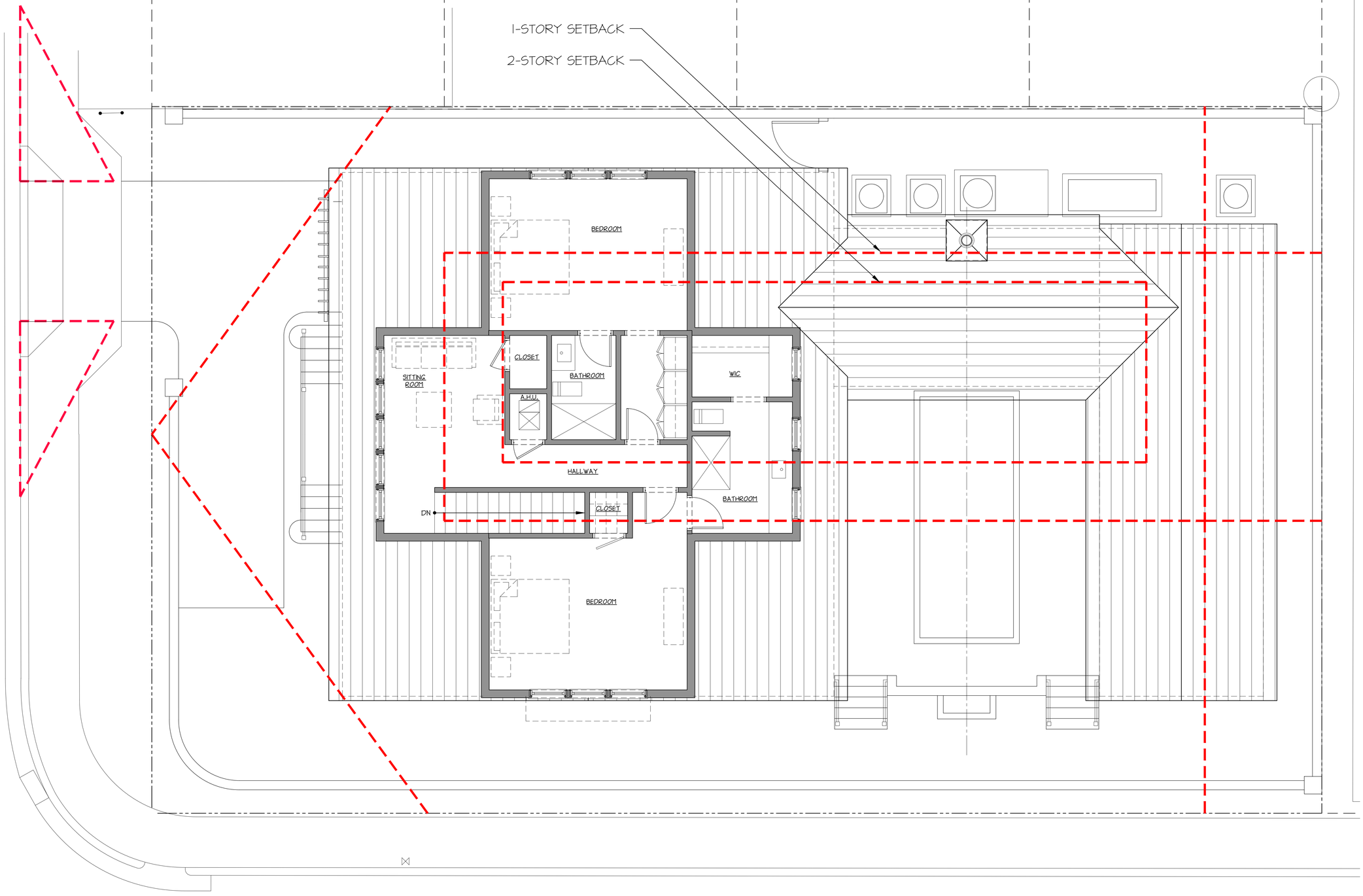
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

A1.01

JOB NUMBER: 26-108



OVERALL SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

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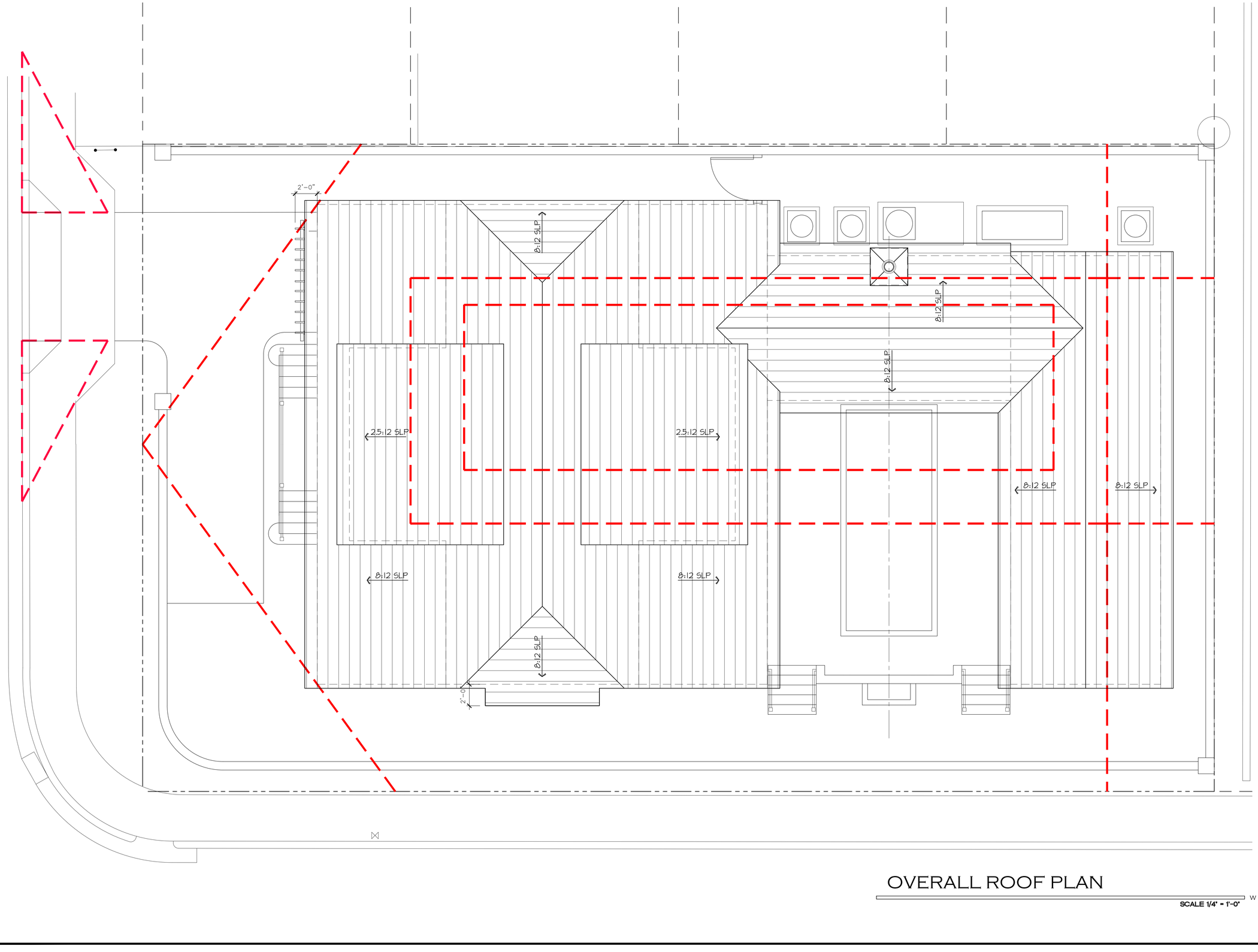
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ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

A1.02

JOB NUMBER: 26-108



OVERALL ROOF PLAN

SCALE 1/4" = 1'-0"

N
W
E
S

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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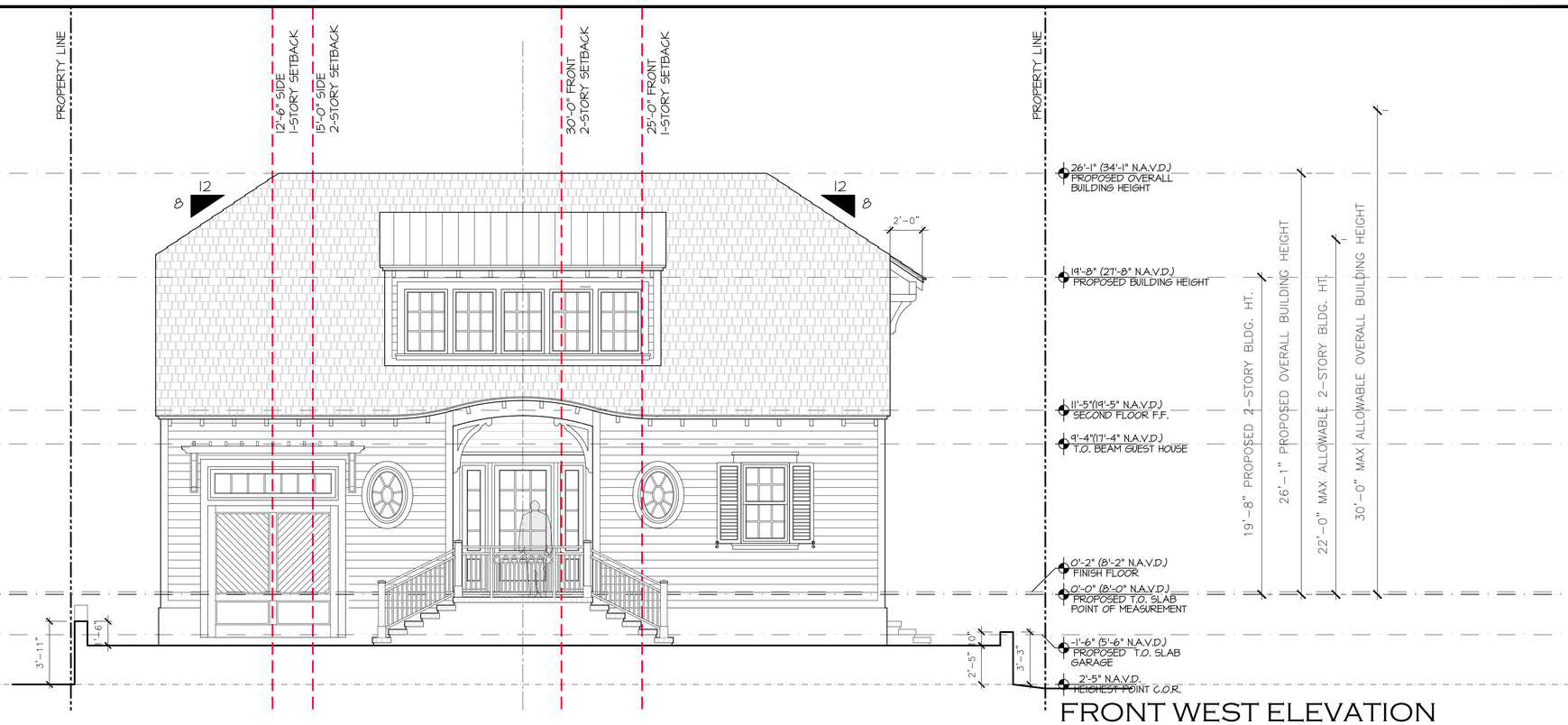
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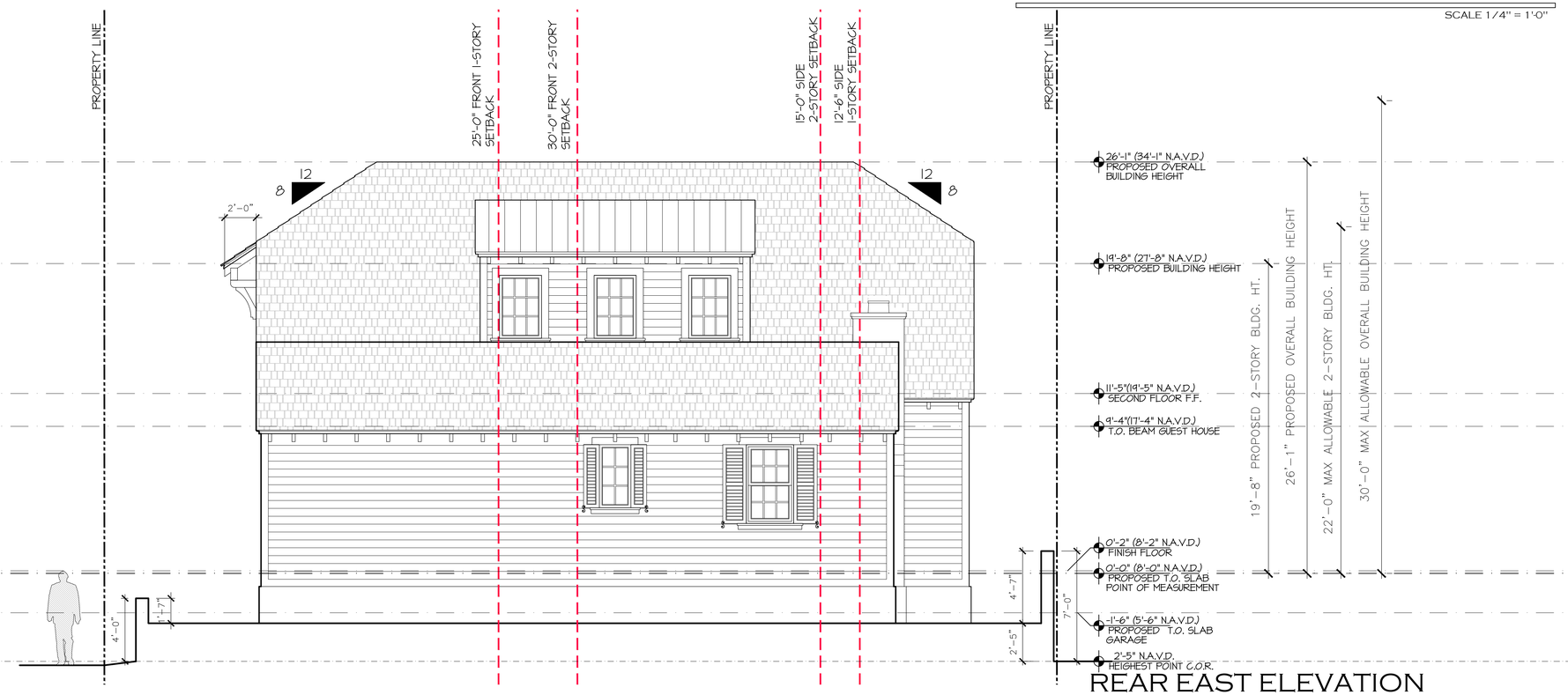
A1.03

JOB NUMBER: 26-108



FRONT WEST ELEVATION

SCALE 1/4" = 1'-0"



REAR EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

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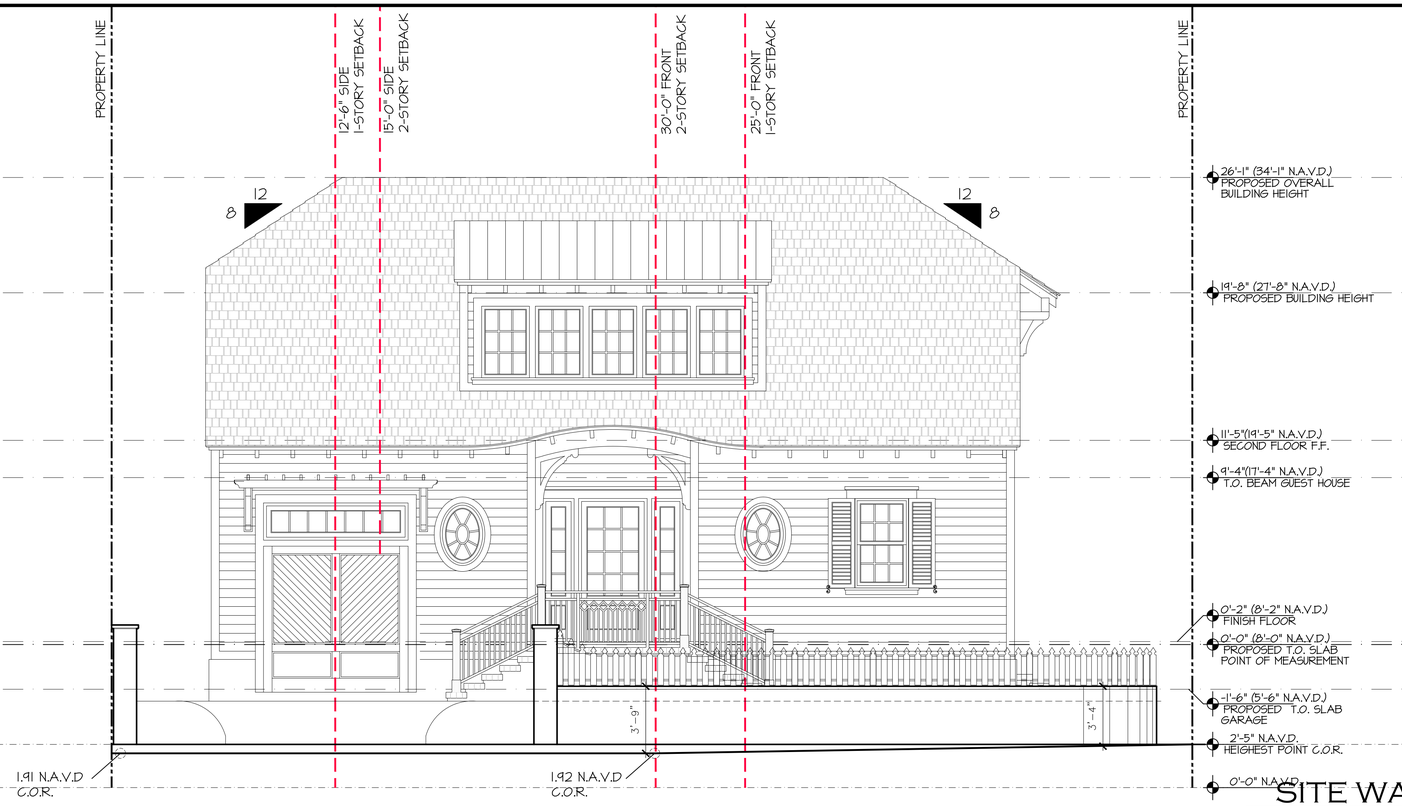
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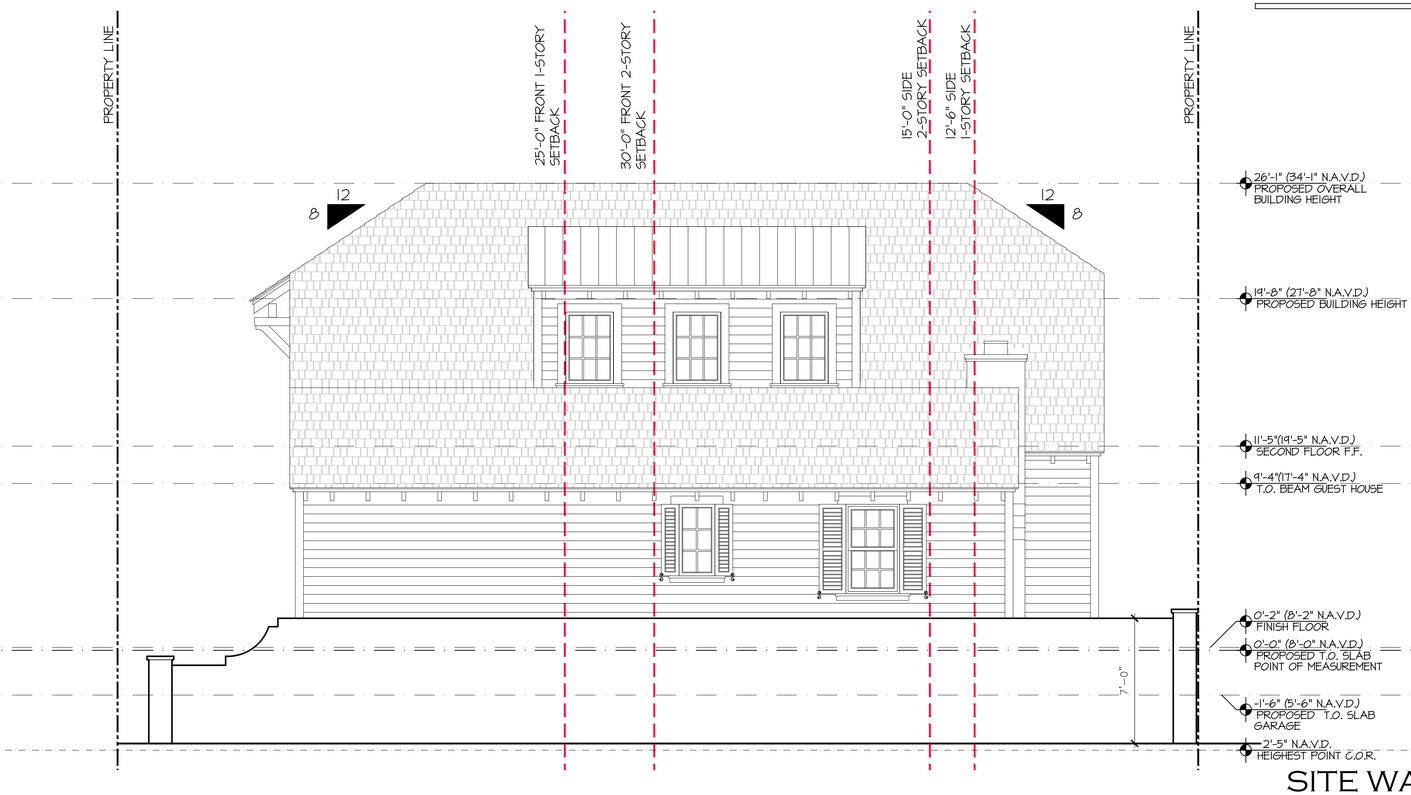
A2.01

JOB NUMBER: 26-108



SITE WALL WEST ELEVATION

SCALE 1/4" = 1'-0"



SITE WALL EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

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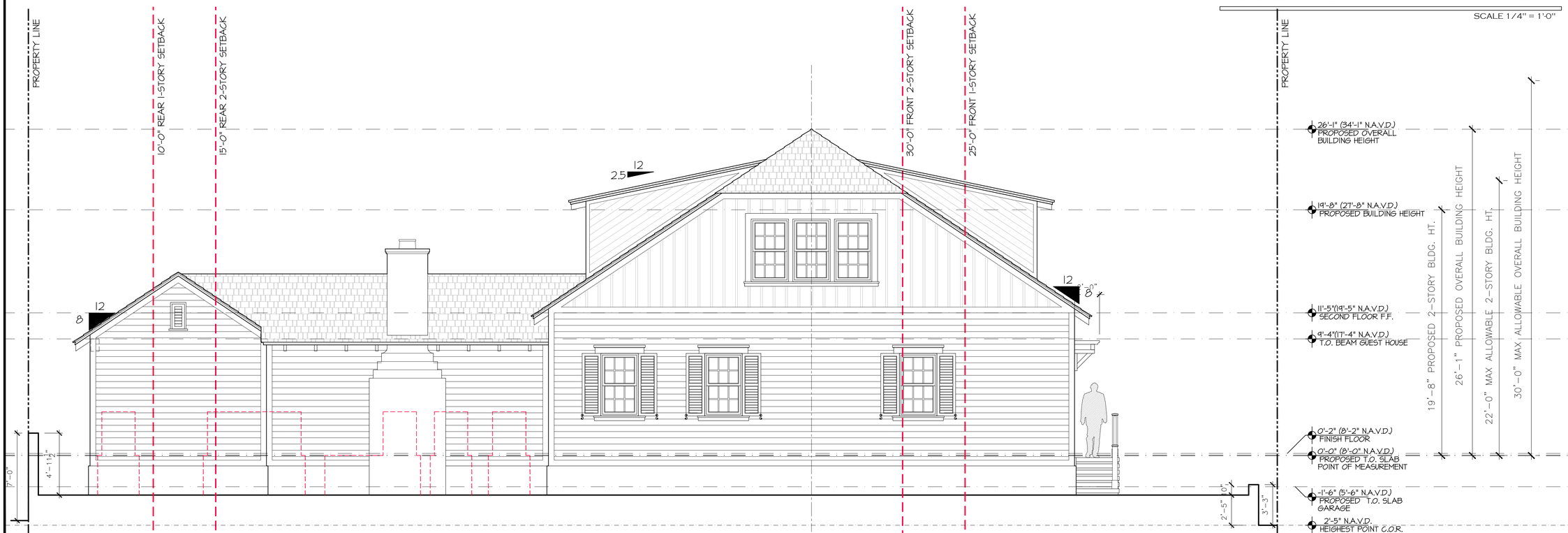
A2.01

JOB NUMBER: 26-108



SOUTH STREET ELEVATION

SCALE 1/4" = 1'-0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

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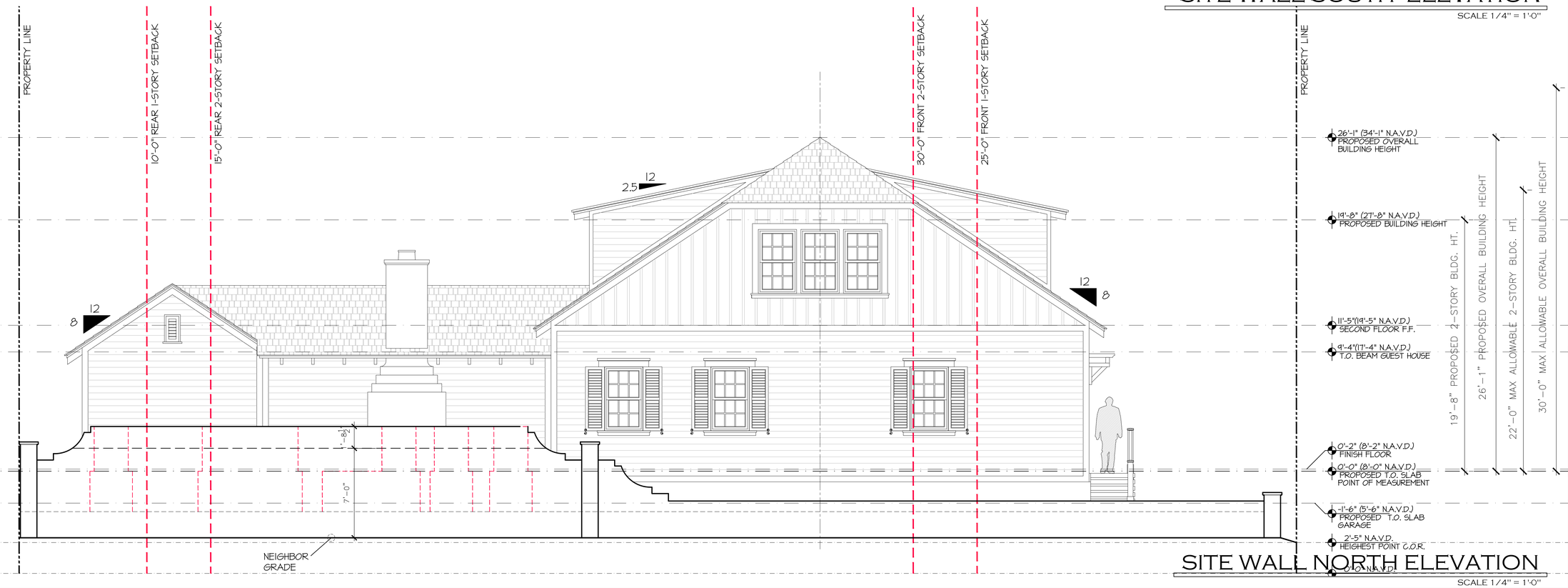
A2.02

JOB NUMBER: 26-108



SITE WALL SOUTH ELEVATION

SCALE 1/4" = 1'-0"



SITE WALL NORTH ELEVATION

SCALE 1/4" = 1'-0"

235 COCOANUT ROW

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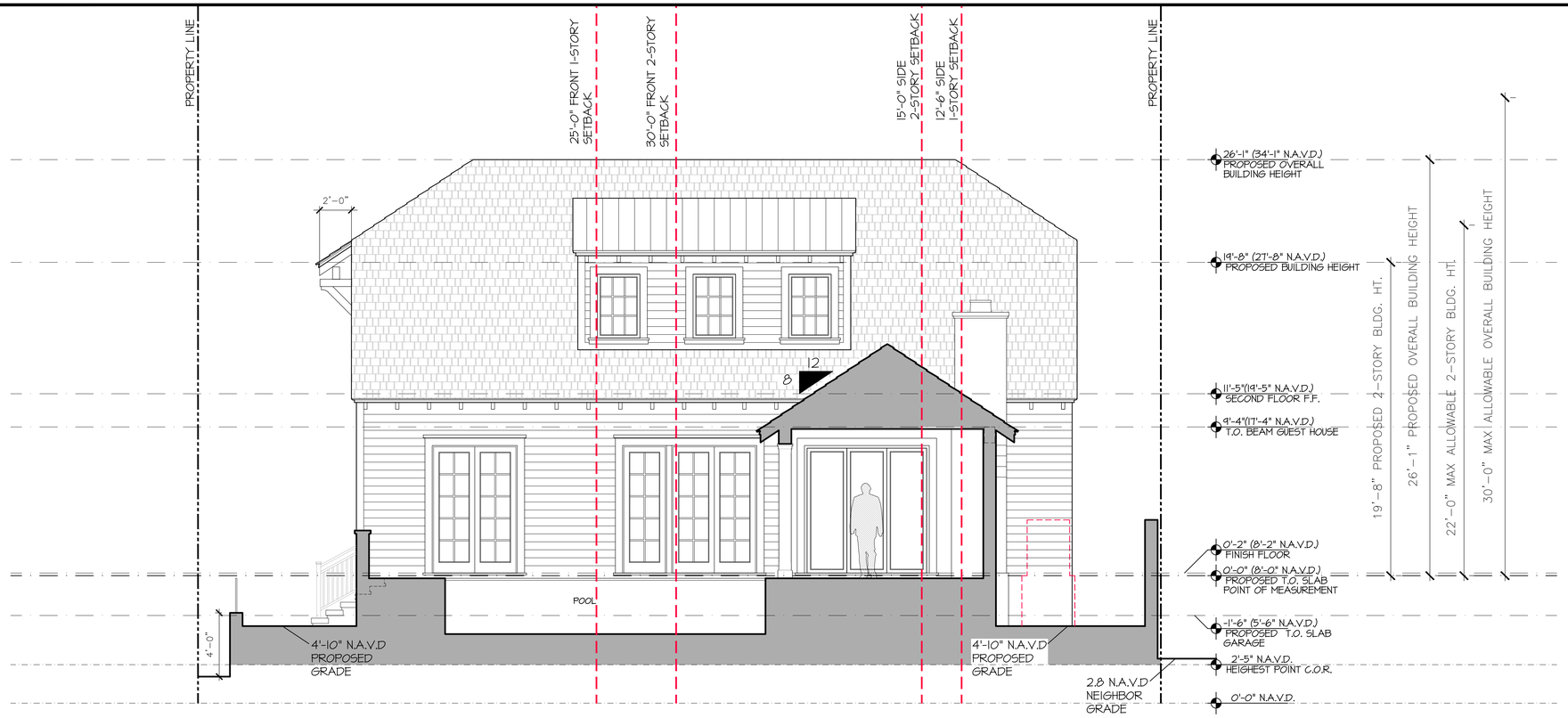
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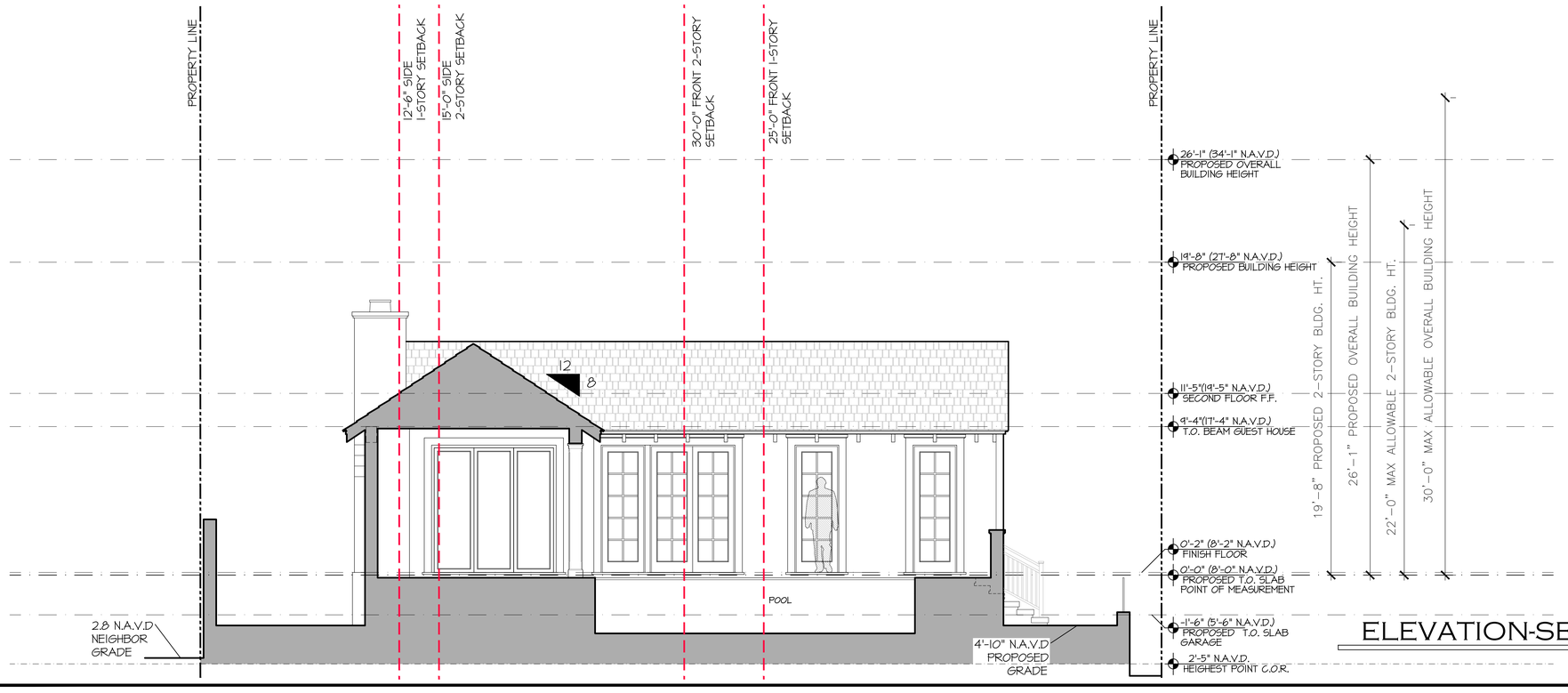
A2.02

JOB NUMBER: 26-108



ELEVATION-SECTION LOOKING WEST

SCALE 1/4" = 1'-0"



ELEVATION-SECTION LOOKING EAST

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

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A2.03

JOB NUMBER: 26-108



PROPOSED FRONT WEST ELEVATION

N.T.S.



PROPOSED STREET SOUTH ELEVATION

N.T.S.

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

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DRAWING NO.

A2.04

JOB NUMBER: 26-108



PROPOSED NORTH ELEVATION

N.T.S.



PROPOSED REAR EAST ELEVATION

N.T.S.

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

DATE: 2026.05.15

DRAWN: AR

REVISIONS:

- 06.25.26 FIRST SUBMITTAL
- 07.13.26 SECOND SUBMITTAL
- 08.10.26 FINAL SUBMITTAL

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SEAL

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

A2.05

JOB NUMBER: 26-108



FRONT DOOR



GARAGE DOOR



TYPICAL WINDOW



EAVE

DETAILS

N.T.S.

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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SEAL

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

A2.06

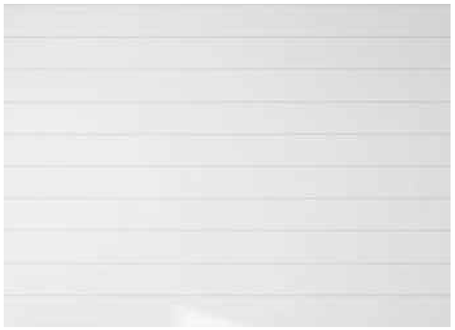
JOB NUMBER: 26-108



ROOF
CEDAR SHINGLE



DORMERS ROOF
COPPER



WOOD WALL SIDING
BM CHANTILLY LACE

EAVES, OUTRIGGERS, LATTICE,PERGOLA,STUCCO
WALLS,GARAGE DOORS,
DOORS/WINDOWS SILL ,TRIMS, RAILING AND
WATER TABLE
BM CHANTILLY LACE



SHUTTERS
BM KENNEBUNKPORT

MATERIAL/COLORS
N.T.S.

PROPOSED RESIDENCE AT:
235 COCOANUT ROW
PALM BEACH COUNTY
PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001814

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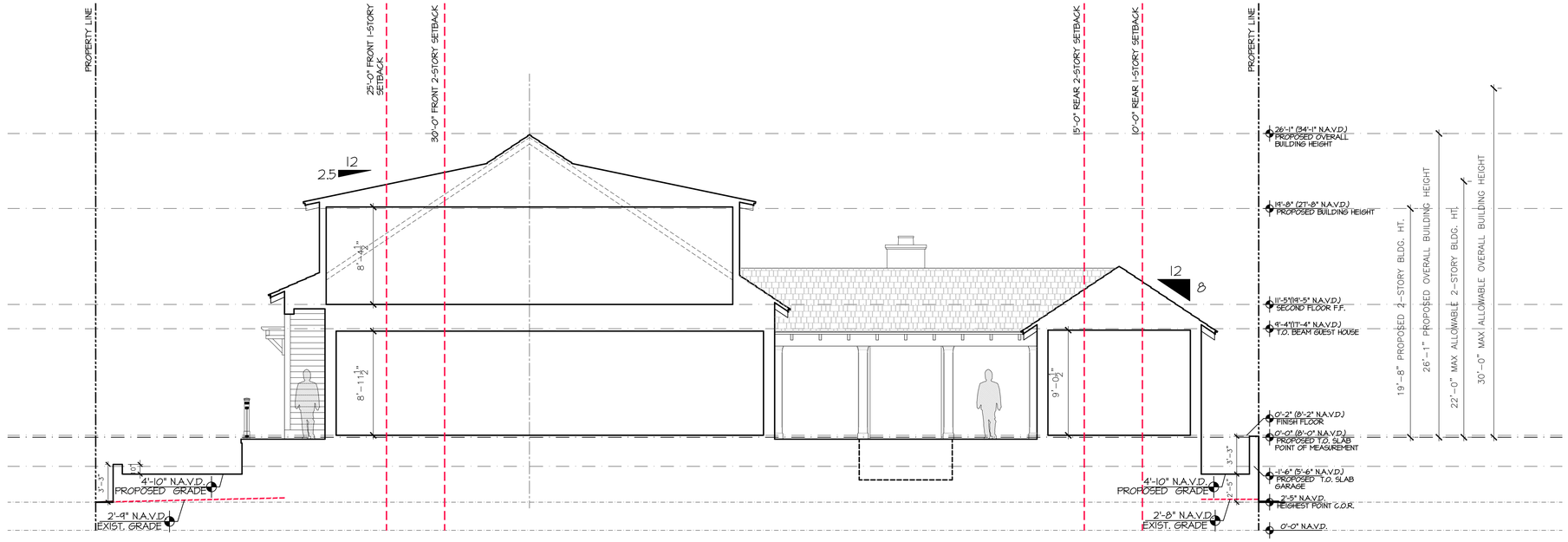
SEAL

ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

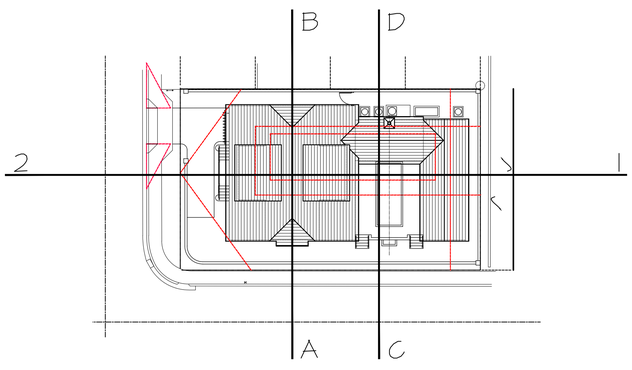
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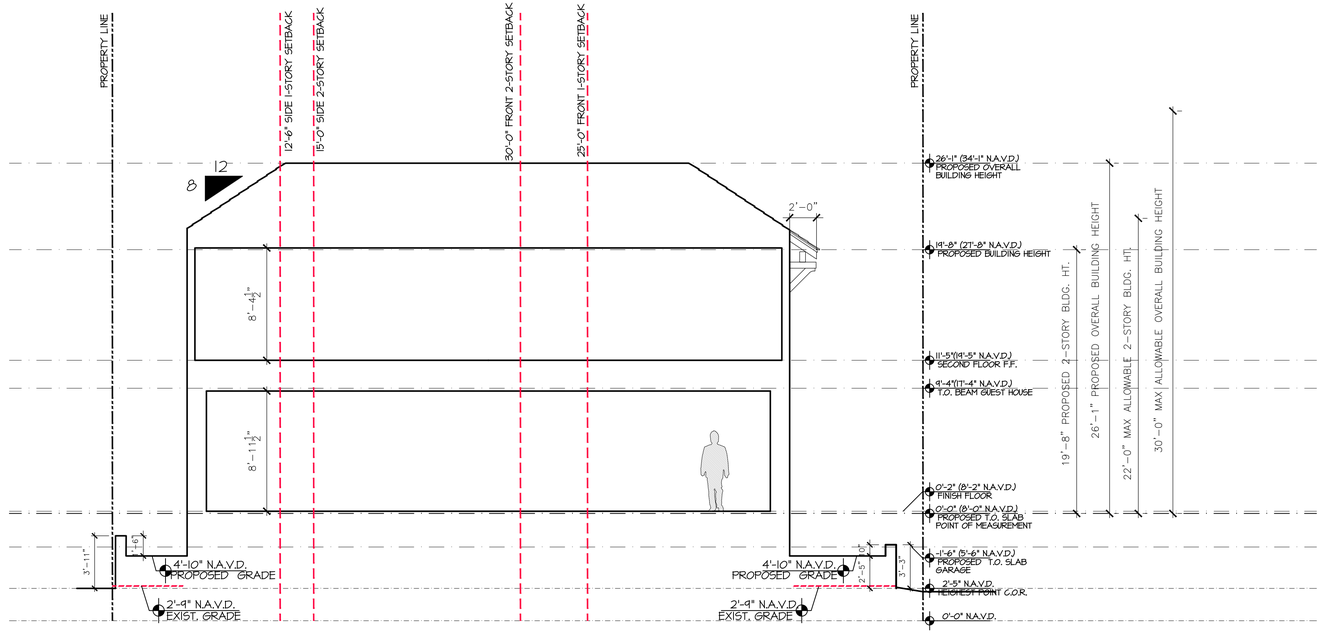
JOB NUMBER: 26-108



BUILDING SECTION 1-2

SCALE 3/16" = 1'-0"





BUILDING SECTION A-B

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, FLORIDA

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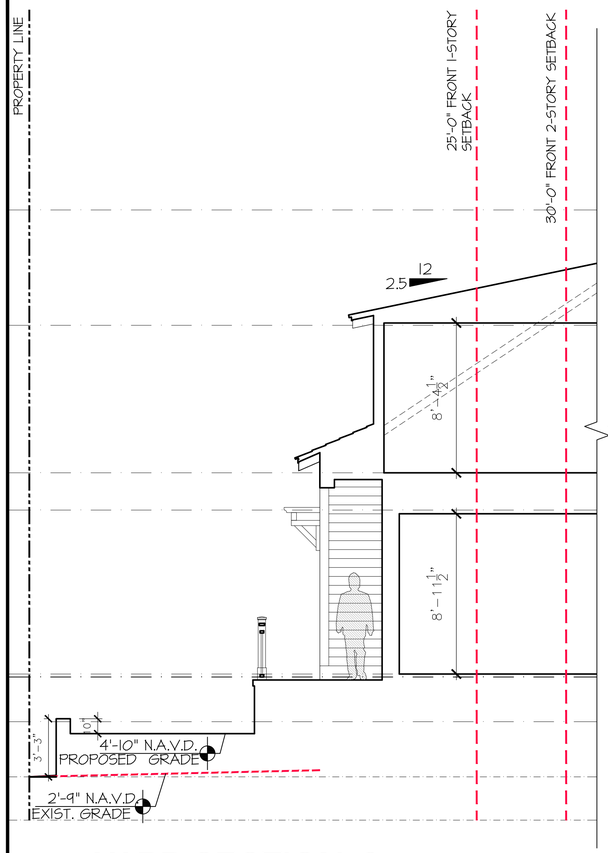
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

A3.01

JOB NUMBER: 26-108

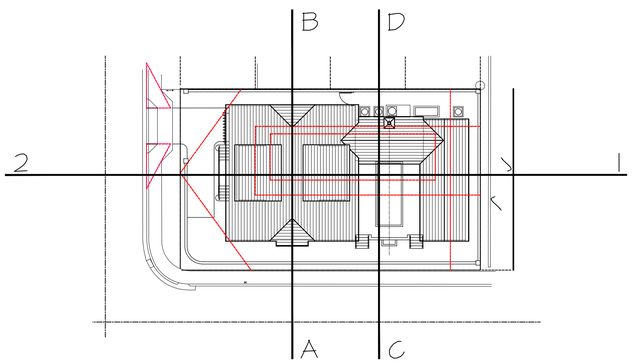


YARD SECTION 2
SCALE 1/4" = 1'-0"

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

YARD SECTION B
SCALE 1/4" = 1'-0"

YARD SECTION A
SCALE 1/4" = 1'-0"



235 COCOANUT ROW

PROPOSED RESIDENCE AT:
PALM BEACH COUNTY
PALM BEACH, FLORIDA

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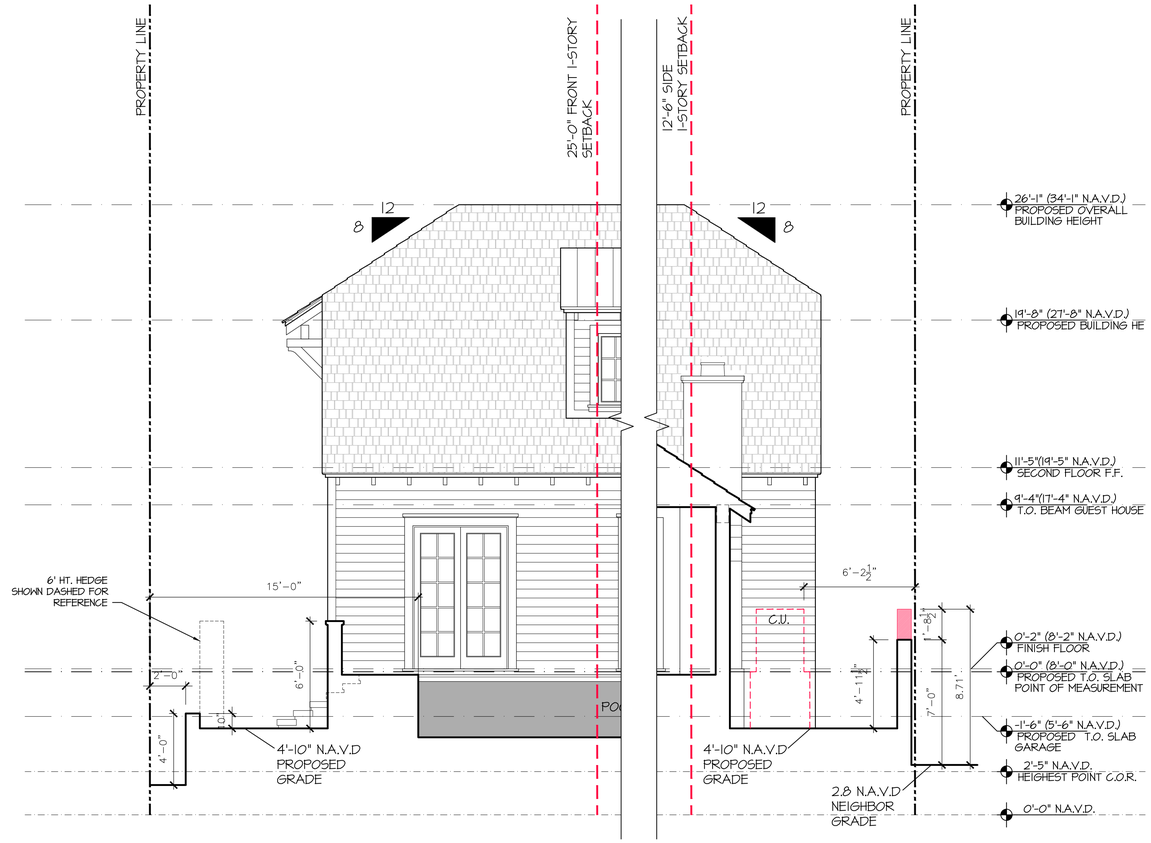
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

A3.02

JOB NUMBER: 26-108

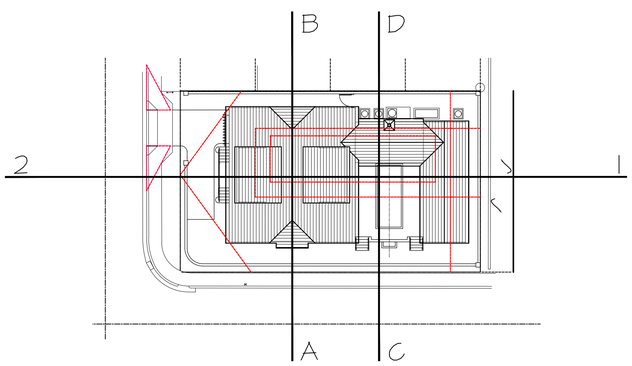


YARD SECTION C

SCALE 1/4" = 1'-0"

YARD SECTION D

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



235 COCOANUT ROW

PROPOSED RESIDENCE AT:

PALM BEACH COUNTY

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
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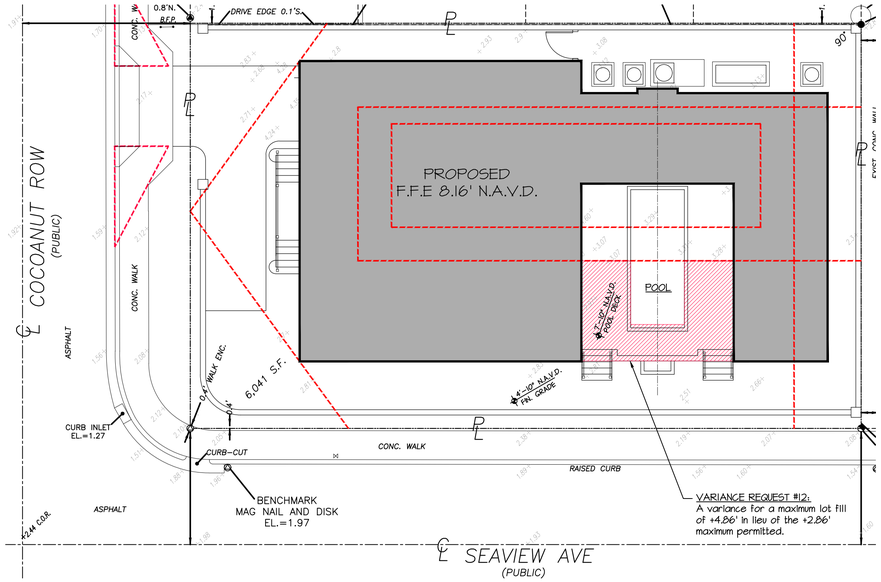
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

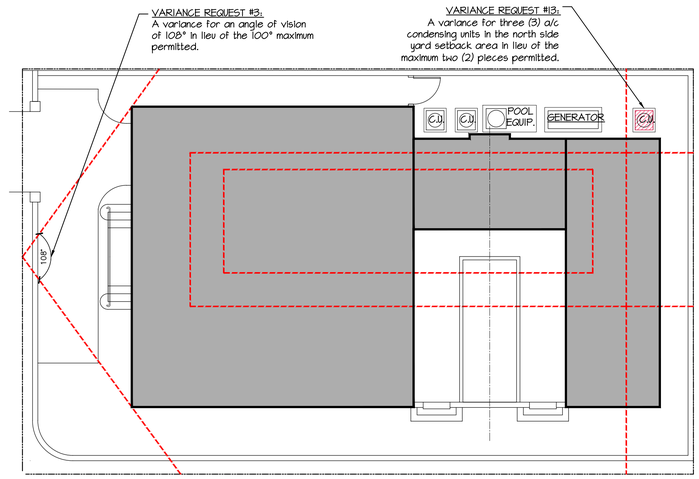
DRAWING NO.

A3.03

JOB NUMBER: 26-108



LOT FILL
VARIANCE DIAGRAM
N.T.S.



EQUIPMENT-ANGLE OF VISION
VARIANCE DIAGRAM
N.T.S.

TABLE OF VARIANCES

VARIANCE REQUEST #1: A VARIANCE FOR A ONE-STORY WEST FRONT YARD SETBACK OF 14.23' IN LIEU OF THE 25' MINIMUM REQUIRED.

VARIANCE REQUEST #2: A VARIANCE FOR A TWO-STORY WEST FRONT YARD SETBACK OF 19.29' IN LIEU OF THE 30' MINIMUM REQUIRED.

VARIANCE REQUEST #3: A VARIANCE FOR AN ANGLE OF VISION OF 108° IN LIEU OF THE 100° MAXIMUM PERMITTED.

VARIANCE REQUEST #4: A VARIANCE FOR A ONE-STORY NORTH SIDE YARD SETBACK OF 5.58' IN LIEU OF THE 12.5' MINIMUM REQUIRED.

VARIANCE REQUEST #5: A VARIANCE FOR A TWO-STORY NORTH SIDE YARD SETBACK OF 5.58' IN LIEU OF THE 15' MINIMUM REQUIRED.

VARIANCE REQUEST #6: A VARIANCE FOR A ONE-STORY EAST REAR YARD SETBACK OF 5' IN LIEU OF THE 10' MINIMUM REQUIRED.

VARIANCE REQUEST #7: A VARIANCE FOR TWO-STORY LOT COVERAGE OF 45% IN LIEU OF THE 30% MAXIMUM PERMITTED.

VARIANCE REQUEST #8: A VARIANCE FOR AN OVERALL LANDSCAPE OPEN SPACE OF 40.07% IN LIEU OF THE 45% MINIMUM REQUIRED.

VARIANCE REQUEST #9: A VARIANCE FOR A CUBIC CONTENT RATIO (CCR) OF 6.53 IN LIEU OF THE 4.4 MAXIMUM PERMITTED.

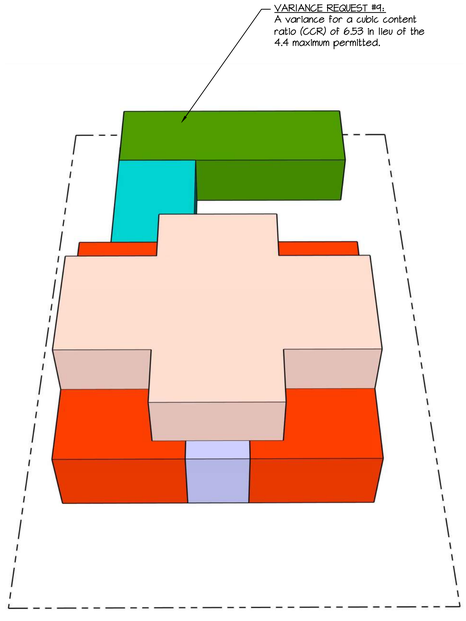
VARIANCE REQUEST #10: A VARIANCE FOR A ONE-STORY SOUTH STREET SIDE YARD SETBACK OF 10' IN LIEU OF THE 25' MINIMUM REQUIRED.

VARIANCE REQUEST #11: A VARIANCE FOR A TWO-STORY SOUTH STREET SIDE YARD SETBACK OF 10' IN LIEU OF THE 30' MINIMUM REQUIRED.

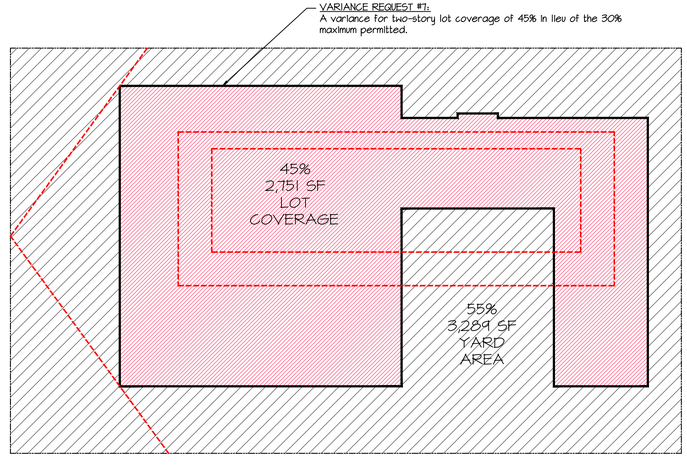
VARIANCE REQUEST #12: A VARIANCE FOR A MAXIMUM LOT FILL OF +4.86' IN LIEU OF THE +2.86' MAXIMUM PERMITTED.

VARIANCE REQUEST #13: A VARIANCE FOR THREE (3) A/C CONDENSING UNITS IN THE NORTH SIDE YARD SETBACK AREA IN LIEU OF THE MAXIMUM TWO (2) PIECES PERMITTED.

VARIANCE REQUEST #14: A VARIANCE FOR AN 8.71' HIGH MECHANICAL EQUIPMENT SCREENING WALL HEIGHT IN THE NORTH SIDE YARD IN LIEU OF THE 7' MAXIMUM PERMITTED.



CUBIC CONTENT
VARIANCE DIAGRAM
N.T.S.



LOT COVERAGE
VARIANCE DIAGRAM
N.T.S.

PROPOSED RESIDENCE AT:
235 COCOANUT ROW
PALM BEACH COUNTY
PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001914

DATE: 2026.05.15
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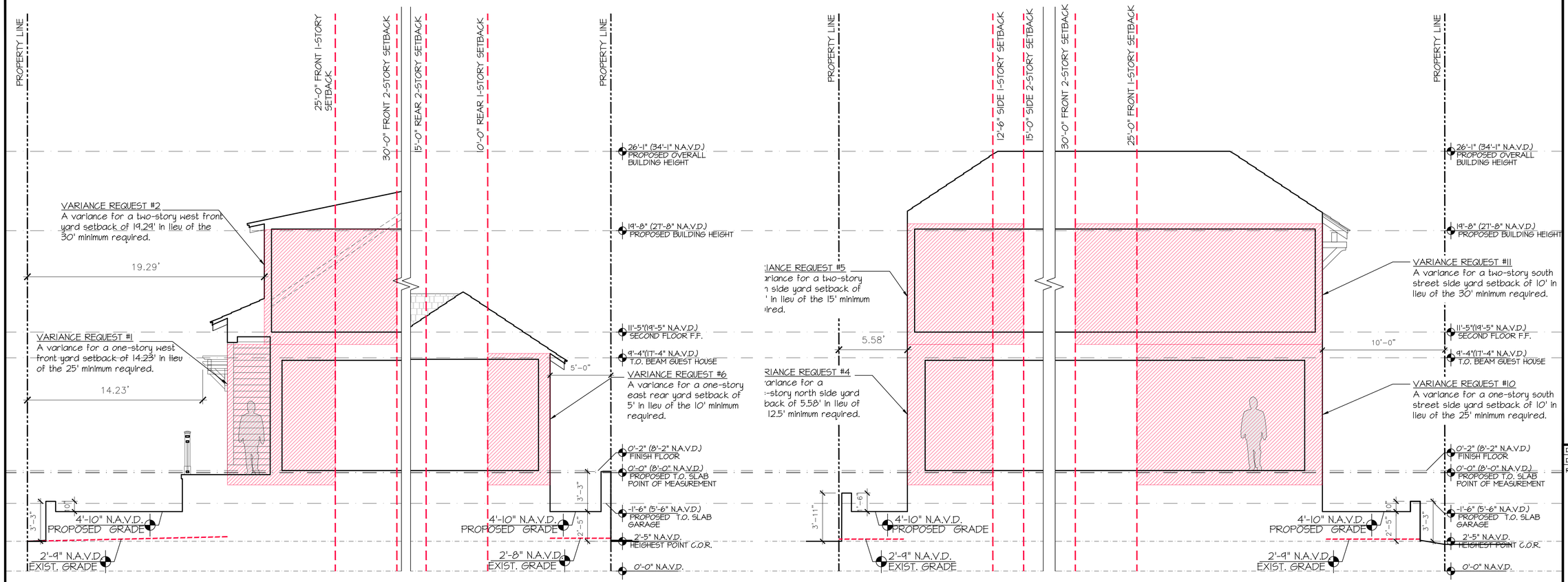
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

A3.04

JOB NUMBER: 26-108



SETBACKS VARIANCE DIAGRAM

SCALE 1/4" = 1'-0"

TABLE OF VARIANCES

VARIANCE REQUEST #1: A VARIANCE FOR A ONE-STORY WEST FRONT YARD SETBACK OF 14.23' IN LIEU OF THE 25' MINIMUM REQUIRED.

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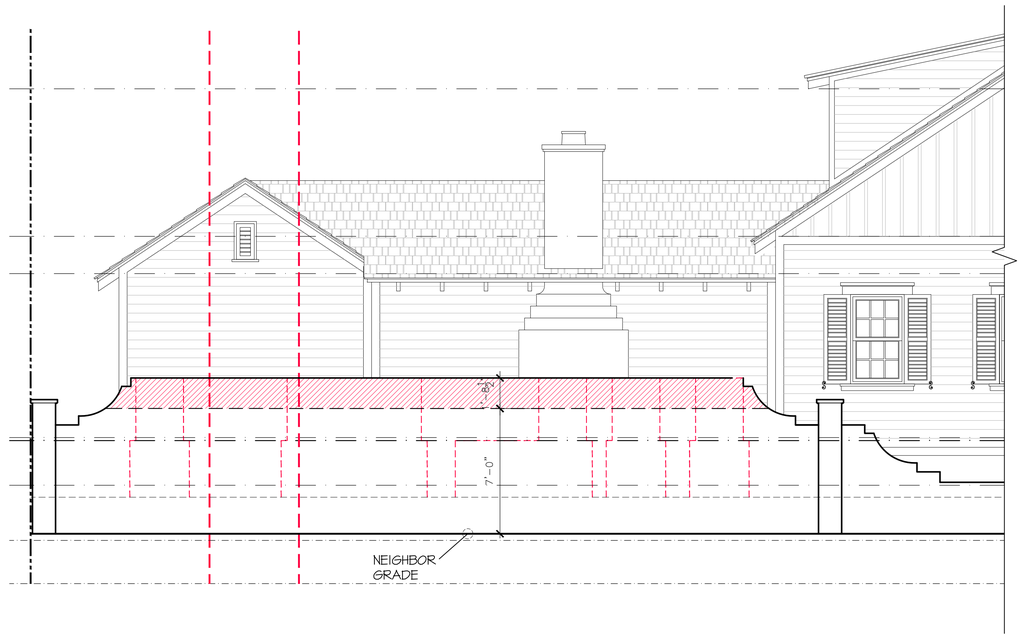
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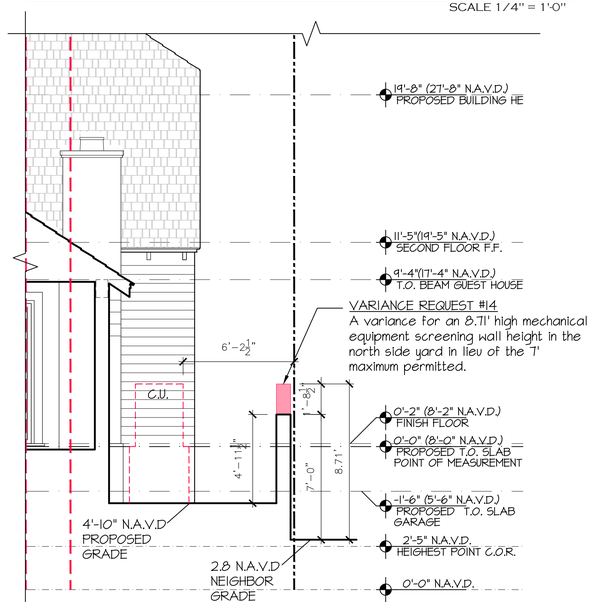
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EQUIPMENT SCREENING VARIANCE DIAGRAM

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

235 COCOANUT ROW

PALM BEACH COUNTY

PALM BEACH, 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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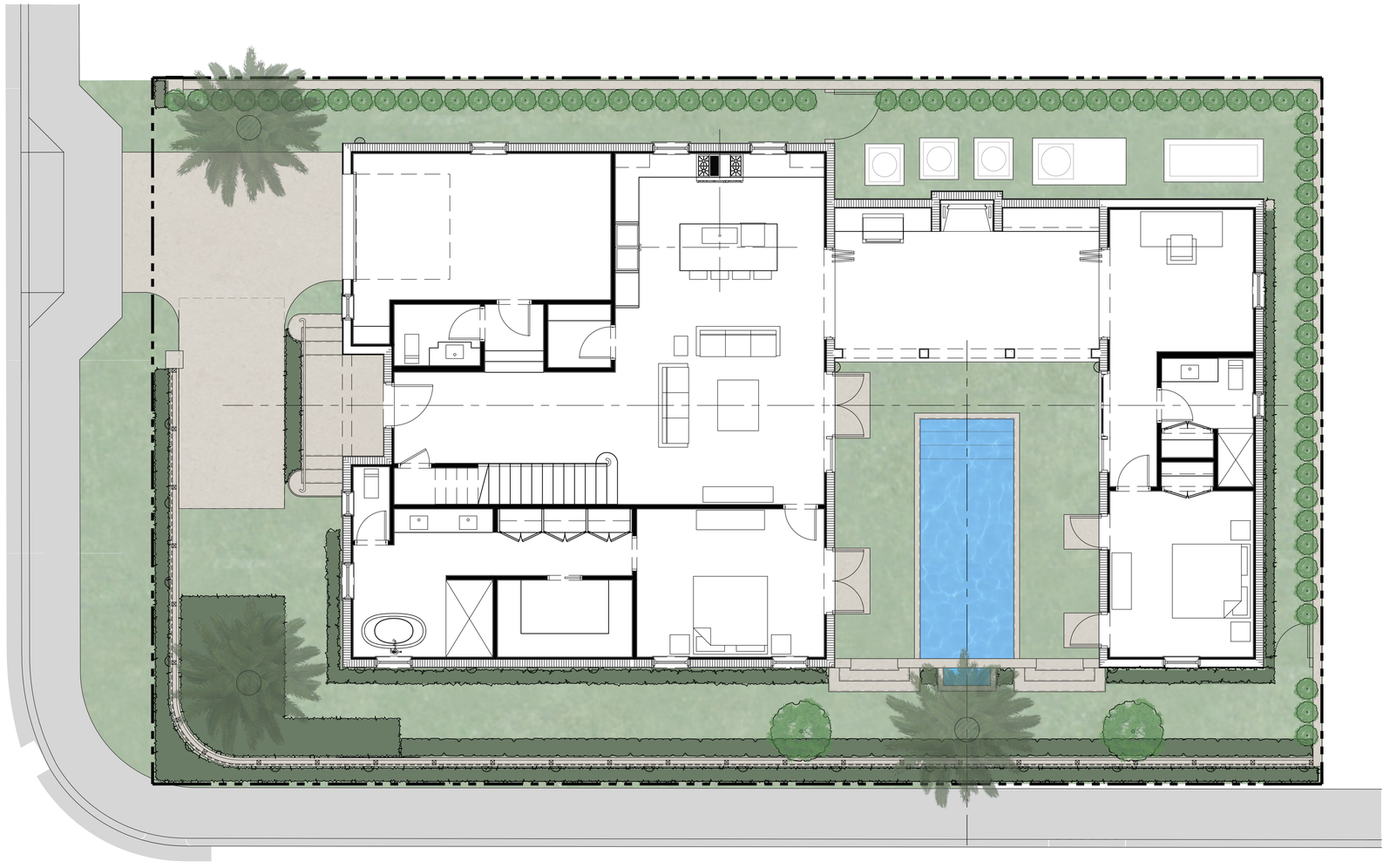
ROGER P. JANSSEN AR-14785

ARCOM # ARC-26-0047
TC # ZON-26-0043

DRAWING NO.

A3.05

JOB NUMBER: 26-108



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	6,023	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,710	SQ FT	45%
PROPOSED =	2,550	SQ FT	42.33%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,506	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	603	SQ FT	40%
PROPOSED =	628	SQ FT	41.69%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	2,790	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 2,710 SF) = 1,355 REQUIRED		
PROPOSED =	1,908	SQ FT

N

W E

S

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 PLAN

235 COCOANUT ROW

PALM BEACH, FL.

23 JUNE 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

EXISTING FICUS HEDGE TO BE REMOVED
EXISTING MINIMA TO BE REMOVED
EXISTING GARDENIA HEDGE TO BE REMOVED
EXISTING ARECA TO BE REMOVED
EXISTING ARECA TO BE REMOVED
EXISTING GREEN ISLAND FICUS TO BE REMOVED
EXISTING HIBISCUS TO BE REMOVED
EXISTING HIBISCUS TO BE REMOVED
EXISTING WHITE BIRD OF PARADISE TO BE REMOVED
EXISTING FICUS HEDGE TO BE REMOVED
EXISTING GARDENIA HEDGE TO BE REMOVED
EXISTING FENCE TO BE REMOVED
EXISTING WALKWAY TO BE REMOVED
EXISTING ARECA TO BE REMOVED
EXISTING BLEEDING HEART TO BE REMOVED
EXISTING GARDENIA TO BE REMOVED
EXISTING VINE ON FENCE TO BE REMOVED
EXISTING BOUGAINVILLEA TO BE REMOVED
EXISTING GARDENIA HEDGE TO BE REMOVED
EXISTING FICUS HEDGE TO BE REMOVED
EXISTING HIBISCUS TO BE REMOVED
EXISTING RUSTY FIG TO BE REMOVED
EXISTING 1-STORY RESIDENCE TO BE DEMOLISHED
EXISTING POOL TO BE REMOVED
LAWN
LAWN
EXISTING GREEN ISLAND FICUS TO BE REMOVED
EXISTING GREEN ISLAND FICUS TO BE REMOVED
EXISTING HIBISCUS TO BE REMOVED
EXISTING CONFEDERATE JASMINE TO BE REMOVED
EXISTING SELLOUM TO BE REMOVED
EXISTING SHELL GINGER TO BE REMOVED
EXISTING GATE TO BE REMOVED
EXISTING GREEN ISLAND FICUS TO BE REMOVED
EXISTING GREEN BUTTONWOOD HEDGE TO BE REMOVED
EXISTING FICUS HEDGE 8' HT. AND ARCH WAY TO BE REMOVED
EXISTING PINK JATROPHA TO BE REMOVED
EXISTING DRIVEWAY TO BE REMOVED
EXISTING GREEN ISLAND FICUS TO BE REMOVED
EXISTING ALEXANDER PALM 16-18' HT. TO BE REMOVED
EXISTING HEDGE 4' HT. TO BE REMOVED
EXISTING PALM TO BE REMOVED
EXISTING FENCE TO BE REMOVED
EXISTING RHAPIS TO BE REMOVED
(1) EXISTING ALEXANDER PALM TO BE REMOVED
(2) EXISTING SABAL PALMS TO BE REMOVED
(2) EXISTING FAN PALMS TO BE REMOVED
(5) EXISTING SABAL PALM TO BE REMOVED
EXISTING FERN TO BE REMOVED
EXISTING CROTON TO BE REMOVED
(2) EXISTING MACARTHUR PALM CLUSTER TO BE REMOVED
(1) EXISTING BANYAN TREE TO BE REMOVED
EXISTING FICUS HEDGE 6' HT. TO BE REMOVED
COCOANUT ROW
SEASPRAY AVE
TH=4.70
TH=4.72

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"

EXISTING CONDITIONS

235 COCOANUT ROW

PALM BEACH, FL.

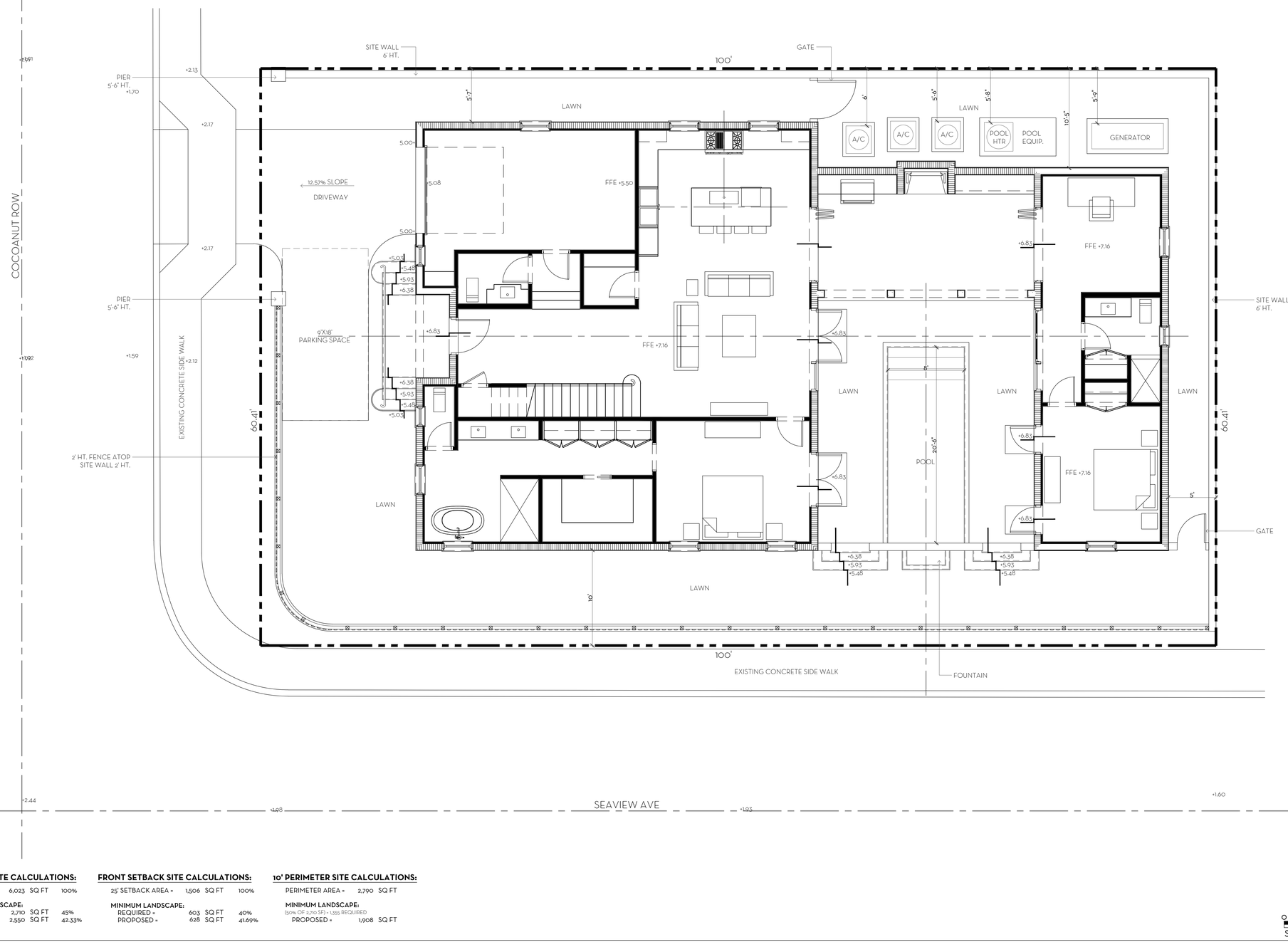
23 JUNE 2026

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DESIGN

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Suite 502
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NIEVERAWILLIAMS.COM

EX



OVERALL R-B SITE CALCULATIONS:

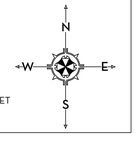
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SCALE: 3/16" = 1'-0"

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State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN

235 COCOANUT ROW

PALM BEACH, FL.

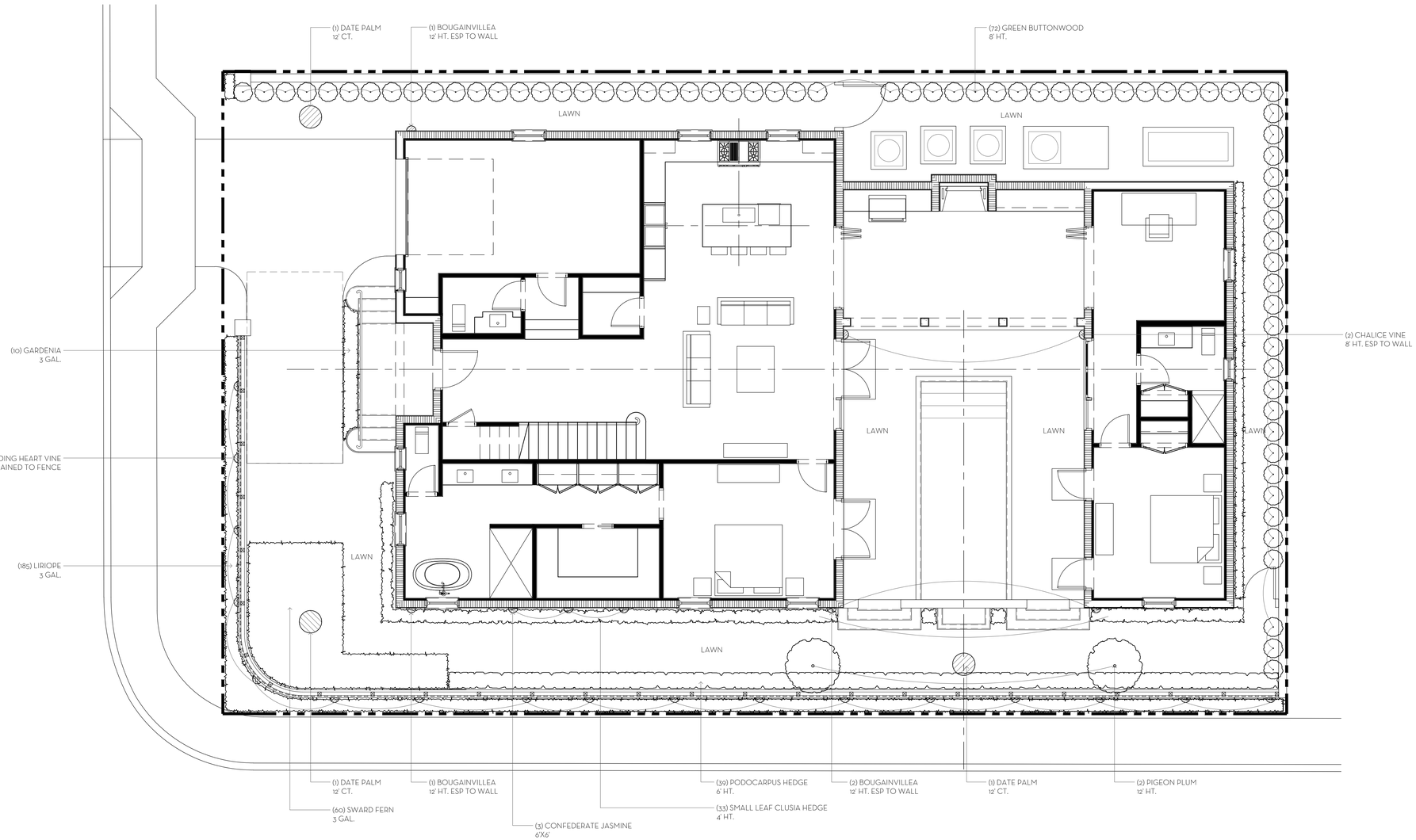
23 JUNE 2026

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



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"

LANDSCAPE PLAN

235 COCOANUT ROW

PALM BEACH, FL.

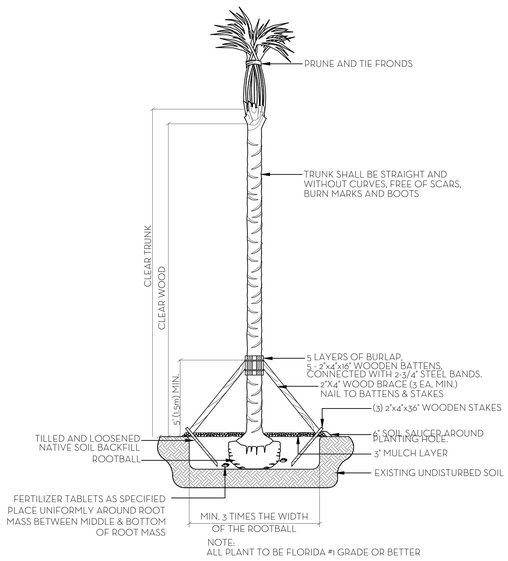
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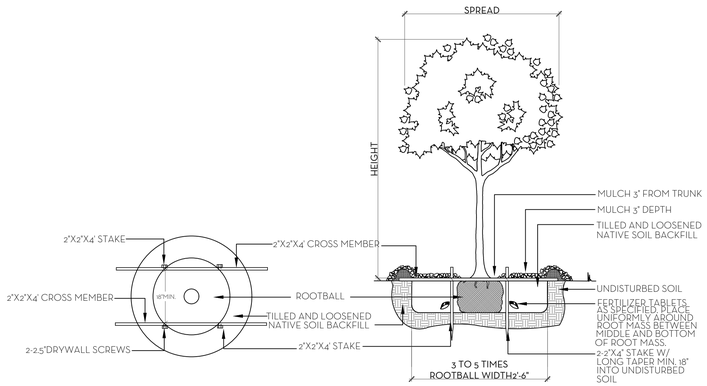
L1



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

PALM PLANTING DETAIL
N.T.S.

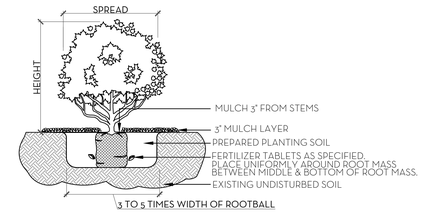
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

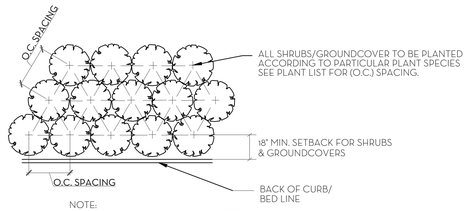
TREE PLANTING DETAIL
N.T.S.

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



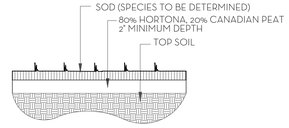
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



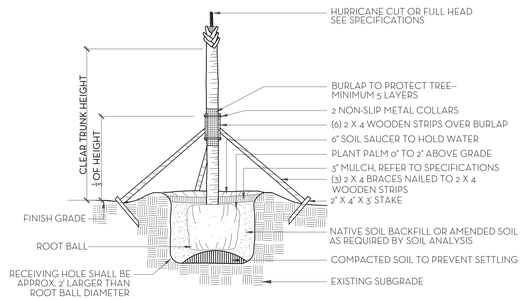
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



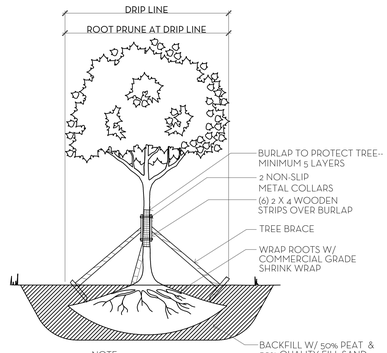
SOD PLANTING DETAIL
N.T.S.

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



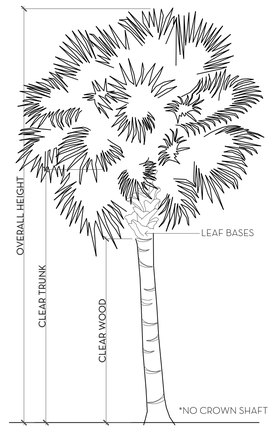
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

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

NIEVERA WILLIAMS DESIGN

235 COCOANUT ROW

PLANT LIST

06/23/2026

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
	TREES				
1	PIGEON PLUM TREE	Coccoloba diversifolia	2	✓	12' HT.
2			2	100%	
3	**PALMS**				
4	MEDJOOL DATE PALM	Phoenix dactylifera 'Medjool'	3		12' CT.
5			3		
6	**HEDGE/SHRUB/VINE**				
7	GREEN BUTTONWOOD	Conocarpus erectus	72	✓	8' HT., FTB.
8	SMALL LEAF CLUSIA	Clusia guttifera	33		4' HT., FTB.
9	PODOCARPUS	Podocarpus macrophyllus	39		6' HT., FTB.
10	BLEEDOING HEART VINE	Clerodendrum thomsoniae	17		6' HT. TRAINED TO FENCE
11	BOUGAINVILLEA VINE	Bougainvillea 'Barbara Karst'	4		12' HT. ESP TO WALL
12	CHALICE VINE	Solandra longiflora	2		8' HT. ESP TO WALL
13	CONFEDERATE JASMINE VINE	Trachelospermum jasminoides	3		6'X6'
14	GARDENIA	Gardenia jasminoides 'Miami Supreme'	10		3 GAL.
15	LIRIOPE	Liriope muscari	185		3 GAL.
16	SWARD FERN	Nephrolepis biserrata 'Macho'	60		3 GAL.
17			425	31%	
18	**SOD**				
19	St. Augustine 'Palmetto'				

Line #	Landscape Legend		
1	**Property Address:**	235 COCOANUT ROW	
2	**Lot Area (sq. ft.):**	6,023	
3	[redacted]	REQUIRED	PROPOSED
4	ndscape Open Space (LOS) (Sq Ft and %)	2,710 (45%)	2,550 (42.33%)
5	LOS to be altered (Sq FT and %)	N/A	
6	Perimeter LOS (Sq Ft and %)	1,355	1,908
7	Front Yard LOS (Sq Ft and %)	603 (40%)	628 (41.69%)
8	Native Trees %	30% (number of trees)	100%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	31%
10	Native Groundcover %	30% (groundcover area)	N/A

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

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

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

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

235 COCOANUT ROW

PALM BEACH, FL.

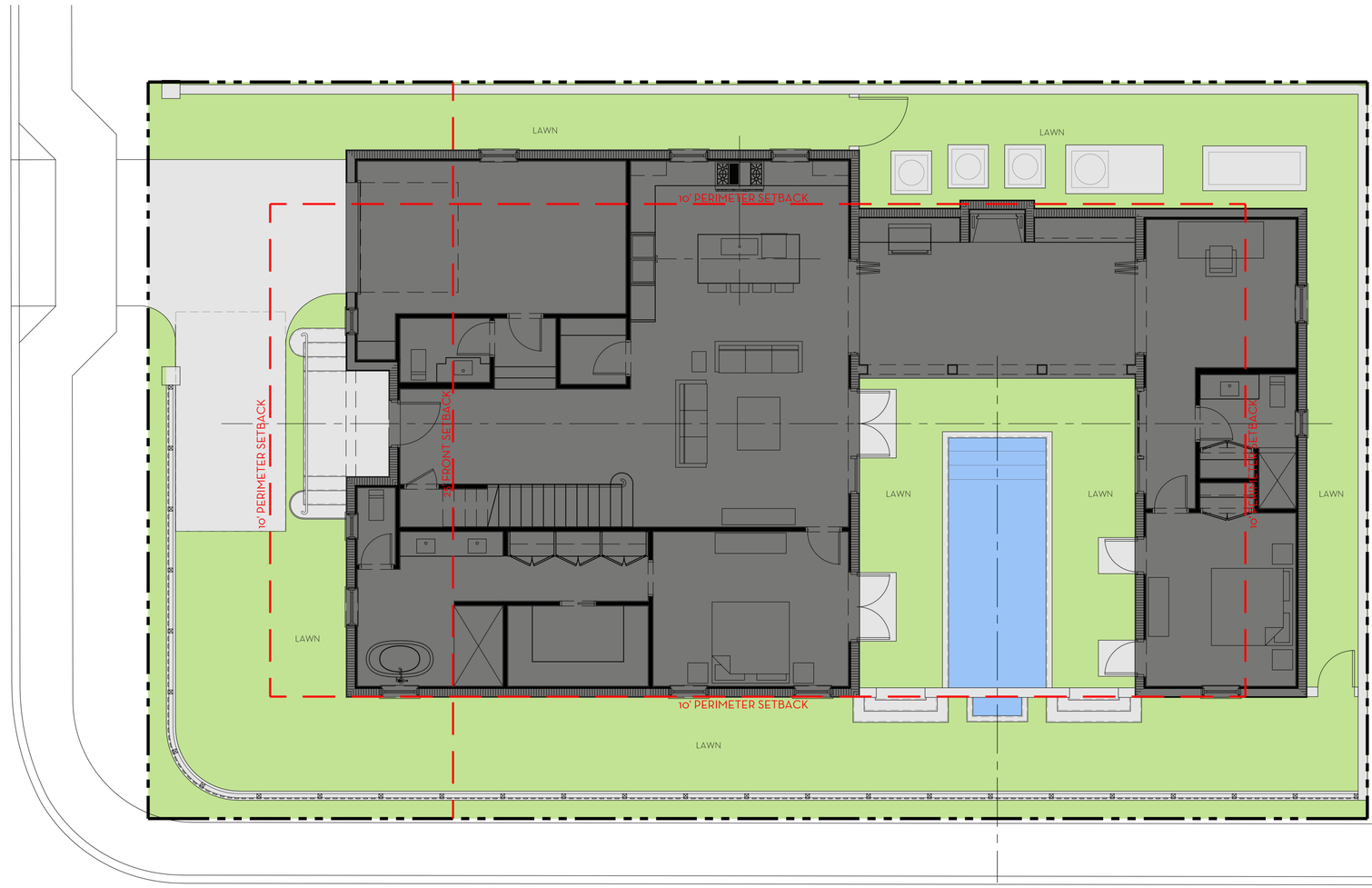
23 JUNE 2026

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West Palm Beach, FL 33401
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NIEVERAWILLIAMS.COM

LP2



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	6,023	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	2,710	SQ FT	45%
PROPOSED =	2,550	SQ FT	42.33%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,506	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	603	SQ FT	40%
PROPOSED =	628	SQ FT	41.69%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	2,790	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 2,710 SF) = 1,355 REQUIRED		
PROPOSED =	1,908	SQ FT

OPEN SPACE COLOR LEGEND

- LANDSCAPE
- HARDSCAPE
- WATER FEATURE
- BUILDING

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"

OPEN SPACE DIAGRAM

235 COCOANUT ROW

PALM BEACH, FL.

23 JUNE 2026

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DESIGN

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OS1

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 26, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0049 (ZON-26-0049) 257 FAIRVIEW RD (COMBO) The applicant, 257 FAIRVIEW RD LLC (LaBerge & Menard Inc.- Architect), has filed an application requesting Architectural Commission review and approval for a new two-story house and associated hardscape and landscape necessitating a variance for screening wall height. The Town Council shall review the application as it pertains to zoning relief/approval.

Date: 8/19/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

ARC-26-0049 (ZON-26-0049) 257 FAIRVIEW RD (COMBO). The applicant, 257 FAIRVIEW RD LLC (LaBerge & Menard Inc.- Architect), has filed an application requesting Architectural Commission review and approval for a new two-story house and associated hardscape and landscape necessitating a variance for screening wall height. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON-26-0049 (ARC-26-0049) 257 FAIRVIEW RD (COMBO) - VARIANCE. The applicant, 257 FAIRVIEW RD LLC (LaBerge & Menard Inc.- Architect), has filed an application requesting Town Council review and approval of a variance to increase the allowable wall height to screen mechanical equipment associated with the construction of a new two-story residence. The Architectural Commission shall perform design review of the application.

Applicant: 257 FAIRVIEW RD LLC
Architecture: LaBerge & Menard Inc.
Landscape: Green Concepts Inc

THE PROJECT:

The applicant has submitted plans entitled "A Single Family Residence For 257 Fairview LLC" as prepared by **LaBerge & Menard Inc.** uploaded and dated to the Town 08/10/2026.

The following is the scope of work for the Project:

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

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

- **VARIANCE 1 - Sec. 134-1728:** A variance for a CMU equipment screening wall of 8.5' in height in lieu of the 7' permitted.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+2.35' NAVD	**FEMA Flood Zone**	ZONE AE 7
Lot Width	100 ft.	**Lot Depth**	150 ft.
Lot Area	11,500 sq. ft.	**Enclosed Square Footage**	Proposed: 4,897 sq. ft.
Lot Coverage	Permitted: 30% (2-Story) Proposed: 29% (2-Story)	**Cubic Content Ratio (CCR)**	Permitted: 3.99 Proposed: 3.98
Finished Floor Elevation	7.0' NAVD	**Lot Fill**	Max. Permitted: +2.33' Proposed: +2.33'
Landscape Open Space	Required: 45% Proposed: 47.56%	**Front Yard Open Space**	Required: 1,000 SF Proposed: 1,680 SF
Surrounding Properties / Zoning			
North	258 Country Club Rd / Residence | R-B		
South	258 Fairview Rd / Residence | R-B		

East	259 Fairview Rd / Residence | R-B
West	265 Fairview Rd / Residence | R-B

STAFF ANALYSIS

The applicant is proposing a new, two-story, single-family residence on an existing parcel in the R-B Zoning District, including final hardscape, landscape, and swimming pool improvements. The parcel is located on the north side of Fairview Road, mid-block between North Lake Trail and North County Road. The house is designed in a shingle style, somewhat reminiscent of a historic McKim, Mead & White house, with a suburban vocabulary of two front-facing garage doors and an oversized conical roof, along with multiple blank walls and significant roof massing.



Proposed front (south) elevation.

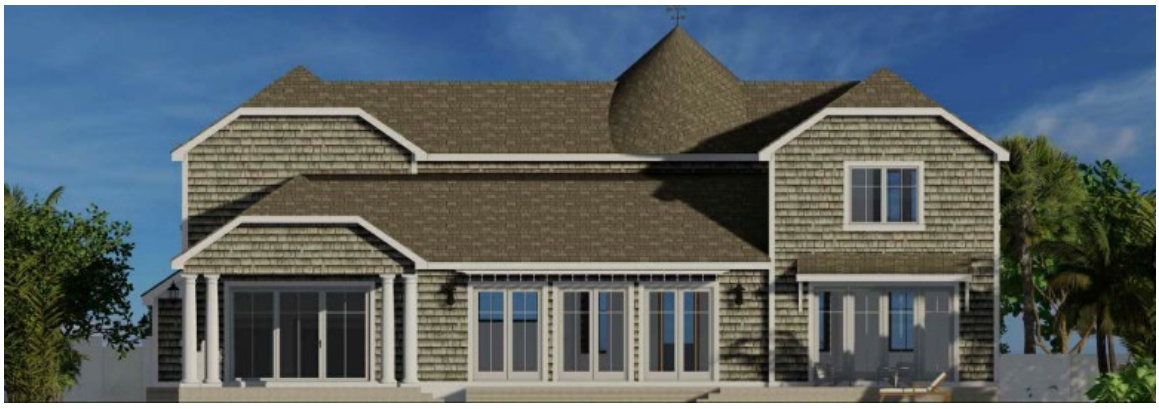
Materials for this approximately 4,897 SF house include vintagewood roof tile (Boral product made of concrete), cedar shake siding, and light white, grey, and blue accents. The materials themselves may be a good choice, but they are not consistent with the fabric of the street, nor is the massing of this two-story house on a predominantly one-story single-family street. It should be noted that they are right under the lot coverage and CCR thresholds and are not requesting any building size variances.





Side elevations.

There appear to be several blank areas of wall on the sides as well as an imposing roof. The rear (north) is the most successful façade.



The landscape plan features lots of palms and Seagrape with green island Ficus as the primary groundcover.



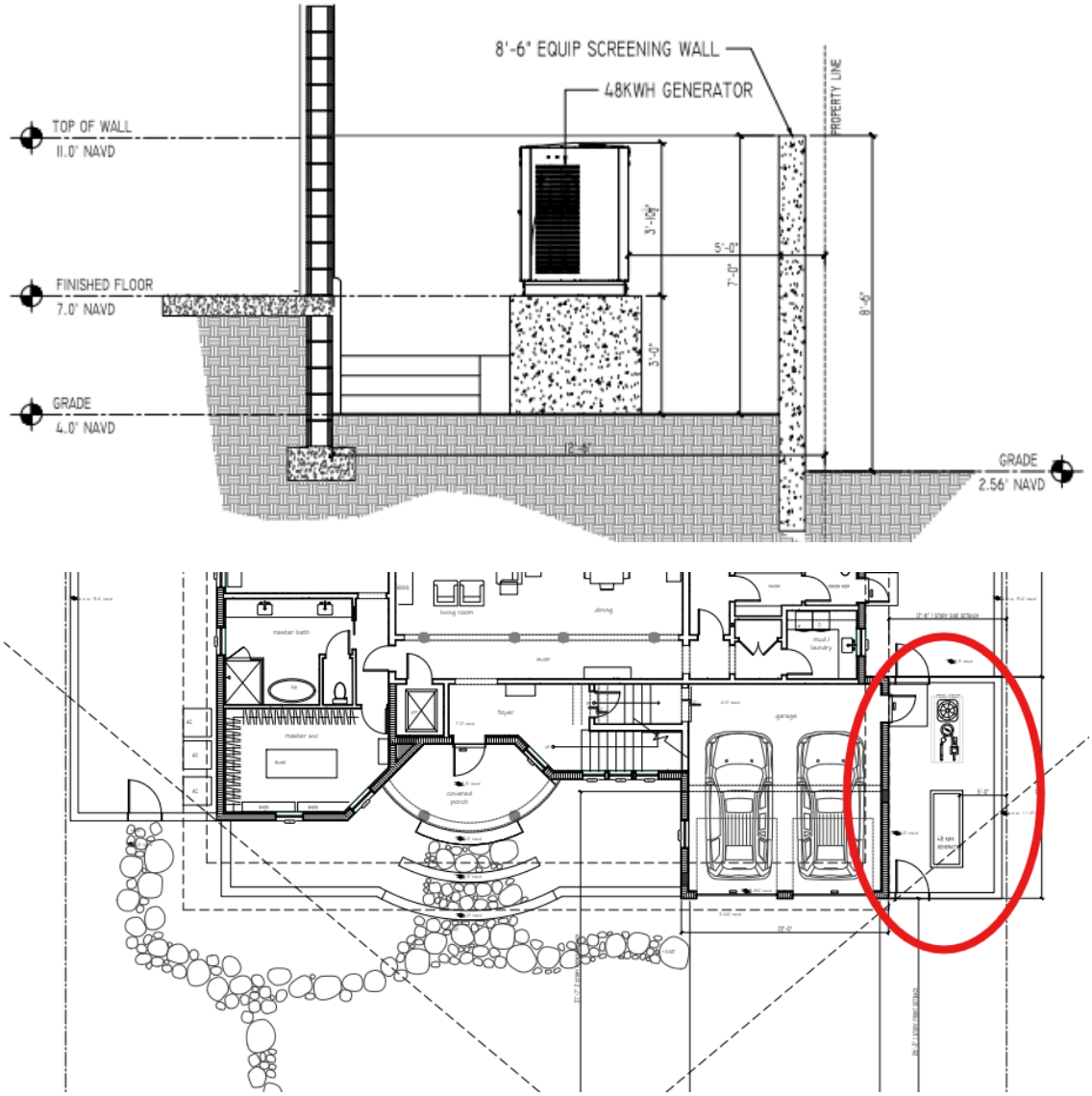
ZONING

The design as proposed requires one (1) variance:

- **VARIANCE 1 - Sec. 13-893(b)(5)a.:** A variance for a one-story west front yard setback of 14.23' in lieu of the 25' minimum required.

This variance is being requested to properly shield pool and generator equipment from the neighbor to the east. The CMU wall is finished with smooth stucco and measures 8.5' from the neighbor's grade. Measuring the height directly from the neighbor's grade ensures

comprehensive screening of the infrastructure, presenting a consolidated and aesthetically clean solution for managing onsite utilities. Three air conditioning units on the west elevation are outside the setback and have a wall that meets the requirements.



Generator location on the southeast corner of the house.

Due to the grade differential with the neighboring property, a wall height variance is being requested, as there is not sufficient room for vegetation at this location to shield the equipment by that means.

CODE SECTION	PERMITTED	PROPOSED	VARIANCE
VARIANCE 1 Sec. 134-1728	7' maximum	8.5'	**+1.5'**

CONCLUSION

Approval of the project will require two (2) motions to be made by the Architectural Commission:

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

(2) that the implementation of the proposed variance(s) shall or shall not cause negative architectural impact to the subject property.

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

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

WRB:JGM:BMF

WRB

LABERGE & MÉNARD INC.

444 25TH STREET SUITE #1 | WEST PALM BEACH, FL 33407
P: 561.655.8582 | DANIELAMENARD@GMAIL.COM

SECOND SUBMITTAL
LETTER OF INTENT

Re: 257 Fairview Road, Palm Beach 33480
ARCOM: ARC- 26-0049 August 10th, 2026

We are seeking ARCOM approval for a new two story 4,571 sq ft under air home, new landscape and hardscape. Please note the following:

A) Landmarks Preservation Commission 54-122 & 54-161:

not applicable

B) ARCOM 18-205 & 18-206

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

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

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

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

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

a. Apparently visibly identical front or side elevations;
b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

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

a. Height of building or height of roof.
b. Other significant design features including, but not limited to, materials or quality of architectural design.
c. Architectural compatibility.

LABERGE & MÉNARD INC.

444 25TH STREET SUITE #1 | WEST PALM BEACH, FL 33407
P: 561.655.8582 | DANIELAMENARD@GMAIL.COM

d. Arrangement of the components of the structure.
e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
f. Diversity of design that is complimentary with size and massing of adjacent properties.
g. Design features that will avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring property.

7. n/a

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

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

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

C) SPECIAL EXCEPTION 134-229

D) SITE PLAN REVIEW 134-329

E) VARIANCES 134-201:
We are requesting a variance for a cmu equipment screening wall with an overall height of 8'-6" from the lowest point of grade.

F) OTHER
not applicable

Sincerely,

Chris Kidle

A SINGLE FAMILY RESIDENCE FOR

257 FAIRVIEW LLC

ARCOM # ARC-26-0049



LaBerge & Menard, Inc
444 25th Sreet Suite #1
West Palm Beach, Fl 33407
PH. 561.655.8582

Green Concepts Inc
7912 Blackwood Lane
Lake Worth Beach, FL 33467
561.362.1306

Gruber Consulting Engineers
2475 Mercer Ave., Suite 305
West Palm Beach, FL 33401
PH. 561.312.2041
FAX 561.537.7229

·LaBerge & Ménard Inc.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

257 FAIRVIEW ROAD

257 FAIRVIEW RD
PALM BEACH, FL
33480

ARC-26-0049

MARK	DATE	DESCRIPTION

PROJECT NO: ###
CAD DWG FILE: 6.9.26 - 257 FAIRVIEW - SITE.DWG
DRAWN BY:
CHK'D BY:
DATE: 6.26.19
SHEET TITLE

COVER PAGE

C-001
SHEET OF

SCOPE OF WORK:

- CONSTRUCT NEW 2 STORY HOME
- NEW LANDSCAPING
- NEW HARDSCAPE
- NEW POOL

CONTENTS:

A-00.1	STATS & CONTENTS
PG 3	SURVEY
ST-001	LOCATION MAP
ST-002	STREETSCAPE
ST-003	NEIGHBOR PICS
ST-004	STREET PICS
ST-005	PRECEDENTS
A-001 - A-003	PLANS
A-004 - A-008	RENDERINGS
A-009	ROOF PLAN
A-010-A-011	ELEVATIONS
A-012-A-013	DETAILS
A-014	SECTIONS w/PROPOSED FILL
A-015-A-016	FLAT RENDERINGS
CC-001	CUBIC CONTENT CALCS
CC-002	VARIANCE REQUEST DIAGRAM
CC-003	TRUCK LOGISTICS PLAN
LANDSCAPE PLANS	
SITE	SITE PLAN
L0	LOT COVERAGE DIAGRAM
L1	EXISTING CONDITIONS
EX	EXISTING SITE PICS
L2	SCREENING PLAN
L3	STAGING PLAN
L4	HARDSCAPE PLAN
L5	LANDSCAPE PLAN
L6	PLANT LIST

Zoning Legend

Line #				
1	**Property Address:**	257 FAIRVIEW ROAD		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	11,500 sqft		
4	**Lot Width (W) & Depth (D) (ft.):**	100'w 150'd		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	single family concrete block/stucco		
6	**FEMA Flood Zone Designation:**	Zone AE		
7	**Zero Datum for point of meas. (NAVD)**	7.0 NAVD		
8	**Crown of Road (COR) (NAVD)**	2.35' navd		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% 3,450 sq ft	na	29% 3,347 sq ft
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			4,897 SQ FT
12	*Front Yard Setback (Ft.)	25' 1 STORY 30' 2 STORY		26'-3" 1 STORY 37'-7" 2 STORY
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"		12'-6"
14	* Side Yard Setback (2 STORY) (Ft.)	15'-0"		15'-0"
15	*Rear Yard Setback (Ft.)	10' 1 STORY 15' 2 STORY		10'-0" 1 STORY 41'-6" 2 STORY
16	Angle of Vision (Deg.)	100		99
17	Building Height (Ft.)	22'-0"		19'-2"
18	Overall Building Height (Ft.)	30'-0"		30'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.99=45,885		3.98=45,759
20	** Max. Fill Added to Site (Ft.)	2.33		2.33'
21	Finished Floor Elev. (FFE)(NAVD)	7.0' NAVD		7.0' NAVD
22	Base Flood Elevation (BFE)(NAVD)	6' navd		6' navd
23	Landscape Open Space (LOS) (Sq Ft and %)	5,175 sqft 45%		5,470 sq ft 47.56%
24	Perimeter LOS (Sq Ft and %)	1,950 sq ft		3,010 sq ft
25	Front Yard LOS (Sq Ft and %)	1,000 sqft		1,680 sq ft
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

257 FAIRVIEW ROAD

257 FAIRVIEW RD
PALM BEACH, FL
33480

ARC-26-0049

MARK	DATE	DESCRIPTION

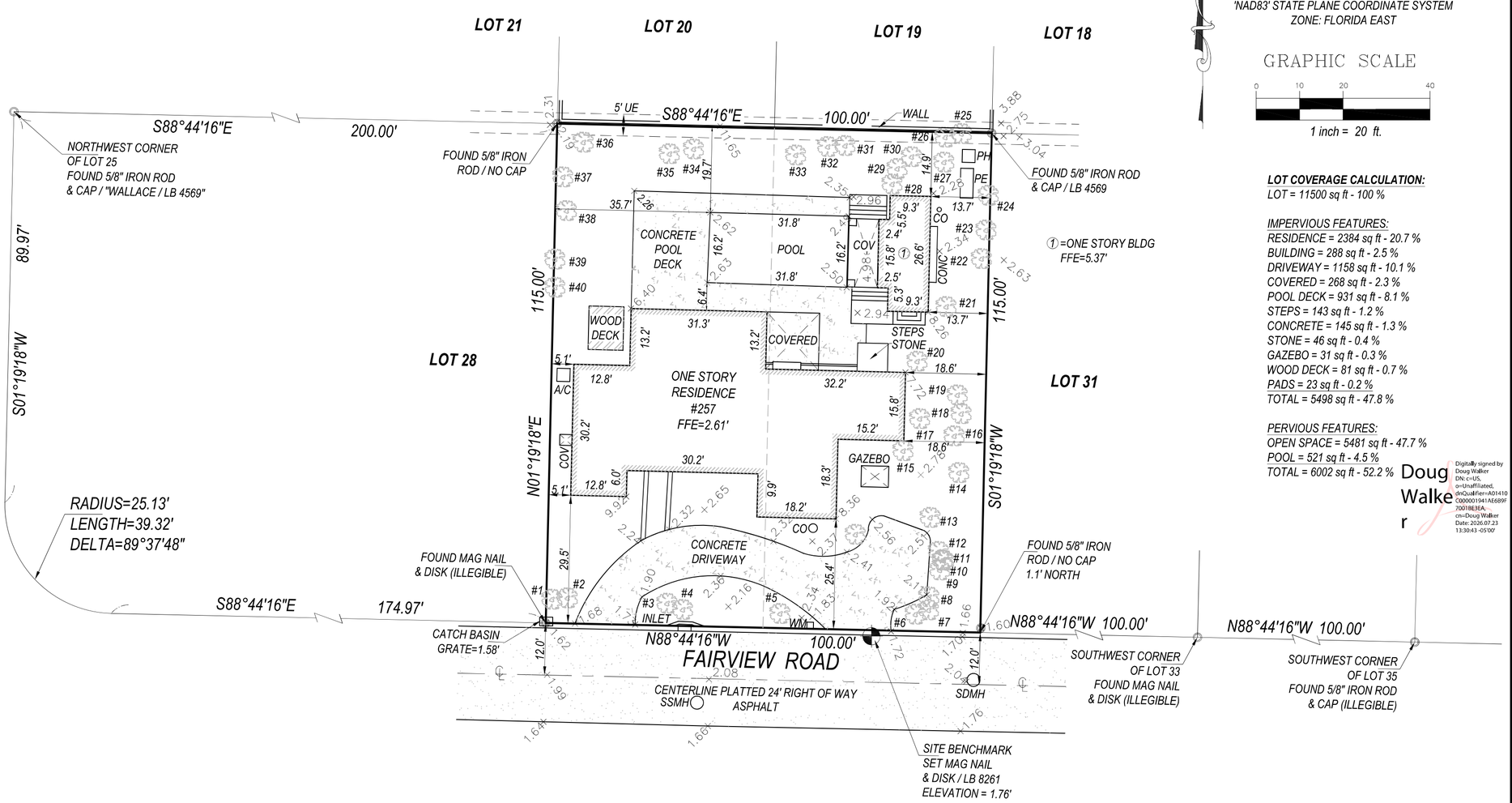
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CAD DWG FILE: 6.9.26 - 257 FAIRVIEW - SITE.DWG
DRAWN BY:
CHK'D BY:
DATE: 6.26.19
SHEET TITLE

STATS

SHEET A-000.1 OF

TREE TABLE

#	CALIPER	SPECIES
1	8'	GRAPE
2	10'	GRAPE
3	12'	PALM
4	14'	PALM
5	12'	PALM
6	12'	FICUS
7	12'	FICUS
8	12'	FICUS
9	10'	PALM
10	10'	PALM
11	10'	PALM
12	10'	PALM
13	24'	EUREKA
14	10'	PALM
15	14'	PALM
16	16'	PALM
17	24'	EUREKA
18	36'	EUREKA
19	36'	EUREKA
20	24'	EUREKA
21	20'	ARECA
22	36'	ARECA
23	20'	ARECA
24	36'	ARECA
25	30'	ARECA
26	20'	UNKNOWN
27	30'	EUREKA
28	12'	ARECA
29	12'	ARECA
30	36'	ARECA
31	12'	PALM
32	7'	PALM
33	8'	PALM
34	12'	PALM
35	12'	PALM
36	36'	ARECA
37	28'	SHEFFALERA
38	36'	ARECA
39	19'	PALM
40	36'	ARECA



GRID NORTH
BEARING REFERENCES
BASED ON
GPS OBSERVATIONS
'NAD83' STATE PLANE COORDINATE SYSTEM
ZONE: FLORIDA EAST

GRAPHIC SCALE

0 10 20 40

1 inch = 20 ft.

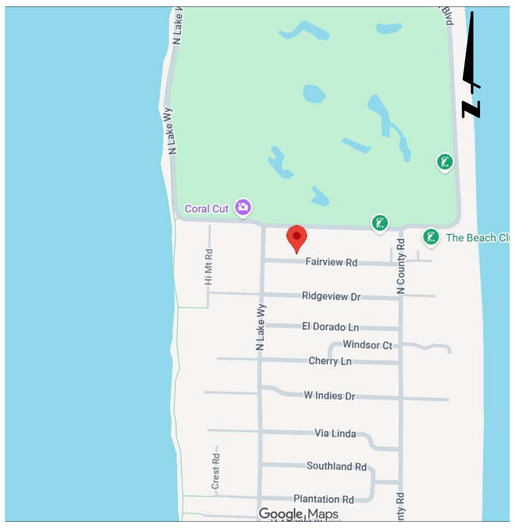
LOT COVERAGE CALCULATION:
LOT = 11500 sq ft - 100 %

IMPERVIOUS FEATURES:
RESIDENCE = 2384 sq ft - 20.7 %
BUILDING = 288 sq ft - 2.5 %
DRIVEWAY = 1158 sq ft - 10.1 %
COVERED = 268 sq ft - 2.3 %
POOL DECK = 931 sq ft - 8.1 %
STEPS = 143 sq ft - 1.2 %
CONCRETE = 145 sq ft - 1.3 %
STONE = 46 sq ft - 0.4 %
GAZEBO = 31 sq ft - 0.3 %
WOOD DECK = 81 sq ft - 0.7 %
PADS = 23 sq ft - 0.2 %
TOTAL = 5498 sq ft - 47.8 %

PERVIOUS FEATURES:
OPEN SPACE = 5481 sq ft - 47.7 %
POOL = 521 sq ft - 4.5 %
TOTAL = 6002 sq ft - 52.2 %

Doug Walker
Digitally signed by Doug Walker
DN: c=US, o=Unaffiliated, dnQualifier=A01410C000001941AE689F7001BE8EA, cn=Doug Walker
Date: 2026.07.23 13:30:43 -05'00'

LEGEND:
PH POOL HEATER
PE POOL EQUIPMENT
CO CLEANOUT
WM WATER METER
CO COVERED
FFE FINISH FLOOR ELEVATION



LOCATION MAP
(NTS)

ROPERTY ADDRESS:
257 FAIRVIEW RD
PALM BEACH, FL 33480

FLOOD ZONE: "AE" EL 6
PANEL NO: 12099C 0581G
DATE: DECEMBER 20, 2024

CERTIFIED TO:
257 FAIRVIEW RD LLC

LEGAL DESCRIPTION:
LOTS 29 AND 30, MARK RAFALSKY TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, AT PAGE 51, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD'88)

07-15-26 DATE
CD DRAFT
JRJ FIELD
BOUNDARY SURVEY PURPOSE
26-0326 JOB#

DOUG WALKER — PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211
SIGNED:

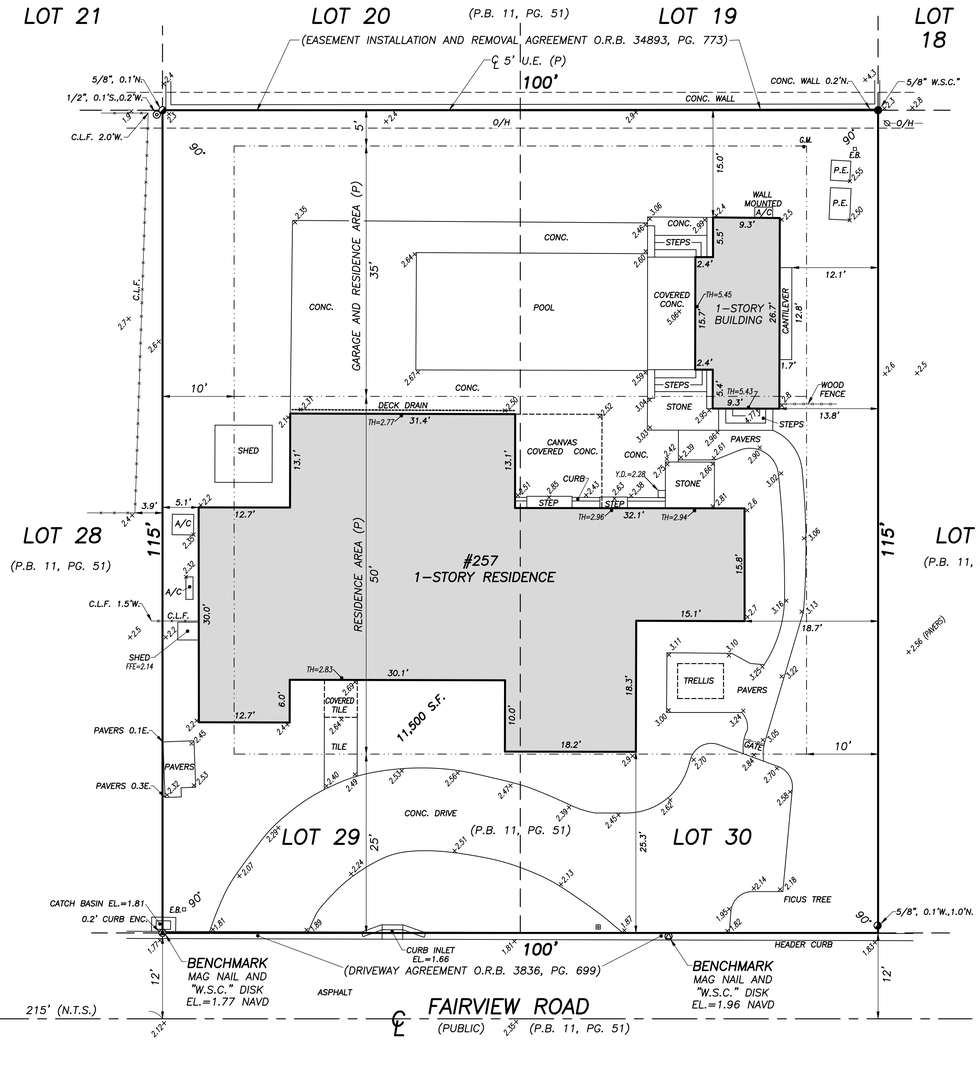
BOUNDARY AND TOPOGRAPHIC SURVEY

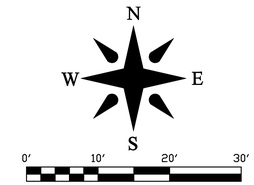
PRINCIPAL MERIDIAN SURVEYING INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET

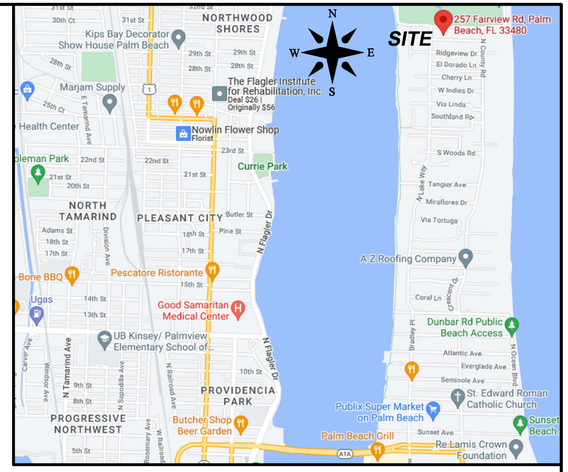
LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
FFE	= FINISHED FLOOR ELEVATION
FND.	= FOUND
H.C.S.	= HANDICAP SIGN
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORDS BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVMT	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #8598)
⊚	= IRON PIPE FOUND (AS NOTED)
◪	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
✪	= MAG NAIL & DISK SET (LB #8598)
℘	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
	= CABLE TV RISER
	= ELECTRIC BOX
	= GAS METER
	= SANITARY MANHOLE
	= SANITARY CLEAN OUT
	= YARD DRAIN

BOUNDARY SURVEY FOR:
257 FAIRVIEW RD, LLC, A FLORIDA LIMITED LIABILITY COMPANY







VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
257 FAIRVIEW RD, LLC, A FLORIDA LIMITED LIABILITY COMPANY

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

257 Fairview Rd, LLC, a Florida limited liability company
Old Republic National Title Insurance Company
Evans Law
Rabideau Klein

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

PROPERTY ADDRESS:
257 Fairview Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:
*Lots 29 and 30, **MARK REAFALSKY TRACT,** according to the map or plat thereof, as recorded in Plat Book 11, Page 51, of the Public Records of Palm Beach County, Florida.*

TITLE COMMITMENT REVIEW

CLIENT: Jonas Heidrich	**COMMITMENT NO. : 26041428**	**EFFECTIVE DATE: March 18, 2026**					
REVIEWED BY: WILLIAM M. NAULTY	**JOB NO. : 274477-SE**						
B2 ITEM NO.	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**	**COULD NOT DETERMINE IF IT AFFECTS**	**SURVEYOR'S COMMENTS**
1-6	Standard Exceptions				•		
7	All matters as shown on the Plat of Mark Rafalsky Tract recorded in Plat Book 11, Page 51, of the Public Records of Palm Beach County, Florida.	•					
8	Agreement with the Town of Palm Beach, Palm Beach County, Florida recorded in Official Records Book 3836, Page 699, of the Public Records of Palm Beach County, Florida.	•					
9	Kitchen Agreement exedcuted between Fieger Management Co. II LLC, a Michigan limited liability company and the Town of Palm Beach, Palm Beach County, Florida recorded in Official Records Book 33865, Page 390, of the Public Records of Palm Beach County, Florida.				•		
10	Easement Installation and Removal Agreement executed between Fieger Management Co. II LLC, a Michigan limited liability company and the Town of Palm Beach, Palm Beach County, Florida recorded in Official Records Book 34893, Page 773, of the Public Records of Palm Beach County, Florida.	•					
11	Rights of tennants or parties in possession as tenants only under unrecorded leases.				•		

FLOOD ZONE:
This property is located in Flood Zone AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581G, dated 12/20/2024.

NOTES:

1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 26041428, issued by Old Republic National Title Insurance Company, dated March 18, 2026. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

CERTIFICATION:

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

DATE OF LAST FIELD SURVEY: 04/27/2026

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

REVISIONS:

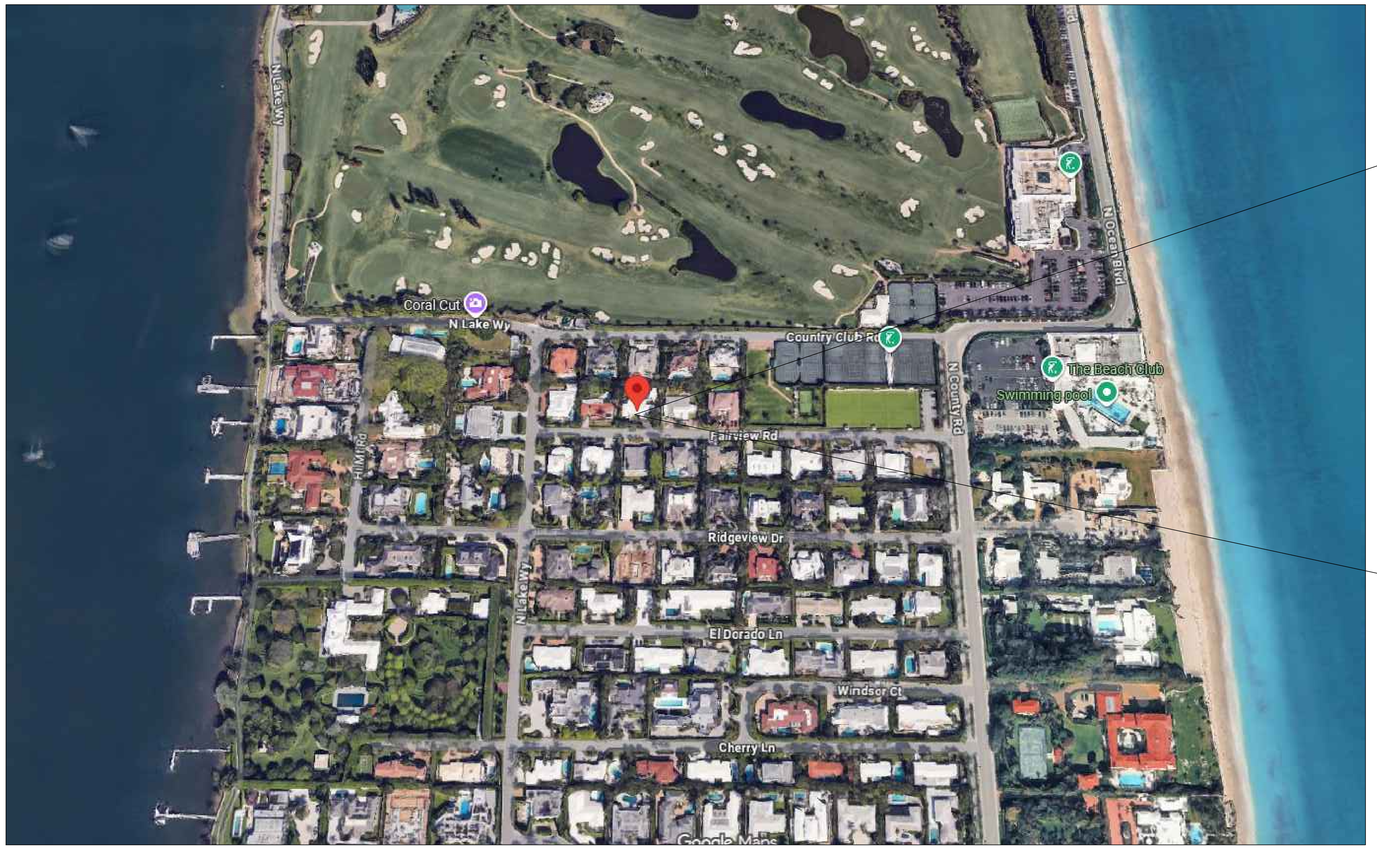
04/27/26 SURVEY & TIE-IN UPDATE WITH ELEVATIONS B.M./S.C.W. PB378/9

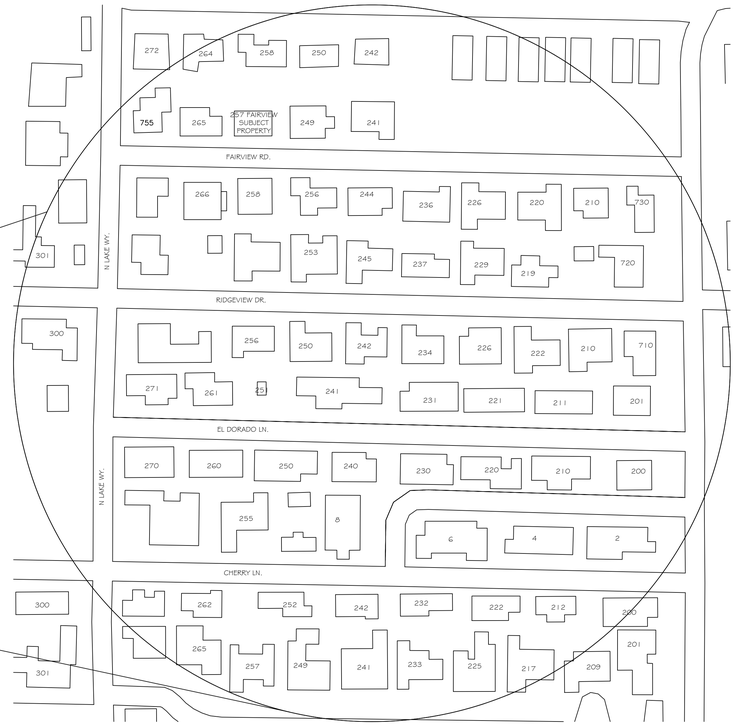
BOUNDARY SURVEY FOR:

257 FAIRVIEW RD, LLC, A FLORIDA LIMITED LIABILITY COMPANY

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

FIELD: J.P.	JOB NO.: 274477-SE	F.B. PB329 PG. 6	
OFFICE: M.B.	DATE: 9/16/22	DWG. NO. 274477-04-28-2026	
C'K'D: C.W.	REF: 22-1020	SHEET 1 OF 1	





LaBerge & Ménard Inc.

Architectural Corporation
FL Registration - AA26003944
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

257 FAIRVIEW ROAD

257 FAIRVIEW RD
PALM BEACH, FL
33480

ARC-26-0049

North

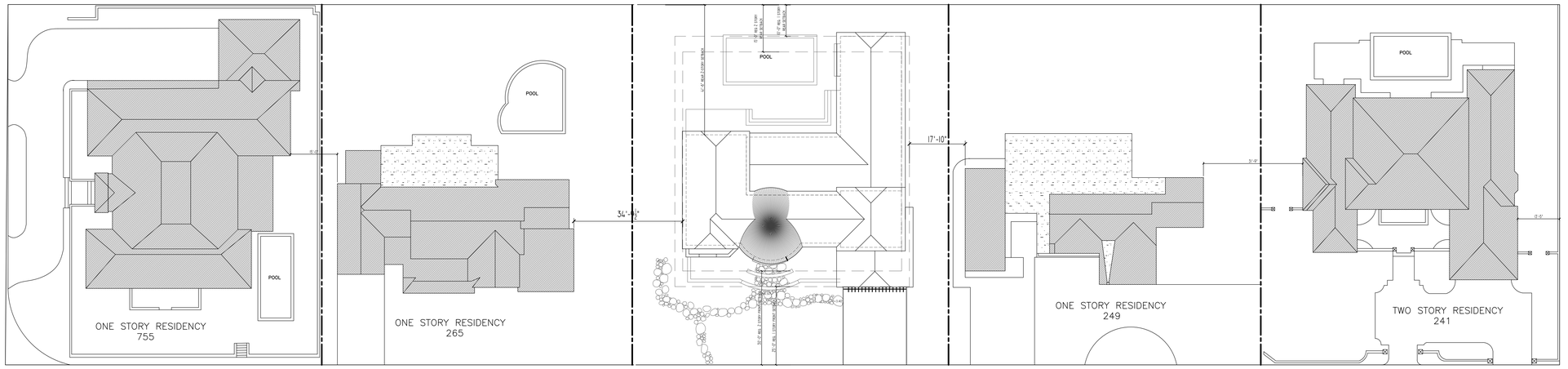
MARK	DATE	DESCRIPTION

PROJECT NO:	####
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DRAWN BY:	
CHK'D BY:	
DATE:	6.26.19

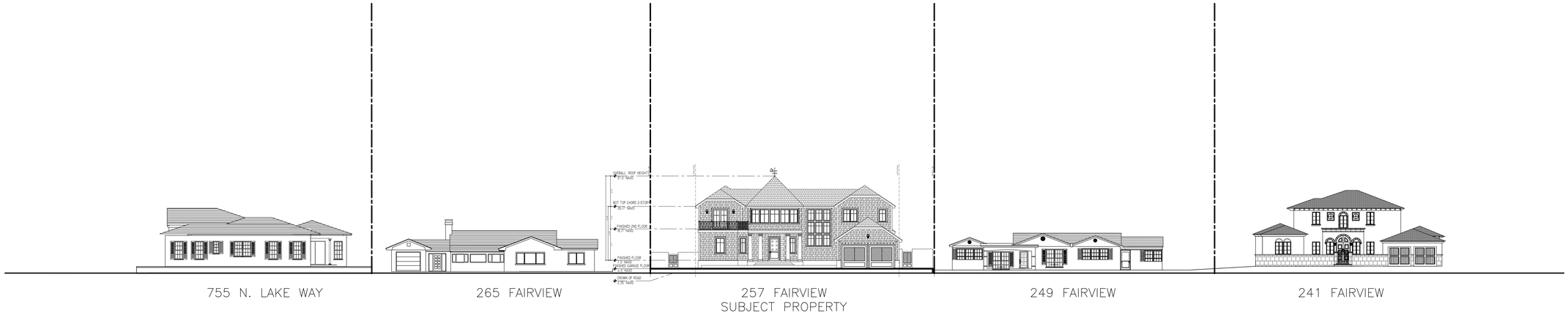
SHEET TITLE

STREETSCAPE

SHEET ST-001 OF



1 STREETSCAPE
1/16" = 1'-0"



1 STREETSCAPE ELEVATIONS
1/16" = 1'-0"

LaBerge & Ménard Inc.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

257 FAIRVIEW ROAD

257 FAIRVIEW RD
PALM BEACH, FL
33480

ARC-26-0049

North

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 5.9.26 – 257 FAIRVIEW – ST_####_STREETSCAPE.DWG
DRAWN BY:
CHK'D BY:
DATE: 6.26.19
SHEET TITLE

STREETSCAPE ELEVATIONS

SHEET ST-002 OF



755 N LAKE WAY



265 FAIRVIEW



PROPOSED 257 FAIRVIEW RD



249 FAIRVIEW



241 FAIRVIEW

LaBerge & Ménard Inc.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

257 FAIRVIEW ROAD

257 FAIRVIEW RD
PALM BEACH, FL
33480

ARC-26-0049

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 5.3-26 - 257 FAIRVIEW - ST_ARA_STREETSCAPE.DWG
DRAWN BY:
CHK'D BY:
DATE: 6.26.19
SHEET TITLE

STREET SCAPE PICS

SHEET ST-003 OF



210 FAIRVIEW



220 FAIRVIEW



226 FAIRVIEW



236 FAIRVIEW



244 FAIRVIEW



256 FAIRVIEW



258 FAIRVIEW



266 FAIRVIEW



745 N LAKE WAY



265 FAIRVIEW



249 FAIRVIEW



241 FAIRVIEW

LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

257 FAIRVIEW ROAD

257 FAIRVIEW RD
PALM BEACH, FL
33480

ARC-26-0049

MARK	DATE	DESCRIPTION

PROJECT NO: ###
CAD DWG FILE: 6.9.26 - 257 FAIRVIEW - SITE.DWG
DRAWN BY:
CHK'D BY:
DATE: 6.26.19
SHEET TITLE

STREET PICS

SHEET ST-004 OF



357 SEABREEZE



110 SEASPRAY



480 S OCEAN BLVD



224 S OCEAN BLVD



OLD BETHESDA BY THE SEA

LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

257 FAIRVIEW ROAD

257 FAIRVIEW RD
PALM BEACH, FL
33480

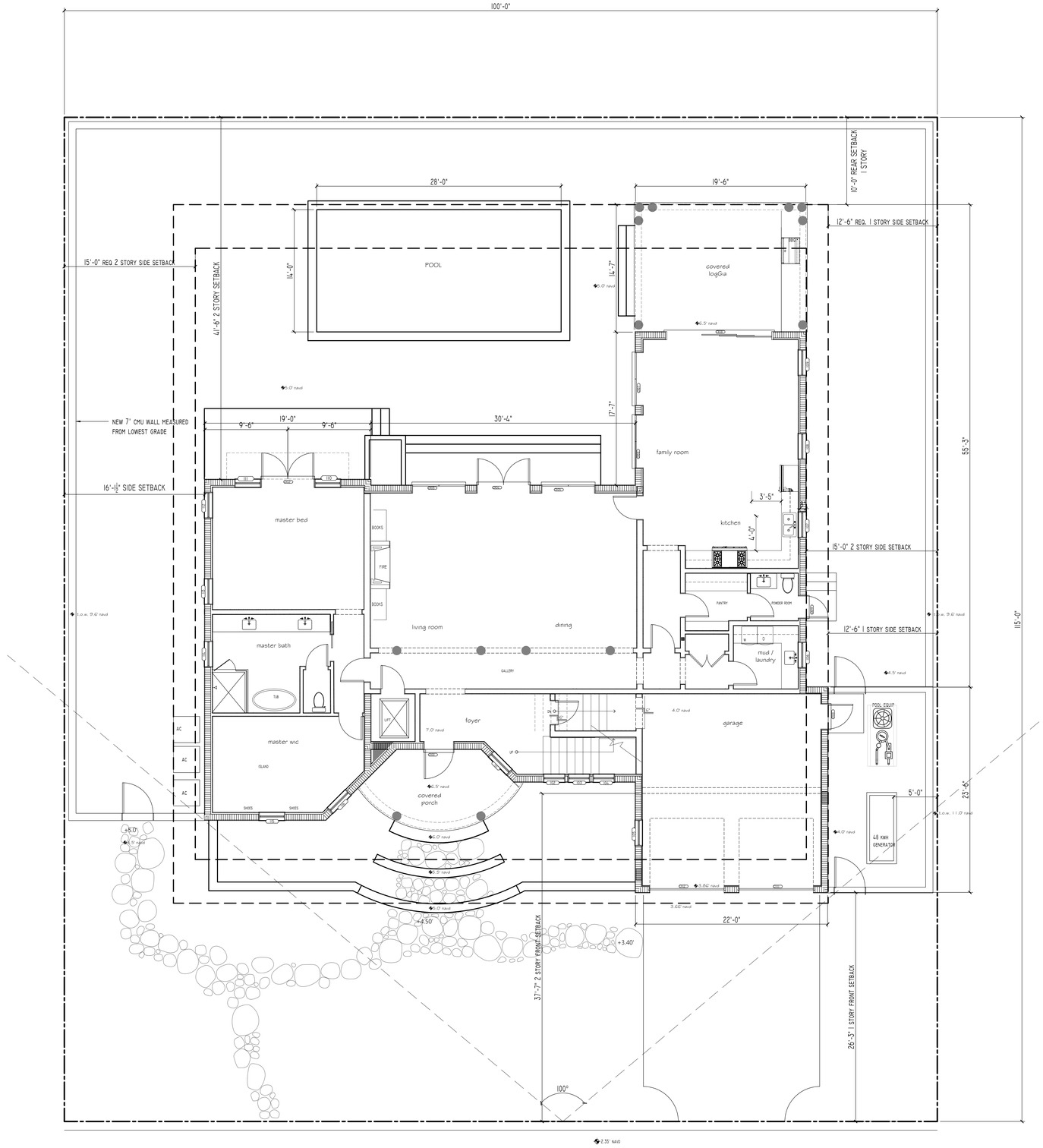
ARC-26-0049

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 6.9.26 - 257 FAIRVIEW - SITE.DWG
DRAWN BY:
CHK'D BY:
DATE: 6.26.19
SHEET TITLE

PRECEDENTS

SHEET ST-005 OF



FAIRVIEW ROAD

1 PROPOSED SITE PLAN
1/4" = 1'-0"

LaBerge & Ménard Inc.

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West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

257 FAIRVIEW ROAD

257 FAIRVIEW RD
PALM BEACH, FL
33480

ARC-26-0049

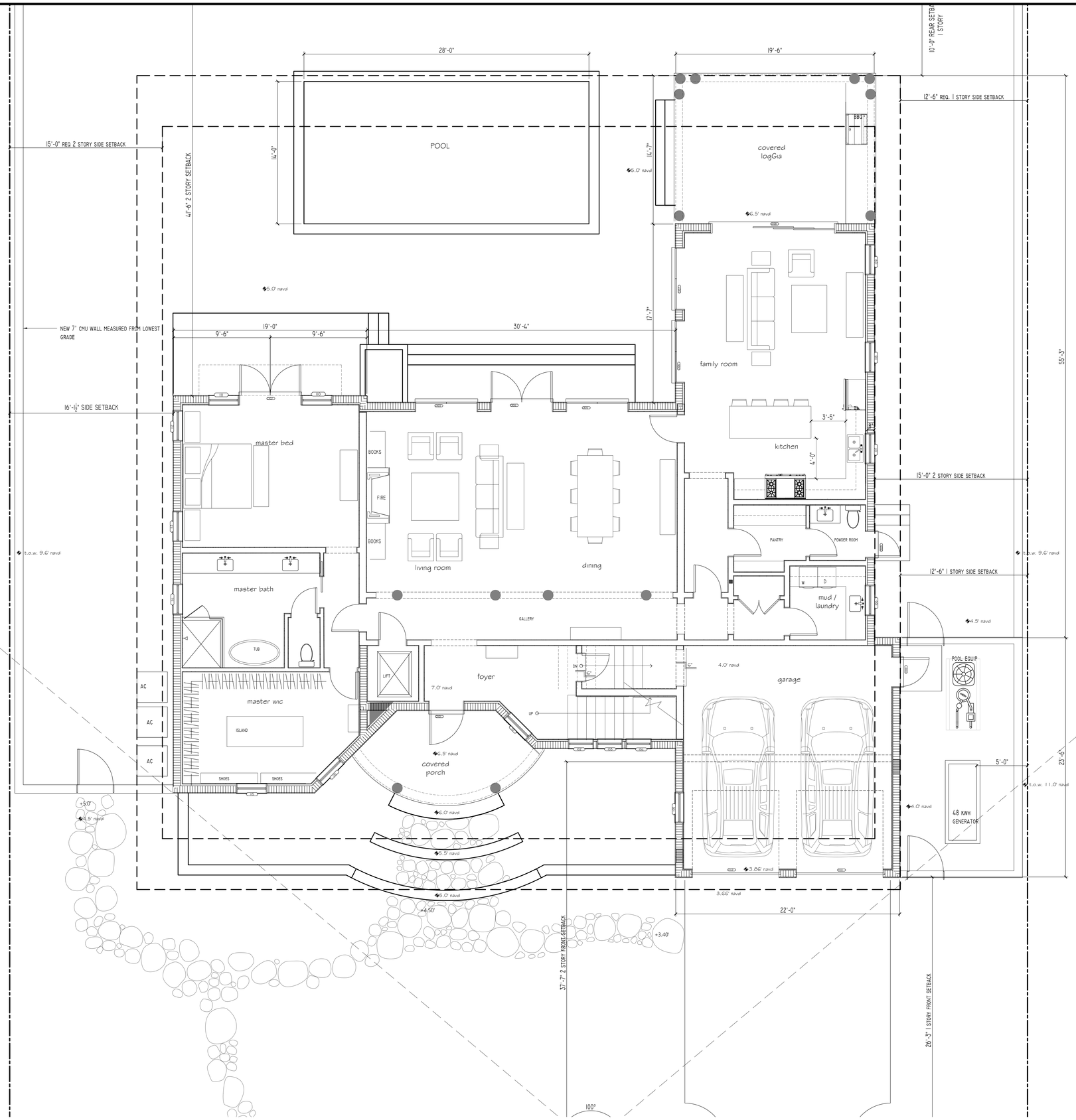
North

MARK	DATE	DESCRIPTION
PROJECT NO:	####	
CAD DWG FILE:	6.9.26 - 257 FAIRVIEW - SITE.DWG	
DRAWN BY:		
CHK'D BY:		
DATE:	6.26.19	

SHEET TITLE

PROPOSED SITE PLAN

SHEET A-001 OF



1 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"

LaBerge & Ménard Inc.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

257 FAIRVIEW ROAD

257 FAIRVIEW RD
PALM BEACH, FL
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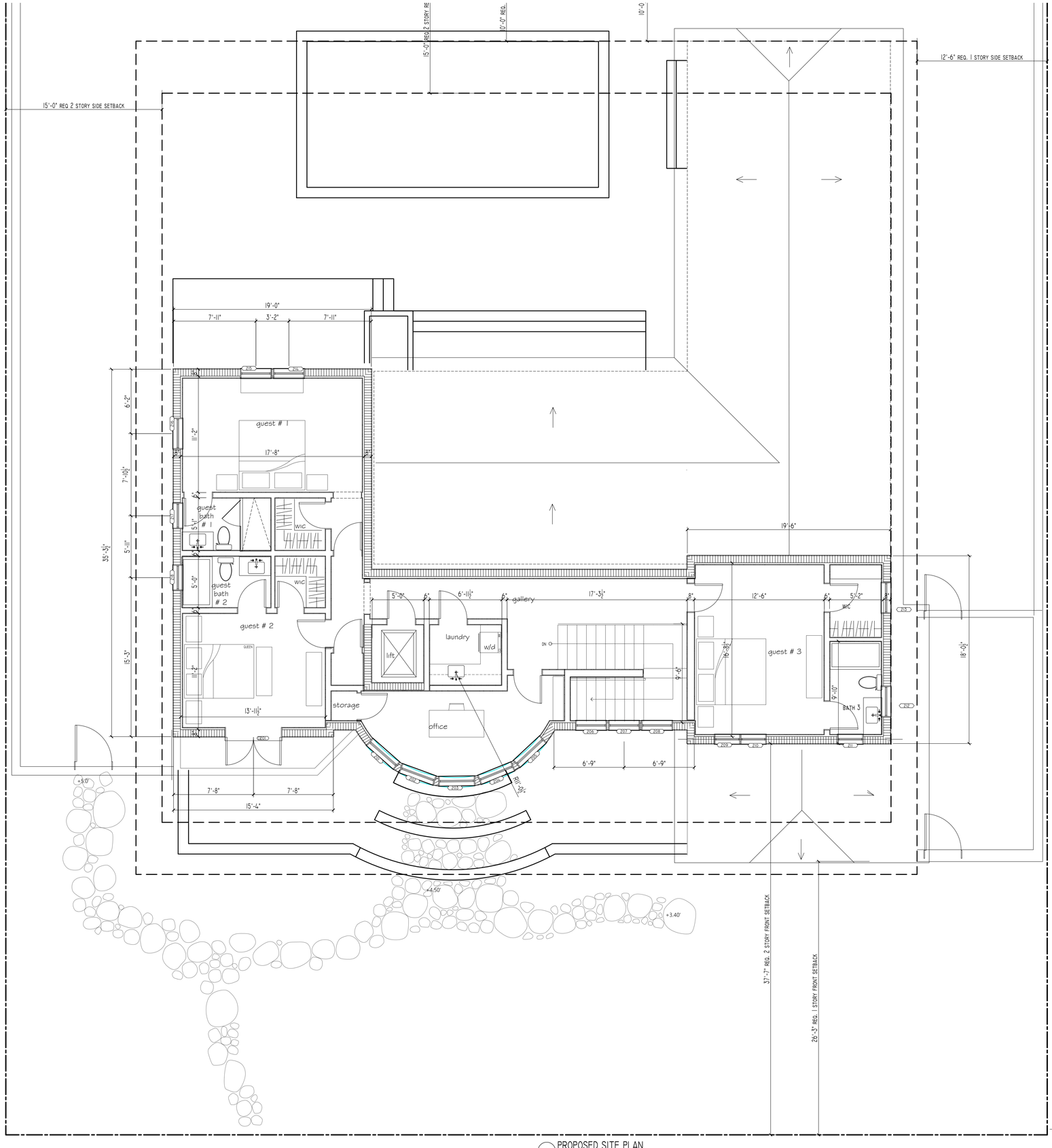
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CAD DWG FILE:	6.9.26 - 257 FAIRVIEW - SITE.DWG	
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DATE:	6.26.19	

SHEET TITLE

PROPOSED GROUND FLOOR

SHEET A-002 OF



1 PROPOSED SITE PLAN
1/4" = 1'-0"

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PROJECT NO: ####
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SHEET TITLE

PROPOSED SECOND FLOOR

SHEET A-003 OF



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PROJECT NO: ####
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SHEET TITLE

RENDERINGS

SHEET A-004 OF



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PROJECT NO: ####
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RENDERINGS

SHEET A-005 OF



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MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 6.9.26 - 257 FAIRVIEW - SITE.DWG
DRAWN BY:
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DATE: 6.26.19

SHEET TITLE

RENDERINGS

SHEET A-006 OF



·LABERGE & MENARD INC.
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257 FAIRVIEW ROAD

257 FAIRVIEW RD
PALM BEACH, FL
33480

ARC-26-0049

MARK	DATE	DESCRIPTION

PROJECT NO. ####
CAD DWG FILE: 6.3.26 - 257 Fairview - SITE.DWG
DRAWN BY:
CHK'D BY:
DATE: 6.26.19
SHEET TITLE

RENDERINGS

SHEET A-007
OF



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Architectural Corporation
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444 25th Street #1
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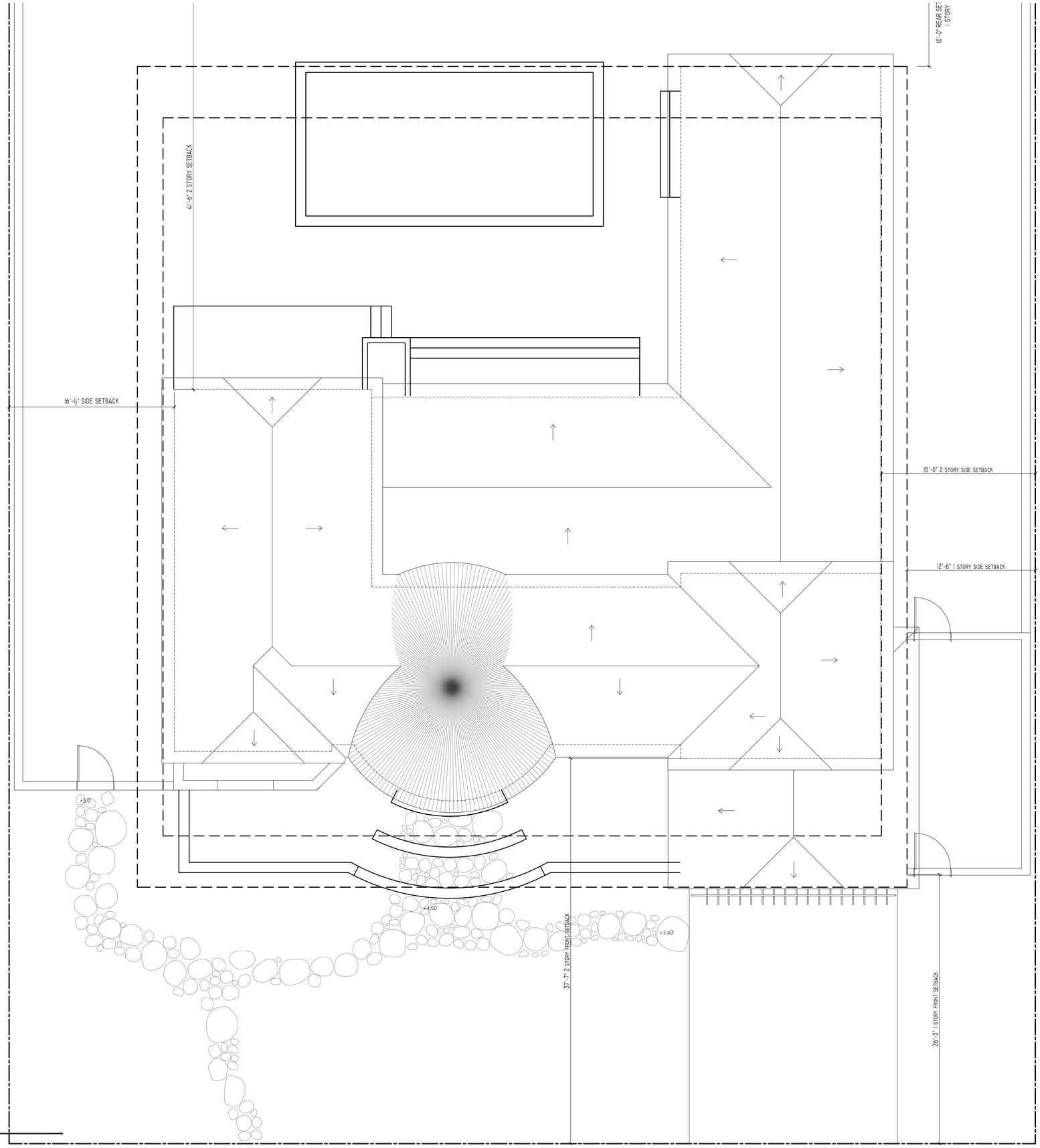
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MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 6.9.26 - 257 FAIRVIEW - SITE.DWG
DRAWN BY:
CHK'D BY:
DATE: 6.26.19
SHEET TITLE

RENDERINGS

SHEET A-008 OF



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

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North

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DRAWN BY:		
CHK'D BY:		
DATE:	6.26.19	

SHEET TITLE

PROPOSED ROOF

SHEET A-009 OF



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



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

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ARC-26-0049

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PROJECT NO: ####
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DATE: 6.26.19
SHEET TITLE

NORTH SOUTH ELEVATION

SHEET A-010 OF



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



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

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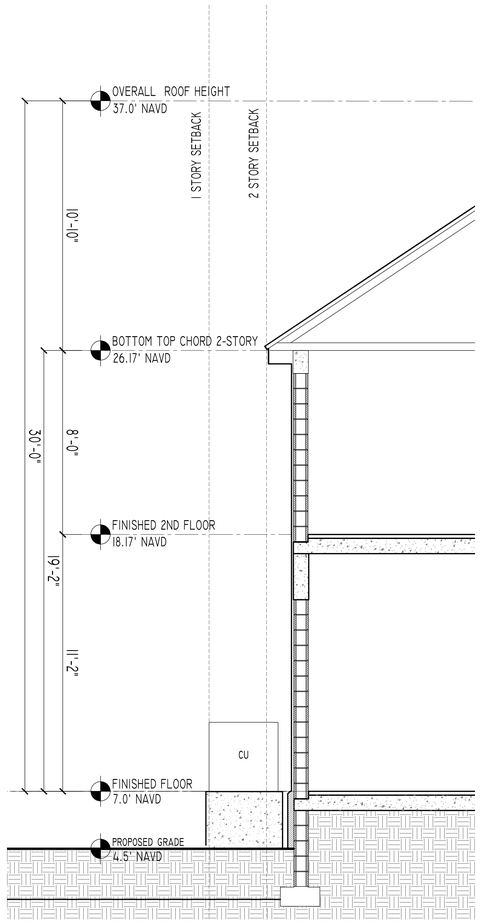
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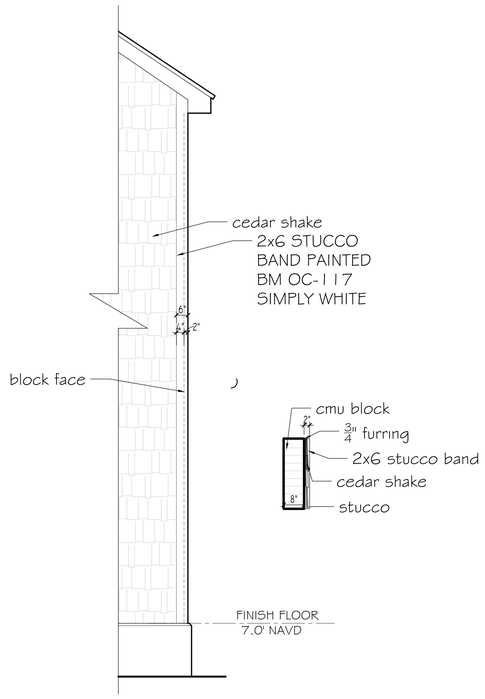
PROJECT NO: ####
CAD DWG FILE: 6.9.26 – 257 FAIRVIEW – SITE.DWG
DRAWN BY:
CHK'D BY:
DATE: 6.26.19
SHEET TITLE

EAST WEST ELEVATIONS

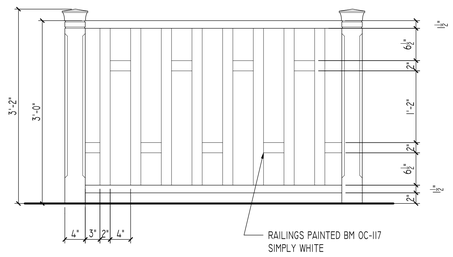
SHEET A-011 OF



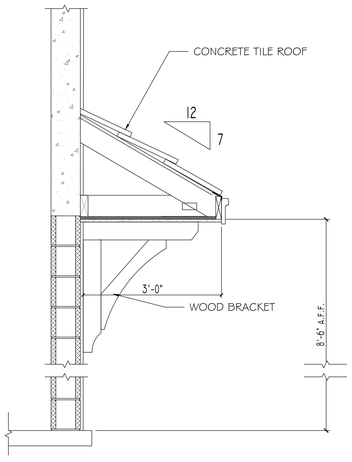
WALL SECTION
3/8" = 1'-0"



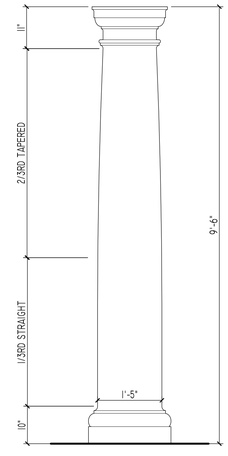
CORNER DETAIL
3/8" = 1'-0"



RAILING DETAIL
1" = 1'-0"



CANOPY DETAIL
3/4" = 1'-0"



TYPICAL COLUMN
3/4" = 1'-0"



VINTAGEWOOD - ROOF TILE



CEDAR SHAKE SIDING

BENJAMIN MOORE - SIMPLY WHITE - OC-117

BENJAMIN MOORE - WHISPER - CSP-500

BENJAMIN MOORE - CHINCHILLA - 2135-50

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33480

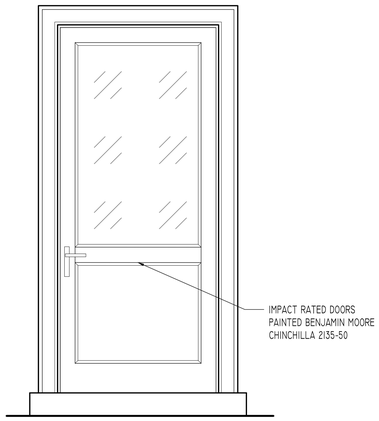
ARC-26-0049

MARK | DATE | DESCRIPTION

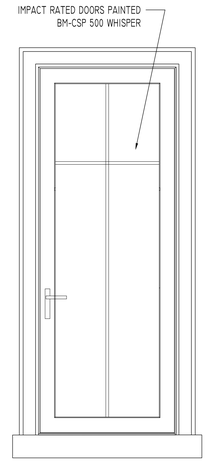
PROJECT NO: ####
CAD DWG FILE: 6.9.26 - 257 FAIRVIEW - SITE.DWG
DRAWN BY:
CHK'D BY:
DATE: 6.26.19
SHEET TITLE

DETAILS

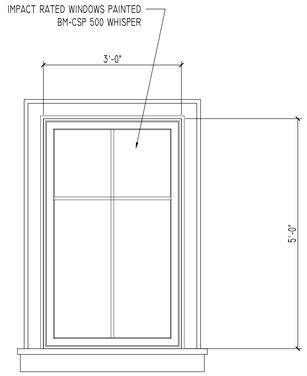
SHEET A-012 OF



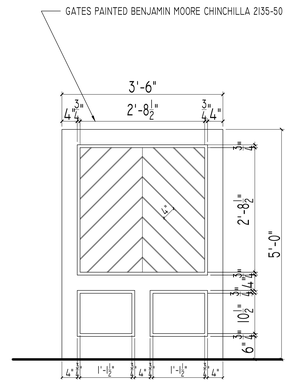
ENTRY DOOR
3/4" = 1'-0"



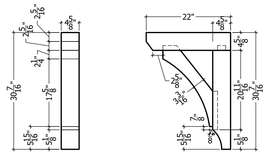
TYPICAL DOOR
3/4" = 1'-0"



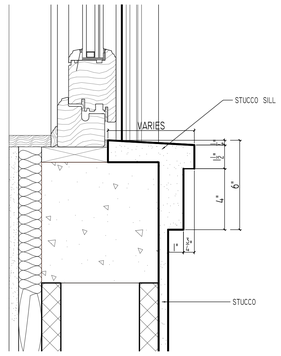
TYPICAL WINDOW
3/4" = 1'-0"



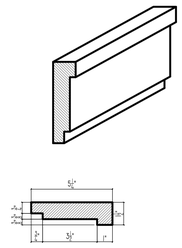
TYPICAL GATE
3/4" = 1'-0"



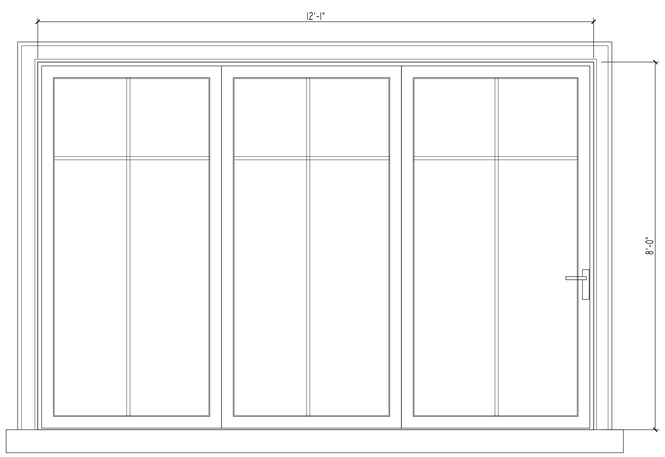
TYPICAL BRACKET
3" = 1'-0"



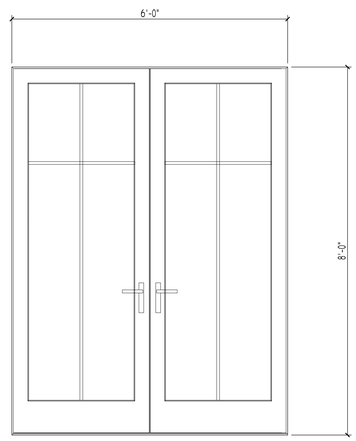
TYPICAL SILL
3" = 1'-0"



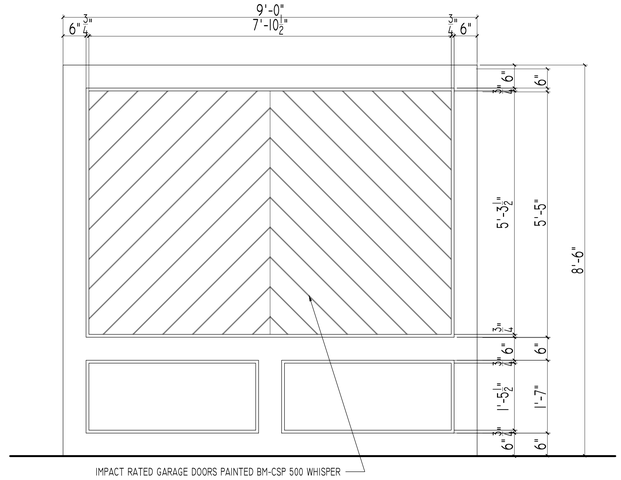
TYPICAL TRIM
3" = 1'-0"



SLIDING DOOR
3/4" = 1'-0"



TYPICAL DOOR
3/4" = 1'-0"



TYPICAL GARAGE DOOR
3/4" = 1'-0"

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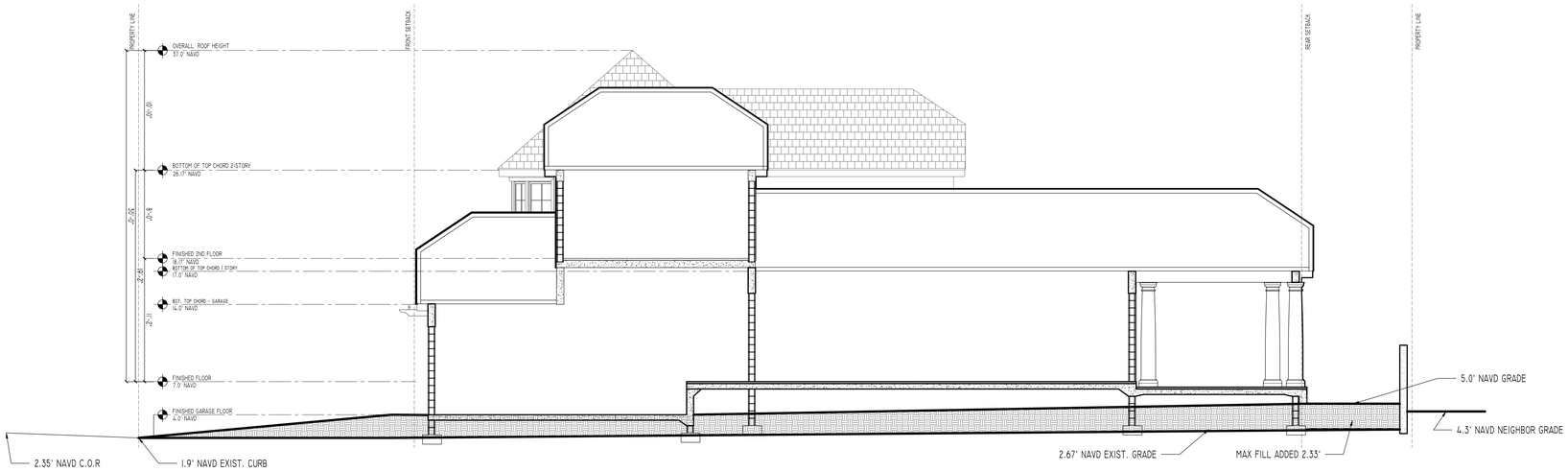
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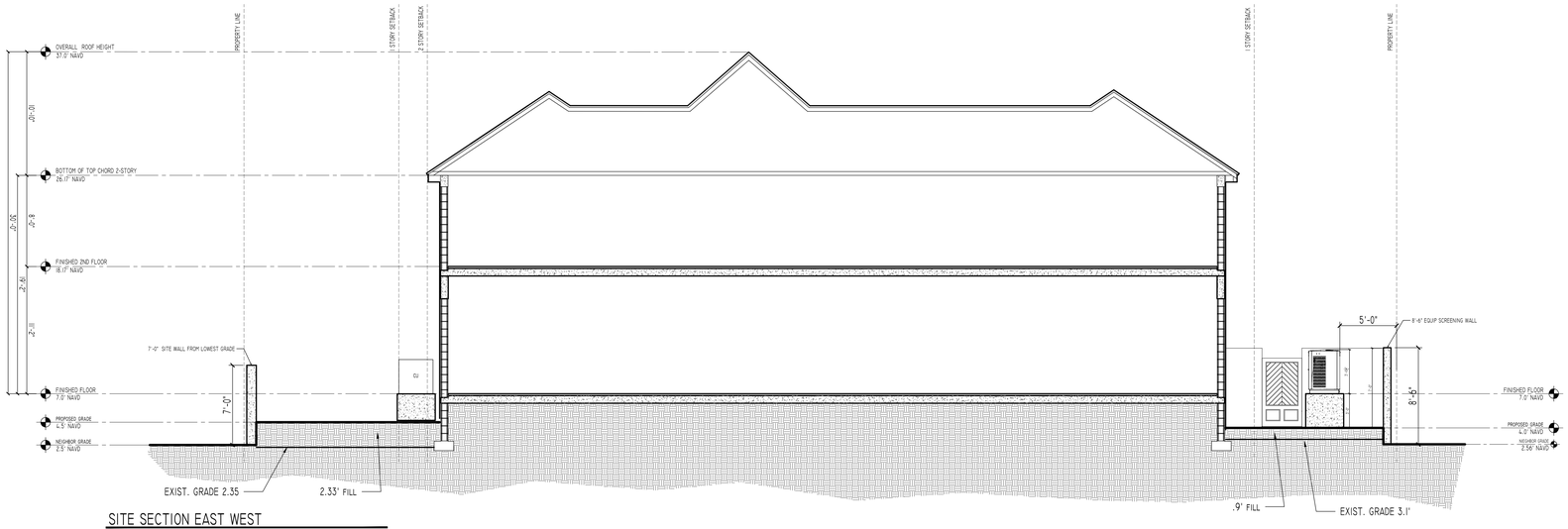
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SHEET TITLE

DETAILS

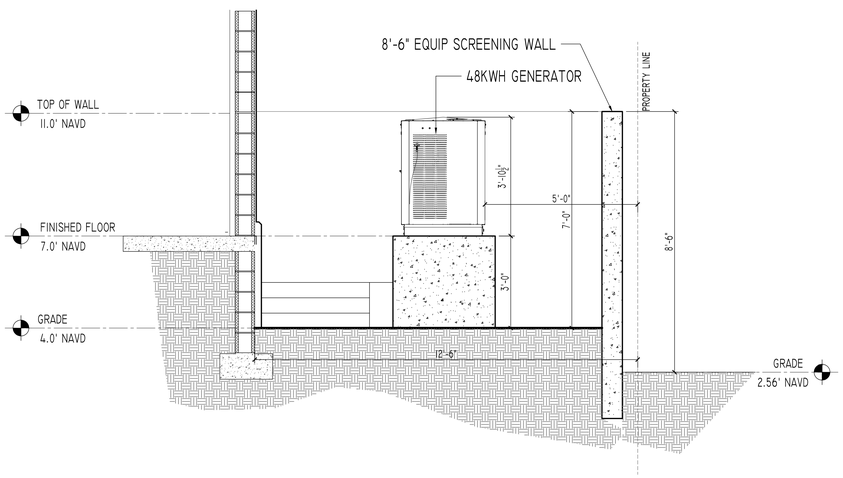
SHEET A-013 OF



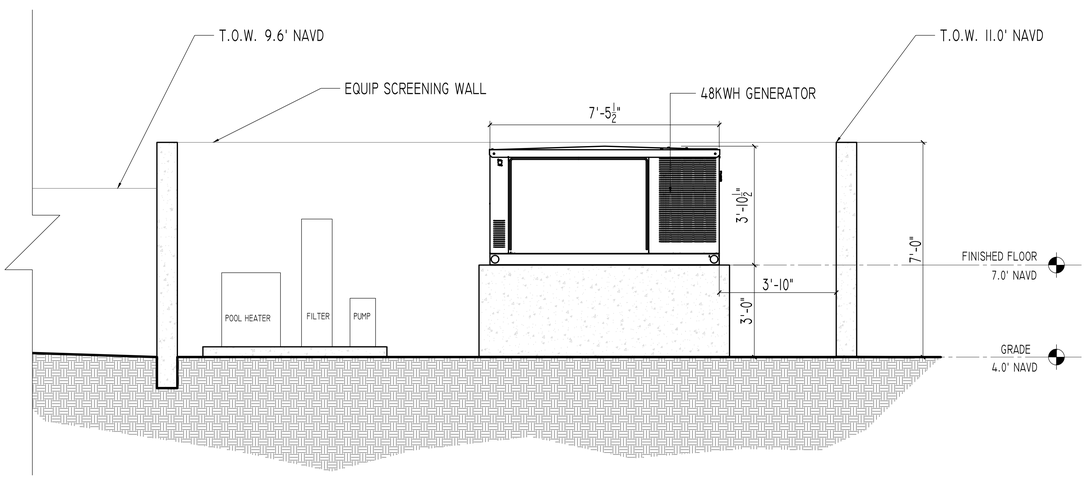
SITE SECTION NORTH SOUTH
3/16" = 1'-0"



SITE SECTION EAST WEST
3/16" = 1'-0"



SECTION @ GENERATOR
1/4" = 1'-0"



SECTION @ GENERATOR
1/4" = 1'-0"

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ARC-26-0049

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 6.9.26 - 257 FAIRVIEW - SITE.DWG
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SHEET TITLE:

SECTIONS

SHEET A-014 of



SOUTH ELEVATION
NTS



EAST ELEVATION
NTS

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ARC-26-0049

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 6.9.26 - 257 FAIRVIEW - SITE.DWG
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SHEET TITLE

FLAT RENDERINGS

SHEET A-015 OF



SOUTH ELEVATION
NTS



EAST ELEVATION
NTS

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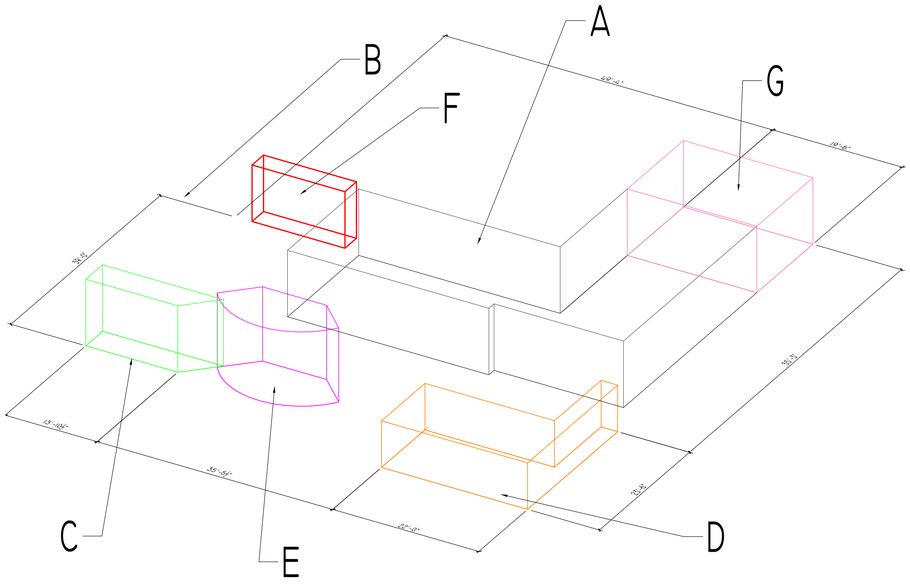
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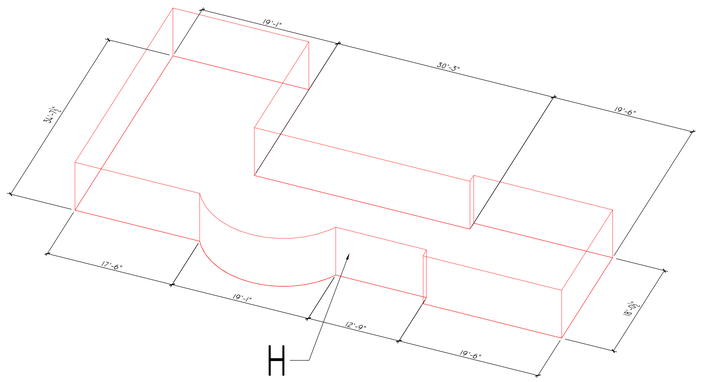
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PROJECT NO: ####
CAD DWG FILE: 6.9.26 - 257 FAIRVIEW - SITE.DWG
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SHEET TITLE

FLAT RENDERINGS

SHEET A-016 OF





LOT SIZE = 11,500 SQ FT
MAX COV 2 STORY 30% = 3,450 SQ FT
TOTAL COV 2 STORY 29.9% = 3,437 SQ FT

LOT SIZE = 11,500 SQ FT
MAX C.C. = 45,885+2294 = 48,179 CU FT
MAX CCR = 3.99
MAX LOGGIA CREDIT = -2294 CU FT

CUBIC CONTENT:

A - 1 STORY	= 1,241 SQ FT @ 10-0" = 12,410 CU FT
B - GF-2 STORY	= 1424 SQ FT @ 11'-2" = 15,905 CU FT
C - CLOSET	= 70 SQ FT @ 10'-0 " = 700 CU FT
D - GARAGE	= 293 SQ FT @ 7'-0" = 2049 CU FT
E - ENTRY	= 123 SQ FT @ 11'-2" = 1365 CU FT
F - CANOPY	= 42 SQ FT @ 8'-6" = 357 CU FT
G - LOGGIA	= 286 SQ FT @ 10'-0 = 2,860 CU FT
H - 2ND FLOOR	= 1550 SQ FT @ 8'-0 = 12,401 CU FT

TOTAL SQUARE FEET = 4,987 SQ FT
TOTAL CUBIC CONTENT = 48,047 CU FT
- 5% LOGGIA CREDIT = -2294
ADJ. CUBIC CONTENT = 45,753 CU FT
PROPOSED CF = 45,753 < MAX CF = 45,885 CU FT
PROPOSED CCR 3.98 < MAX.CCR 3.99 ALLOWABLE

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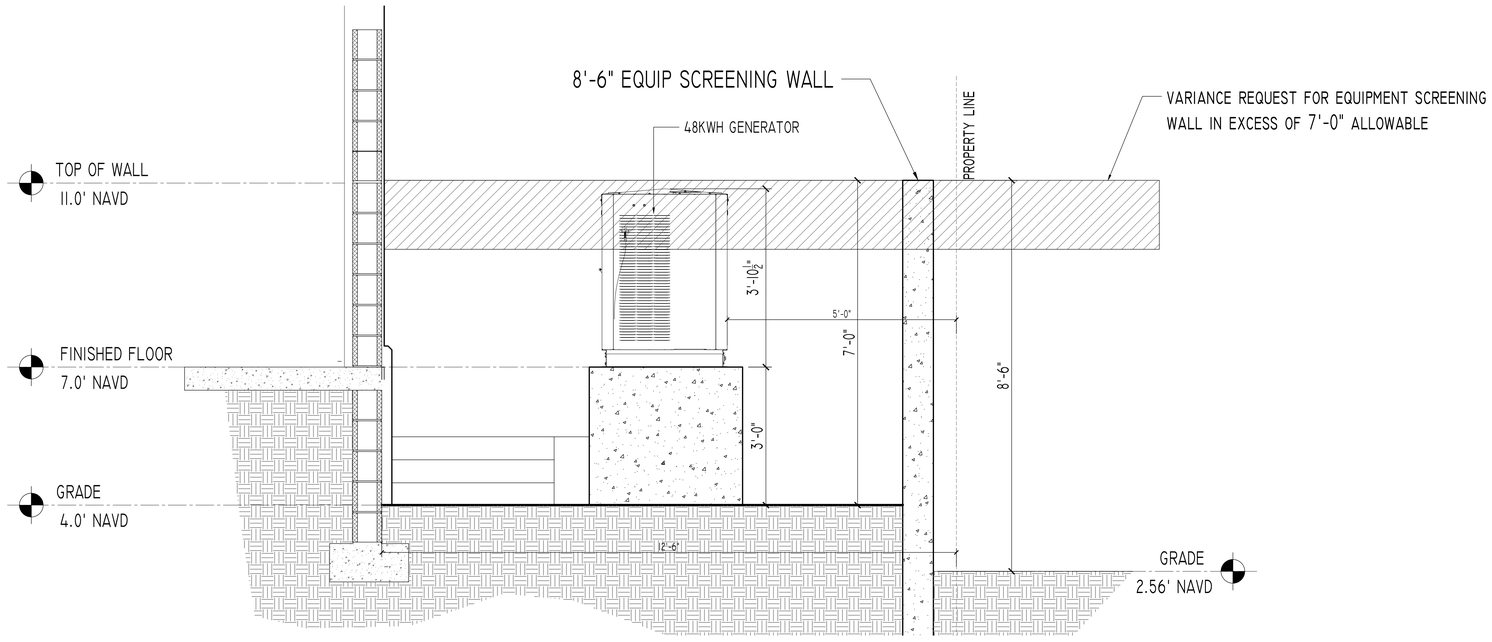
ARC-26-0049

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PROJECT NO: ####
CAD DWG FILE: 6.9.26 – 257 FAIRVIEW – SITE.DWG
DRAWN BY:
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CUBIC CONTENT

SHEET CC-001 OF



SECTION @ GENERATOR
1/4" = 1'-0"

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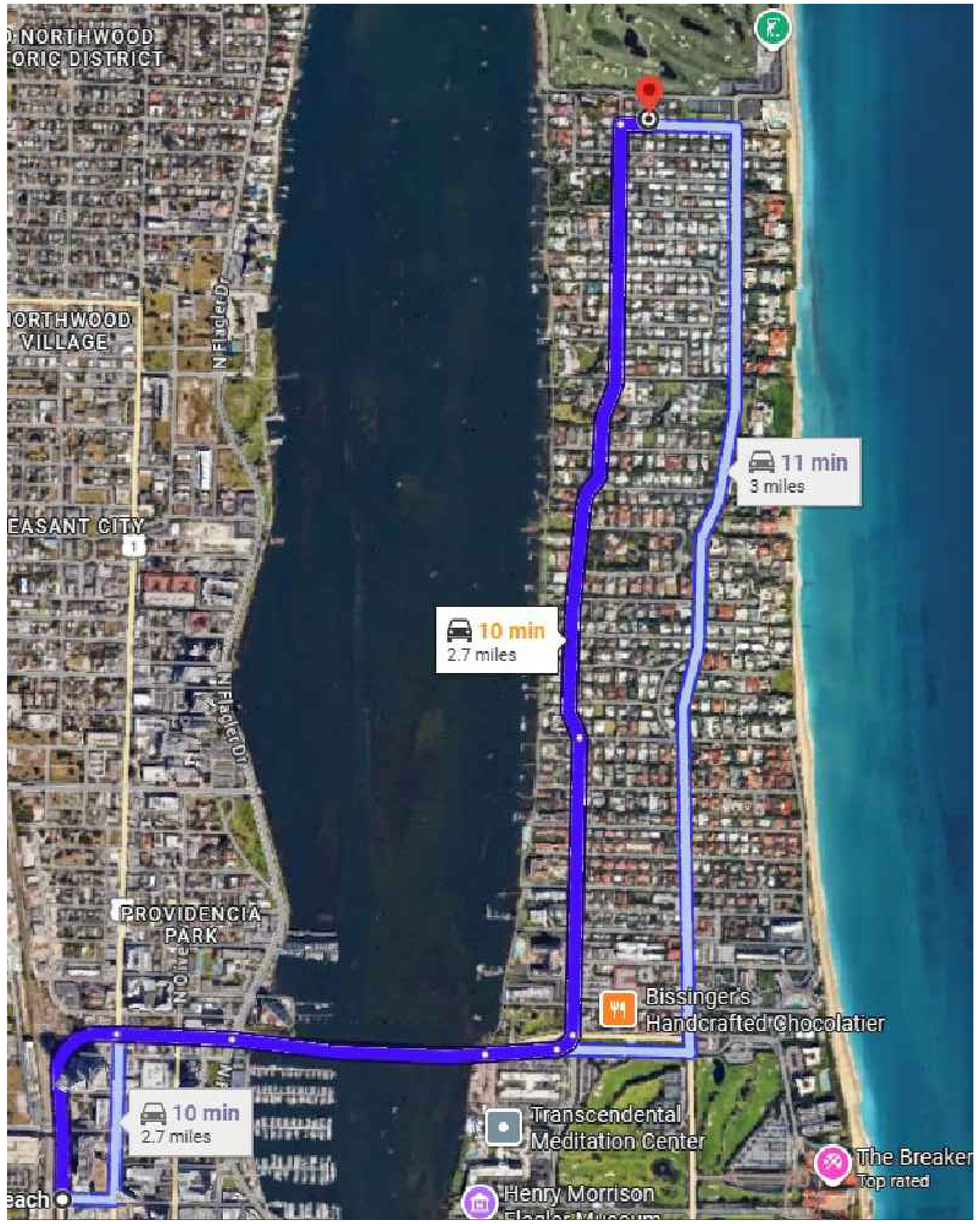
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PROJECT NO: ####
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VARIANCE REQUEST

SHEET CC-002 OF



TRUCKS TAKE THE NORTH BRIDGE TO NORTH LAKE WAY TO
257 FAIRVIEW AND LEAVE THE SAME ROUTE

CONSTRUCTION SCHEDULE

MONTH 1	- SITE WORK & FOUNDATION
MONTH 2-4	- SHELL ROUGH WORK
MONTH 5	- FINISH CDX PLYWOOD ROOF SHEATHING & DRY IN
MONTH 6	- START ROUGH TRADES AND EXTERIOR OPENING INSTALLS
MONTH 7	- INSULATION & DRYWALL WORK
MONTH 8	- FINISH DRYWALL WORK
MONTH 9	- START INTERIOR FINISHES
MONTH 10	- FINISH INTERIOR FINISHES
MONTH 11	- SET ELECTRIC AND PLUMBING FIXTURES
MONTH 12	- DRIVEWAY AND POOL
MONTH 13	- LANDSCAPE, IRRIGATION AND FINAL INSPECTION

TRUCK SIZES & TYPES

LARGEST TRUCK TO BE A TRUSS FLATBED, APPROX 50' LONG

20 DUMPTRUCKS

60 DELIVERY TRUCKS

28 DUMPSTER TRUCKS

50 SUBCONTRACTOR VANS

1 GUNNITE TRUCK

1 PLASTER TRUCK

LABERGE & MÉNARD INC.
Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

257 FAIRVIEW ROAD

257 FAIRVIEW RD
PALM BEACH, FL
33480

ARC-26-0049

MARK	DATE	DESCRIPTION

PROJECT NO: ####
CAD DWG FILE: 6.9.26 - 257 FAIRVIEW - SITE.DWG
DRAWN BY:
CHK'D BY:
DATE: 6.26.19
SHEET TITLE

TRUCK LOGISTICS

SHEET CC-003



N

0 1 4 8 16 FEET

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

GREEN CONCEPTS, INC.
LANDSCAPE ARCHITECTURE
7912 Blackwood Ln.
Lake Worth, FL 33467
561.352.1306

PRIVATE RESIDENCE

257 FAIRVIEW ROAD

PALM BEACH, FLORIDA 33480

SEAL

DATE
08.10.26

SITE PLAN

SITE



FRONT VIEW RENDERING - STREET VIEW

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PERSPECTIVES



FRONT VIEW RENDERING

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PERSPECTIVES



REAR YARD RENDERING

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PERSPECTIVES



SOUTH BUILDING ELEVATION - STREET VIEW

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

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SEAL

DATE
08.10.26

ELEVATIONS
(RENDERINGS)

EL1a



SOUTH BUILDING ELEVATION

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

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ELEVATIONS
(RENDERINGS)

EL1



NORTH BUILDING ELEVATION

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

GREEN CONCEPTS, INC.
LANDSCAPE ARCHITECTURE
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257 FAIRVIEW ROAD
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SEAL

DATE
08.10.26

ELEVATIONS
(RENDERINGS)

EL3



EAST ELEVATION



WEST ELEVATION

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

GREEN CONCEPTS, INC.
LANDSCAPE ARCHITECTURE
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PRIVATE RESIDENCE

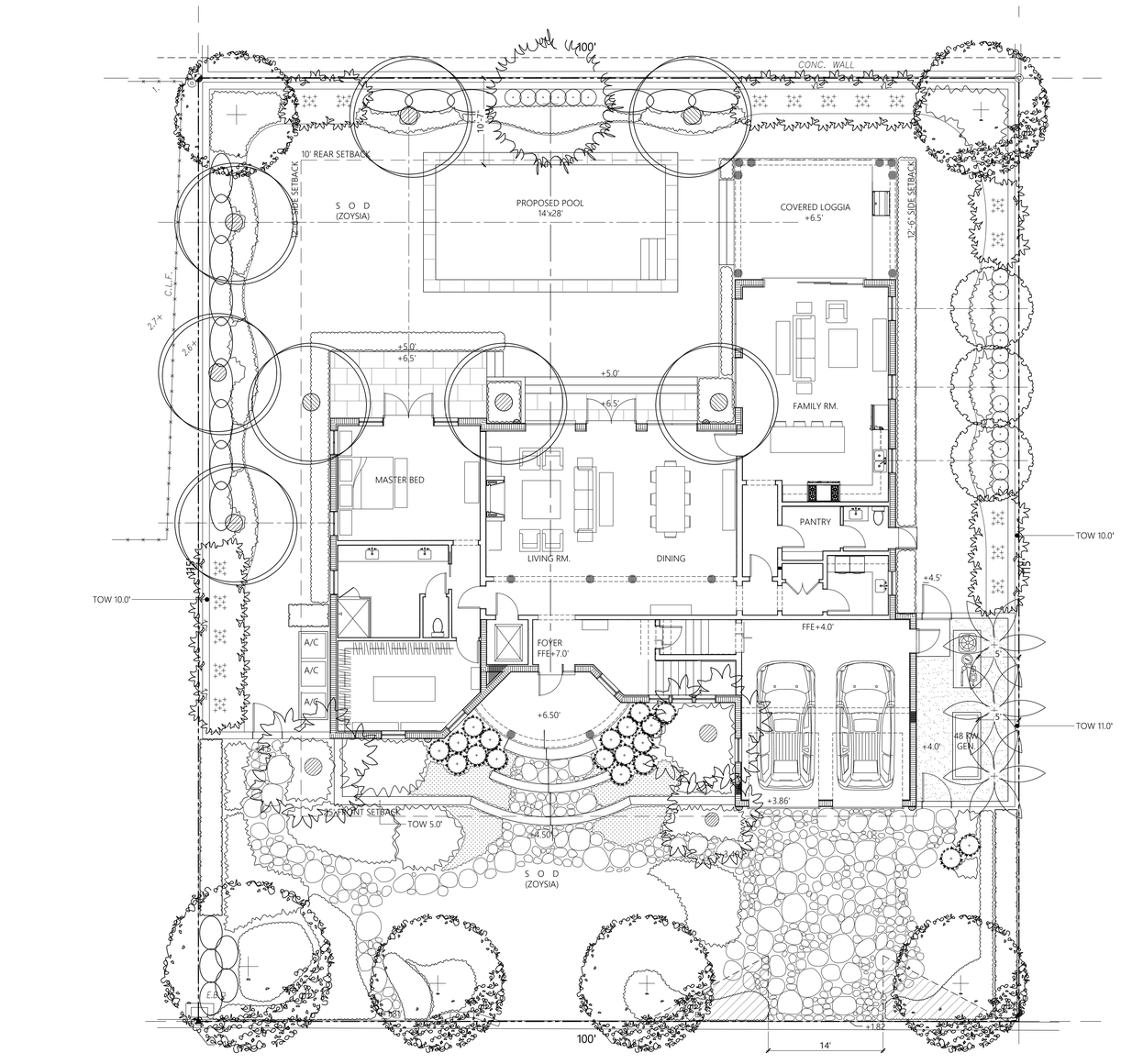
257 FAIRVIEW ROAD
PALM BEACH, FLORIDA 33480

SEAL

DATE
08.10.26

ELEVATIONS
(RENDERINGS)

EL2



FAIRVIEW ROAD

2.12 — ℄ — 2.35

SITE DATA				
LOT ZONE RB-LOW DENSITY RESIDENTIAL LOT AREA 11,500.00 SF (10,000.00 SF MINIMUM)				
DESCRIPTION	REQUIRED		PROPOSED	
LOT COVERAGE	4,600.00 SF	40.00 %	3,455.00 SF	30.04 %
OPEN SPACE (PERMEABLE)	5,175.00 SF	45.00%	5,617.35 SF	48.84 %
FRONT YARD LANDSCAPE (40% OF 2,500.00 SF)	1,000.00 SF		1,650.00 SF	
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE (50% OF REQUIRED LANDSCAPE)	1,950.00 SF		3,010.00 SF	

ARC-26-0049

0 1 4 8 16 FEET

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

GREEN CONCEPTS, INC.
LANDSCAPE ARCHITECTURE
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561.352.1306

PRIVATE RESIDENCE

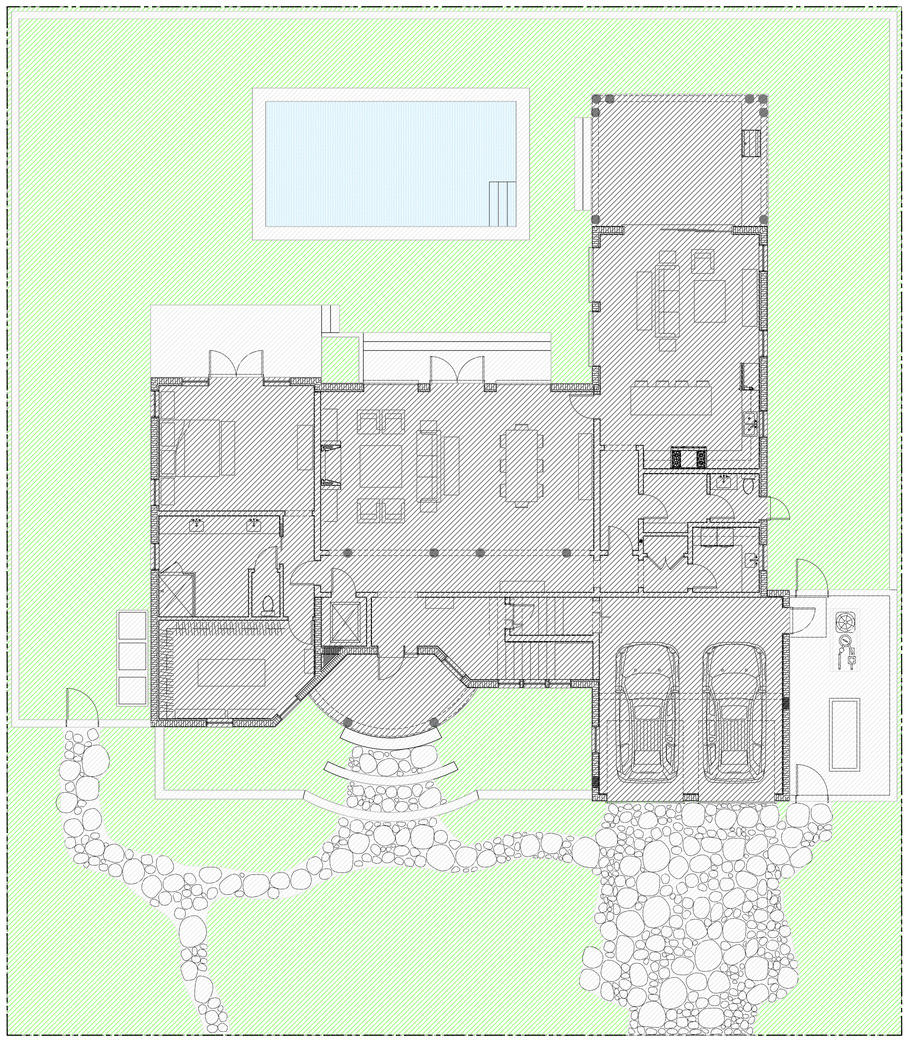
257 FAIRVIEW ROAD
PALM BEACH, FLORIDA 33480

SEAL

DATE
08.10.26

SITE PLAN

SITE



FAIRVIEW ROAD

℄

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:**	257 FAIRVIEW RD.	
2	**Lot Area (sq. ft.):**	11,500.00 SF	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,175.00 SF (45%)	5,617.35 SF (48.84%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	1,950.00 SF	3,010.00 SF
7	Front Yard LOS (Sq Ft and %)	1,000.00 SF (40%)	1,650.00 SF (66%)
8	Native Trees %	30% (number of trees)	100.00%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30.00 %
10	Native Groundcover %	30% (groundcover area)	31.25 %

SITE DATA

LOT ZONE RB-LOW DENSITY RESIDENTIAL
LOT AREA 11,500.00 SF
(10,000.00 SF MINIMUM)

DESCRIPTION	REQUIRED		PROPOSED	
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PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE (50% OF REQUIRED LANDSCAPE)	1,950.00 SF		3,010.00 SF	

LEGEND

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

N

ARC-26-0049

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

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LANDSCAPE ARCHITECTURE
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Lake Worth, FL 33467
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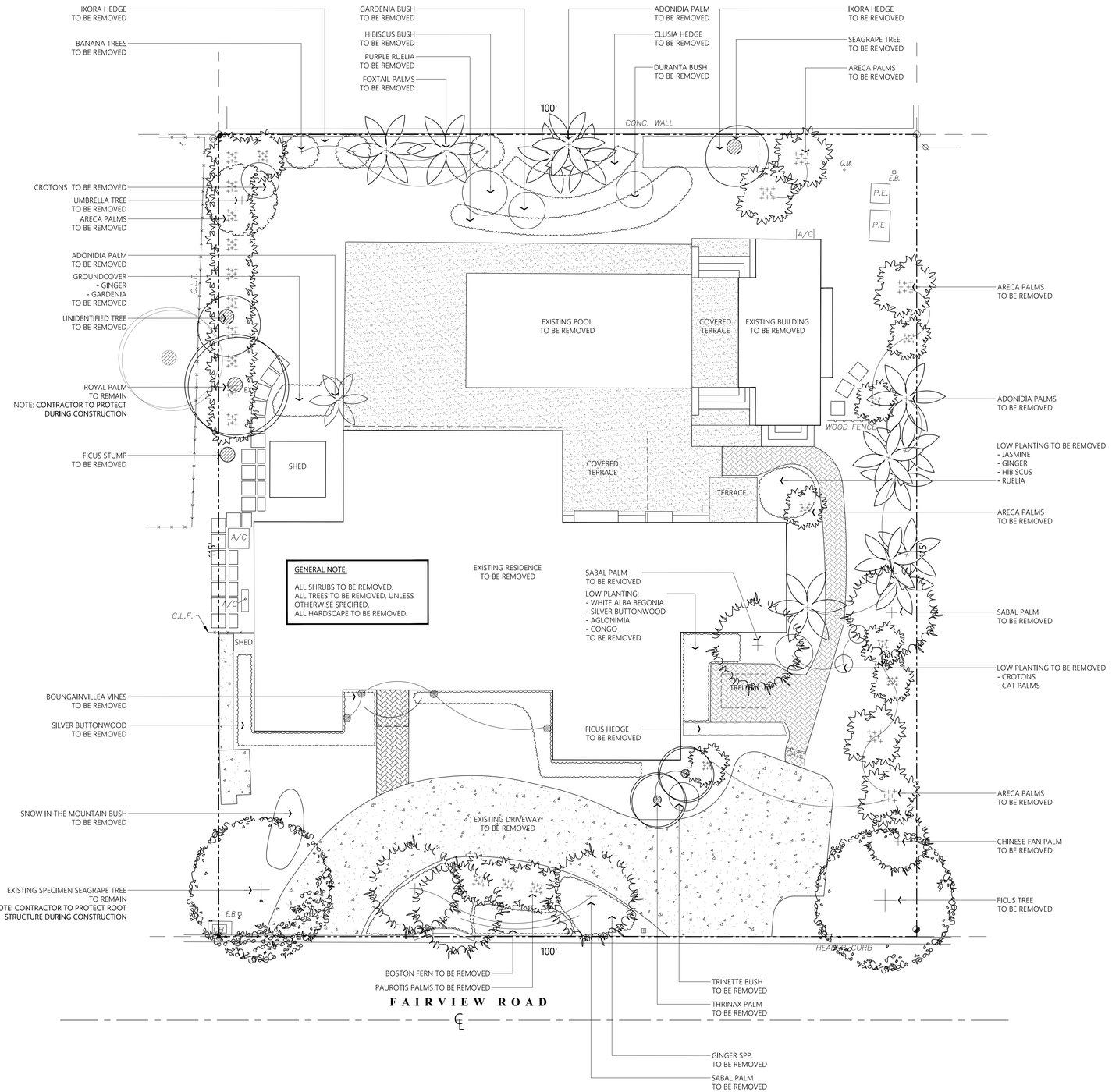
257 FAIRVIEW ROAD
PALM BEACH, FLORIDA 33480

SEAL

DATE
08.10.26

OVERALL SITE PLAN
LOT COVERAGE GRAPHIC

L0



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LANDSCAPE ARCHITECTURE
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PRIVATE RESIDENCE

257 FAIRVIEW ROAD
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EXISTING CONDITIONS

L1

ARC-26-0049

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



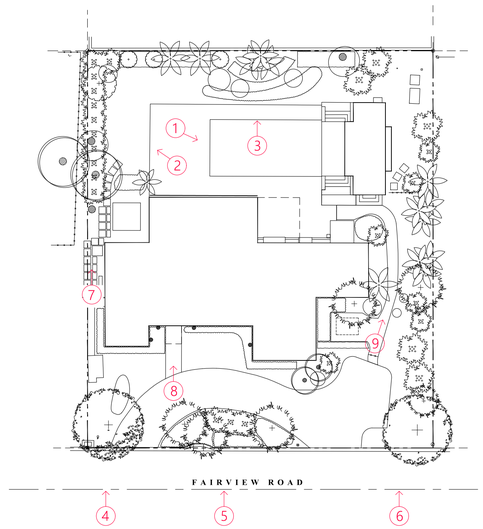
1. REAR YARD - POOL



2. NW PROPERTY VIEW



2. NORTH PROPERTY LINE VEGETATION



KEY MAP

N.T.S.



4. STREET VIEW (WEST)



5. STREET VIEW (MIDDLE OF PROPERTY)



6. STREET VIEW (EAST)



7. WEST SIDE YARD



8. HOUSE FRONT ELEVATION



9. EAST SIDE YARD

ARC-26-0049

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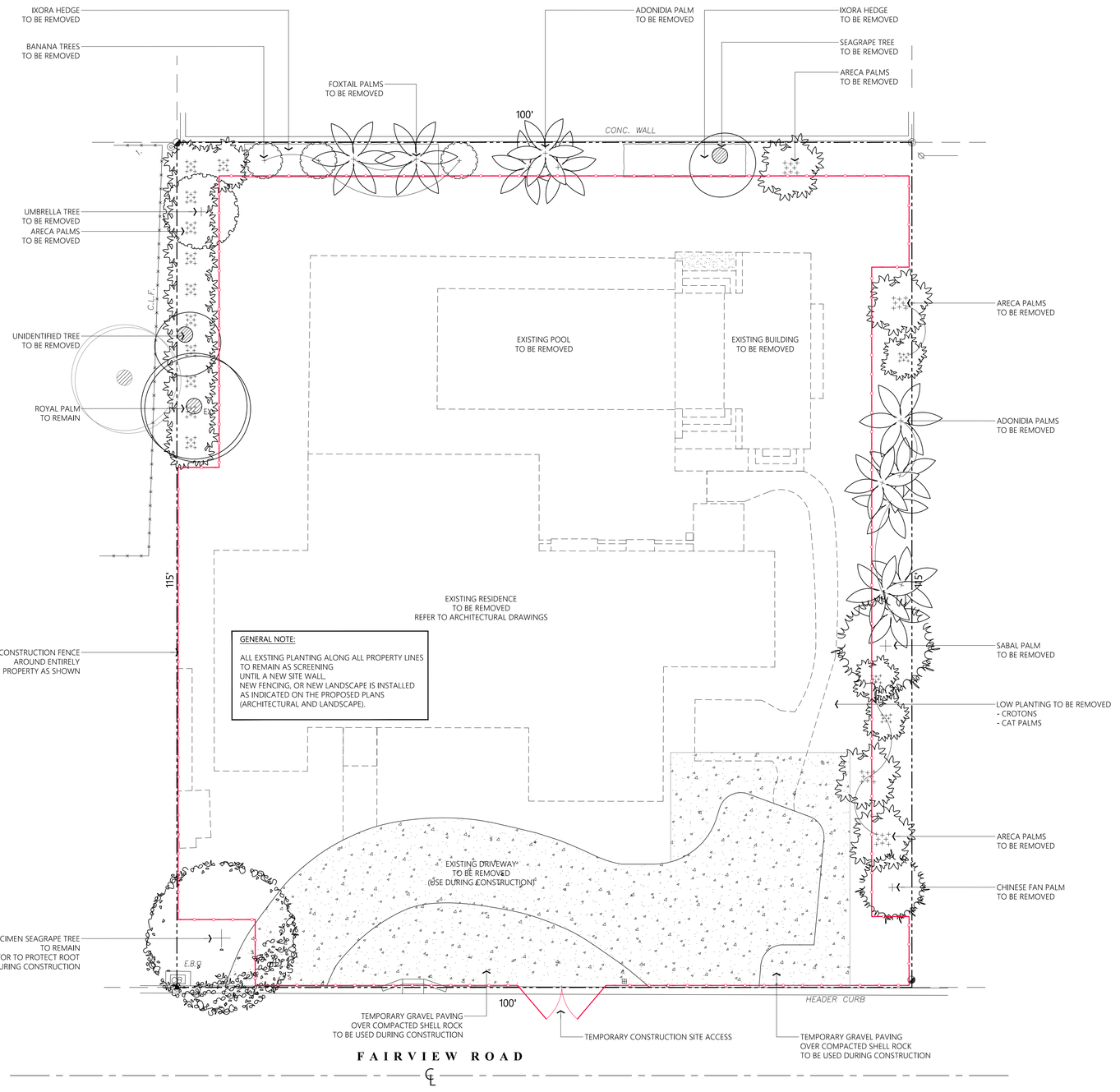
257 FAIRVIEW ROAD
PALM BEACH, FLORIDA 33480

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EXISTING CONDITIONS
SITE PICTURES

EX



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LANDSCAPE ARCHITECTURE
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PRIVATE RESIDENCE

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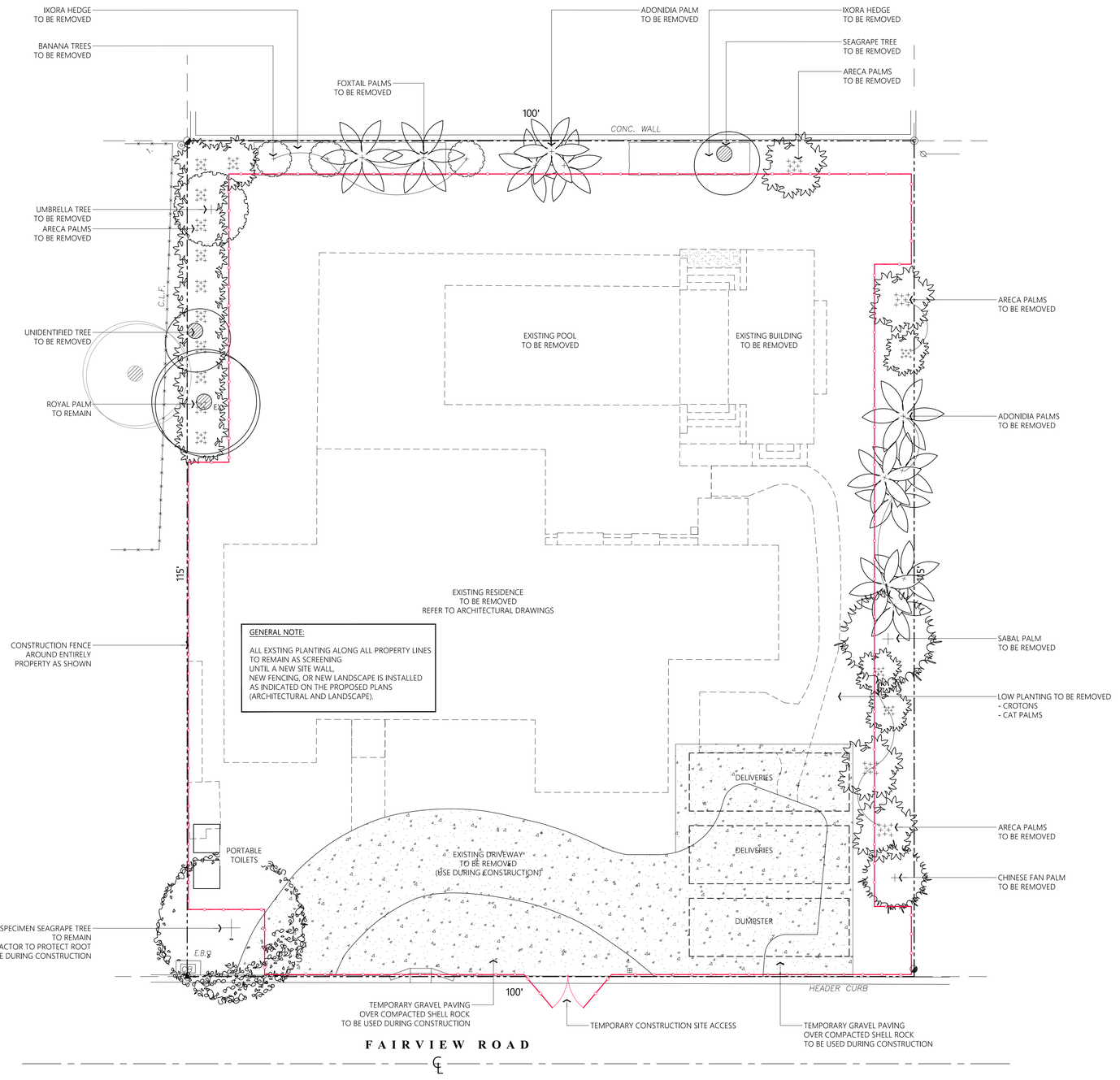
SCREENING PLAN

L2

ARC-26-0049

N

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



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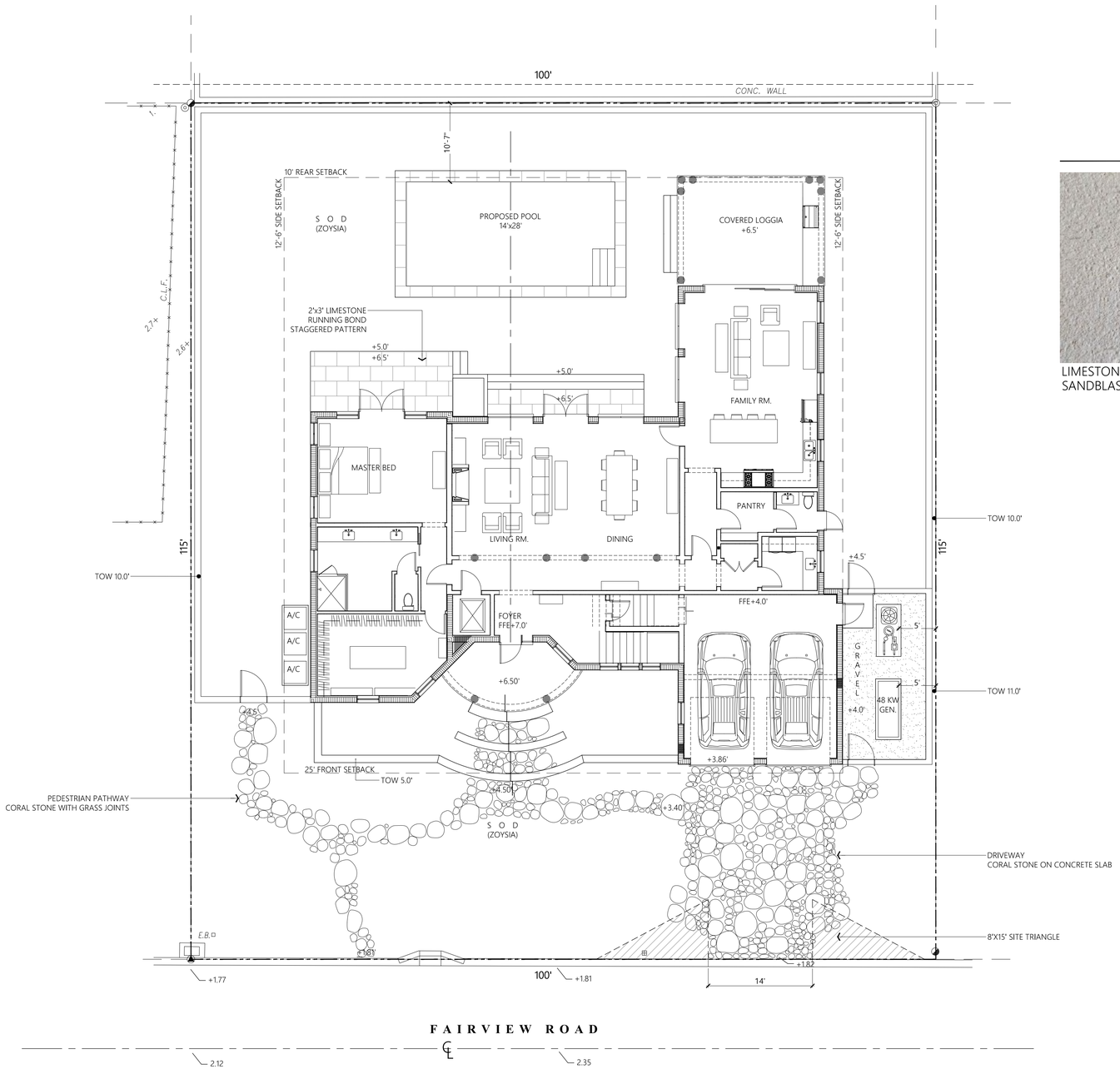
STAGING PLAN

L3

ARC-26-0049

N

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



PROPOSED HARDSCAPE MATERIALS



LIMESTONE 'ARENA'
SANDBLASTED FINISH



CORAL STONE



ARC-26-0049

0 1 4 8 16 FEET

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

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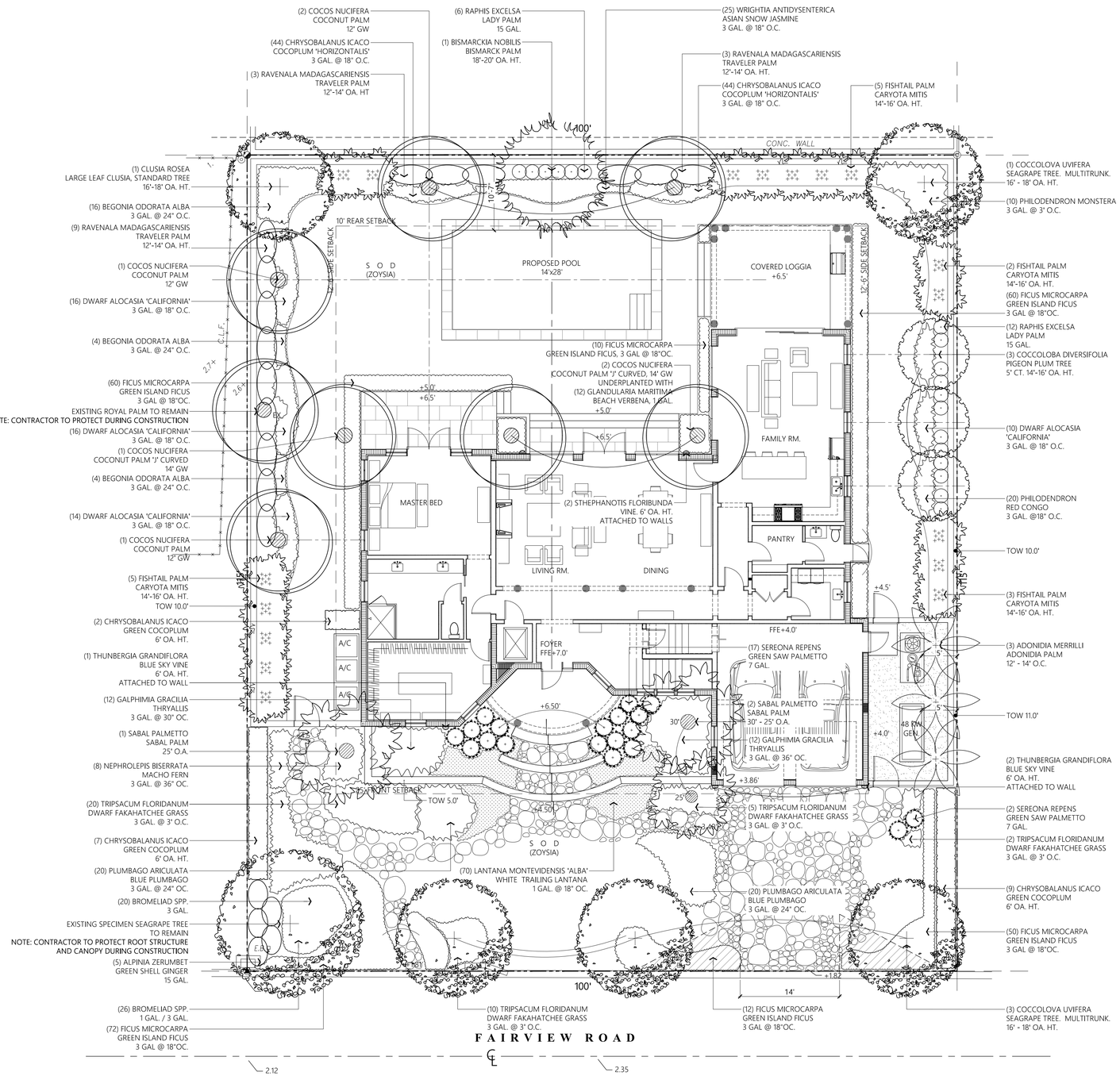
257 FAIRVIEW ROAD
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DATE
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HARDSCAPE PLAN

L4



GREEN CONCEPTS, INC.
LANDSCAPE ARCHITECTURE
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PRIVATE RESIDENCE

257 FAIRVIEW ROAD
PALM BEACH, FLORIDA 33480

SEAL

DATE
08.10.26

LANDSCAPE PLAN

L5

ARC-26-0049

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

PLANT LIST

TREES AND PALMS

QT.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	OBSERVATIONS
3	ADONIDIA MERRILLI	ADONIDIA PALM	12' - 14' OA. HT.	SINGLE TRUNK
1	BISMARCKIA NOBILIS	BISMARCK PALM	18' OA. HT. - 20' OA. HT.	
15	CARYOTA MITIS	FISHTAIL PALM	14'-16' OA. HT.	
1	CLUSIA ROSEA	LARGE LEAF CLUSIA TREE	16' OA. HT. - 18' OA. HT.	
4	COCOS NUCIFERA	COCONUT PALM	12' GW	
4	COCOS NUCIFERA	COCONUT PALM	14' GW	'J' CURVED TRUNK
3	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM TREE	5' CT. 14'-16' OA. HT.	
4	COCOLOBA UVIFERA	SEAGRAPE TREE	16'-18' OA. HT.	
1	COCOLOBA UVIFERA	SEAGRAPE TREE	EXISTING	EXISTING TO REMAIN. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
15	RAVENALA MADAGASCARIENSIS	TRAVELERS PALM	12'-14' OA. HT.	
1	ROYSTONEA REGIA	ROYAL PALM	EXISTING	EXISTING TO REMAIN. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2	SABAL PALMETTO	SABAL PALM	25' OA. HT.	
1	SABAL PALMETTO	SABAL PALM	30' OA. HT.	SLIGHTLY CURVED TRUNK.

SHRUBS & VINES

QT.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	OBSERVATIONS
5	ALPINIA ZERUMBET	GREEN SHELL GINGER	15 GALLON	
24	BEGONIA 'ODORATA ALBA'	WHITE BEGONIA	3 GALLON @ 24" O.C.	
26	BROMELIAD SPP.	BROMELIAS	1 GALLON - 3 GALLON	HAND PLACED. SPECIES MIX: NEOREGELIA GREENBALL/ NEOREGELIA FIREBALL / AECHEMEA
18	CHRYSOLABANUS ICACO	COCOPLUM HEDGE	6' OA. HT.	HEDGE. FULL TO BASE
88	CHRYSOLABANUS ICACO 'HORIZONTALIS'	COCOPLUM HORIZONTALIS	3 GALLON @ 18" O.C.	
56	DWARF ALOCASIA 'CALIFORNIA'	DWARF ALOCASIA	3 GALLON @ 18" O.C.	
264	FICUS MICROCARPA	GREEN ISLAND FICUS	3 GALLON @ 18" O.C.	
24	GALPHIMIA GRACILIS	THRYALLIS	3 GALLON @ 30" O.C.	
8	NEPHROLEPIS BISERRATA	MACHO FERN	3 GALLON @ 36" O.C.	
10	PHILODENDRON 'MONSTERA'	MONSTERA	3 GALLON @ 36" O.C.	
20	PHILODENDRON 'RED CONGO'	RED CONGO	3 GALLON @ 18" O.C.	
40	PLUMBAGO ARICULATA	BLUE PLUMBAGO	3 GALLON @ 24" O.C.	
18	RAPHIS EXCELSA	LADY PALM	15 GALLON	
19	SEREONA REPENS	GREEN SAW PALMETTO	7 GALLON	
2	STEPHANOTIS FLORIBUNDA	STEPHANOTIS VINE	6' OA. HT.	VINE. ATTACHED TO WALL.
3	THUNBERGIA GRADIFLORA	BLUE SKY VINE	6' OA. HT.	VINE. ATTACHED TO WALL.
37	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	3 GALLON @ 36" O.C.	
25	WRIGHTIA ANTIDYSENTERICA	ASIAN SNOW JASMINE	3 GALLON @ 18" O.C.	

GROUNDCOVERS

QT.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	OBSERVATIONS
12	GLANDULARIA MARITIMA	BEACH VERBENA	1 GALLON	50 SQ. FT. (FLORIDA NATIVE SPECIES)
70	LANTANA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA	1 GALLON @ 18" O.C.	110 SQ. FT.

GENERAL NOTES

ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 OR BETTER STANDARD
FOR ALL TREES/PALMS CONTRACTOR TO SUBMIT PICTURES FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION
INSTALLED TOP MULCH LAYER ON ALL PLANTING BEDS UNLESS OTHERWISE SPECIFIED

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:**	257 FAIRVIEW RD.	
2	**Lot Area (sq. ft.):**	11,500.00 SF	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,175.00 SF (45%)	5,617.35 SF (48.84%)
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ARC-26-0049

GREEN CONCEPTS, INC.
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PRIVATE RESIDENCE

257 FAIRVIEW ROAD
PALM BEACH, FLORIDA 33480

SEAL

DATE
08.10.26

PLANT LIST

L6

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 26, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0045 350 SEABREEZE AVE. The applicant, Steven Hudson, has filed an application requesting Architectural Commission review and approval to enclose an existing open carport and convert it into a one-car garage with a new garage door and new windows.

Date: 8/19/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

ARC-26-0045 350 SEABREEZE AVE. The applicant, Steven Hudson, has filed an application requesting Architectural Commission review and approval to enclose an existing open carport and convert it into a one-car garage with a new garage door and new windows.

Applicant: Steven Hudson
Architecture: Daniel Clavijo
Legal Rep.: David Klein

THE PROJECT:

The applicant has submitted plans entitled "350 SEABREEZE AVENUE" as prepared by **Daniel Clavijo**, uploaded and dated to the Town 08/09/2026.

The following is the scope of work for the Project:

- Enclose existing carport and convert to a one-car garage.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Crown of Road	+2.52' NAVD	**FEMA Flood Zone**	ZONE X
Lot Width	75 ft.	**Lot Depth**	122.5 ft.
Lot Area	9,187.5 sq. ft.	**Enclosed Square Footage**	Existing: 3,639 sq. ft. Proposed: 3,928 sq. ft.
Lot Coverage	Permitted: 30% (2-Story) Existing: 27.6%) Proposed: 27.6%	**Cubic Content Ratio (CCR)**	Permitted: 4.08 Existing: 4.00 Proposed: 4.04
Surrounding Properties / Zoning			
North	345 Seabreeze Ave / Residence | R-B 353 Seabreeze Ave / Residence | R-B		
South	345 Seaspray Ave / Residence | R-B 353 Seaspray Ave / Residence | R-B		
East	346 Seabreeze Ave / Residence | R-B		
West	358 Seabreeze Ave / Residence | R-B		

STAFF ANALYSIS

The applicant is proposing to enclose the existing carport at an existing two-story residence which recently completed construction. The application, as proposed, appears compliant with zoning and the applicant has not requested zoning relief from Town Council.

The design of the existing residence was approved by ARCOM in January 2024 and Town Council subsequently approved a variance to forgo the provision of the required enclosed garage parking space, with a carport provided in lieu. Construction of the new residence was completed in March 2026 and the property has since changed hands with current ownership preferring an enclosed garage. Staff notes that an enclosed garage is required by zoning for a lot 75' in width and that this proposal brings the property into compliance with zoning requirements.

Details for the enclosure are proposed to match details on the residence. The garage is proposed in wood with stain to match the entry door. Painted elements on the side of the enclosure are proposed to match the color of windows.



Existing front (south) elevation.



Proposed front (south) elevation.

At the west side of the enclosure, the applicant originally proposed the addition of windows on this wall where open arches exist currently, however, upon further study, the applicant has also introduced an alternative design which incorporates painted lattice in lieu of the windows. ARCOM should specify in a motion for approval which, if any, of the alternative options are preferred. Otherwise, the windows will be required.



Existing west side elevation.



Proposed west side elevation.



Alternate west side elevation option 2a.



Alternate west side elevation option 2b.

CONCLUSION

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

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

WRB:JGM:BMF

WRB

Re: 350 Seabreeze Ave
Palm Beach, Florida 33480
Date: July 25, 2026

LETTER OF INTENT
ENCLOSURE OF A CARPORT FOR AN EXISTING TWO-STORY, SINGLE-FAMILY HOME AT 350 SEABREEZE AVE
ARC-26-0045

(Previously Approved - ARC-23-167 / ZON-24-009)

Our application is a request for enclosure of a carport for an existing two-story, single-family home at 350 Seabreeze Ave. Please note the following:

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

B) ARCOM 18-205 N/A
New garage door on the North façade and enclosure on the West façade of an existing Mediterranean style two story single family home. No modifications to building footprint nor landscape and hardscape.

The project was previously approved under application ARC-23-167 and ZON-24-009 where the following were granted:

- SPECIAL EXCEPTION W/ SITE PLAN REVIEW: Section 134-893(c): Construction of a new two-story single-family residence on a lot deficient in width and area requirements within the R-B zoning district.
- Variance 1: 134-2179(b)(2): A variance to provide 0 enclosed garage parking spaces in lieu of the (2) spaces required for a 75' wide lot within the R-B zoning district.

At the time (January 2024), ARCOM recommended that the implementation of the proposed variances would not cause a negative architectural impact to the subject property (motion carried unanimously, 7-0) and approved the project, 6-1. Town Council (February 2024) approved the Special Exception and Site Plan Review along with the Variance unanimously, 4-0.

The current application improves on the previously granted variance by providing one (1) enclosed garage parking space.

C) SPECIAL EXCEPTION WITH SITE PLAN REVIEW 134-893(c) N/A (previously granted)

D) VARIANCES 134-201 N/A (previously granted)

Sincerely,

Daniel Clavijo

SHEET INDEX

1. Cover
2. Survey
3. Zoning Legend
4. Vicinity Location Map
5. Subject Property Photos
6. Subject Property Photos
7. Surrounding Property Photos + Contextual Site & Streetscape
8. Surrounding Property Photos + Contextual Site & Streetscape
9. Surrounding Property Photos + Contextual Site & Streetscape
10. Existing+Proposed Lot Coverage & Site Plans
11. CCR + Variance Diagram
12. Existing+Proposed Plans
13. Existing Floor Plan
14. Proposed Floor Plan
14a. Proposed Floor Plan - Option 2
15. Existing+Proposed Front (North) Elevations - Color
16. Existing+Proposed Side (West) Elevations - Color
16a. Existing+Proposed Side (West)Elevations - Color Option 2
16b. Existing+Proposed Side (West)Elevations - Color Option 3
17. Existing+Proposed Front (North) Elevations
18. Existing+Proposed Side (West) Elevations
18a. Existing+Proposed Side (West) Elevations - Option 2
18b. Existing+Proposed Side (West) Elevations - Option 3
19. - 22. Before & After Renderings
23. Detail
24. Detail
25. Detail
25b. Detail
26. Landscape

350 SEABREEZE AVENUE
PALM BEACH, FL 33480
ARC-26-0045
AUGUST 26, 2026

PRE-APP SUBMITTAL
6-3-26
FIRST SUBMITTAL
6-25-26
SECOND SUBMITTAL
7-13-26
FINAL SUBMITTAL
8-10-26

Project Team:
Design - Daniel Clavijo
Legal - David Klein

Project Scope:

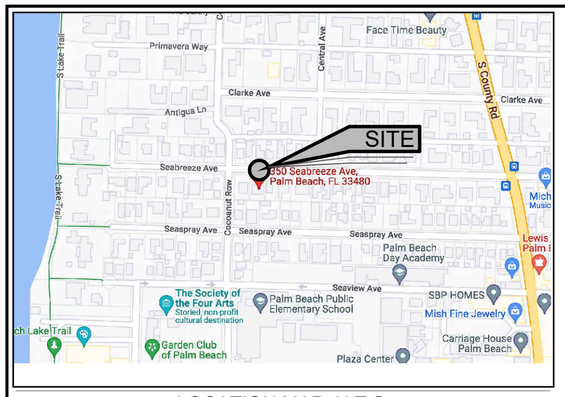
Enclosure of a carport to a garage.

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
1

7-26-26
ARC-26-0045



LOCATION MAP N.T.S.

20 0 20 40 60

Scale 1" = 20'

NORTH

ABANDONED SADDLE
N.864459.6 E.969365.4
T.O.P.=-0.2'

ABANDONED SADDLE
N.864459.7 E.969363.1
T.O.P.=-0.3'

1.5" DOUBLE STRAP SADDLE
W/1.5" CORPORATION STOP
N.864459.7 E.969360.0
T.O.P.=-0.3'

2" POLYETHYLENE
WATER SERVICE LINE

TOP OF 8" D.I.P
N.864459.6 E.969368.0
T.O.P.=-0.2'

1.5" DOUBLE STRAP SADDLE
W/1.5" CORPORATION STOP
N.864459.6 E.969369.9
T.O.P.=-0.2'

TOP OF 8" D.I.P
N.864459.6 E.969371.1
T.O.P.=-0.2'

SEABREEZE AVENUE
(52.5' R/W)

S88°54'51"E (B.R.)

(25.5' PAVED)

SITE BENCHMARK #1
NAIL
EL.= 2.29

SITE BENCHMARK #2
NAIL
EL.= 2.18

2' CURB

5' WALK

S88°54'51"E 75.00'

75.00'

P.I.
FOUND 1/2"
IRON ROD
(NO ID.)

SET 1/2"
IRON ROD & CAP
(#6838)

0.4'E

50.00'

SET 1/2"
IRON ROD
& CAP
(#6838)

0.80'

275.00'

75.00'

FOUND
CONC. MON
(0.69'W, 0.11'S)

FOUND
NAIL & DISK
(0.68'W, 0.26'N)

FOUND 1/2"
IRON PIPE
(NO ID.)

LOT 69
LOT 71

LOT 75
LOT 77

LOT 87
LOT 89

CBS WALL

PAVER
DRIVE

CBS WALL

SITE SPECIFIC LEGEND:
TOW = TOP OF WALL
= 0.7'X0.7' YARD DRAIN (NOT TO SCALE)
= 2.1' DIAMETER YARD DRAIN (TYP.0
GEN. = GENERATOR
(T) = TRANSFORMER
= TRENCH DRAIN (TYP.)

COCOANUT ROW
(50' R/W)

N01°05'09"E 125.50'

EAST R/W LINE OF "COCOANUT ROW"

N01°05'09"E 122.50'

COVERED
CARPORT
(BALCONY ABOVE)

2 STORY
RESIDENCE
F.F.EL.= 7.05

LOT 59

AC

LOT 61

COVERED
(BALCONY ABOVE)

COVERED
(CANVAS)

LOT 63

LOT 65

LOT 67

C.B.S. WALL

CBS WALL

S01°05'09"W 122.50'

CBS WALL
CONC.WALL
0.3'E

POOL

P.E.

3' U.E. (D.B. 87, PG. 366)

N88°54'51"W 75.00'

SET 1/2"
IRON ROD
& CAP
(#6838)

PLAT LIMITS

SET 1/2"
IRON ROD
& CAP
(#6838)

FOUND 5/8"
IRON ROD
(NO ID.)
(0.43'S, 0.31'W)

LOT 362
"POINCIANA PARK"
"2ND ADDITION"
(P.B. 6, PG. 86)

LOT 364
"POINCIANA PARK"
"2ND ADDITION"
(P.B. 6, PG. 86)

LOT 366
"POINCIANA PARK"
"2ND ADDITION"
(P.B. 6, PG. 86)

REVISIONS:

02/02/26 Setbacks
02/05/26 Revised Per comments

CERTIFIED TO: JUSTIN BISIKOF & MEIRA BISIKOF

PROPERTY ADDRESS: 350 SEABREEZE AVE, PALM BEACH, FL 33480

EXISTING FLOOD ZONE: AE (FIRM **120220-12099C0583G 12/20/2024)**

EXISTING BASE FLOOD ELEV. = 7'
PREVIOUS FLOOD ZONE: AE (FIRM 120220-12099C0583F 10/05/2017)
PREVIOUS BASE FLOOD ELEVATION = 6' (NAVD 88)
DESCRIPTION: LOTS 61, 63 AND 65, POINCIANA PARK, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, PLAT BOOK 6, PAGE 1.

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

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE Y251168

SURVEY NOTES:

1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in Old Republic National Title Insurance Company, Commitment for Title Insurance; Commitment Number: 1458341; Commitment Date: October 4, 2023 at 11:00 PM; See "Notes on Schedule B2 Title Exceptions".

2.) Area of subject property = 9,188 square feet (0.2109 acres).

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

4.) No underground improvements located.

5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.

6.) This firm's "Certificate of Authorization" number is "LB 6838".

NOTES ON SCHEDULE B2 TITLE EXCEPTIONS:

1-4. ***Standard exceptions. Not plottable.***

5. All matters contained on the Plat of Poinciana Park, as recorded in Plat Book 6, Page 1, Public Records of Palm Beach County, Florida. ***Affects the subject property. All pertinent items are plotted hereon.***

6. Easements contained in instruments recorded in Deed Book 87, Page 366, and Deed Book 131, Page 29, Public Records of Palm Beach County, Florida. ***Deed Book 87, Page 366 affects the subject property. 3' utility easement over the south 3 feet of the subject property is plotted hereon. Also this document calls for a front residence setback of 27.5 feet (verify with the Town of Palm Beach. Deed book 131, Page 29, is very difficult to read; however, it does not appear to have any direct affect on the subject property.***

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		= WOOD POWER POLE
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING	— x — x —	= CHAIN LINK FENCE	WM	= WATER METER
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	—o—o—	= WOOD FENCE		= FIRE HYDRANT
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK	—o—o—	= METAL FENCE		= CATCH BASIN
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE	SAN	= SANITARY MANHOLE
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE	— — — —	= EASEMENT		
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE	—o—o—	= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

FINAL AS-BUILT SURVEY

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	FREDDY
DATE:	01/29/2026

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: N-38/72, F-52/31, F-52/36, F-52/43, Q-64/57, Q-56/50, Z-33/13

PREV. JOB NO'S. Y230588, Y240459, Y240779, Y240840, Y240969, Y241198, Y241262, Y241292, Y250659, Y250679, Y250806, Y251066

JOB NO. Y251168

M - 5241 - I

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:**	350 SEABREEZE AVE		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Lot Area (sq. ft.):**	9,187.50 SQ.FT.		
4	**Lot Width (W) & Depth (D) (ft.):**	75.00' x 122.50'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	TWO STORY, SINGLE FAMILY HOME		
6	**FEMA Flood Zone Designation:**	Zone AE		
7	**Zero Datum for point of meas. (NAVD)**	7.00' NAVD		
8	**Crown of Road (COR) (NAVD)**	2.52'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	2,756.25 SQ.FT. (30%)	2,541.60 SQ.FT. (27.6%)	2,541.60 SQ.FT. (27.6%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		3,639.00 SQ.FT.	3,928.00 SQ.FT.
12	*Front Yard Setback (Ft.)	25'(1) - 35'(2) N	25'(1) - 30'(2)	25'(1) - 30'(2)
13	* Side Yard Setback (1st Story) (Ft.)	12.50' (W+E)	12.50'(1) - 15.00'(2)	12.50'(1) - 15.00'(2)
14	* Side Yard Setback (2nd Story) (Ft.)	15.00' (W+E)	15.00'	15.00'
15	*Rear Yard Setback (Ft.)	10'(1) - 15'(2) S	44.3'	44.3'
16	Angle of Vision (Deg.)	100	82	82
17	Building Height (Ft.)	14'(1) - 22'(2)	11'(1) - 20'(2)	11'(1) - 20'(2)
18	Overall Building Height (Ft.)	22'(1) - 30'(2)	26' - 5 3/8"	26' - 5 3/8"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.08	4.00	4.04
20	** Max. Fill Added to Site (Ft.)	2.24'	2.24'	0
21	Finished Floor Elev. (FFE)(NAVD)	7.00'	7.00'	7.00'
22	Base Flood Elevation (BFE)(NAVD)	7.00'	7.00'	7.00'
23	Landscape Open Space (LOS) (Sq Ft and %)	3,032.00 SQ.FT. (45.0%)	4397.65 SF (47.9%)	4397.65 SF (47.9%)
24	Perimeter LOS (Sq Ft and %)	1,516.00 SQ.FT. (50.0%)	1747 SF (72%)	1747 SF (72%)
25	Front Yard LOS (Sq Ft and %)	550.00 SQ.FT. (40.0%)	929 SF (49.5%)	929 SF (49.5%)
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

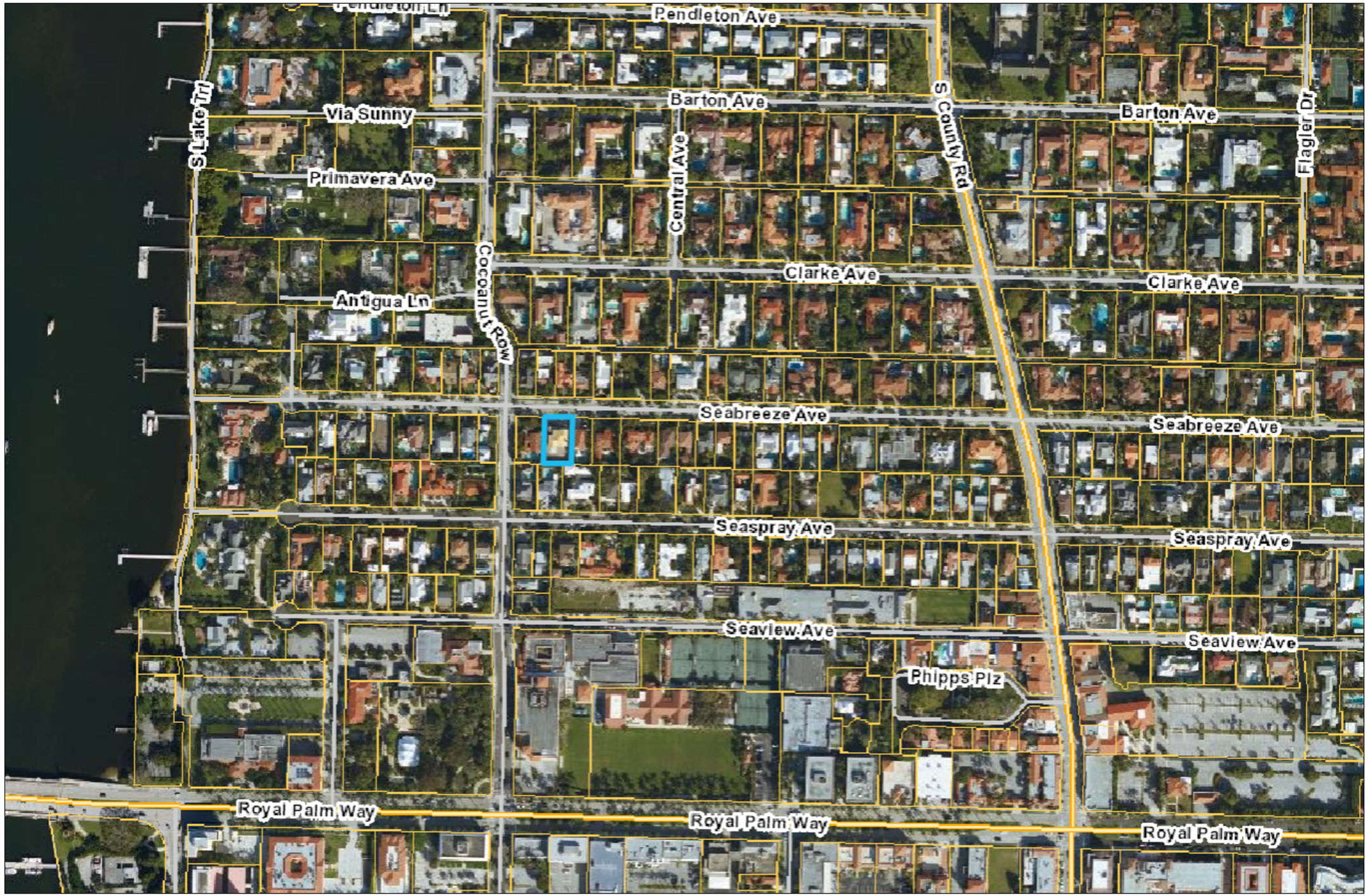
*** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill [(Sec. 134-1600)]*

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626



VICINITY LOCATION MAP NTS

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

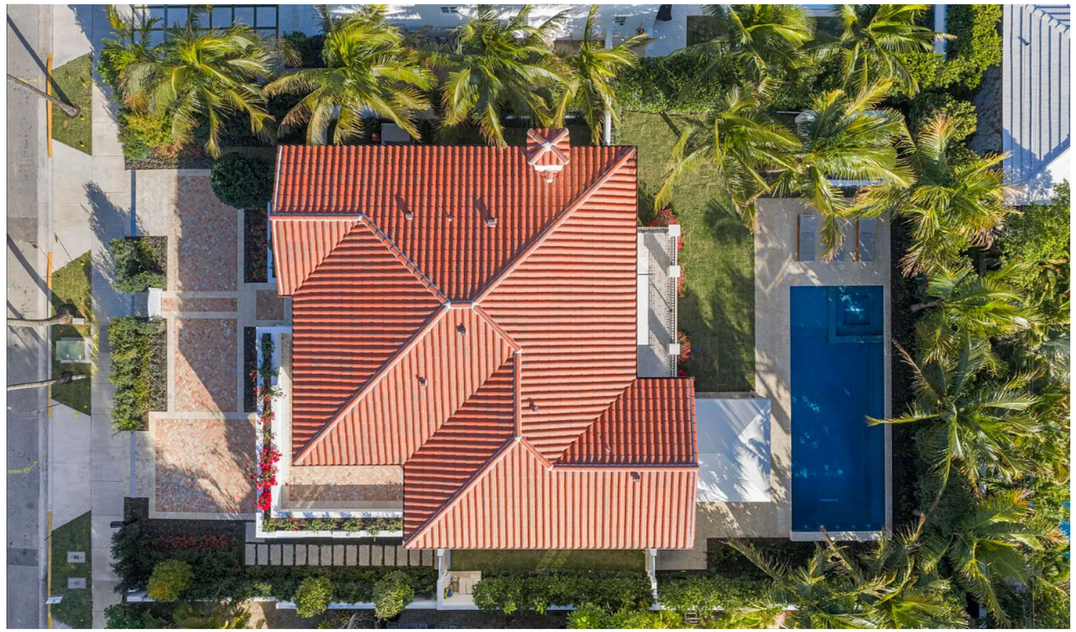
SHEET NUMBER:
4

7-26-26

ARC-26-0045









SUBJECT PROPERTY PHOTOS

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
5

7-26-26

ARC-26-0045









SUBJECT PROPERTY PHOTOS

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
6

7-26-26

ARC-26-0045



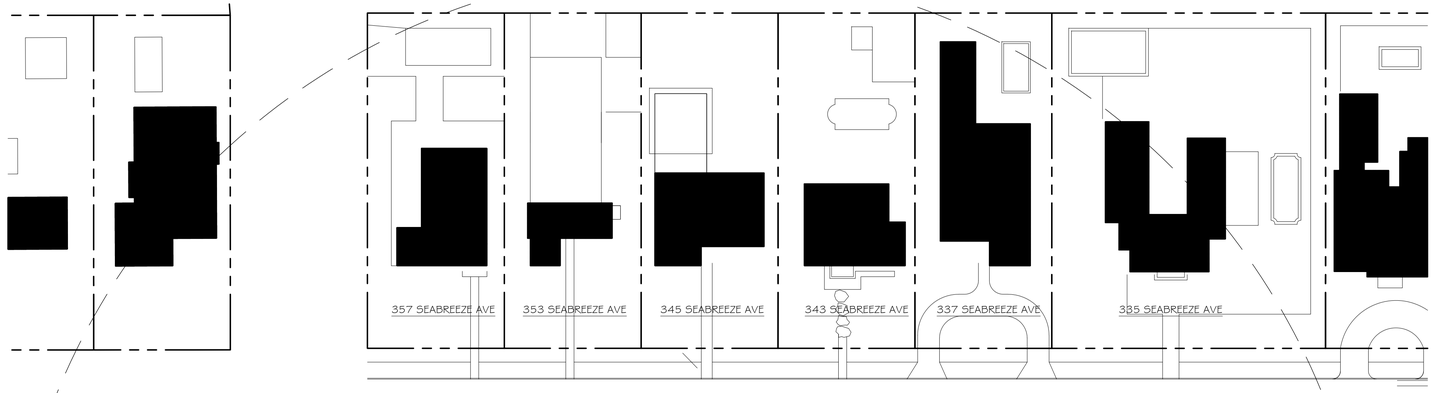
SEABREEZE - VIEW EAST



358 SEABREEZE



350 SEABREEZE (SUBJECT PROPERTY)



CONTEXTUAL SITE PLAN
NTS





STREETSCAPE
NTS

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
7

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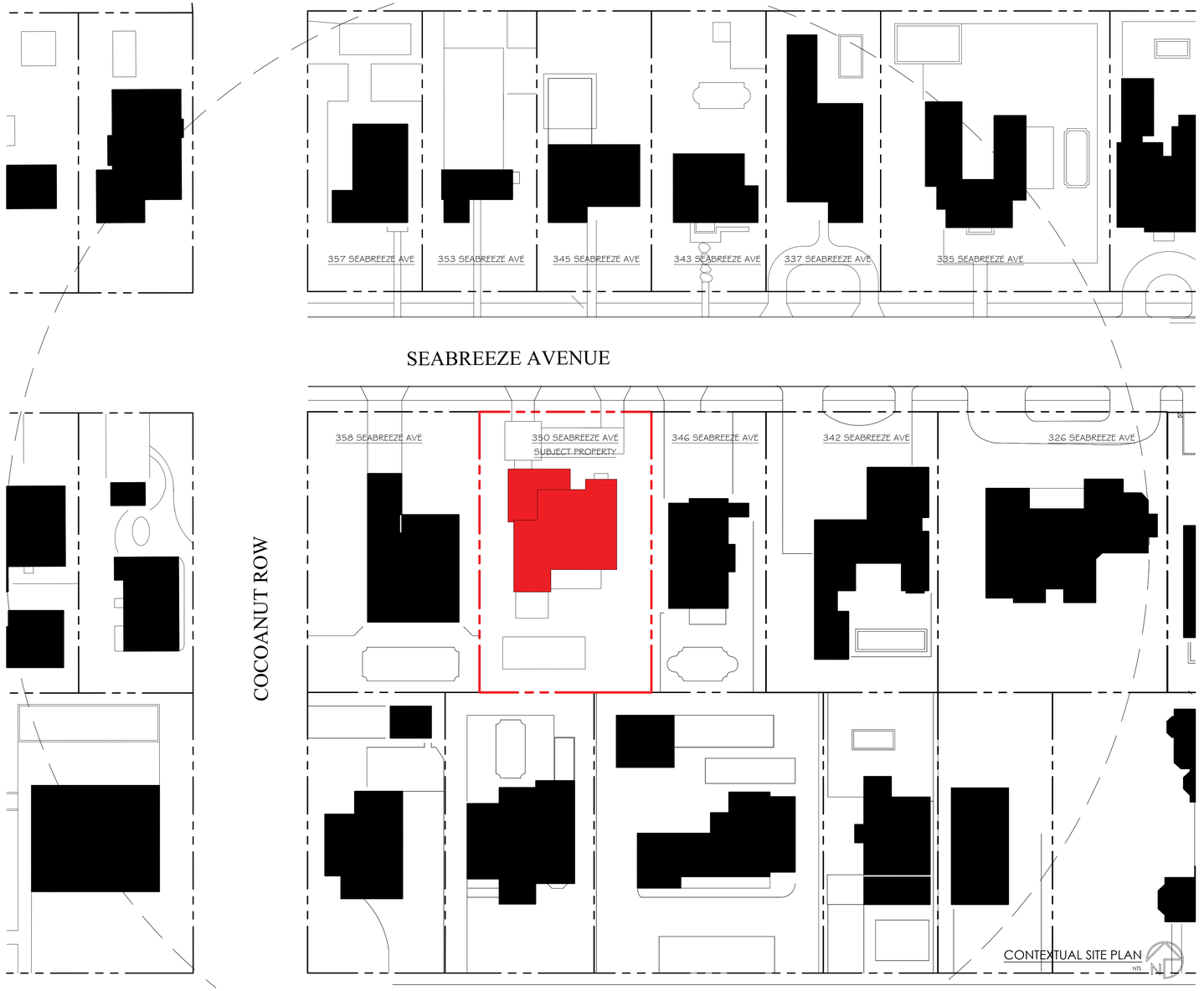
346 SEABREEZE



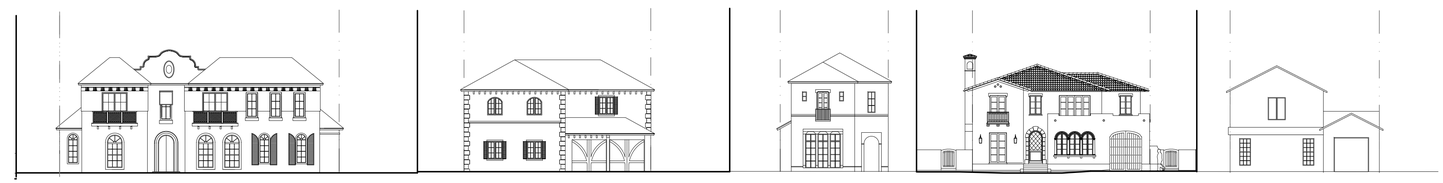
342 SEABREEZE



326 SEABREEZE



CONTEXTUAL SITE PLAN
NTS





STREETSCAPE
NTS

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
8

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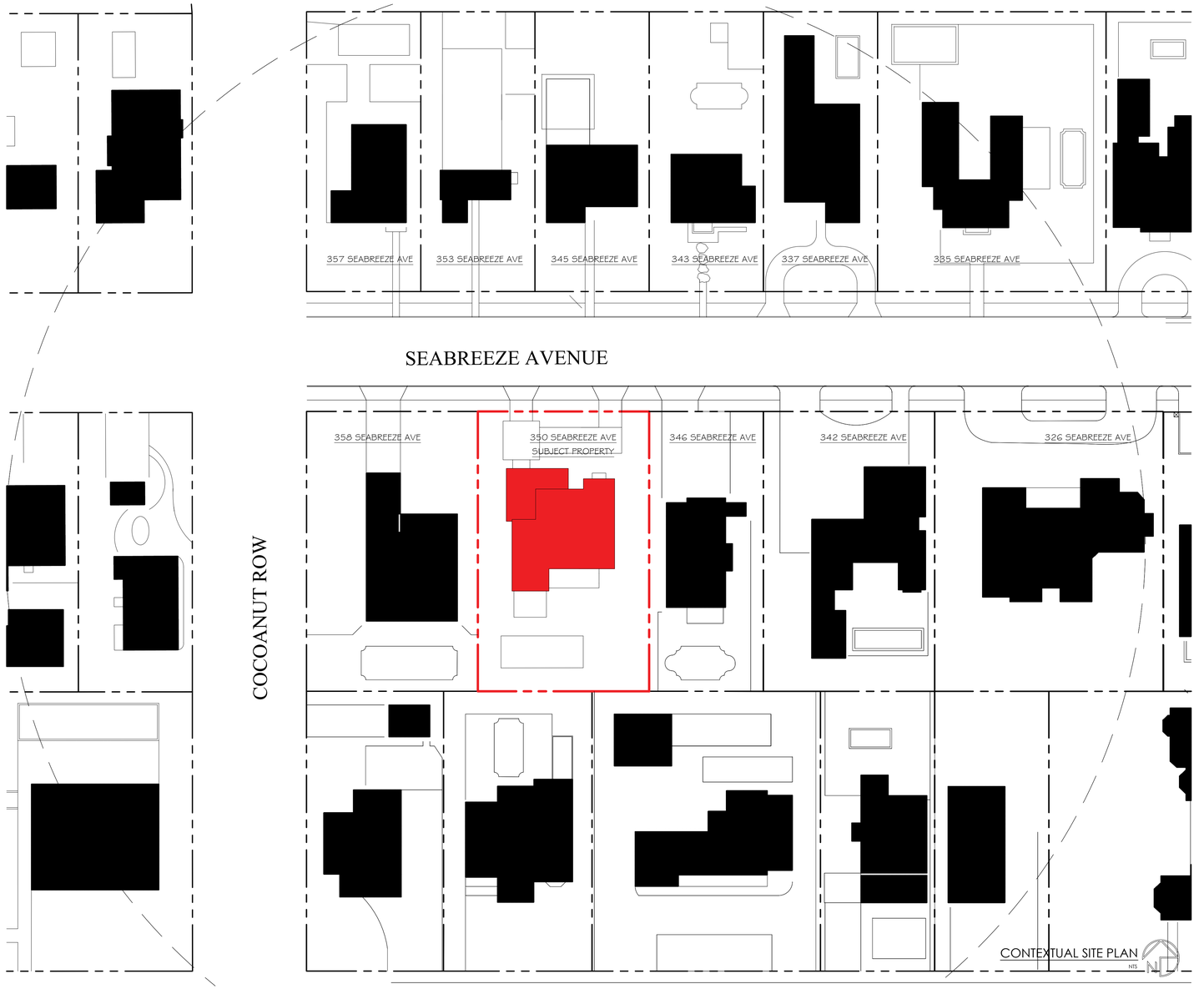
357 SEABREEZE



353 SEABREEZE



345 SEABREEZE



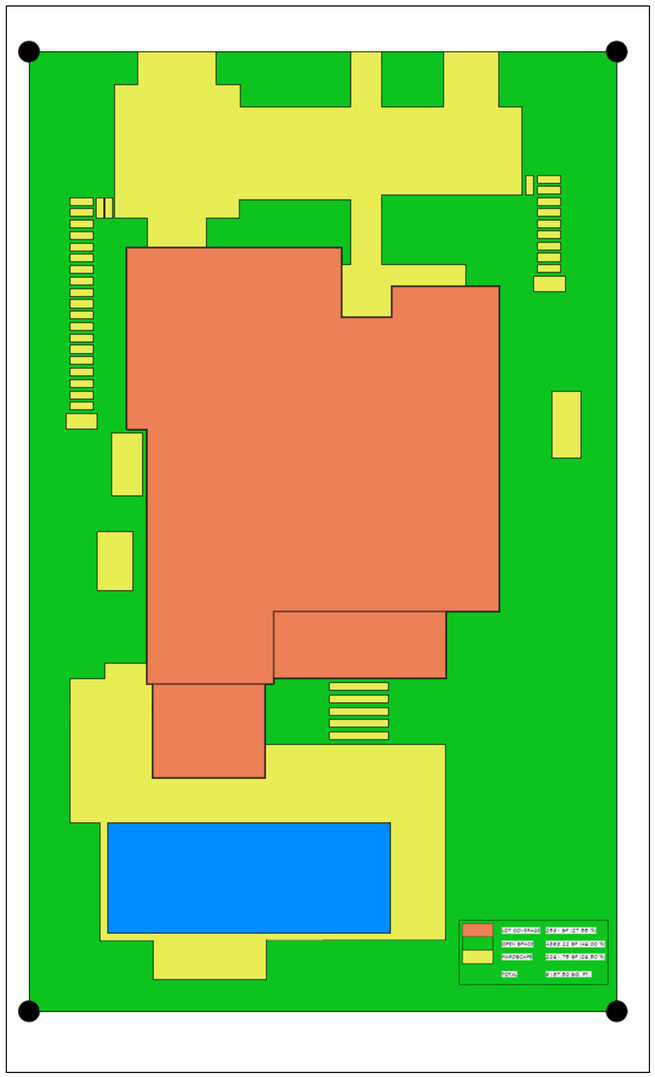
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

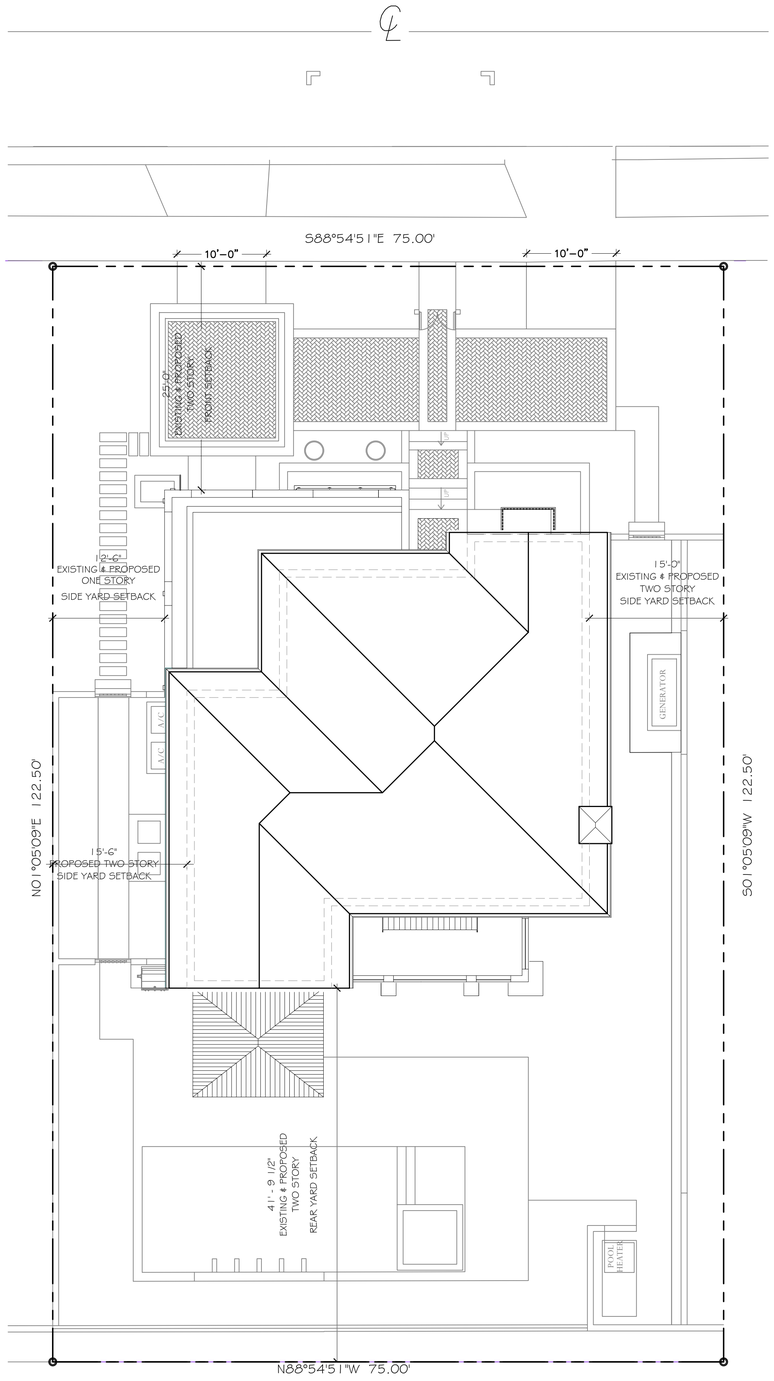
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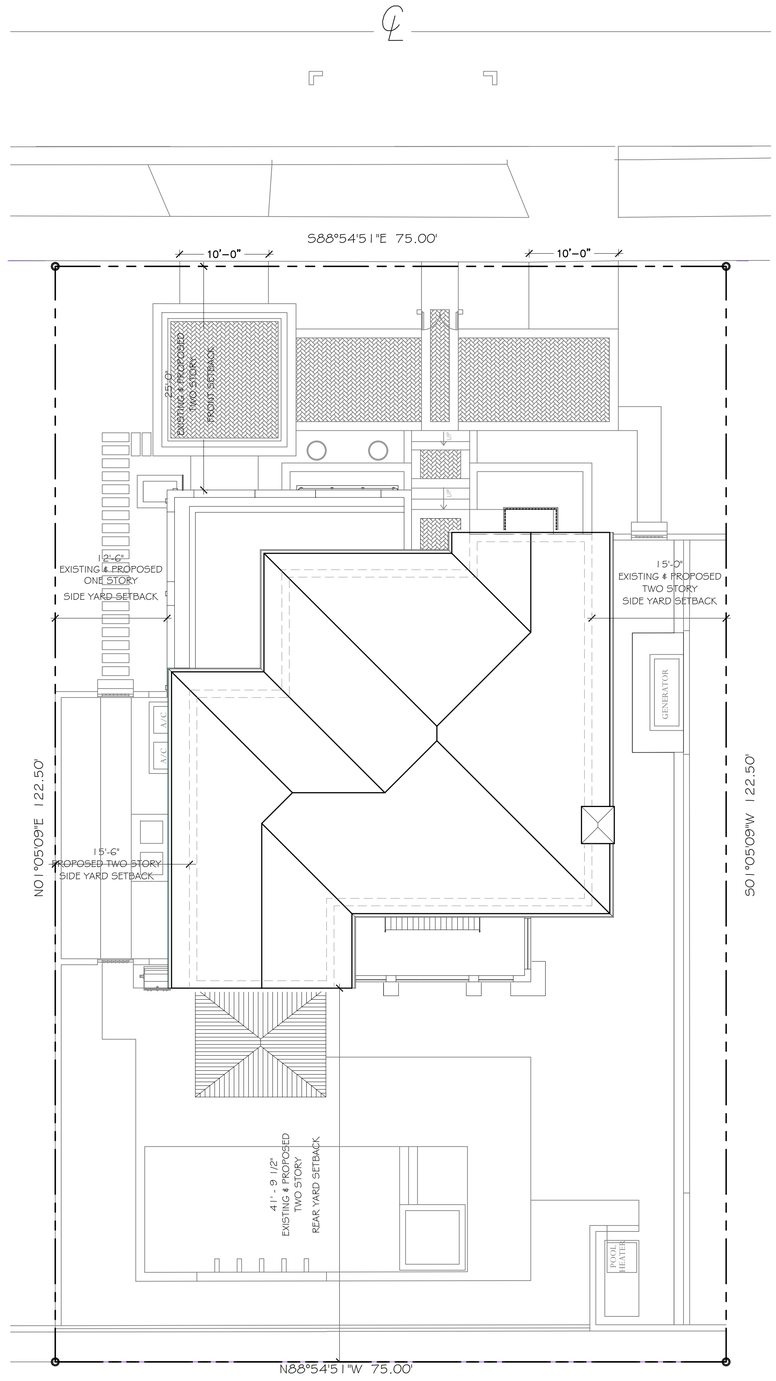
7-26-26
ARC-26-0045



EXISTING & PROPOSED LOT COVERAGE
NTS



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



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

(NO CHANGE)

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
10

7-26-26

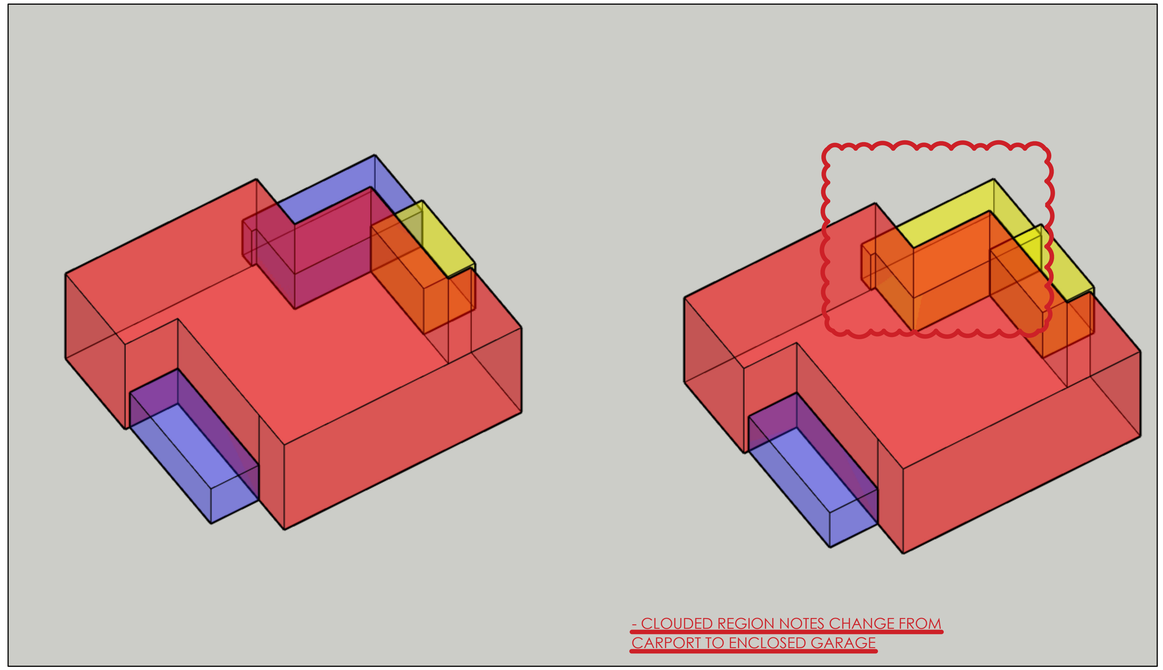
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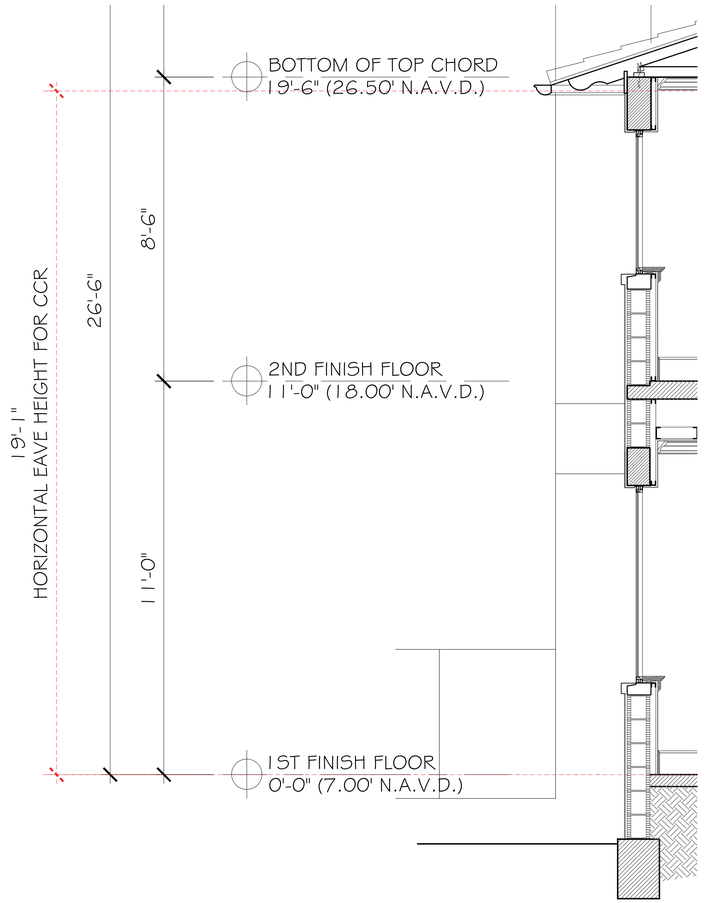
350 Seabreeze - Existing (height measured to horizontal of eave)			
Mass	Area	Height	Volume
2 Story Home	1755.10	19.08	33487.31
1 Story Home	128.68	10.50	1351.14
Carport	289.23	8.00	2313.84
Rear Loggia	187.00	8.00	1496.00

			9200	MAX COVERAGE
	Lot Size	9187.5	2756.25	
4.00 + [10,000 - Lot Size) / 10,000] = MAX CCR				
MAX CCR x Lot Size = MAX ALLOWABLE CUBIC FEET				
Max CCR	37536.00	4.08	Max Loggia	1876.80
Subtotal	38648.29	4.21		
Loggia Deduction	-1876.80	-0.13		
Adjusted Total	36771.49	4.00		

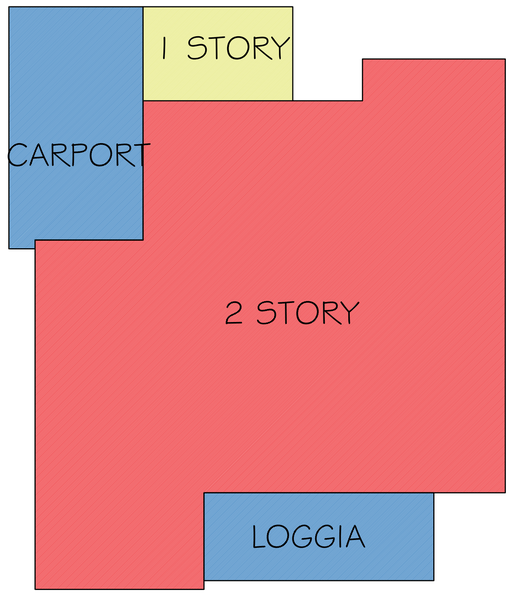
350 Seabreeze - Proposed (height measured to horizontal of eave)			
Mass	Area	Height	Volume
2 Story Home	1755.10	19.08	33487.31
1 Story Home	128.68	10.50	1351.14
Garage	289.23	8.00	2313.84
Rear Loggia	187.00	8.00	1496.00

			9200	MAX COVERAGE
	Lot Size	9187.5	2756.25	
4.00 + [10,000 - Lot Size) / 10,000] = MAX CCR				
MAX CCR x Lot Size = MAX ALLOWABLE CUBIC FEET				
Max CCR	37536.00	4.08	Max Loggia	1876.80
Subtotal	38648.29	4.21		
Loggia Deduction	-1496.00	-0.13		
Adjusted Total	37152.29	4.04		

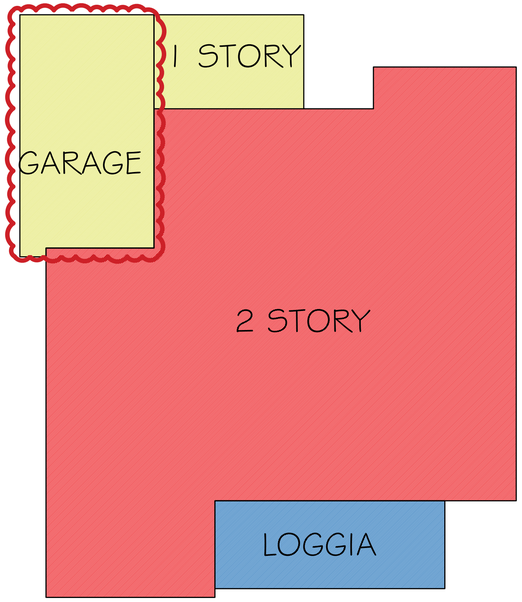




WALL SECTION
1/2" = 1'-0"



PROPOSED CCR
1/8" = 1'-0"



PROPOSED CCR
1/8" = 1'-0"

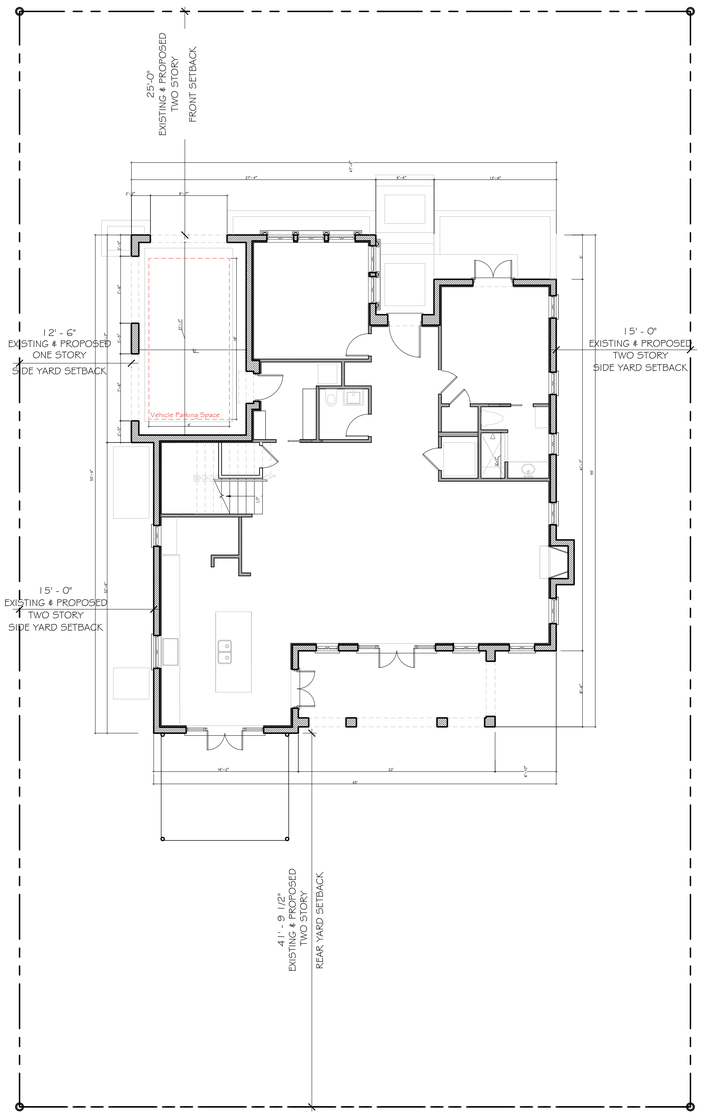
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
11

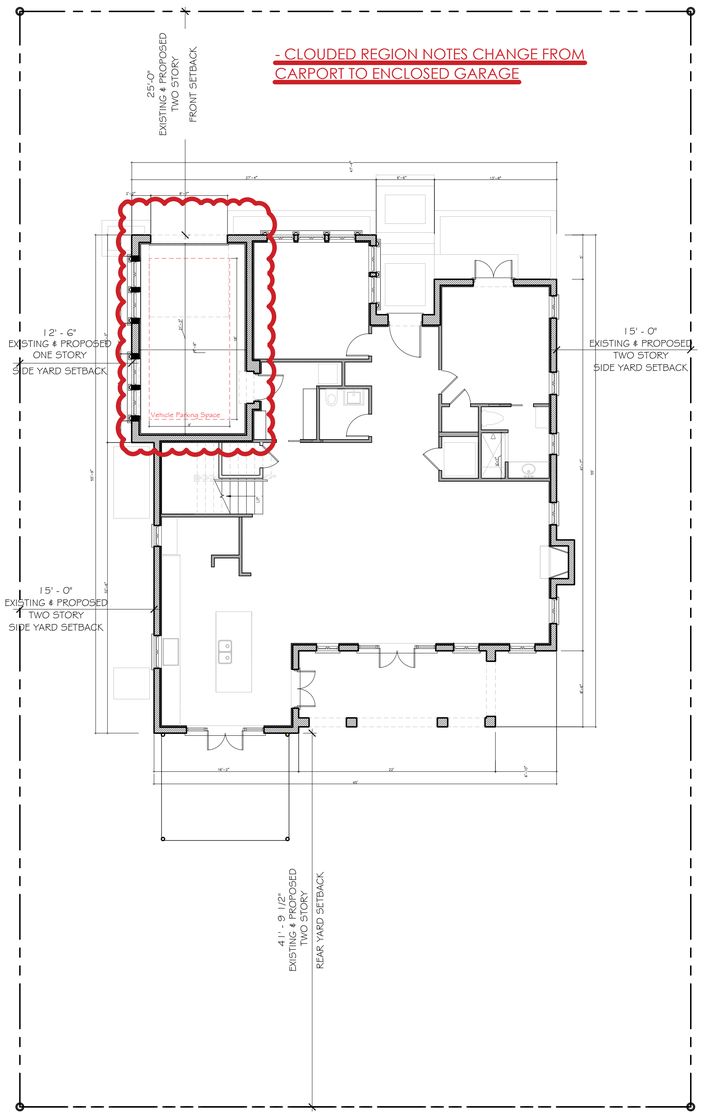
7-26-26

ARC-26-0045



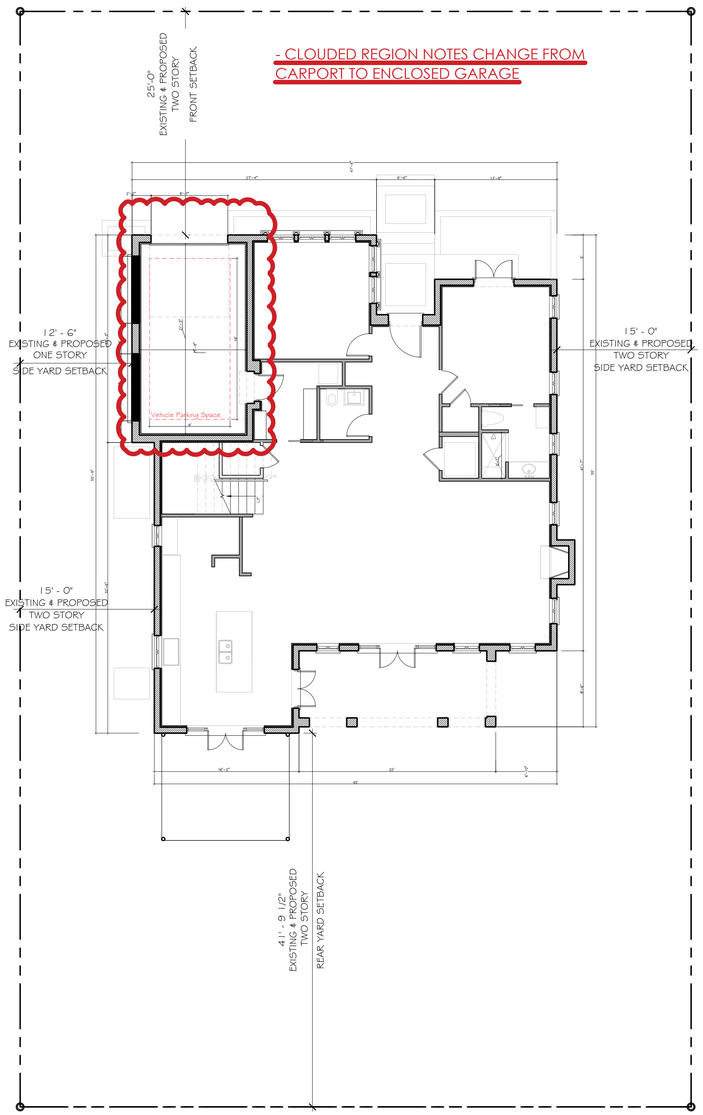
EXISTING FIRST FLOOR PLAN

1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN - OPTION 2

1/8" = 1'-0"

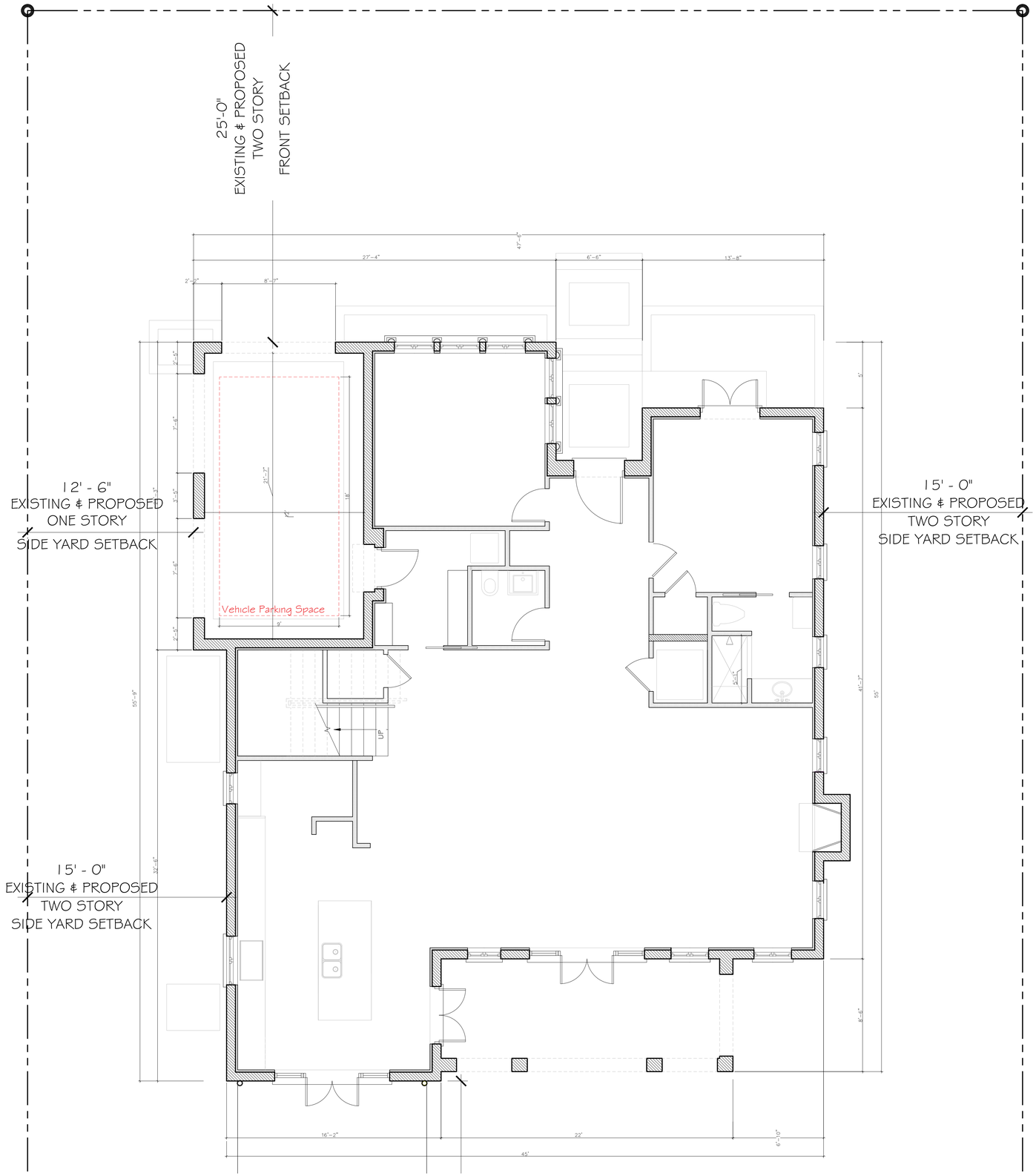
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
12

7-26-26

ARC-26-0045



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

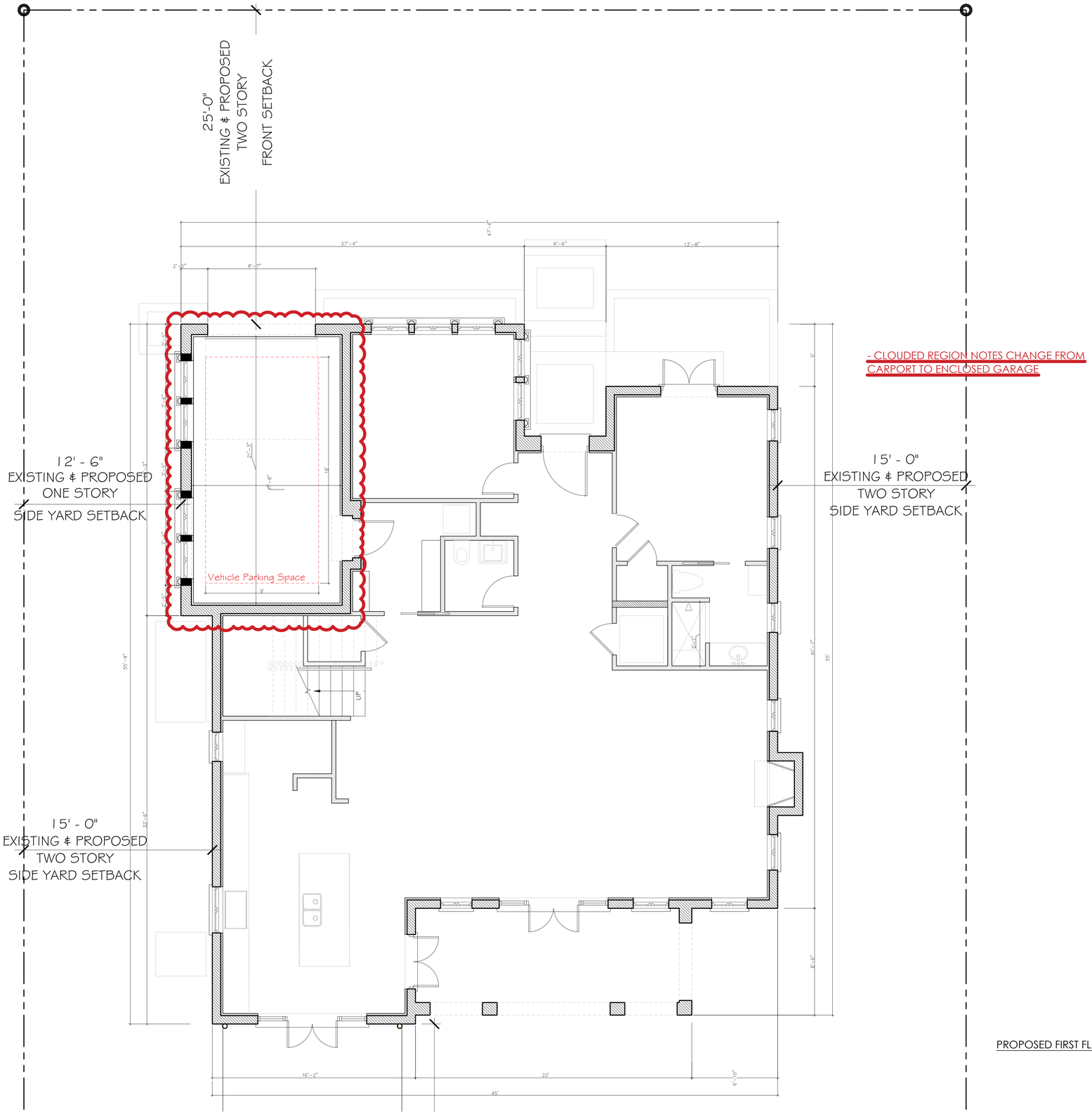
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
13

7-26-26

ARC-26-0045



- CLOUDED REGION NOTES CHANGE FROM CARPORT TO ENCLOSED GARAGE

PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

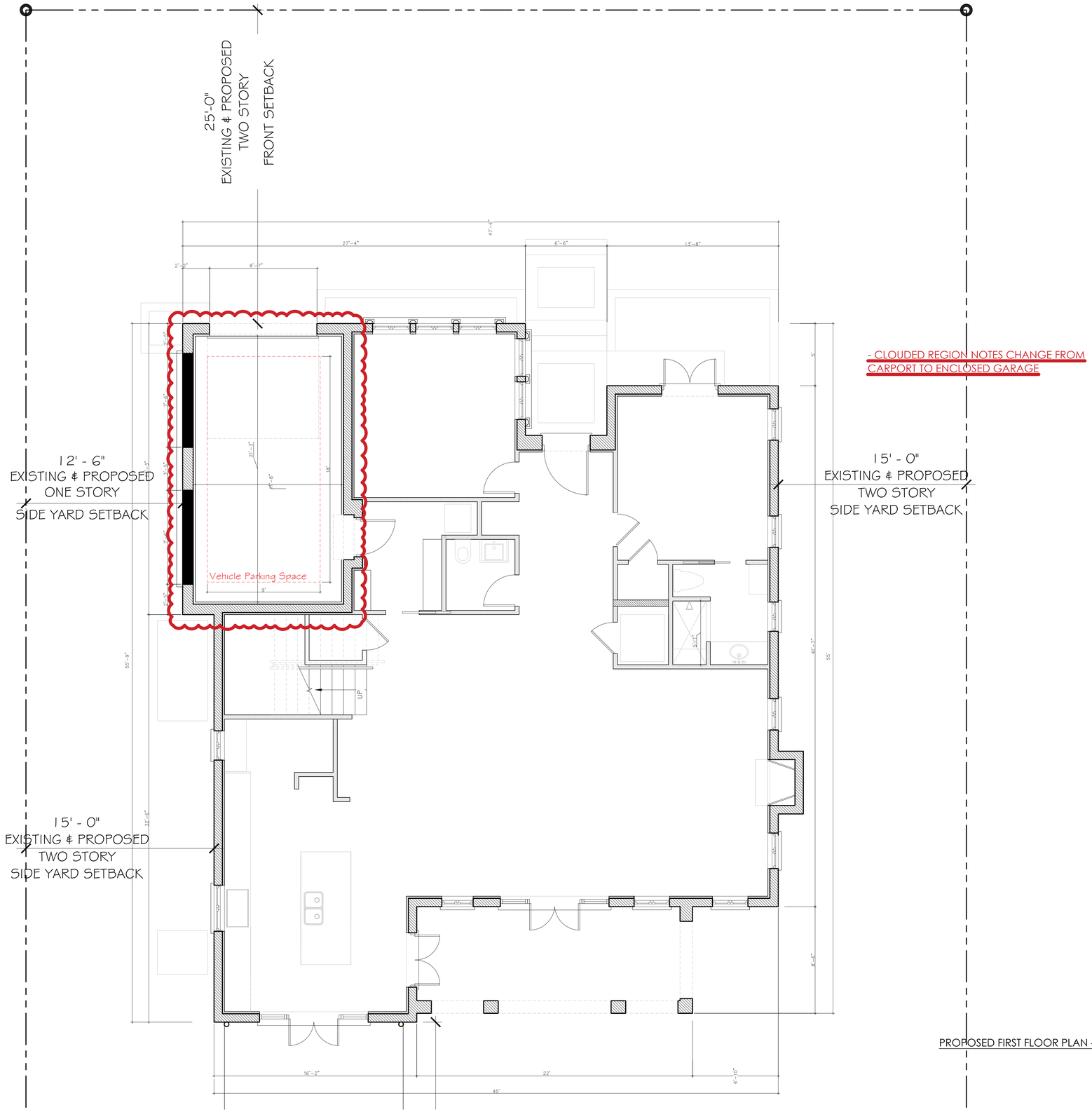
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
14

7-26-26

ARC-26-0045



- CLOUDED REGION NOTES CHANGE FROM CARPORT TO ENCLOSED GARAGE

PROPOSED FIRST FLOOR PLAN - OPTION 2

1/4" = 1'-0"

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
14a

7-26-26

ARC-26-0045



EXISTING NORTH ELEVATION

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

1/4" = 1'-0"

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
15

7-26-26

ARC-26-0045



EXISTING WEST ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION

1/4" = 1'-0"

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

△
△
△
△
△

SHEET NUMBER:
16

7-26-26

ARC-26-0045



EXISTING WEST ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION - OPTION 2

1/4" = 1'-0"

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
16a

7-26-26

ARC-26-0045



EXISTING WEST ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION - OPTION 2

1/4" = 1'-0"

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
16b

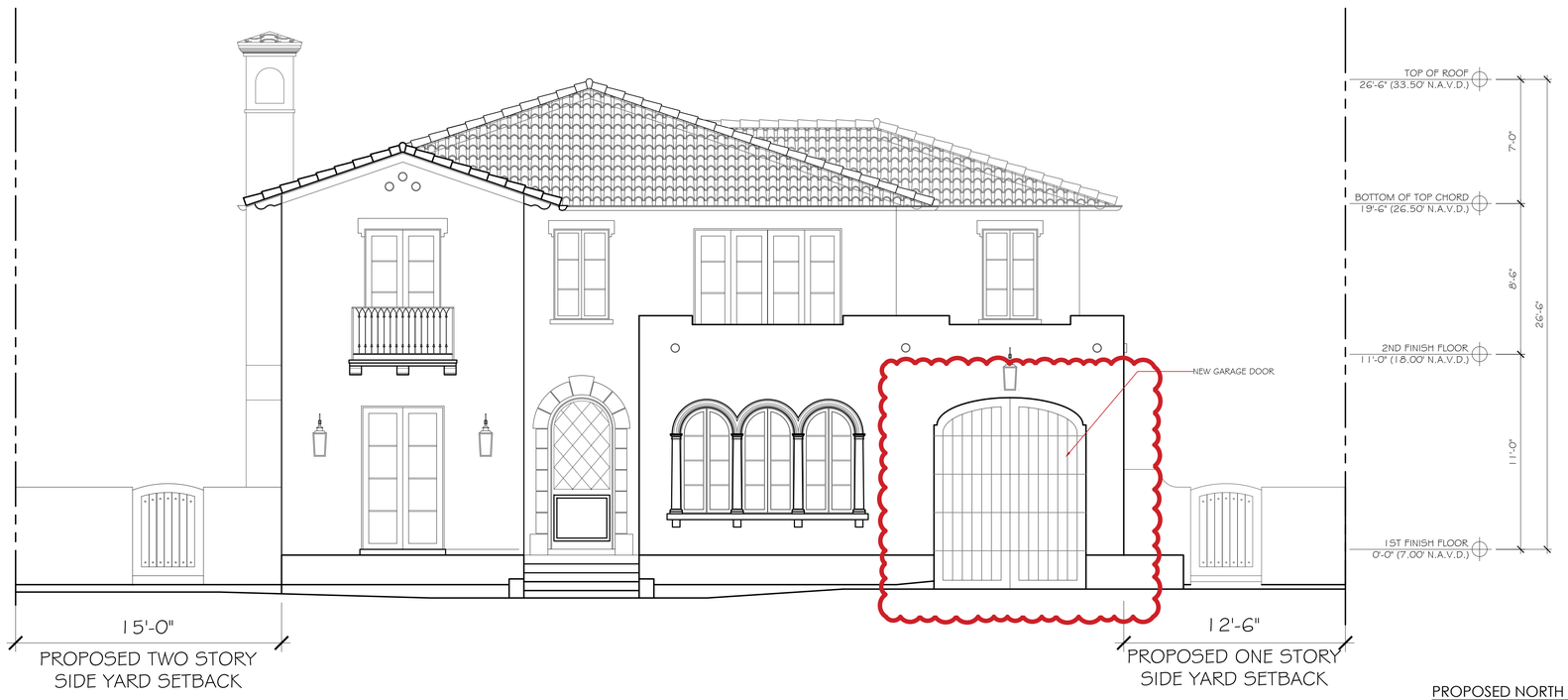
7-26-26

ARC-26-0045



EXISTING NORTH ELEVATION

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

1/4" = 1'-0"

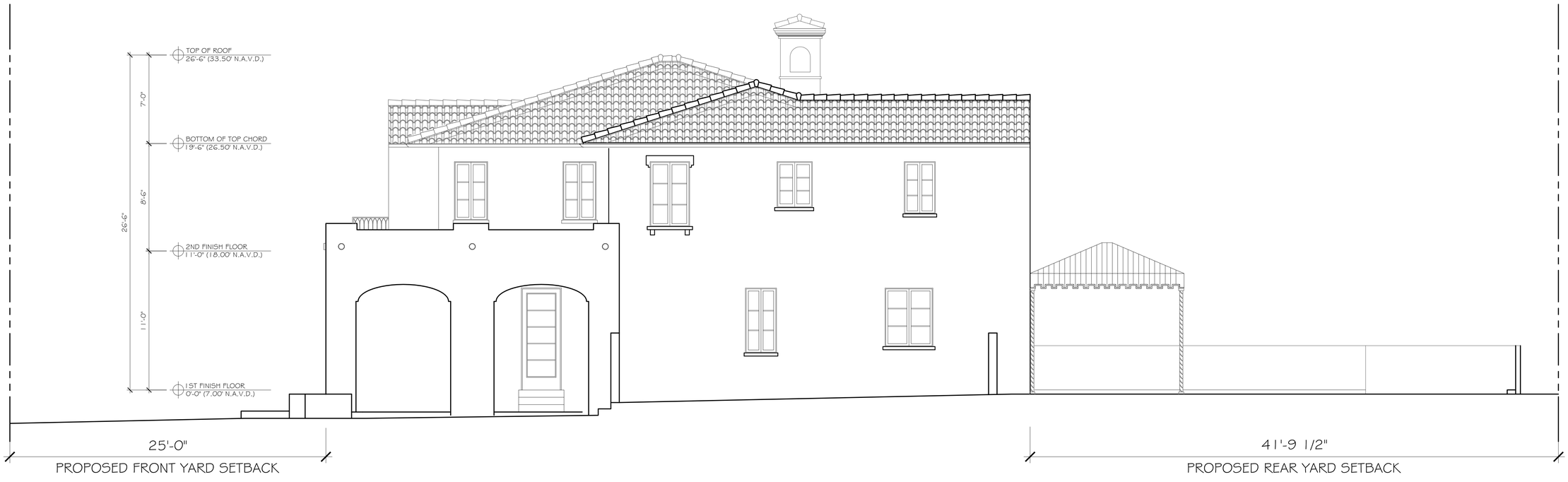
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
17

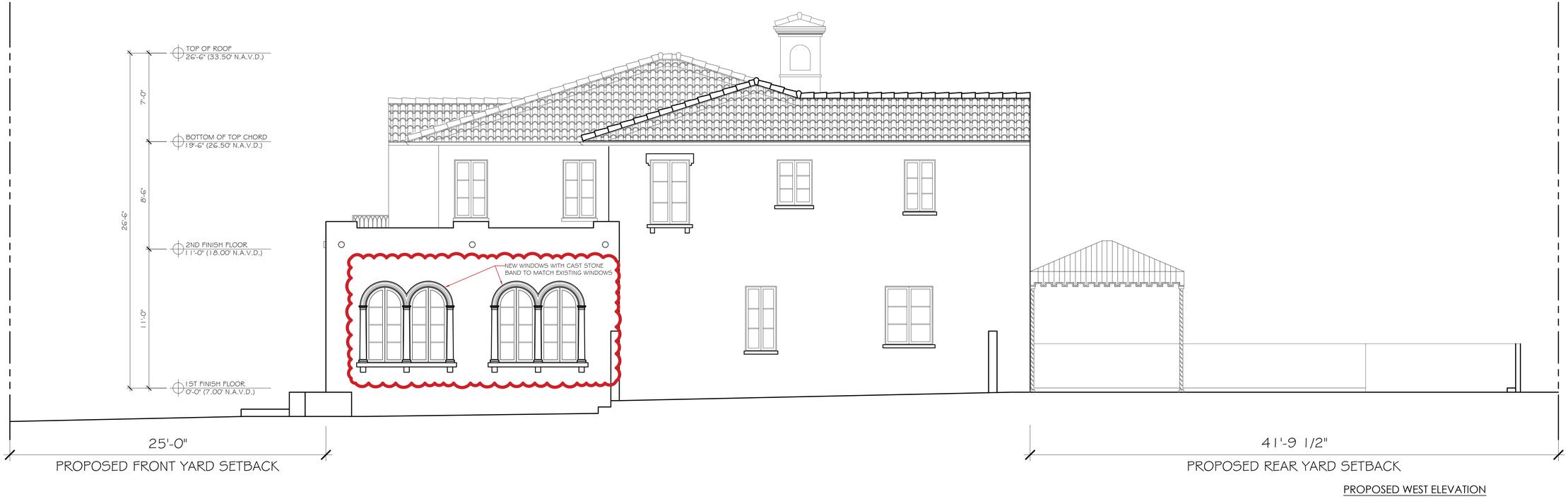
7-26-26

ARC-26-0045



EXISTING WEST ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION

1/4" = 1'-0"

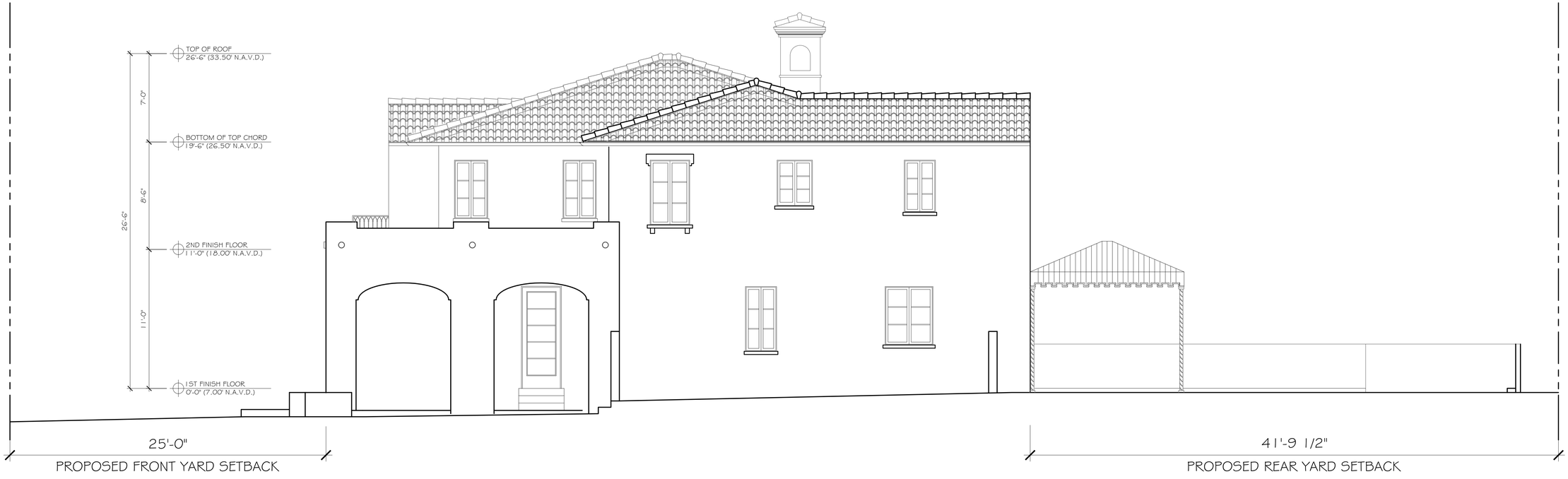
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
18

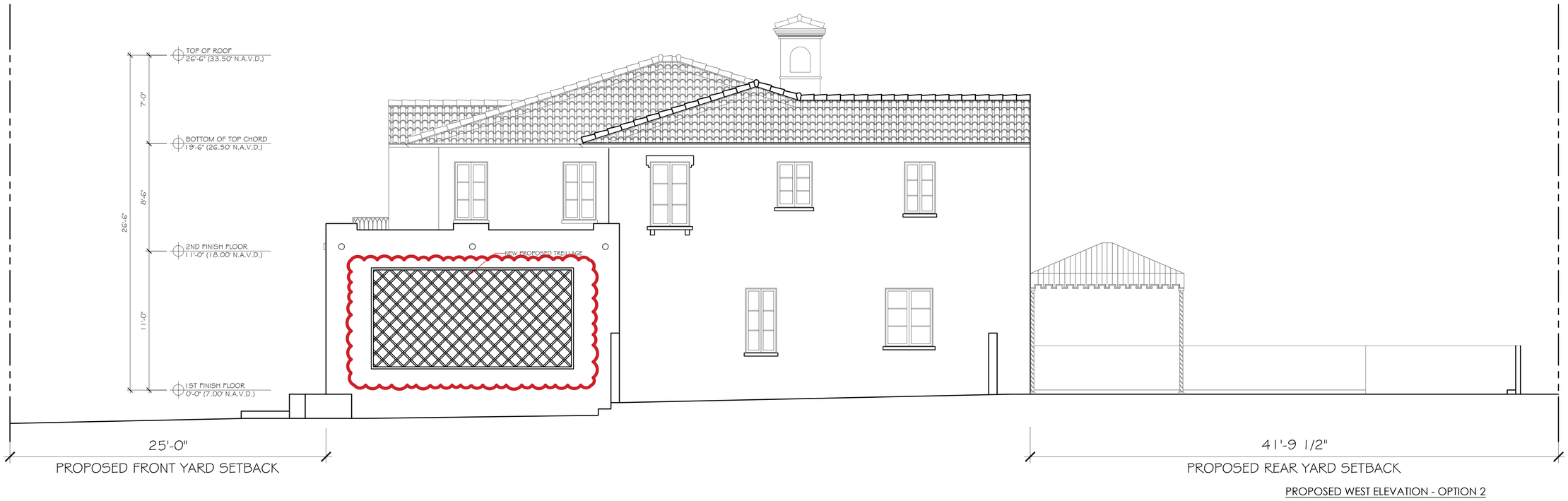
7-26-26

ARC-26-0045



EXISTING WEST ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION - OPTION 2

1/4" = 1'-0"

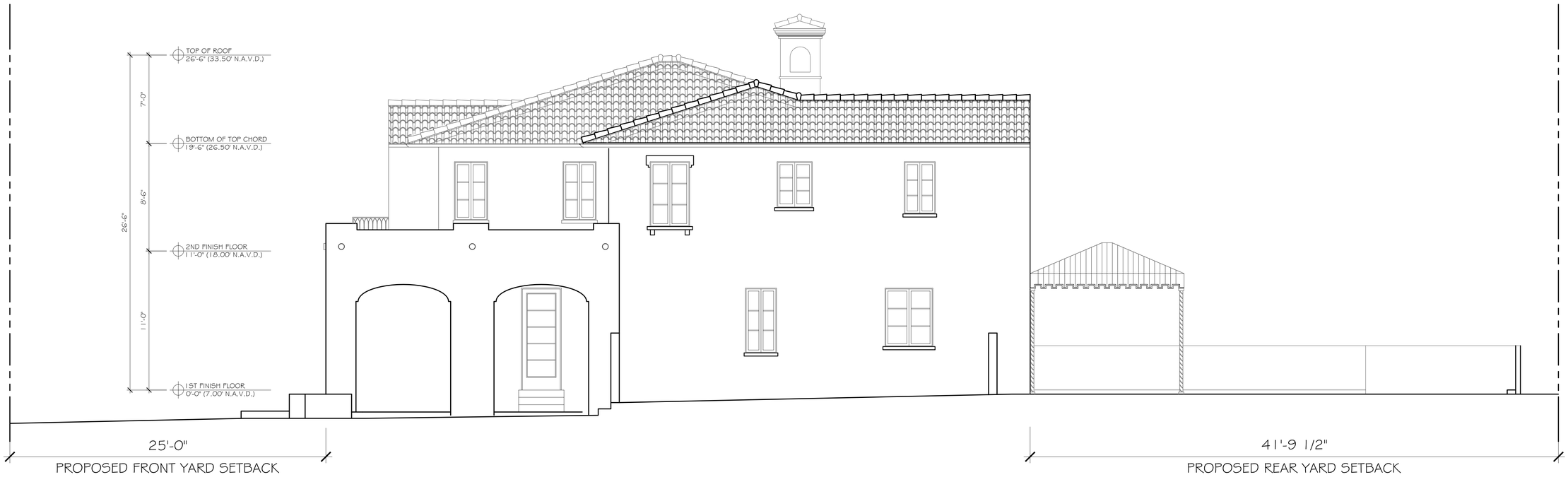
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
18a

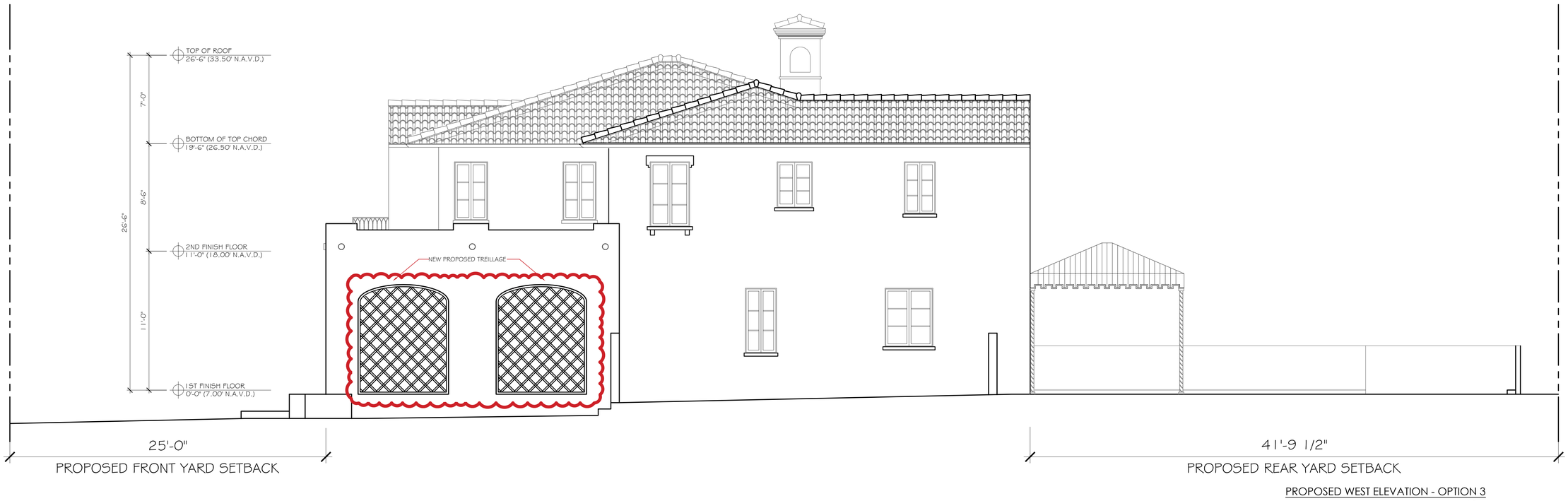
7-26-26

ARC-26-0045



EXISTING WEST ELEVATION

1/4" = 1'-0"



PROPOSED WEST ELEVATION - OPTION 3

1/4" = 1'-0"

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
18b

7-26-26

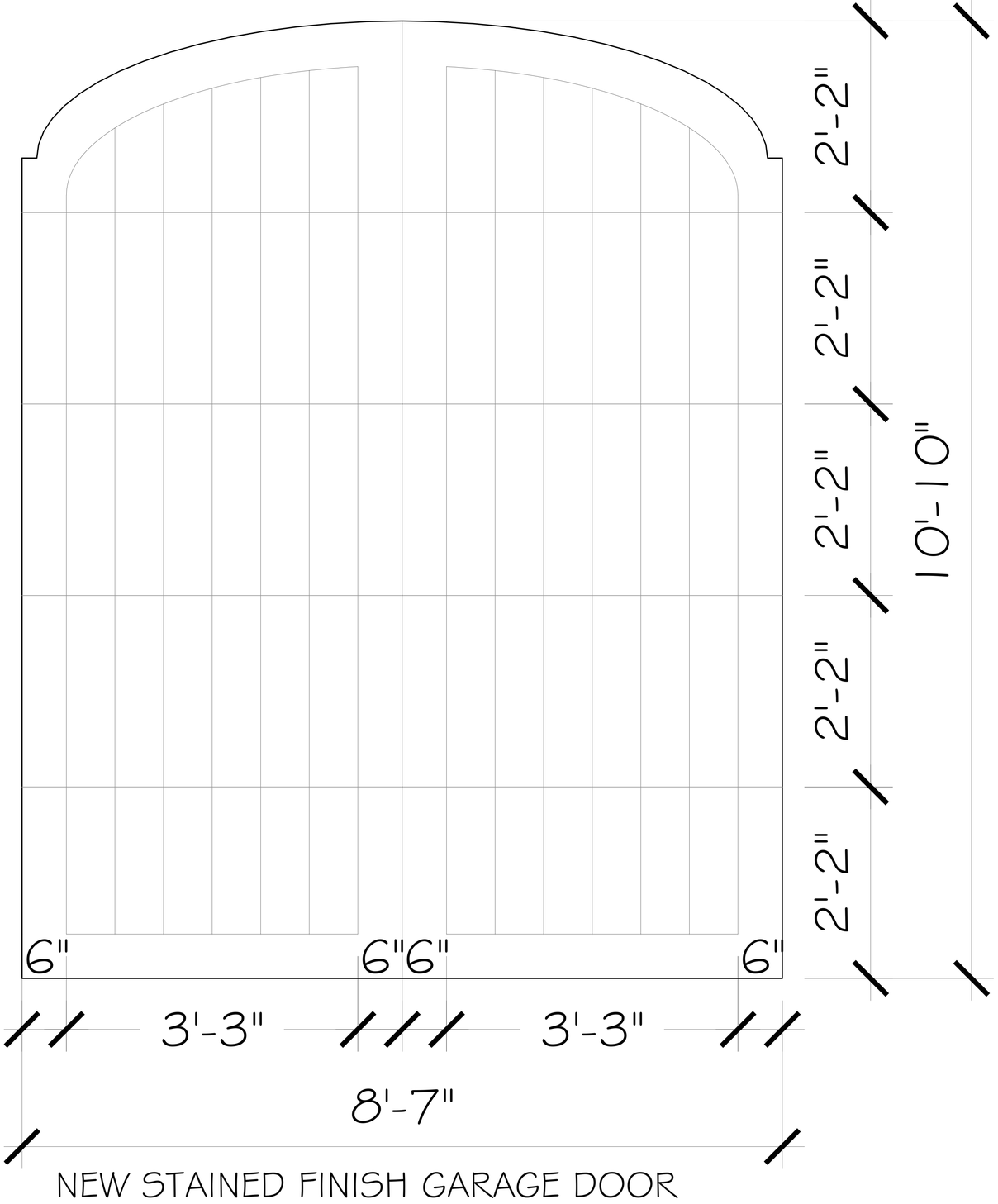
ARC-26-0045

Existing

Proposed

Existing

Proposed





Home / Wall / Warren Small Wall Lantern



DESIGNER: SEAN LAVIN

Warren Small Wall Lantern

STUDIO COLLECTION | VIEW THE WARREN SERIES



350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

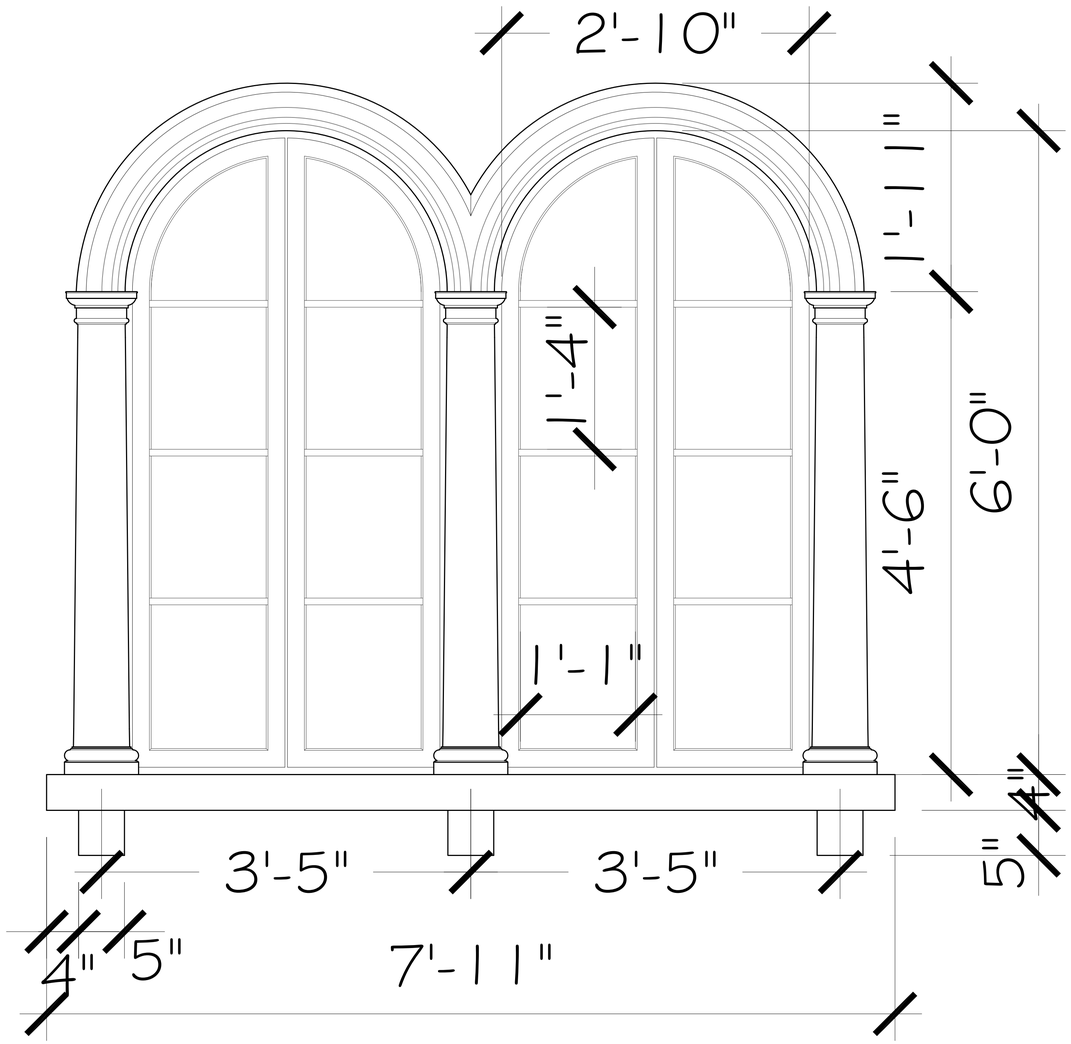
REVISIONS:

SHEET NUMBER:
23

7-26-26

ARC-26-0045





LRV: 30.42

James River Gray
AC-23

- IMPACT RATED ALUMINUM AND GLASS WINDOWS TO MATCH EXISTING
COLOR TO MATCH EXISTING
BENJAMIN MOORE -
JAMES RIVER GRAY AC-23

- CAST STONE SILL TO MATCH EXISTING

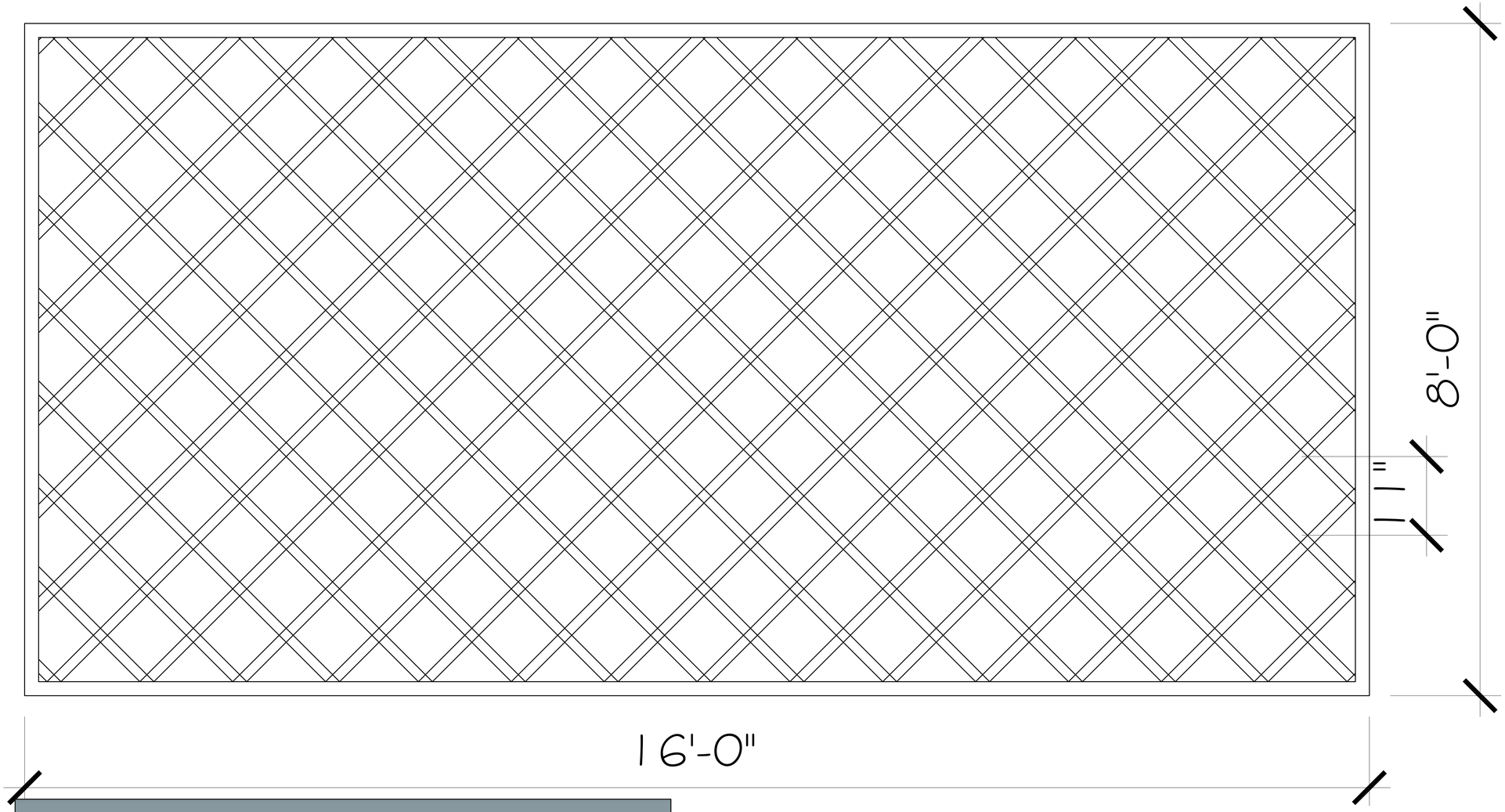
DETAILS
1 1/2" = 1'-0"

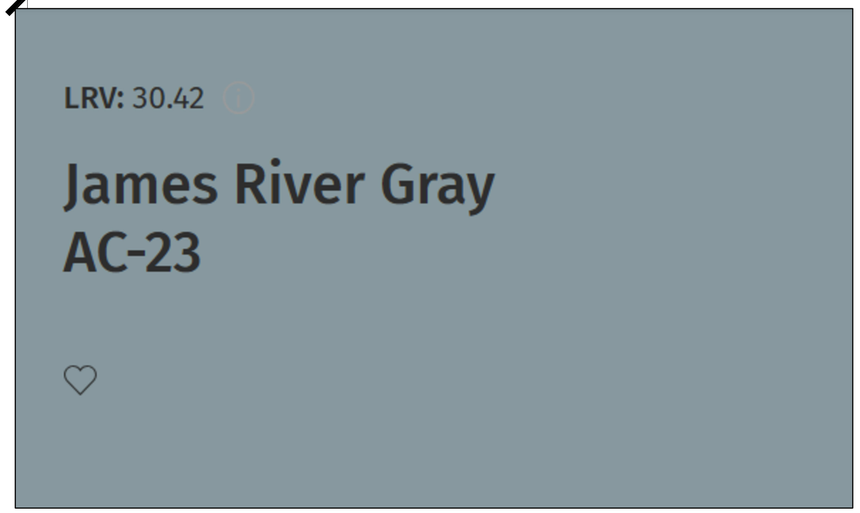
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
24

7-26-26
ARC-26-0045





BENJAMIN MOORE -
JAMES RIVER GRAY AC-23

OPTION 2 TREILLAGE (PREFERRED) DETAILS
1 1/2" = 1'-0"

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
25

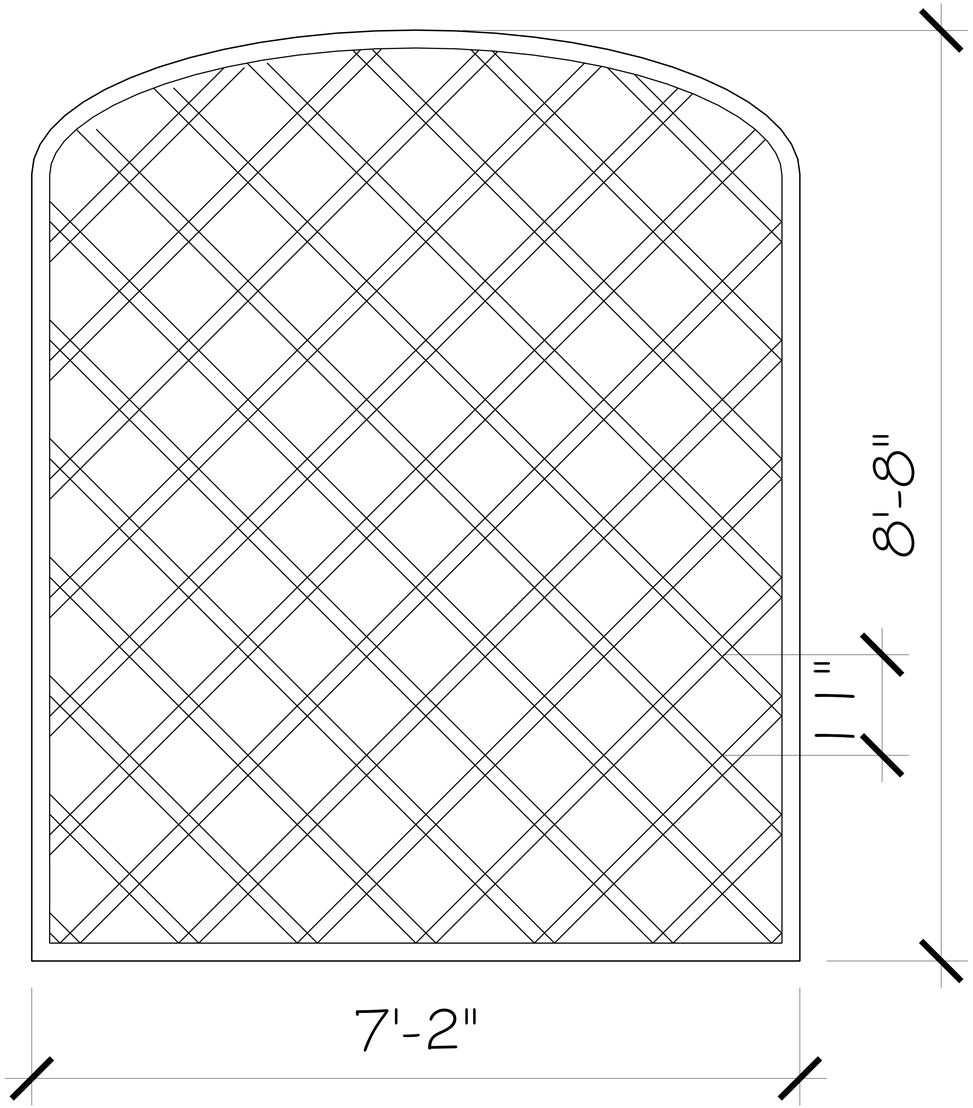
7-26-26

ARC-26-0045



LRV: 30.42

James River Gray
AC-23



DETAILS OPTION 3
1 1/2" = 1'-0"

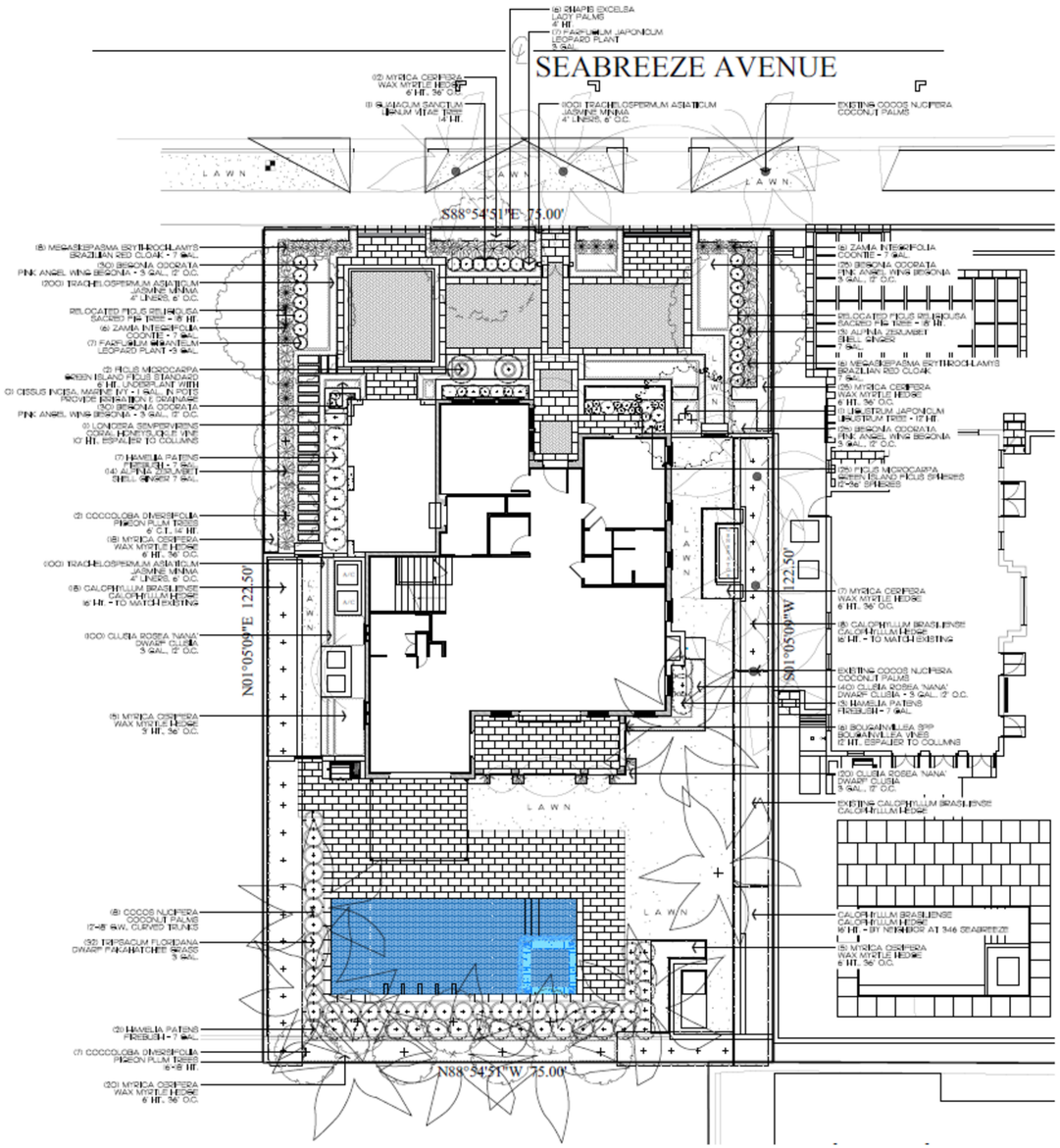
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
25b

7-26-26

ARC-26-0045





(NO CHANGE)

EXISTING & PROPOSED LANDSCAPE PLAN (NO CHANGE)

1/8" = 1'-0"

350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

SHEET NUMBER:
26

7-26-26

ARC-26-0045

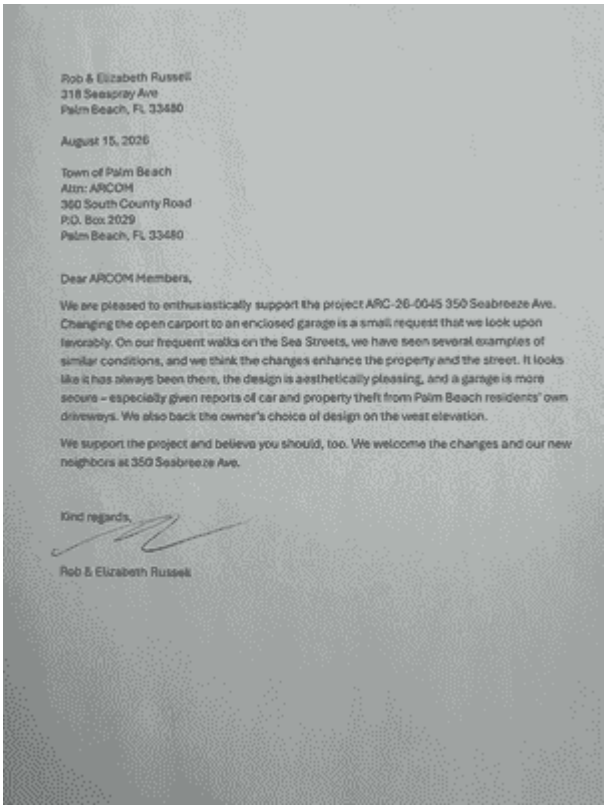
Public Comment - ARCOM

08/18/2026 12:01 PM (EDT)

Public Comment

Please note that all submissions of this form will become part of the official public record.

Comments must be submitted at least 48 hours prior to the start of the meeting. Any comments submitted after this time may not be processed until after the meeting has concluded.

Month of Meeting	August
Please select the agenda item you would like to comment on.	ARC-26-0045 350 SEABREEZE AVE
Comment	We enthusiastically support the project!
Your Position	For
First and Last Name	Robert & Elizabeth Russell
Address	318 Seaspray Avenue
Image or File Upload (optional)	

Rob & Elizabeth Russell
318 Seaspray Ave
Palm Beach, FL 33480

August 15, 2026

Town of Palm Beach
Attn: ARCOM
360 South County Road
P.O. Box 2029
Palm Beach, FL 33480

Dear ARCOM Members,

We are pleased to enthusiastically support the project ARC-26-0045 350 Seabreeze Ave. Changing the open carport to an enclosed garage is a small request that we look upon favorably. On our frequent walks on the Sea Streets, we have seen several examples of similar conditions, and we think the changes enhance the property and the street. It looks like it has always been there, the design is aesthetically pleasing, and a garage is more secure – especially given reports of car and property theft from Palm Beach residents' own driveways. We also back the owner's choice of design on the west elevation.

We support the project and believe you should, too. We welcome the changes and our new neighbors at 350 Seabreeze Ave.

Kind regards,

Rob & Elizabeth Russell

Public Comment - ARCOM

07/29/2026 6:02 PM (EDT)

Public Comment

Please note that all submissions of this form will become part of the official public record.

Comments must be submitted at least 48 hours prior to the start of the meeting. Any comments submitted after this time may not be processed until after the meeting has concluded.

Month of Meeting	August
Please select the agenda item you would like to comment on.	ARC-26-0045 350 SEABREEZE AVE
Comment	I live directly across the street from 350 Seabreeze Avenue and I am writing to object to the application to enclose the porte cochere (carport) to make a garage. This newly built residence has a charming design and the porte cochere is a major component of that charm. As importantly, the porte cochere is consistent with the historic built environment on the Sea Streets. There are many porte cocheres on these streets that contribute to the overall charm of the neighborhood. I have attached a photo sheet showing nine (9) Seabreeze Avenue properties with porte cocheres. It is interesting to note that during the ARCOM hearing of December 15, 2023, the attorney representing the project said in reference to the carport that it is "….in keeping with [the] neighborhood." Additionally, the project architect said that the porte cochere is "…. more in keeping with the Sea Streets. We did not want to see a single garage door more suburban look….". Also, during the ARCOM hearing of January 24, 2024, one of the ARCOM architects said he was "….in support of the porte cochere over a garage….it brings a lot of charm to…. this house and puts some kind of historic character…". BOTTOM LINE: The porte cochere was an important part of the original approval and more importantly adds to the building's charm and the charm of the built environment. I respectfully urge you to deny this application. Thank you for your attention and consideration.
Your Position	Against
First and Last Name	Jay Serzan
Address	353 Seabreeze Avenue
Image or File Upload (optional)	Seabreeze porte-cochère .pdf 350 Seabreeze OBJECTION.pdf






163

155


128


July 30, 2026

Dear ARCOM Board Members,

I live directly across the street from 350 Seabreeze Avenue and I am writing to object to the application to enclose the porte cochere (carport) to make a garage.

This newly built residence has a charming design and the porte cochere is a major component of that charm. As importantly, the porte cochere is consistent with the historic built environment on the Sea Streets. There are many porte cocheres on these streets that contribute to the overall charm of the neighborhood. I have attached a photo sheet showing nine (9) Seabreeze Avenue properties with porte cocheres.

It is interesting to note that during the ARCOM hearing of December 15, 2023, the attorney representing the project said in reference to the carport that it is "….in keeping with [the] neighborhood."

Additionally, the project architect said that the porte cochere is "…. more in keeping with the Sea Streets. We did not want to see a single garage door more suburban look….".

Also, during the ARCOM hearing of January 24, 2024, one of the ARCOM architects said he was "….in support of the porte cochere over a garage….it brings a lot of charm to…. this house and puts some kind of historic character…".

BOTTOM LINE: The porte cochere was an important part of the original approval and more importantly adds to the building's charm and the charm of the built environment.

I respectfully urge you to deny this application.

Thank you for your attention and consideration.

Best regards,

Jay Serzan
353 Seabreeze Avenue

Public Comment - ARCOM

08/18/2026 1:25 PM (EDT)

Public Comment

Please note that all submissions of this form will become part of the official public record.

Comments must be submitted at least 48 hours prior to the start of the meeting. Any comments submitted after this time may not be processed until after the meeting has concluded.

Month of Meeting	August
Please select the agenda item you would like to comment on.	ARC-26-0045 350 SEABREEZE AVE
Comment	Please see attached letter of support.
Your Position	For
First and Last Name	Sean and Colleen Rooney
Address	302 Seabreeze Ave
Image or File Upload (optional)	ROONEY ARCOM SUPPORT LETTER.pdf

Sean and Colleen Rooney

302 Seabreeze Ave

Palm Beach, FL 33480

August 17, 2026

Town of Palm Beach

Attn: ARCOM

360 South County Road

P.O. Bo x 2029

Palm Beach, FL 33480

Dear ARCOM and Town of Palm Beach Building Department,

We are pleased to express our strong support for ARCOM application ARC-26-0045 for the property located at 350 Seabreeze Ave.

After reviewing the proposed plans and renderings, we believe the carport enclosure with a garage door is a tasteful and well considered improvement to the property. The design complements the home and provides a more finished and attractive appearance than an open carport, where vehicles, storage, and other items would otherwise be visible.

We also support the proposed side elevation and believe it is an appropriate choice for the property. This portion of the enclosure will not be visible from neighboring properties or public areas, and we see no reason for it to detract from the character of the surrounding neighborhood.

Overall, we believe the proposed improvements are thoughtful, attractive, and consistent with the property. We respectfully ask that ARCOM approve application ARC-26-0045.

We are happy to welcome the future residents of 350 Seabreeze Ave. to the neighborhood and wish them many happy years in their new home. We are extremely grateful for the commission and all they do for the Town of Palm Beach.

All our Best,

Sean and Colleen Rooney

Public Comment - ARCOM

08/18/2026 1:24 PM (EDT)

Public Comment

Please note that all submissions of this form will become part of the official public record.

Comments must be submitted at least 48 hours prior to the start of the meeting. Any comments submitted after this time may not be processed until after the meeting has concluded.

Month of Meeting	August
Please select the agenda item you would like to comment on.	ARC-26-0045 350 SEABREEZE AVE
Comment	Please see attached letter of support
Your Position	For
First and Last Name	Paul Queally
Address	326 Seabreeze Ave
Image or File Upload (optional)	QUEALLY FINAL LETTER OF SUPPORT.pdf

Paul Queally

326 Seabreeze Ave

Palm Beach, FL 33480

August 17, 2026

Town of Palm Beach

Attn: ARCOM

360 South County Road

P.O. Bo x 2029

Palm Beach, FL 33480

I am writing to convey our full support for the proposed improvements at 350 Seabreeze Ave., as outlined in ARCOM application ARC-26-0045.

I have taken the opportunity to review the plans and proposed design, and I feel the project will enhance the overall appearance and functionality of the property. The enclosed carport creates a more cohesive and finished look while also providing a cleaner presentation from the street and surrounding properties. I believe enclosing the space is preferable to leaving an open area that could potentially expose vehicles, equipment, or household storage.

The proposed design appears to be carefully planned and in keeping with the character of the home. I also believe the side elevation is a sensible and appropriate solution, particularly given that it will not be visible from neighboring properties or public view.

In my opinion, these improvements will have a positive effect on the property and will not negatively impact the surrounding neighborhood. I therefore respectfully encourage ARCOM to approve the application.

I look forward to welcoming the owners of 350 Seabreeze Ave. to the neighborhood and hope they enjoy their new home for many years to come.

With Regards,

Paul Queally

Public Comment - ARCOM

08/18/2026 1:23 PM (EDT)

Public Comment

Please note that all submissions of this form will become part of the official public record.

Comments must be submitted at least 48 hours prior to the start of the meeting. Any comments submitted after this time may not be processed until after the meeting has concluded.

Month of Meeting	August
Please select the agenda item you would like to comment on.	ARC-26-0045 350 SEABREEZE AVE
Comment	Please see attached letter of support.
Your Position	For
First and Last Name	Michael Brennan
Address	240 Seabreeze Ave
Image or File Upload (optional)	Michael_Brennan_ARCOM_Support_Letter.pdf

Michael Brennan

240 Seabreeze

Palm Beach, Florida

August 17, 2026

Town of Palm Beach

Attn: ARCOM

360 South County Road

P.O. Box 2029

Palm Beach, FL 33480

I am writing in support of the proposed improvements to 350 Seabreeze Ave. described in ARCOM application ARC-26-0045.

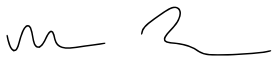
As a nearby resident, I believe the proposed work is a thoughtful improvement to the property and the streetscape. Enclosing the existing carport should give the home a more complete, intentional appearance while also screening vehicles and normal household items from view.

The plans appear consistent with the character of the residence and surrounding neighborhood. The treatment of the side elevation also seems practical and well considered, particularly because that portion of the work will have little to no visibility from neighboring properties or the public right-of-way.

Based on my review, I do not believe the project will create any adverse impact on the neighborhood. To the contrary, I think the improvements will enhance the property and are worthy of ARCOM's approval.

I am pleased to support the application and look forward to welcoming the owners of 350 Seabreeze Ave. to the neighborhood.

Sincerely,



Michael Brennan

Public Comment - ARCOM

08/18/2026 1:21 PM (EDT)

Public Comment

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Month of Meeting	August
Please select the agenda item you would like to comment on.	ARC-26-0045 350 SEABREEZE AVE
Comment	Please see attached letter of support
Your Position	For
First and Last Name	Clay H Grubman
Address	403 Seabreeze Ave
Image or File Upload (optional)	Grubman - ARCOM Letter for 350 Seabreeze Ave.pdf

The Town of Palm Beach

Architectural Review Committee

360 South County Road

P.O. Box 2029

Palm Beach, FL 33480 August 17, 2026

Dear Members of ARCOM,

My name is Clay H Grubman and I reside at 403 Seabreeze. As a nearby resident, I believe the proposed work is a thoughtful improvement to the property and the surrounding streetscape. Enclosing the existing carport will give the home a more complete and intentional appearance while also screening vehicles and typical household items from view.

The proposed design appears consistent with the character of both the residence and the surrounding neighborhood. The treatment of the side elevation is also practical and thoughtfully designed, particularly since this portion of the work will have little to no visibility from neighboring properties or the public right-of-way.

Based on my review of the plans, I do not believe the project will create any adverse impact on the neighborhood. To the contrary, I believe the improvements will enhance the property's appearance, contribute positively to the streetscape, and represent a worthwhile investment in the community.

I am pleased to support this application and respectfully encourage ARCOM to approve it. I also look forward to welcoming the owners of 350 Seabreeze Ave. to the neighborhood.

Sincerely,

Clay H Grubman

Public Comment - ARCOM

08/18/2026 1:18 PM (EDT)

Public Comment

Please note that all submissions of this form will become part of the official public record.

Comments must be submitted at least 48 hours prior to the start of the meeting. Any comments submitted after this time may not be processed until after the meeting has concluded.

Month of Meeting	August
Please select the agenda item you would like to comment on.	ARC-26-0045 350 SEABREEZE AVE
Comment	Please see attached letter of support
Your Position	For
First and Last Name	Dr. Chauncey & Mrs. Deborah Crandall
Address	428 Seabreeze Ave
Image or File Upload (optional)	Crandall - Letter of Support.pdf

Dr. Chauncey & Mrs. Deborah Crandall
428 Seabreeze Ave
Palm Beach, FL 33480

August 17, 2026

Town of Palm Beach
Attn: ARCOM
360 South County Road
P.O. Box 2029
Palm Beach, FL 33480

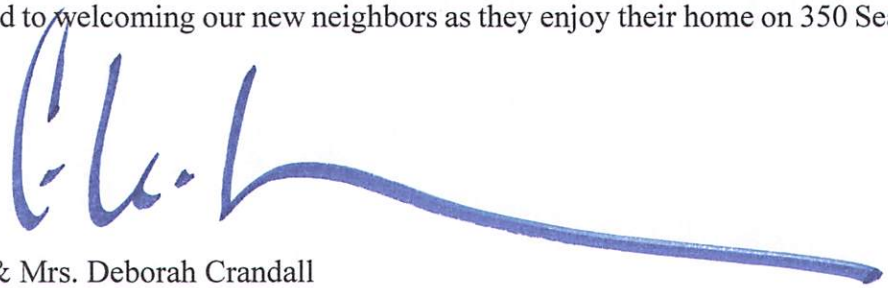
Dear ARCOM and Town of Palm Beach Building Department,

We are writing to express our support for the proposed ARCOM application ARC-26-0045 at 350 Seabreeze Ave. The proposed carport enclosure is well executed and charming, and the request is logical. Having reviewed the plans and renderings, we believe the modifications will be more pleasing to see compared to an open carport where a vehicle, visible storage, or other elements might be left out in the open.

We believe you should approve the project and we support the owner's preference of the side elevation which will not even be visible to anyone.

We look forward to welcoming our new neighbors as they enjoy their home on 350 Seabreeze Ave.

Sincerely,



Dr. Chauncey & Mrs. Deborah Crandall

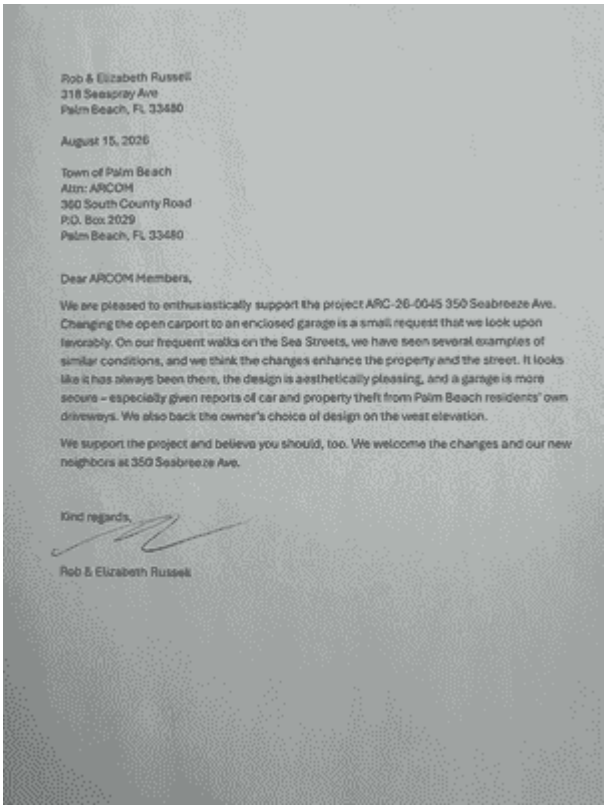
Public Comment - ARCOM

08/18/2026 12:01 PM (EDT)

Public Comment

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Month of Meeting	August
Please select the agenda item you would like to comment on.	ARC-26-0045 350 SEABREEZE AVE
Comment	We enthusiastically support the project!
Your Position	For
First and Last Name	Robert & Elizabeth Russell
Address	318 Seaspray Avenue
Image or File Upload (optional)	

Rob & Elizabeth Russell
318 Seaspray Ave
Palm Beach, FL 33480

August 15, 2026

Town of Palm Beach
Attn: ARCOM
360 South County Road
P.O. Box 2029
Palm Beach, FL 33480

Dear ARCOM Members,

We are pleased to enthusiastically support the project ARC-26-0045 350 Seabreeze Ave. Changing the open carport to an enclosed garage is a small request that we look upon favorably. On our frequent walks on the Sea Streets, we have seen several examples of similar conditions, and we think the changes enhance the property and the street. It looks like it has always been there, the design is aesthetically pleasing, and a garage is more secure – especially given reports of car and property theft from Palm Beach residents' own driveways. We also back the owner's choice of design on the west elevation.

We support the project and believe you should, too. We welcome the changes and our new neighbors at 350 Seabreeze Ave.

Kind regards,

Rob & Elizabeth Russell

TOWN OF PALM BEACH

Information for Architectural Commission Meeting on: August 26, 2026

To: Architectural Commission

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

From: Planning, Zoning & Building

Re: ARC-26-0048 150 EL VEDADO RD. The applicant, 828 Florida Properties LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate with landscape and hardscape modifications.

Date: 8/19/2026

ATTACHMENTS
- PZB Staff Report
- Letter of Intent
- Plans

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life

FUNDING
Fee-Related

ARC-26-0048 150 EL VEDADO RD. The applicant, 828 Florida Properties LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate with landscape and hardscape modifications.

Applicants: 828 Florida Properties LLC
Representative: Environment Design Group

HISTORY:
The property at 150 El Vedado has had minor applications including a new driveway and addition the of a fountain and spa under application A-043-2021. The same year an application was approved A-092-2021, for minor fenestration changes.

THE PROJECT:
The applicant has submitted exhibits, entitled "Private Residence 150 El Vedado" as prepared by Environment Design Group, uploaded August 10, 2026.

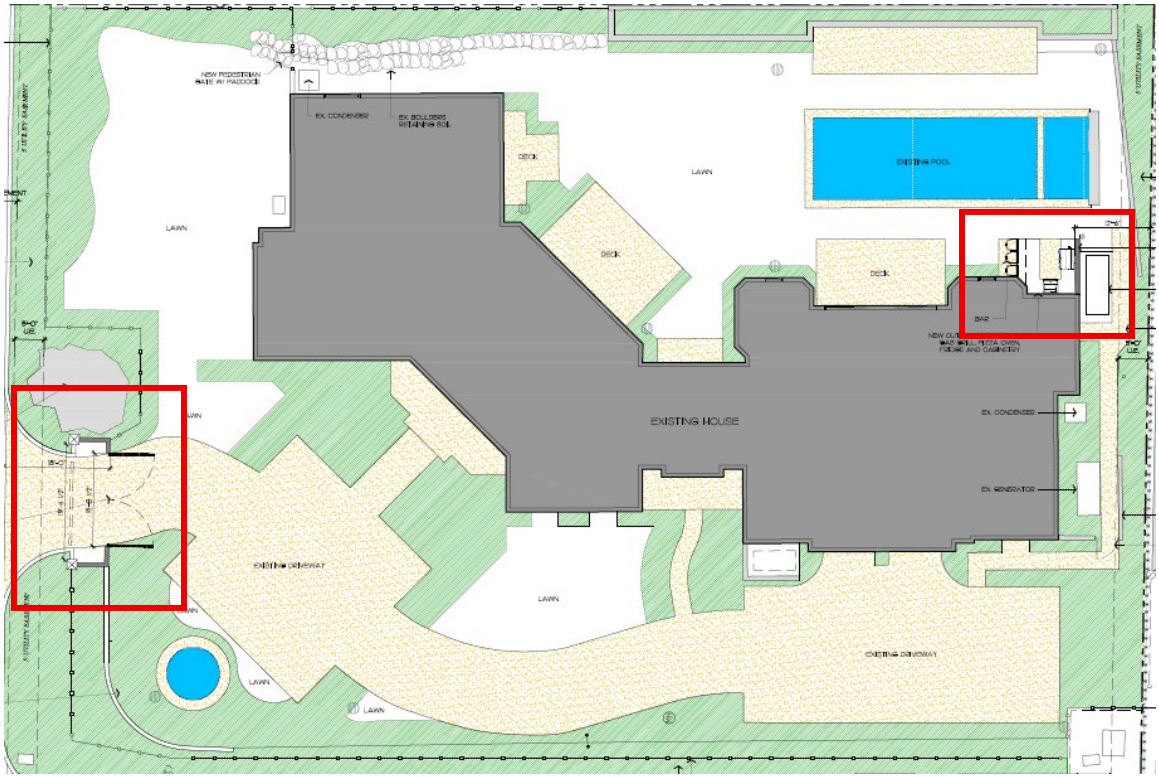
The following scope of work is proposed:

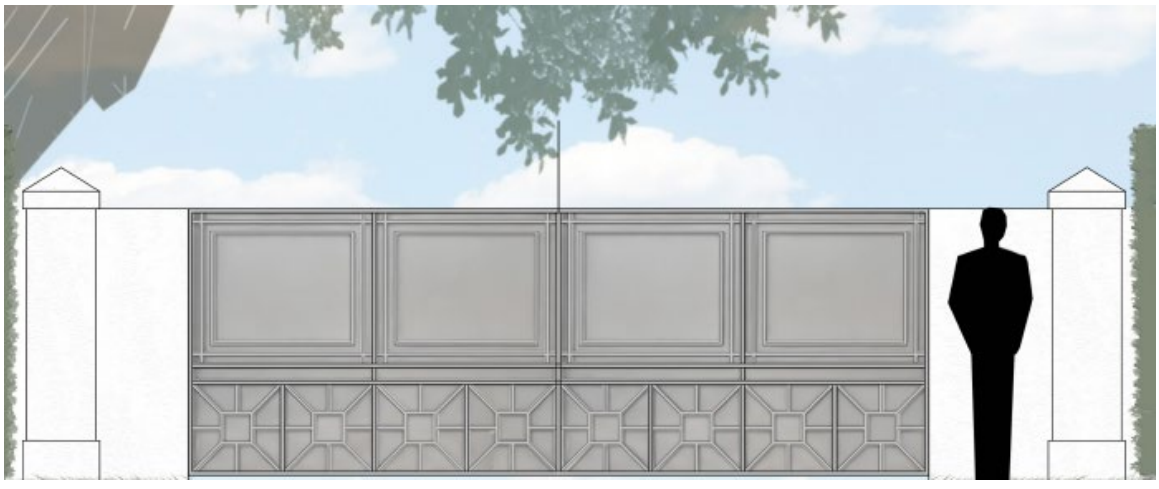
- New Vehicular Gate
- New Outdoor Kitchen

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	26,160 SF	Lot Width Lot Depth	130.02’ 201.28’
Overall Landscape Open Space	Required: 45% Prev. Approved: 53.5% Proposed: 52.1%	**Front Yard Landscape Open Space**	Required: 40% Existing: 63.2% Proposed: 58.3%
Neighboring Properties			
North	137 El Vedado | Single-Family		
South	109 Jungle Rd | Single-Family		
East	134 El Vedado Rd | Single-Family		
West	200 El Vedado Rd | Single-Family		

STAFF ANALYSIS

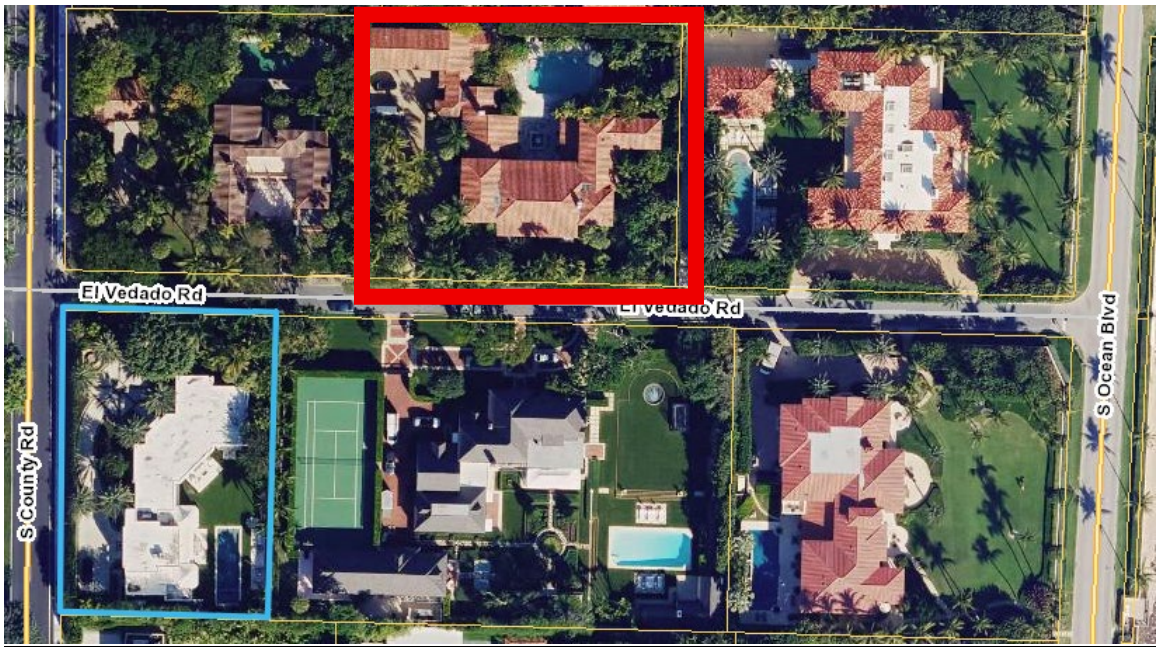
A preliminary review of the project indicates that the application, as proposed, is consistent with the Town Zoning Code. The applicant seeks approval for installation of an outdoor kitchen in the rear yard and installation of a solid aluminum vehicular gate to be placed between the existing entry columns. Lower vegetation on either side of the proposed gate will be planted.





PROPOSED VEHICULAR GATE

On the 100 block of El Vedado the property at 135 El Vedado also has a vehicular gate. Additionally, the 200 block immediately to the west has 7 properties with gates installed.



SUBJECT PROPERTY IN BLUE – PROPERTY AT 135 EL VEDADO WITH VEHICULAR GATE

CONCLUSION:

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

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

WRB:JGM:SCP

WRB

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

June 25, 2026

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

ATTN: *ARCOM Staff*
Re: 150 El Vedado Rd - Landscape Architecture
Our Ref # 26094.00 LA
ARC-26-0048

LETTER OF INTENT

Current zoning for the project is R-A ESTATE 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 originally approved ARCOM plans.

The proposed changes include:

1. Addition of Vehicular Gate.
    - Gate is 18' setback from the road.
    - Additon of site fence for security.
2. Additon of Outdoor Kitchen.
    - Outdoor kitchen is located out of the side setbacks.
3. Minor Landscape modifications.
    - Minor landscape adjustments to street landscape.

The attached plan reflects the above-outlined revisions.

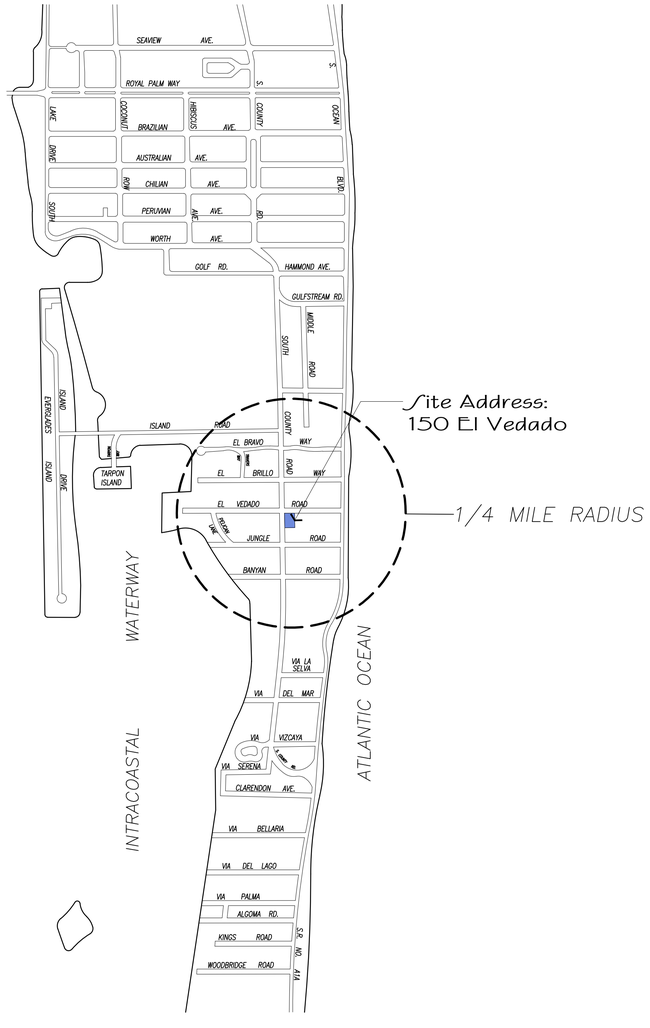
If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

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

* New Vehicular Gate
* New Outdoor Kitchen



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

Private Residence
150 El Vedado
Palm Beach

F L O R I D A

Application #:
ARC-26-0048
ARCOM Presentation

Sheet Index

Cover Sheet
Survey
L1.0 - Existing Site Photos Exhibit
L1.1 - Existing Neighboring / Context Exhibit
L1.2 - Neighboring Gates Exhibit
L2.0 - Existing Conditions Inventory Plan
L2.1 - Demolition Plan
L3.0 - Site Plan
L3.1 - Open Space Diagram
L3.2 - Outdoor Kitchen Details
L3.3 - Vehicular Gate Details
L4.0 - Landscape Plan
L4.1 - Plant Schedule
L4.2 - Planting Details & Specifications

Design Team/Consultants

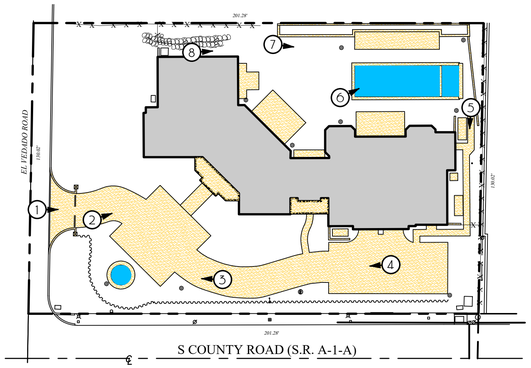
Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

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

Surveyor
WALLACE SURVEYING
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
561.640.4551

Landscape Legend

PROPERTY ADDRESS:	150 EL VEDADO RD	
LOT AREA (SQ FT)	26,160 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	13,080 S.F. (50%)	13,640 S.F. (52.1%)
LOS TO BE ALTERED (SQ FT AND %)	NA	612 S.F. (2.3%)
FRONT YARD LOS (SQ FT AND %)	2,047 S.F. (45%)	2,833 S.F. (58.3%)
NATIVE TREES %	30% (NUMBER OF TREES)	N/A
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	75% (500/666)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	N/A



Key Plan



1 Driveway Approach



2 Pool Deck



3 Pool Deck



4 Pool Deck



5 Pool Deck



6 Pool Deck



7 Pool Deck



8 Pool Deck

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Dustin@environmentdesigngroup.com

Private Residence
150 El Vedado Rd
Town of Palm Beach
FL

JOB NUMBER: # 26094.00 LA
DRAWN BY: Dustin Mizell

DATE: 06.25.2026 1st.SUB.
07.13.2026 2nd.SUB.

SHEET L1.0

Existing Site Photos Exhibit



Aerial Context Map



150 El Vedado

Subject Property



134 El Vedado

East Adjacent Neighbor



137 El Vedado

North Adjacent Neighbor



109 Jungle Rd

South Adjacent Neighbor

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Existing Neighboring Context Exhibit

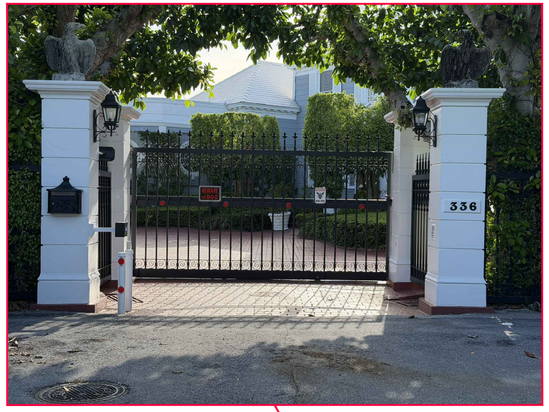
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Dustin@environmentdesigngroup.com

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Town of Palm Beach
FLORIDA

JOB NUMBER: # 26094.00 LA
DRAWN BY: Dustin Mizell

DATE: 06.25.2026 1st.SUB.
07.13.2026 2nd.SUB.

SHEET L1.1



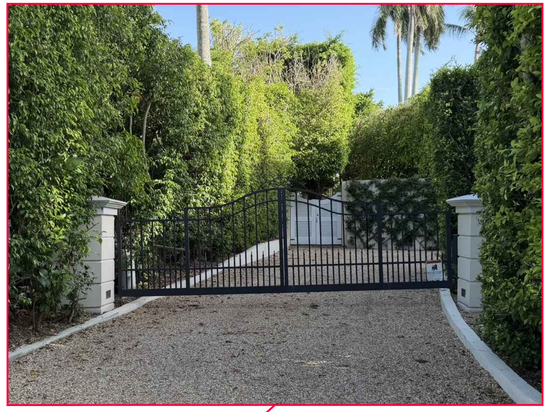
336 EL VELDADO RD



319 EL VELDADO RD



291 EL VELDADO RD



135 EL VELDADO RD

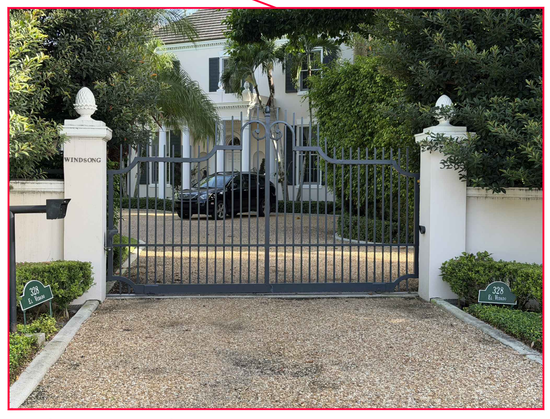




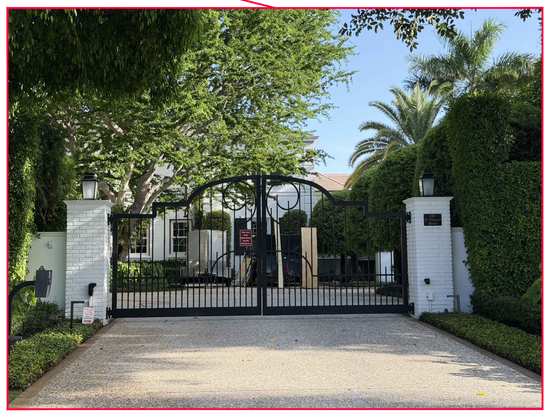
334 EL VELDADO RD



328 EL VELDADO RD



320 EL VELDADO RD



220 EL VELDADO RD

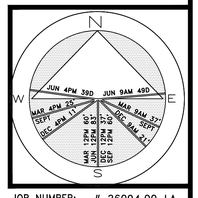
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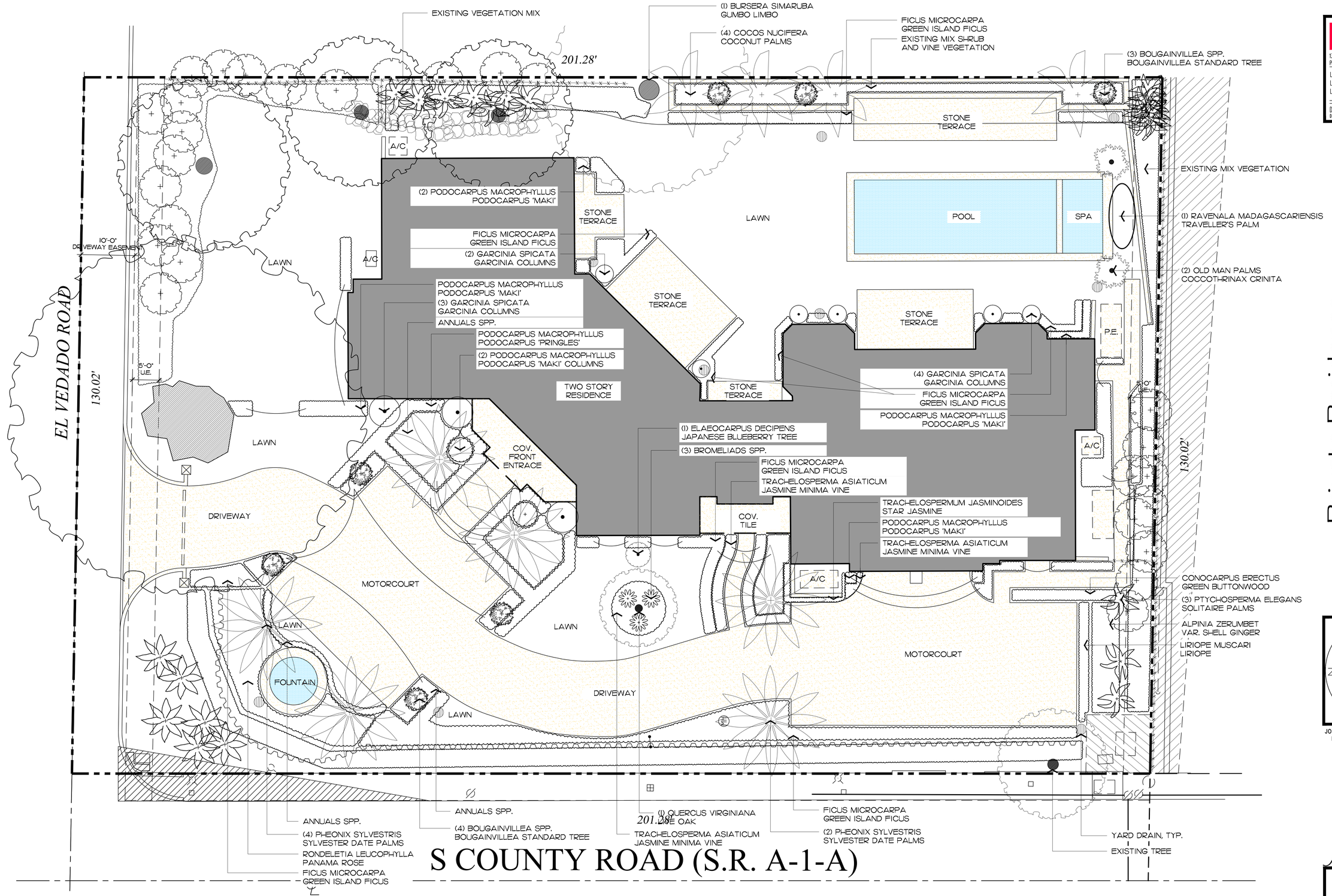
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DRAWN BY: Dios Rodriguez
DATE: 07.14.2026

SHEET L1.2

Neighboring Gates Exhibit



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JOB NUMBER: # 26094.00 LA
DRAWN BY: Valeria drake

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SHEET L2.0

64 sf.
AREA IN SQ.FT.

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NOT FOR CONSTRUCTION

Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'

EXISTING VEGETATION MIX

(1) BURSERA SIMARUBA
GUMBO LIMBO

(4) COCOS NUCIFERA
COCONUT PALMS

FICUS MICROCARPA
GREEN ISLAND FICUS
EXISTING MIX SHRUB
AND VINE VEGETATION

(3) BOUGAINVILLEA SPP.
BOUGAINVILLEA STANDARD TREE

201.28'

STONE
TERRACE

EXISTING MIX VEGETATION

(1) RAVENALA MADAGASCARIENSIS
TRAVELLER'S PALM

(2) OLD MAN PALMS
COCCOTHRINAX CRINITA

POOL

SPA

LAWN

(2) PODOCARPUS MACROPHYLLUS
PODOCARPUS 'MAKI'

FICUS MICROCARPA
GREEN ISLAND FICUS
(2) GARCINIA SPICATA
GARCINIA COLUMNS

10'-0"
DRIVEWAY EASEMENT

A/C

PODOCARPUS MACROPHYLLUS
PODOCARPUS 'MAKI'
(3) GARCINIA SPICATA
GARCINIA COLUMNS
ANNUALS SPP.
PODOCARPUS MACROPHYLLUS
PODOCARPUS 'PRINGLES'
(2) PODOCARPUS MACROPHYLLUS
PODOCARPUS 'MAKI' COLUMNS

TWO STORY
RESIDENCE

EL VEDADO ROAD

130.02'

5'-0"
U.E.

LAWN

LOWER VEGETATION
TO BE CLEARED OUT
FOR NEW PLANTINGS

PODOCARPUS MACROPHYLLUS
PODOCARPUS 'MAKI'
TO BE REMOVED

DRIVEWAY

COV.
FRONT
ENTRACE

(1) ELAEOCARPUS DECIPENS
JAPANESE BLUEBERRY TREE

(3) BROMELIADS SPP.

FICUS MICROCARPA
GREEN ISLAND FICUS

TRACHELOSPERMA ASIATICUM
JASMINE MINIMA VINE

COV.
TILE

TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

PODOCARPUS MACROPHYLLUS
PODOCARPUS 'MAKI'

TRACHELOSPERMA ASIATICUM
JASMINE MINIMA VINE

(1) GARCINIA COLUMN TO BE
REMOVED

GREEN ISLAND FICUS
TO BE REMOVED

PODOCARPUS MACROPHYLLUS
PODOCARPUS 'MAKI'
TO BE REMOVED

FICUS MICROCARPA
GREEN ISLAND FICUS

STONE
TERRACE

STONE
TERRACE

STONE
TERRACE

P.E.

5'-0"
U.E.

A/C

130.02'

A/C

MOTORCOURT

LOWER VEGETATION
TO BE CLEARED OUT
FOR NEW PLANTINGS

LAWN

FOUNTAIN

LAWN

DRIVEWAY

LAWN

LAWN

MOTORCOURT

CONOCARPUS ERECTUS
GREEN BUTTONWOOD

(3) PTYCHOSPERMA ELEGANS
SOLITAIRE PALMS

ALPINIA ZERUMBET
VAR. SHELL GINGER

LIRIOPE MUSCARI
LIRIOPE

ANNUALS SPP.

(4) PHEONIX SYLVESTRIS
SYLVESTER DATE PALMS

RONDELETIA LEUCOPHYLLA
PANAMA ROSE

FICUS MICROCARPA
GREEN ISLAND FICUS

EXISTING PALMS
TO REMAIN

ANNUALS SPP.

(4) BOUGAINVILLEA SPP.
BOUGAINVILLEA STANDARD TREE

(1) QUERCUS VIRGINIANA
LIVE OAK

201.28'

TRACHELOSPERMA ASIATICUM
JASMINE MINIMA VINE

FICUS MICROCARPA
GREEN ISLAND FICUS

(2) PHEONIX SYLVESTRIS
SYLVESTER DATE PALMS

YARD DRAIN, TYP.

EXISTING TREE

S COUNTY ROAD (S.R. A-1-A)

TOTAL LOT SIZE	26,160 S.F.
MODIFICATION AREA	612 S.F. (2%)

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Demolition Plan

SCALE IN FEET 0' 8' 16' 24'

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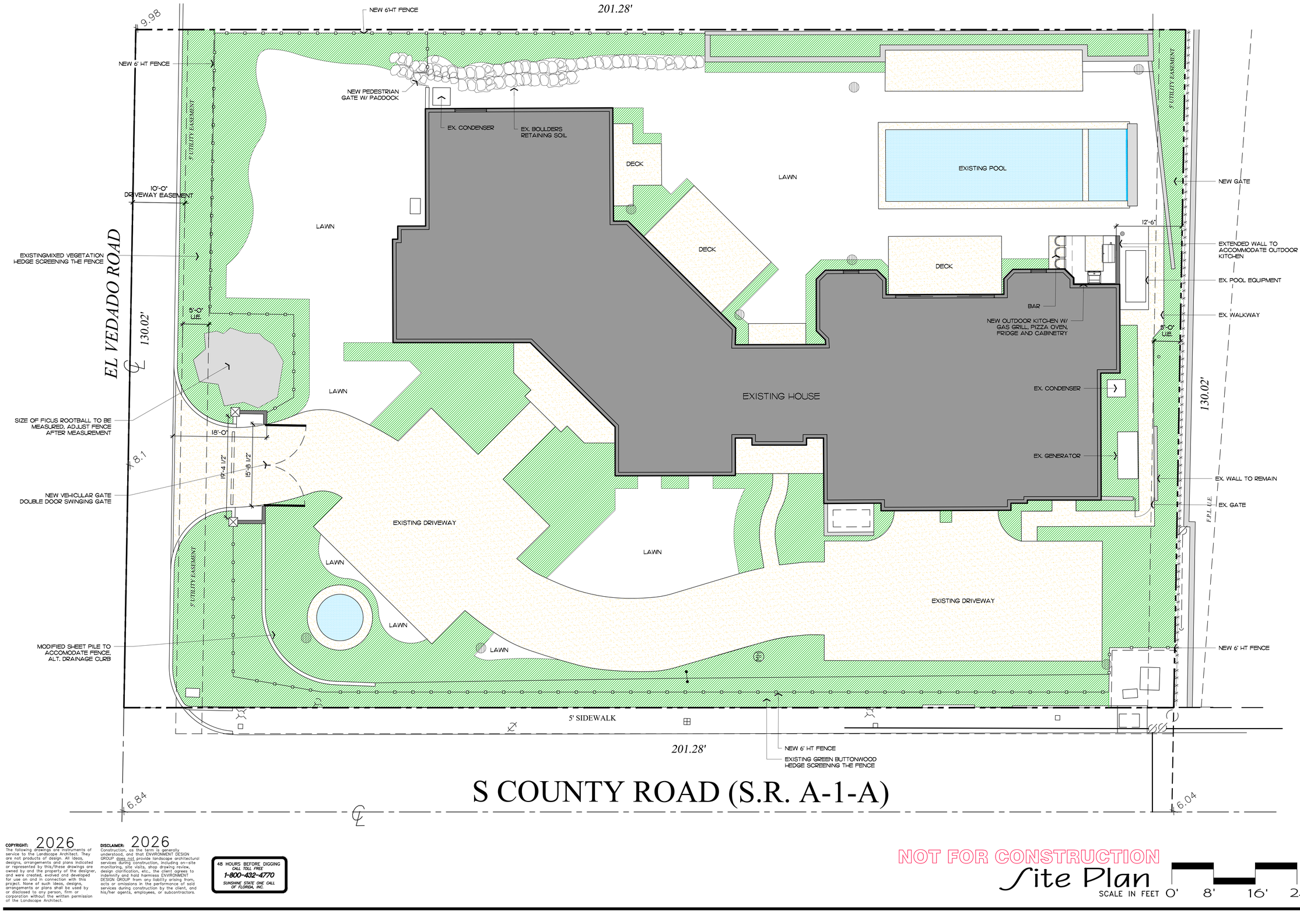
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DRAWN BY: Dustin Mizell

DATE: 06.25.2026 1st.SUB.
07.13.2026 2nd.SUB.

SHEET L2.1

64 sf.

AREA IN SQ.FT.



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

Private Residence
150 El Vedado Rd
Town of Palm Beach

LOCATION MAP

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SHEET L3.0

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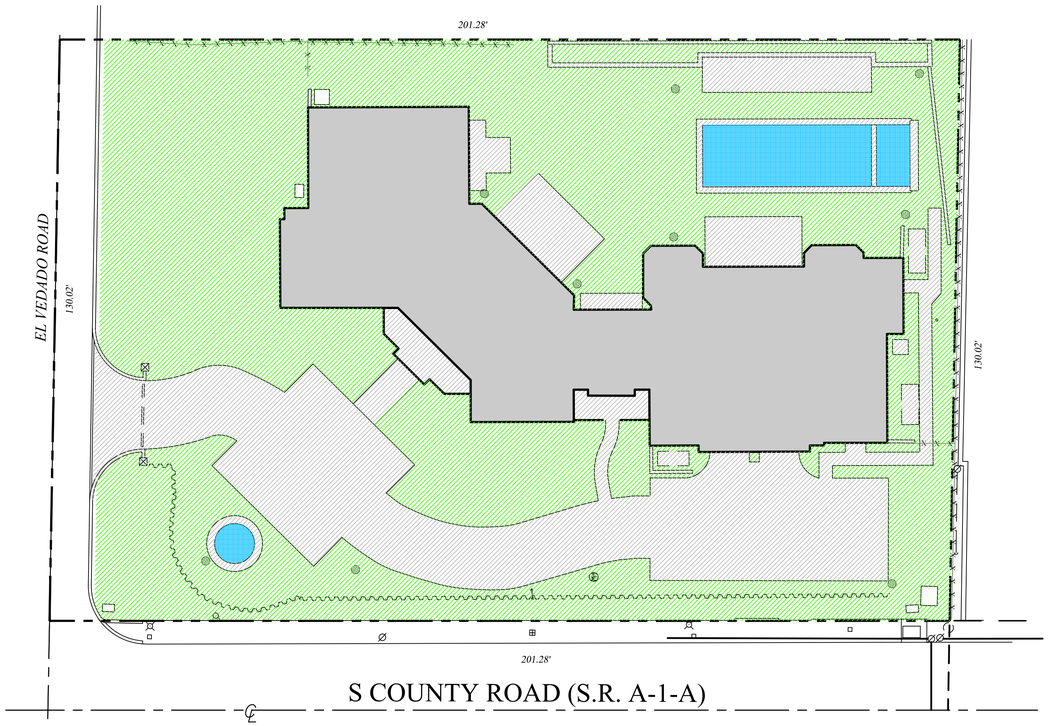
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Site Plan

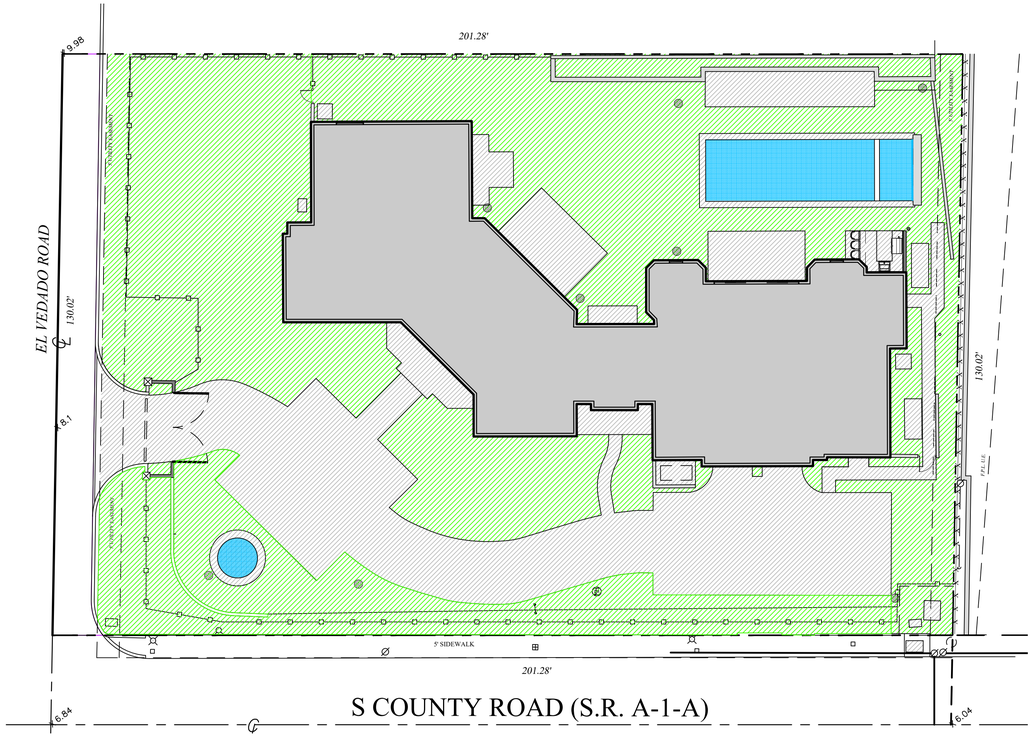
SCALE IN FEET 0' 8' 16' 24'

Legend

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



Existing Open Space Graphic



Proposed Open Space Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		26,160 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	13,080 S.F.	53.5	13,843 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	2,047 S.F.	63.2%	2,878 S.F.

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-A -ESTATE RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		26,160 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 50%	13,080 S.F.	52.1%	13,640 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD	2,047 S.F.	58.3%	2,833 S.F.

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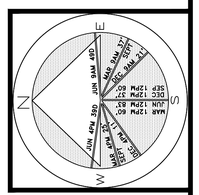
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Open Space Diagrams

SCALE IN FEET 0' 8' 16' 24'

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Landscape Management
Dustin M. Mizell, MLA FLA #6666784
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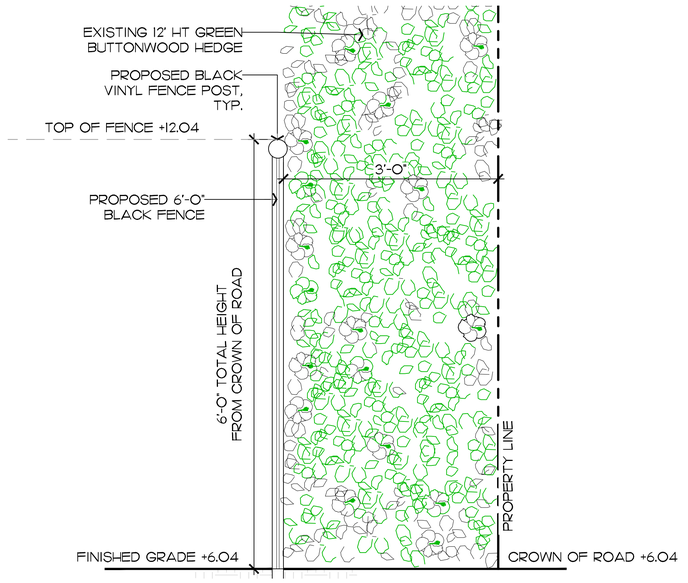


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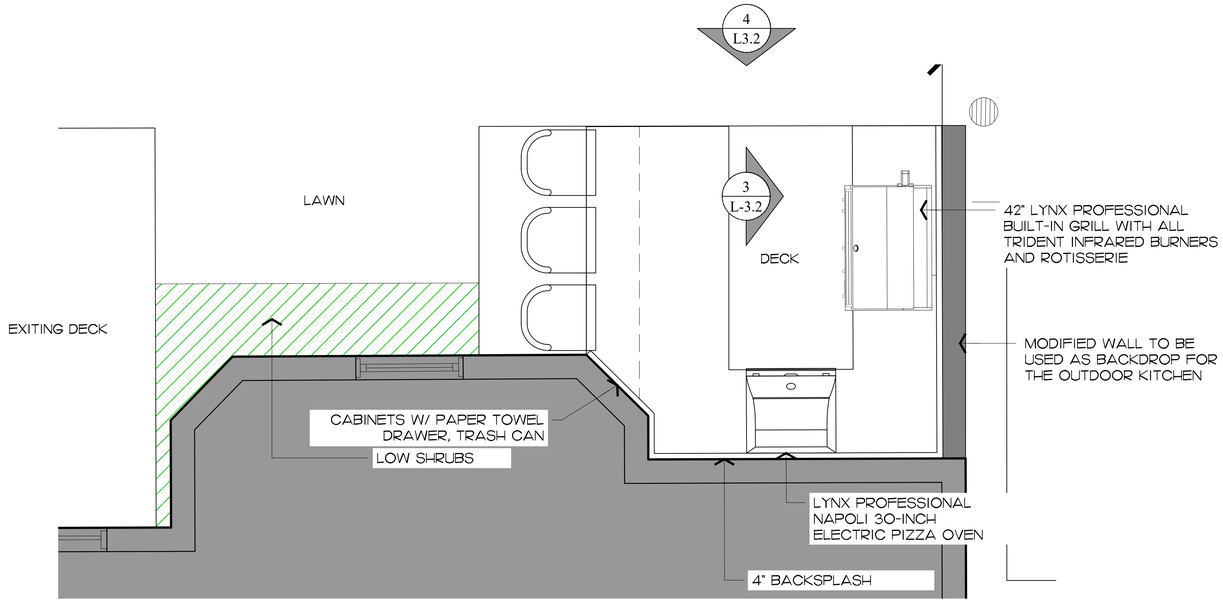
SHEET L3.1

64 sf.
AREA IN SQ.FT.



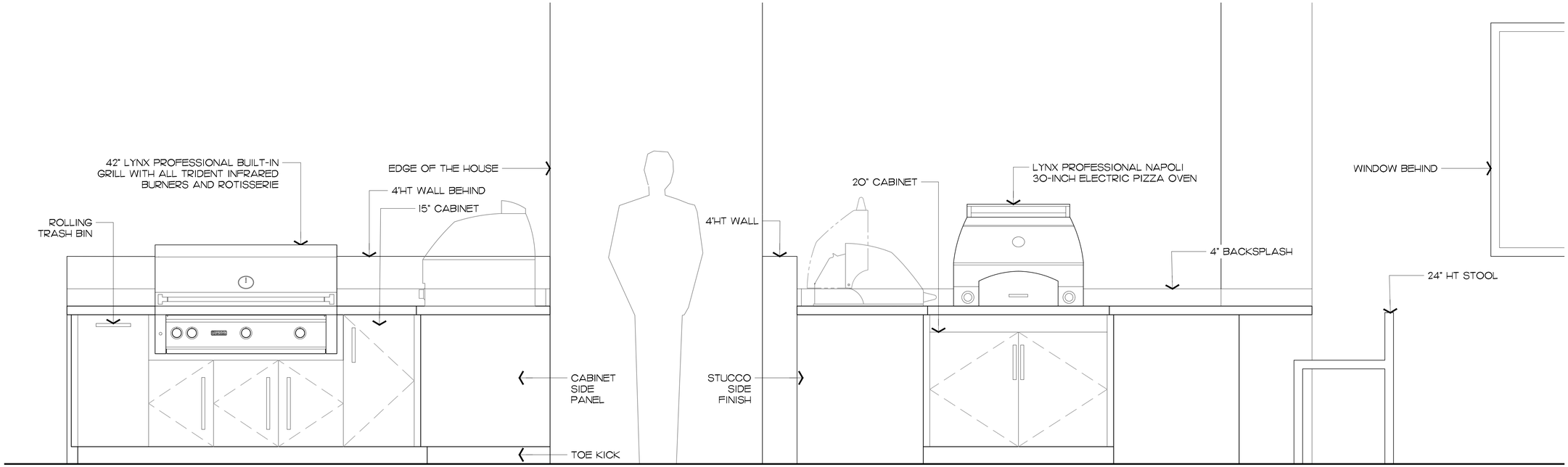
1 L3.2 Fence Detail

SCALE: 1"=1'-0"



2 L3.2 Pool deck & Outdoor Kitchen - Plan View

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



3 L3.2 Outdoor Kitchen Elevation - Grill Side

SCALE: 1"=1'-0"

4 L3.2 Outdoor Kitchen Elevation - Pizza Oven Side

SCALE: 1"=1'-0"

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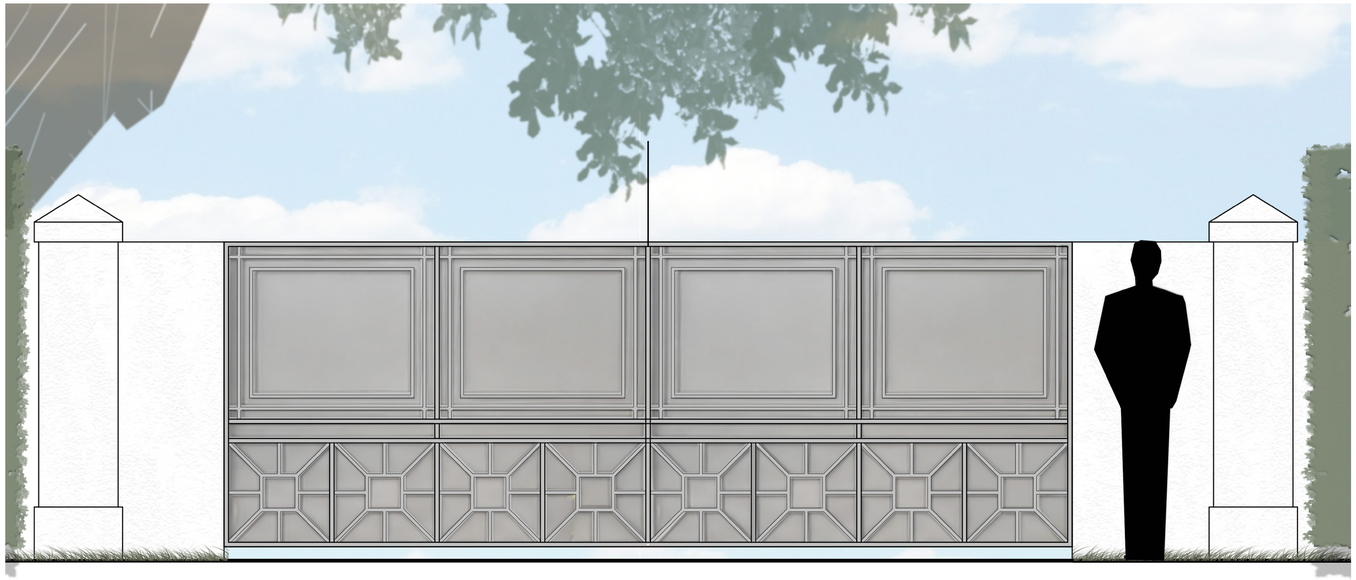
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SHEET L3.2

Outdoor Kitchen



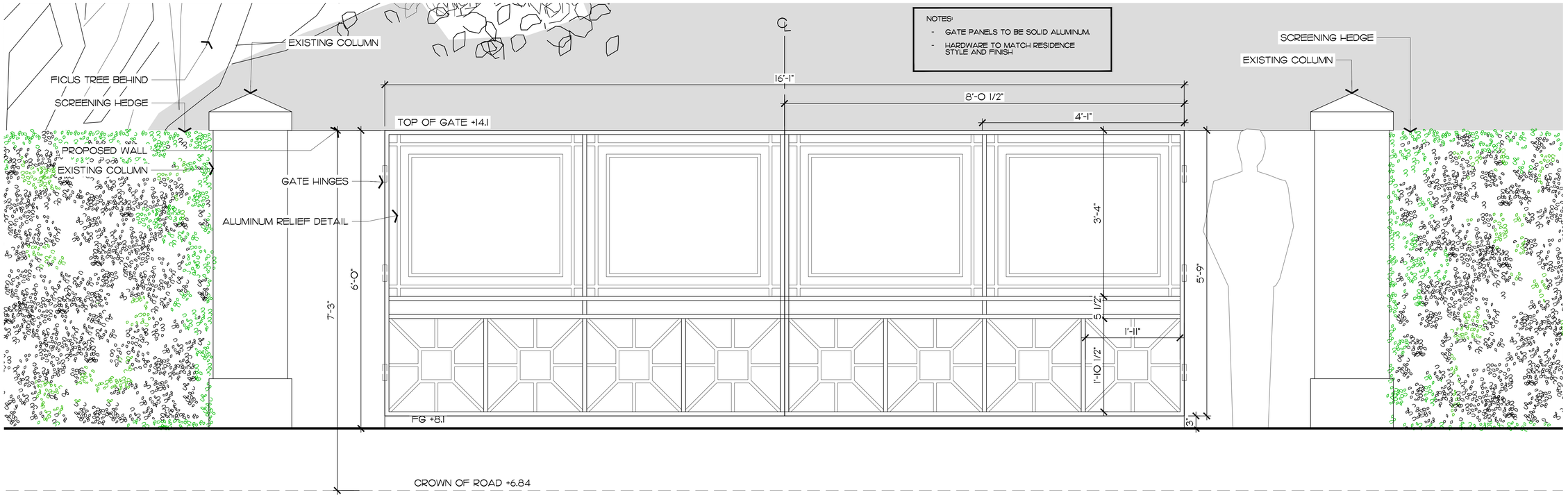
1 L3.3 Vehicular Gate Colored Elevation

NOT TO SCALE



2 L3.3 Vehicular Gate 3D Rendering

NOT TO SCALE



3 L3.3 Vehicular Gate - Linework Elevation

SCALE: 1"-1'-0"

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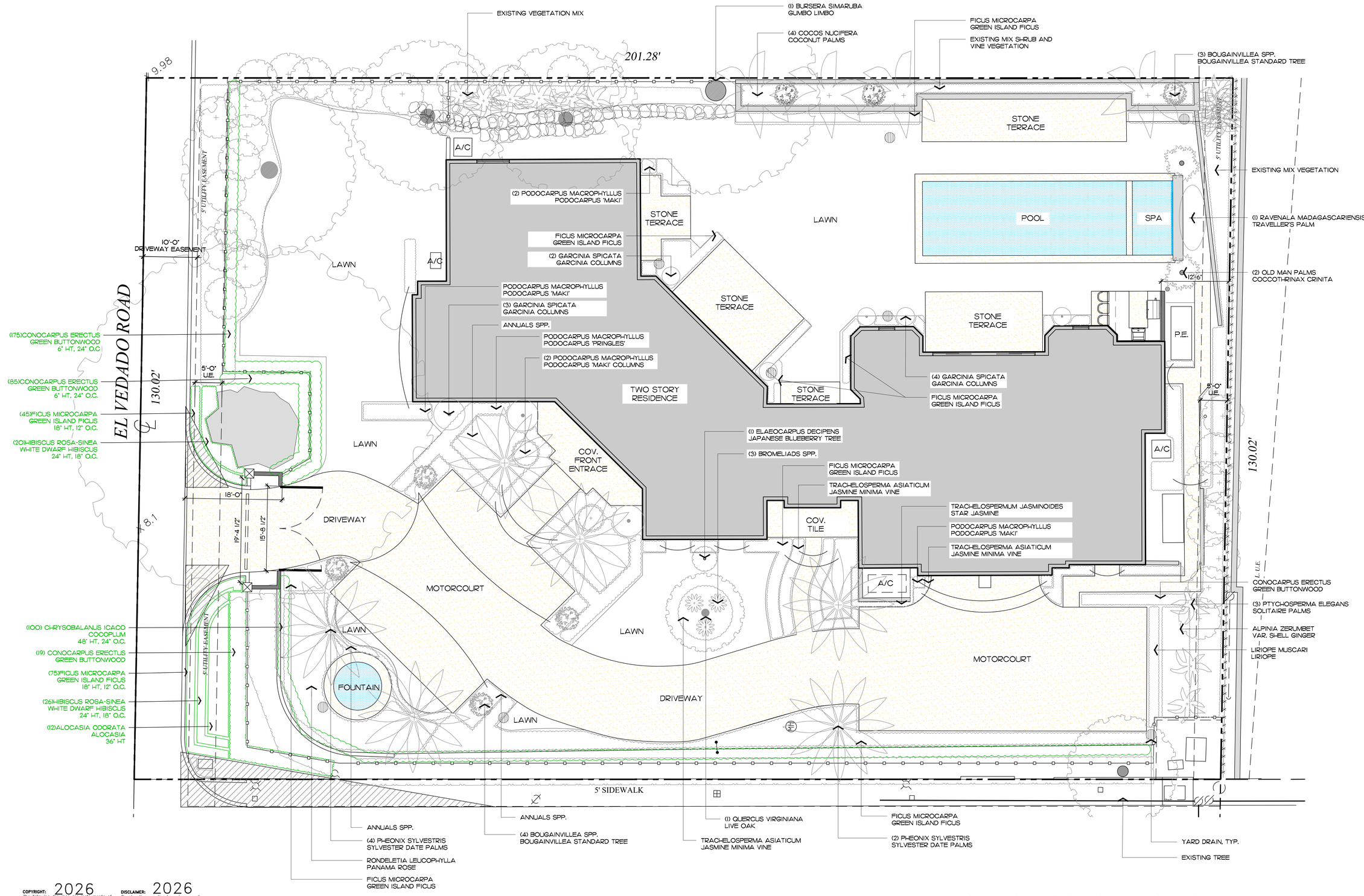
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SHEET L3.3

Proposed Vehicular Gate



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SHEET L4.0

64 sf.
AREA IN SQ.FT.

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Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

Shurbs & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORATA ALOCASIA	121	6' HT, 24" O.C.	NO
	CONOCARPUS ERECTUS GREEN BUTTONWOOD	279	6' HT, 24" O.C.	YES
	CHRYSOBALANUS ICACO COCOPLUM	100	4' HT, 24" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	120	18" HT, 12" O.C.	NO
	HIBISCUS ROSA-SINEA WHITE DWARF HIBISCUS	46	24" HT, 18" O.C.	NO

TOTAL TREES:	666
NATIVE SPECIES:	500 (75%)

Lawn & Mulch

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

Landscape Legend

PROPERTY ADDRESS:	150 EL VEDADO RD	
LOT AREA (SQ FT)	26,160 S.F.	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	13,080 S.F. (50%)	13,640 S.F. (52.1%)
LOS TO BE ALTERED (SQ FT AND %)	NA	612 S.F. (2.3%)
FRONT YARD LOS (SQ FT AND %)	2,047 S.F. (45%)	2,833 S.F. (58.3%)
NATIVE TREES %	30% (NUMBER OF TREES)	N/A
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	75% (500/666)
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	N/A

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SHEET L4.1

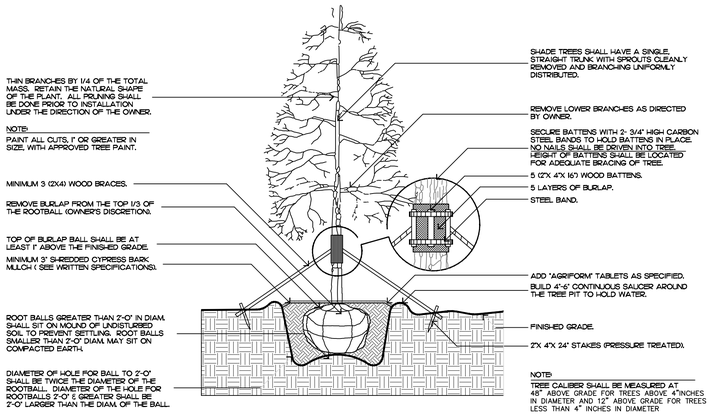
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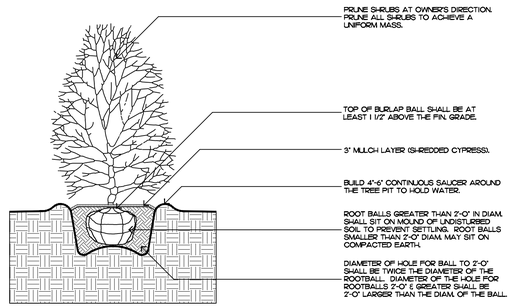
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Plant Schedule



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

Tree Planting



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

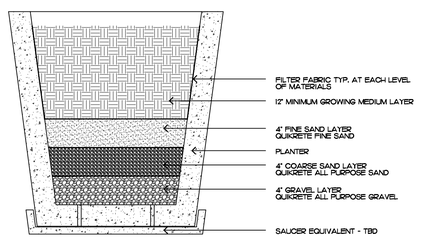
Shrub Planting

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

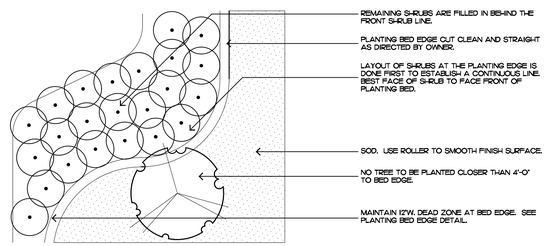
Irregular and Multi-stem Tree

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

Palm Tree Planting



Typical Planter Sediment Filtration Detail



Shrub & Groundcover Layout

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Planting Notes

COMMERCIAL FERTILIZER:

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

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

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

MULCH:

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

SOD:

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

SUBSTITUTIONS:

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

MEASUREMENTS:

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

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

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

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

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

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

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

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

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

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

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

CONTAINER GROWN STOCK:

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

WARRANTY:

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

MAINTENANCE:

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

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SHEET L4.2

Planting Details & Specifications