ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

SEPTEMBER 23, 2026

9:00 AM

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

Jeffery 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

APPROVAL OF CONSENT AGENDA

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

1. OFFICIALS
2. STAFF
3. PUBLIC - 3 MINUTE LIMIT

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

GENERAL BUSINESS

UNFINISHED BUSINESS

NEW BUSINESS

4. ARC-26-0043 (ZON-26-0034) 223 SUNSET AVE, TREVINI RISTORANTE (COMBO). The applicant, 223 Sunset Holdings LLC, has filed an application requesting Architectural Commission review and approval for exterior façade alterations to install a new fabric awning at the ground floor of the east side of the existing two-story building. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

5. ARC-26-0050 (ZON-26-0052) 575 N LAKE WAY (COMBO). The applicants, Diane C. Leyva & Leonel V. Leyva, have filed an application requesting Architectural Commission review and approval for the design of a new, two-story, single-family residence with final hardscape, landscape and swimming pool requiring a variance to be placed within the front yard along S Woods Rd. The Town Council shall review the application as it pertains to zoning relief/approval.

6. ARC-26-0055 (ZON-26-0044) 151 WORTH AVE (COMBO). The applicant, 151 Worth Avenue Owner LLC and TZ Capital, has filed an application requesting Architectural Commission review and approval for a third-floor addition and fenestration changes to an existing three-story building (the former Neiman Marcus) under the Special Allowances in accordance with the Worth Avenue Design Guidelines. The proposed addition and alterations will not be visible from Worth Avenue. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

7. ARC-26-0057 (ZON-26-0051) 542 N COUNTY RD (COMBO). The applicant, Nelson & Claudia Peltz Trust (Maura Ziska, Representative; Kyle Fant, Architect), has filed an application requesting Architectural Commission review and approval for a new padel court that requires Special Exception Review with Site Plan Approval. The Town Council shall review the application for zoning relief/approval.

8. ARC-26-0058 251 WORTH AVE. The applicant, Holbrook Real Estate LLC (Ludovica Douglas, Atmosphere Design), has filed an application requesting Architectural Commission review and approval for storefront modifications, including windows, a door, an awning, finishes, and signage on Worth Avenue.

9. ARC-26-0061 264 DUNBAR RD The applicant, 264 Dunbar Road Trust (MP Design & Architecture, Inc.), has filed an application requesting Architectural Commission review and approval for fenestration changes to a single-family residence.

10. ARCS-26-0234 233 MIRAFLORES DR. The applicant, PB 130 Limited Partnership (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications.

ANY OTHER BUSINESS

MEETING SCHEDULE

11. The next meeting is scheduled for October 28, 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.

SMITH
ARCHITECTURAL
GROUP, INC.

July 27, 2026

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

RE: 223 Sunset Avenue, Ste. 100 (Trevini)
Palm Beach, FL 33480
LETTER OF INTENT

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

We are the Architect of Record representing Trevini Ristorante at 223 Sunset Avenue, Suite 100 (the "Applicant"). Please allow this to serve as the Letter of Intent in connection with our application for ARCOM and Town Council review for the construction of a 638 SF awning addition to the existing awning and 24 additional café seats on the East patio.

Property Description: 223 Sunset Avenue is an office building that was built in 1984. Trevini Ristorante relocated to first floor space in 2019. The property is located in the C-TS commercial town serving zoning district.

A. Architectural Review in accordance with Section 18-205.

1. The proposed awning addition and additional café seats are in conformity with good taste and design and is in keeping with the charm and quality exemplified throughout the Town. The design is consistent with the existing awning and seating.
2. The proposed awning addition and additional café seating have been designed in a manner in which the structures are reasonably protected from factors which can make the environment less desirable.
3. The highest quality materials are being proposed for the awning addition. The design and appearance are in keeping with the quality of the existing awning and surrounding built environment.
4. The design of the awning addition is in harmony with the existing awning and building, surrounding land developments and comprehensive plan for the Town.
5. The proposed awning addition is not excessively similar to any other structure within 200 feet.
6. The proposed awning addition is not excessively dissimilar to any other structure within 200 feet. The height and massing are in keeping with the surrounding area.
7. The proposed awning addition is subservient to the style and massing of the principal structure.

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

8. The proposed awning addition is appropriate in relation to the established character of other structures in the immediate area and throughout the Town.
9. The proposed additional café seats are not in conformity with the Town code in the following way:
   a. Variance request to provide zero on-site parking spaces in lieu of the additional spaces that would be required for the additional seats.
10. The proposed awning addition and additional café seats have no effect on the site's characteristics.

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

SPECIAL EXCEPTION (1): Section 134-1109(a)(22): For restaurant use (expansion). SPECIAL EXCEPTION (2): Section 134-1109(a)(14): For outdoor cafe seating: 24 seats.

The findings for granting the Special Exception with Site Plan Review are set forth below.

1. The existing restaurant is a permitted use in the C-TS Zoning with Special Exception approval.

2. The proposed expansion and outdoor seating will not adversely impact the public health, safety, welfare or morals of the Town as the use is already existing in this location.

3. The proposed expansion and outdoor seating will only have a positive impact on the value of other properties in the neighborhood as the awning expansion is an enhancement to the current amenities.

4. The proposed expansion and outdoor seating will be compatible with the neighborhood as there are other commercial businesses and restaurants in the neighborhood and a contemplated permitted use in the C-TS Zoning District.

5. The proposed expansion and outdoor seating will comply with all other yard, other open space and any special requirements set forth in Article Vl.6.

6. The proposed expansion and outdoor seating will comply with the comprehensive plan, if applicable.

7. The proposed expansion and outdoor seating will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district as the area abuts a parking lot.

8. Adequate ingress, egress and parking is provided on site and there is street parking in the area.

9. No new signage is proposed.

10. Refuse and service areas will be improved.

11. The restaurant Trevini is "town serving" and has been serving the residents of Palm Beach for 26 years.

12. The proposed renovation should not place a greater burden on Town services as there is ample parking on site in the underground parking garage and on the surrounding streets.

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

SITE PLAN REVIEW: Section 134-1112: Site plan approval for new building additions.

1. The Applicant is Trevini Ristorante.

2. The project contemplates a 638 SF awning addition to the east side of the building in the C-TS Zoning District.

3. lngress and Egress remains the same with an entrance on Sunset Avenue.

4. AII parking will be on the site or on surrounding streets or Dr. Boner

Leased parking spaces.

5. Landscaping will be new per the plans by Environmental Design Group.

6. Drainage will be improved or remain the same as required by the Town.

7. Utilities remain the same or will be improved if required.

8. N/A.

9. N/A.

10. The proposed height remains the same and is consistent with the height of the buildings on the street.

11. Visibility along Sunset Avenue will not be impacted, as the proposed awning has been designed that It minimizes the visible bulk of the structures to drivers and pedestrians on the abutting roadways.

D. Variance(s) in accordance with Section 134-201. The variances being requested are as follows:

VARIANCE (1): Section 134-2176: to not provide the additional 8 parking spaces for the additional 24 outdoor seats being proposed.

1. The property is located in the C-TS Zoning District and the building has 36 parking spaces in the underground garage available for Trevini customers via valet only for lunch and dinner and has a lease for 11 spaces from Dr. Boner on Sunset Avenue after 5PM. This is ample parking for the existing seats and the addition of 24 outdoor seats.

2. The applicant was not the cause of the special conditions of the property as there is

a need for additional seats to serve the customers who are Town of Palm Beach residents or otherwise town serving.

3. The granting of the variances will not confer on the applicant a special privilege that is denied to the neighboring properties. There is ample parking on sited and on the surrounding streets.

4. The hardship, which runs with the land, is that the property is non-conforming to today's code and it would not be feasible to meet the code to add any on site parking spaces.

5. The variance requested are the minimum necessary to make reasonable use of the land considering the modest awning expansion on the east patio for outdoor seating to accommodate more customers.

In conclusion, on behalf of our client, we are seeking Architectural Commission and Town Council approvals as we believe that the awning addition and additional café seats have met the criteria set forth in the Town Code.

Respectfully submitted,

Sophia Bacon
Smith Architectural Group, Inc.

Addition to Exterior Awning and Seating at

Trevini Ristorante

223 Sunset Avenue

Palm Beach, Florida 33480

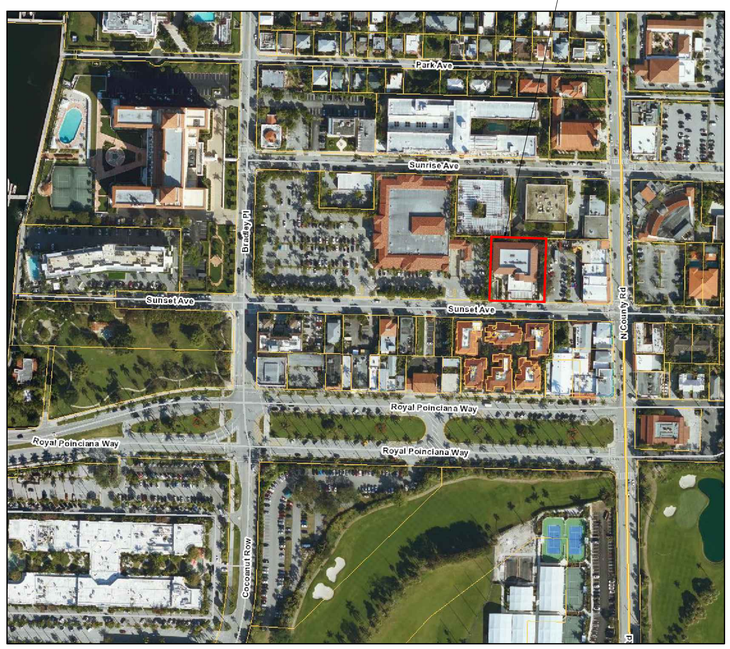
ARC-26-0043

ZON-26-0034

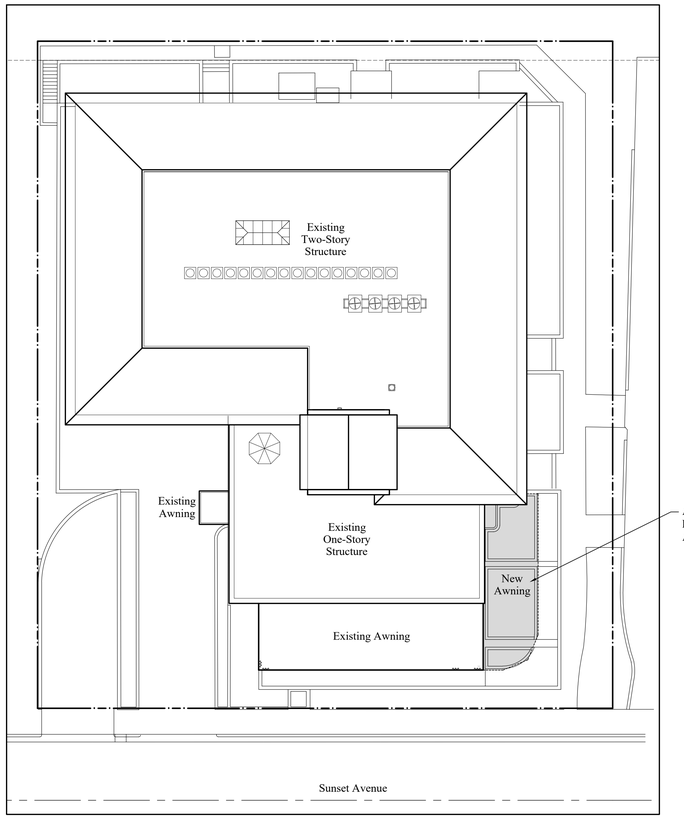
Second Submittal July 27, 2026

Town Council: September 09, 2026
ARCOM: September 23, 2026

Site of Proposed Work



Aerial Vicinity Location Map
Scale: NTS



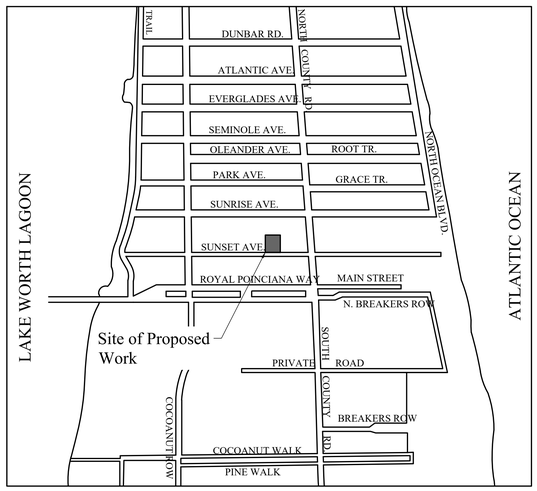
Area of Proposed Work on Site
Scale: NTS

Project Team

CONSULTANT	CONTACT INFORMATION
Architect	Smith Architectural Group 205 Phipps Plaza Palm Beach, Florida (561) 832-0202
Awning Contractor	American Awning Co. Inc. 537 Pine Terrace West Palm Beach, Florida (561) 832-7123

Drawing Sheet Index

No.	Description	Scale
Index	Index & Location Map	
Photos	Photos of Existing Site Conditions	
A000	Existing Site Plan	1/8" = 1'-0"
A001	Proposed Site Plan and Zoning Legend	1/8" = 1'-0"
A002	Zoning Calculation Diagrams	
A100	Existing Basement Parking Plan	1/8" = 1'-0"
A101	Existing Partial First Floor Plan	1/4" = 1'-0"
A102	Proposed Partial First Floor Plan	1/4" = 1'-0"
A103	Existing Roof Plan	1/4" = 1'-0"
A104	Proposed Partial Roof Plan	1/4" = 1'-0"
A200	Existing and Proposed East Elevations	1/4" = 1'-0"
A201	Existing and Proposed South Elevations	1/4" = 1'-0"
A202	Existing and Proposed West Elevations	1/4" = 1'-0"
A300	Awning Section	3" = 1'-0"



Vicinity Location Map
Scale: NTS

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COMM. NO.
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June 29, 2026

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

Trevini Ristorante
-
Palm Beach, FL 33480
223 Sunset Avenue

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
Index

Staff Approval #A-22-02576



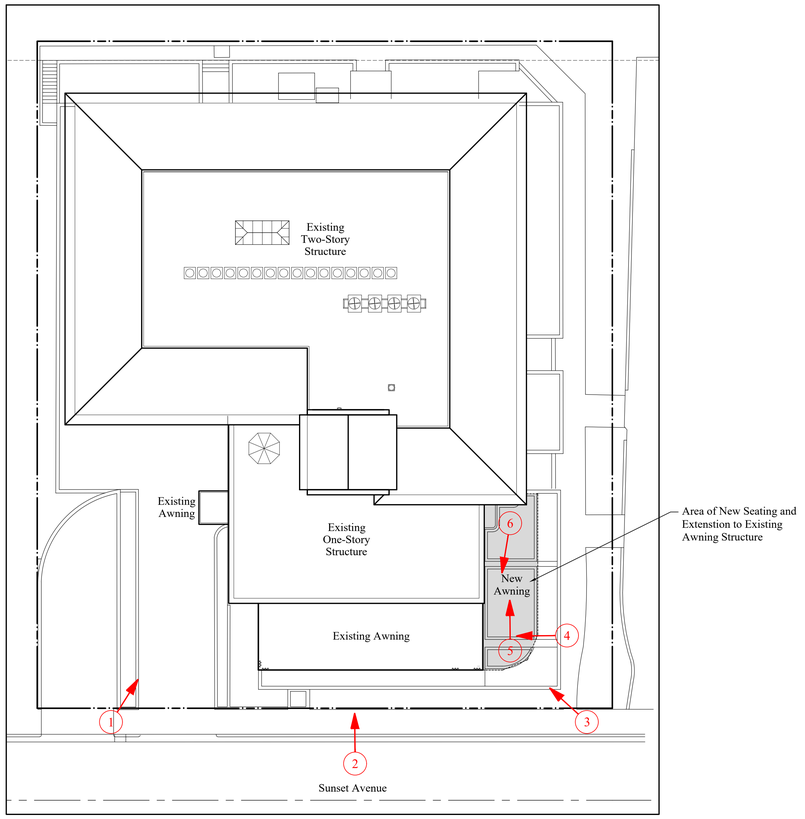
1 Existing Site Condition - Looking Northeast from Sidewalk
Scale: NTS



2 Existing Site Condition - Looking North from Sunrise Avenue
Scale: NTS

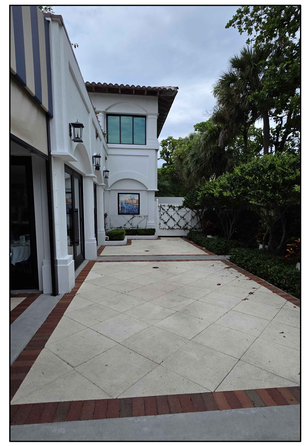


3 Existing Site Condition - Looking Northwest from Sidewalk
Scale: NTS

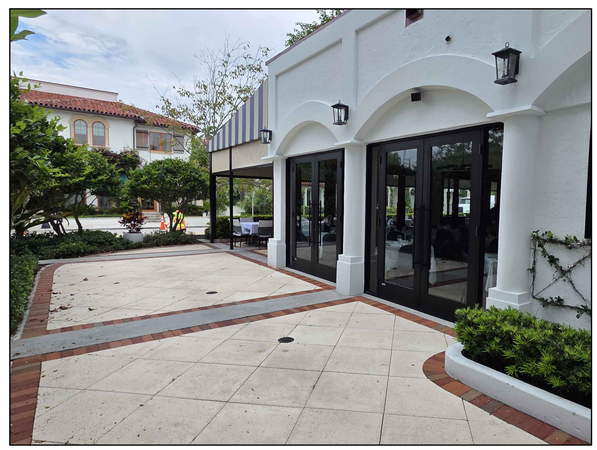




4 Existing Site Condition - Looking West from
Scale: NTS



5 Existing Site Condition - Looking North from
Scale: NTS



6 Existing Site Condition - Looking South
Scale: NTS

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Trevini Ristorante

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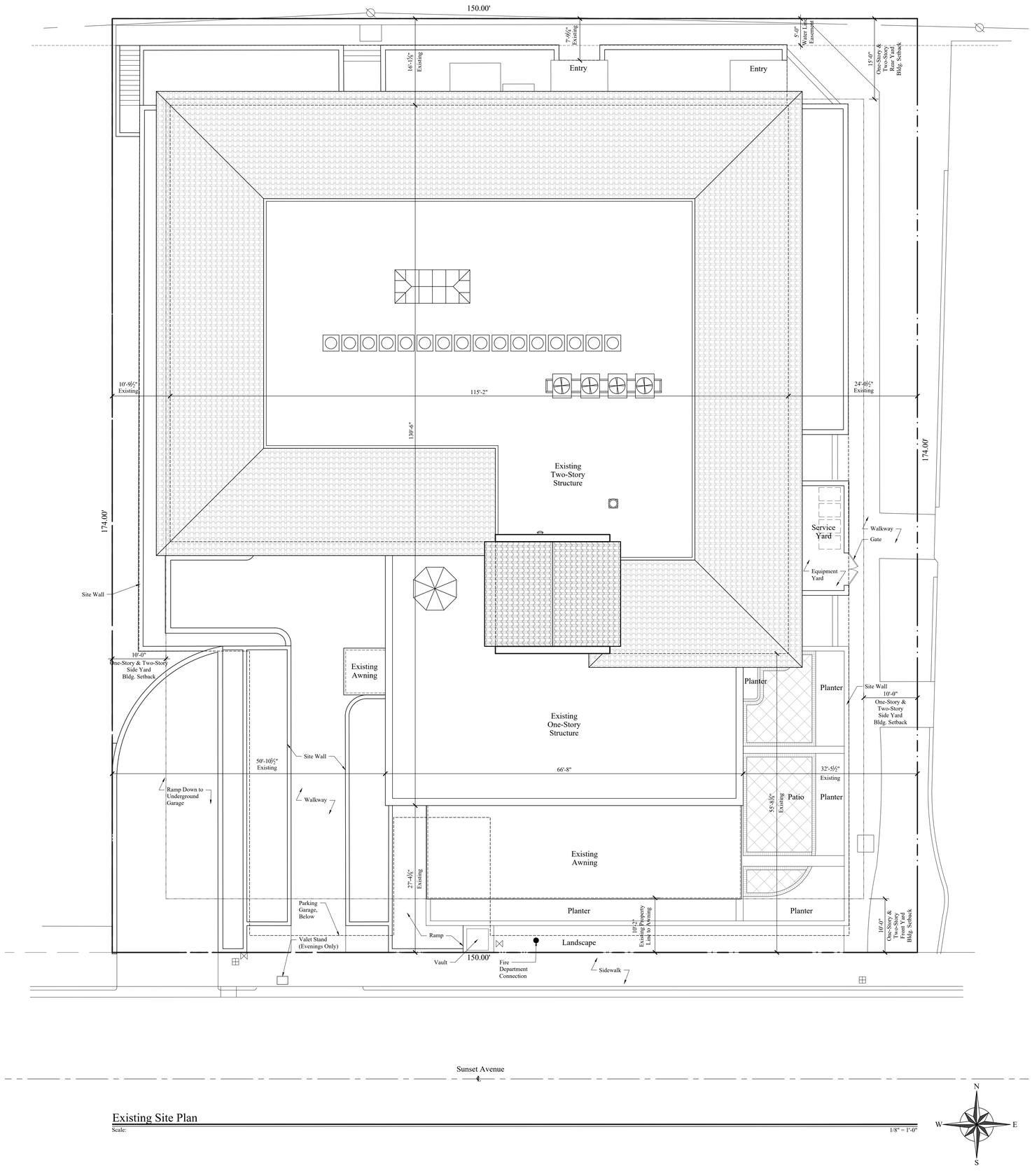
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Staff Approval # A-22-02576

Existing Site Plan



Existing Site Plan

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

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Trevini Ristorante

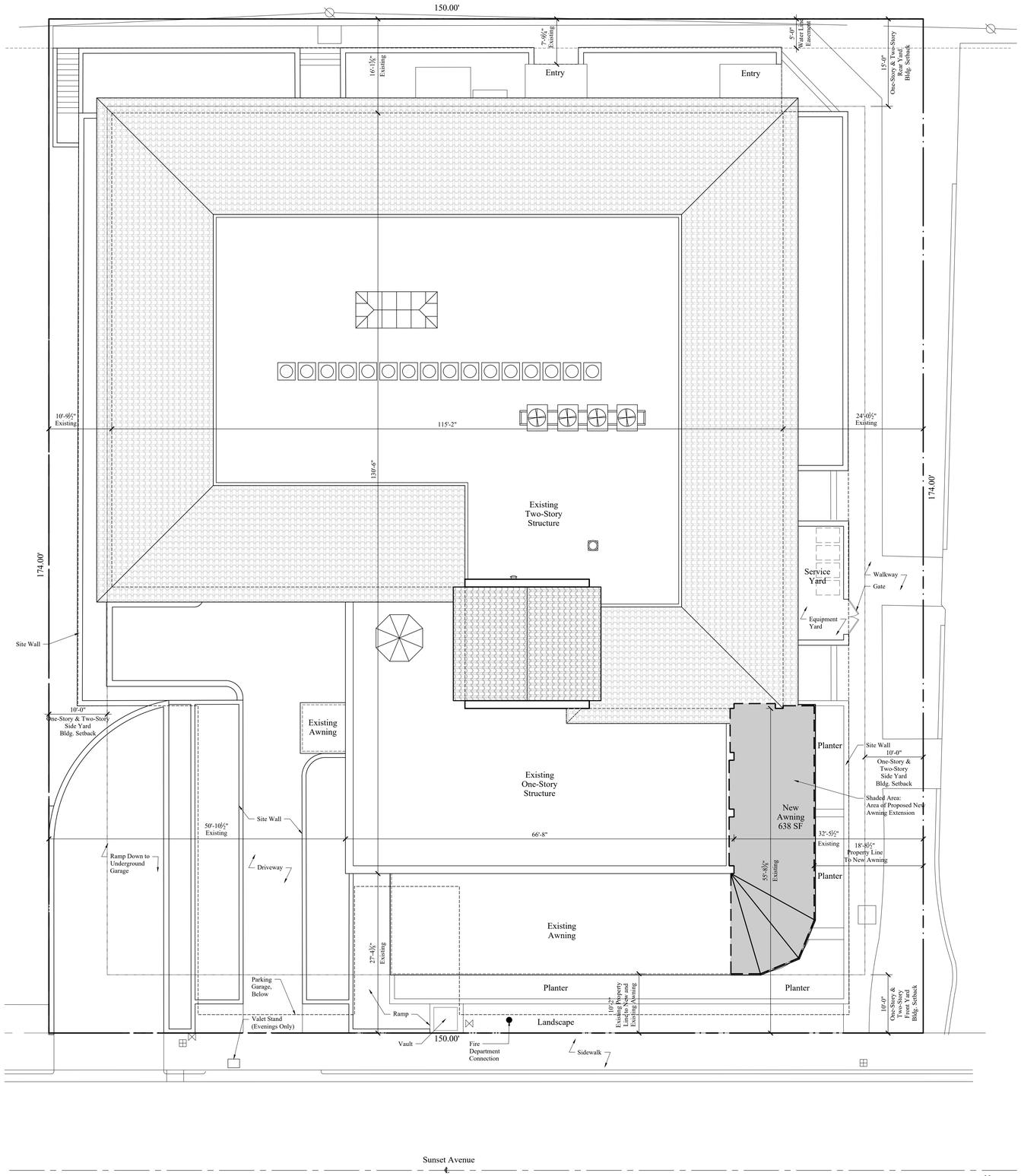
223 Sunset Avenue
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A000

Staff Approval #A-22-02576



Proposed Site Plan

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

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S

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:**	223 Sunset Avenue		
2	**Zoning District:**	C-TS		
3	**Lot Area (sq. ft.):**	26,100		
4	**Lot Width (W) & Depth (D) (ft.):**	150.0' (W) x 174.0' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Existing Comm.		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**			
8	**Crown of Road (COR) (NAVD)**			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	18,270sf / 70%	13,757sf/52.71%	14,394sf/55.15%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	15,000 SF	14,384 SF	NC
12	*Front Yard Setback (Ft.)	10'-0"	10'-2"	NC
13	* Side Yard Setback (1st Story) (Ft.)	10'-0"	32'-5 1/2" (E), 50'-10 1/2" (W)	18'-8 1/2" (East, at New Awning)
14	* Side Yard Setback (2nd Story) (Ft.)	10'-0"	24'0 1/2" (E), 10'-9 1/2" (W)	NC
15	*Rear Yard Setback (Ft.)	15'-0"	16'-1 5/8"	NC
16	Angle of Vision (Deg.)	NA	NA	NA
17	Building Height (Ft.)	25'-0"	23'-4"	NC
18	Overall Building Height (Ft.)	35'-0"	37'-8"	NC
19	Cubic Content Ratio (CCR) (R-B ONLY)	NA	NA	NA
20	** Max. Fill Added to Site (Ft.)	NA	NA	NA
21	Finished Floor Elev. (FFE)(NAVD)		6.2'	NC
22	Base Flood Elevation (BFE)(NAVD)		6.0'	NC
23	Landscape Open Space (LOS) (Sq Ft and %)	25.0%	20.95%	NC
24	Perimeter LOS (Sq Ft and %)	NA	NA	NA
25	Front Yard LOS (Sq Ft and %)	35.0%	55.0%	NC
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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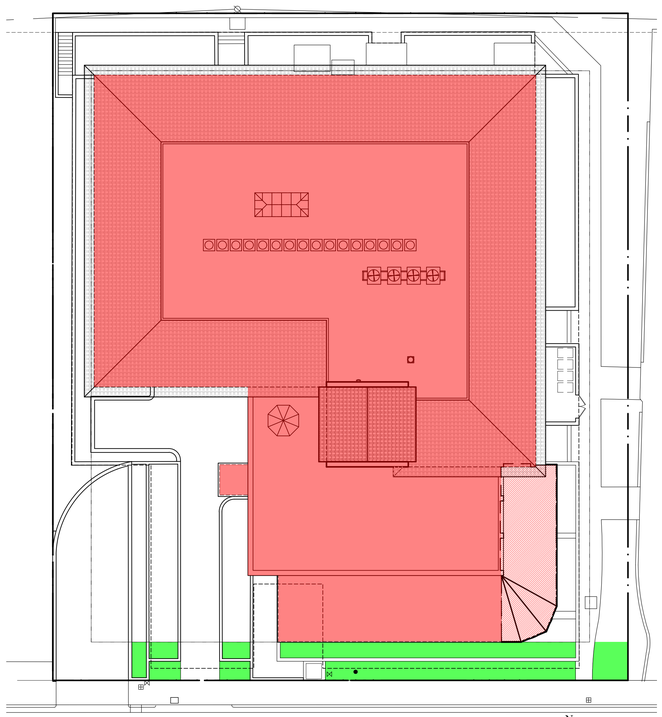
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Palm Beach, FL 33480
223 Sunset Avenue

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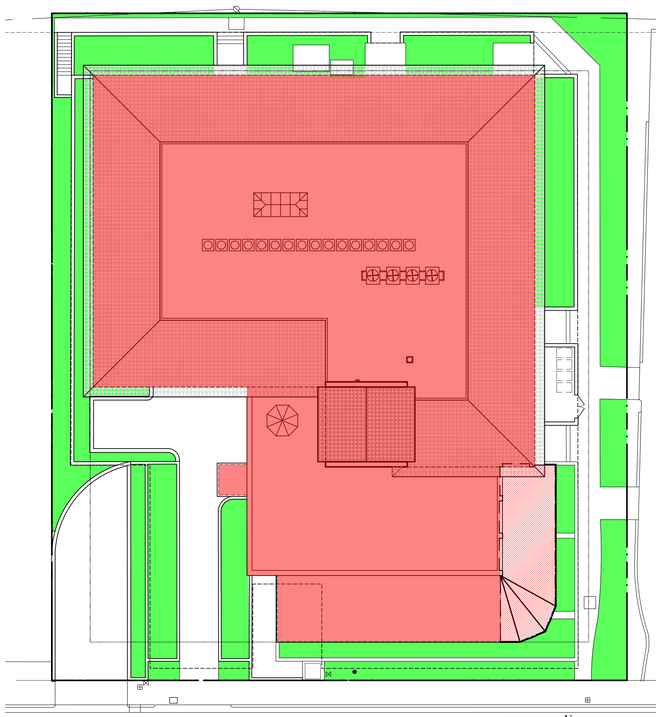
Staff Approval #A-22-02576



Front Yard Landscape Open Space
Scale:

Front Yard Area = 1,500 SF
Open Area Provided = 825 SF = 55.0%

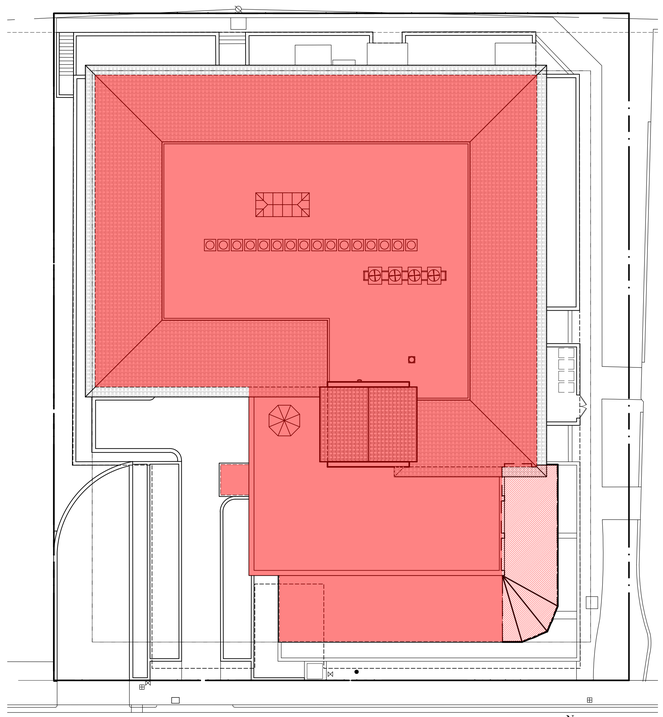
35% Min. Required = 525 SF



Landscape Open Space
Scale:

Site Area = 26,100 SF
Open Area Provided = 5,467.95 SF = 20.95%

25% Min. Required = 6,525 SF



Lot Coverage
Scale:

Site Area = 26,100 SF
Existing Total Covered Area = 13,757 SF (52.71%)
Proposed Covered Area = 637 SF
New Total Covered Area = 14,394 SF
Total Proposed Lot Coverage = 55.15% (14,394 SF)

Max. Allowed = 70% (Two-Story) = 18,720 SF

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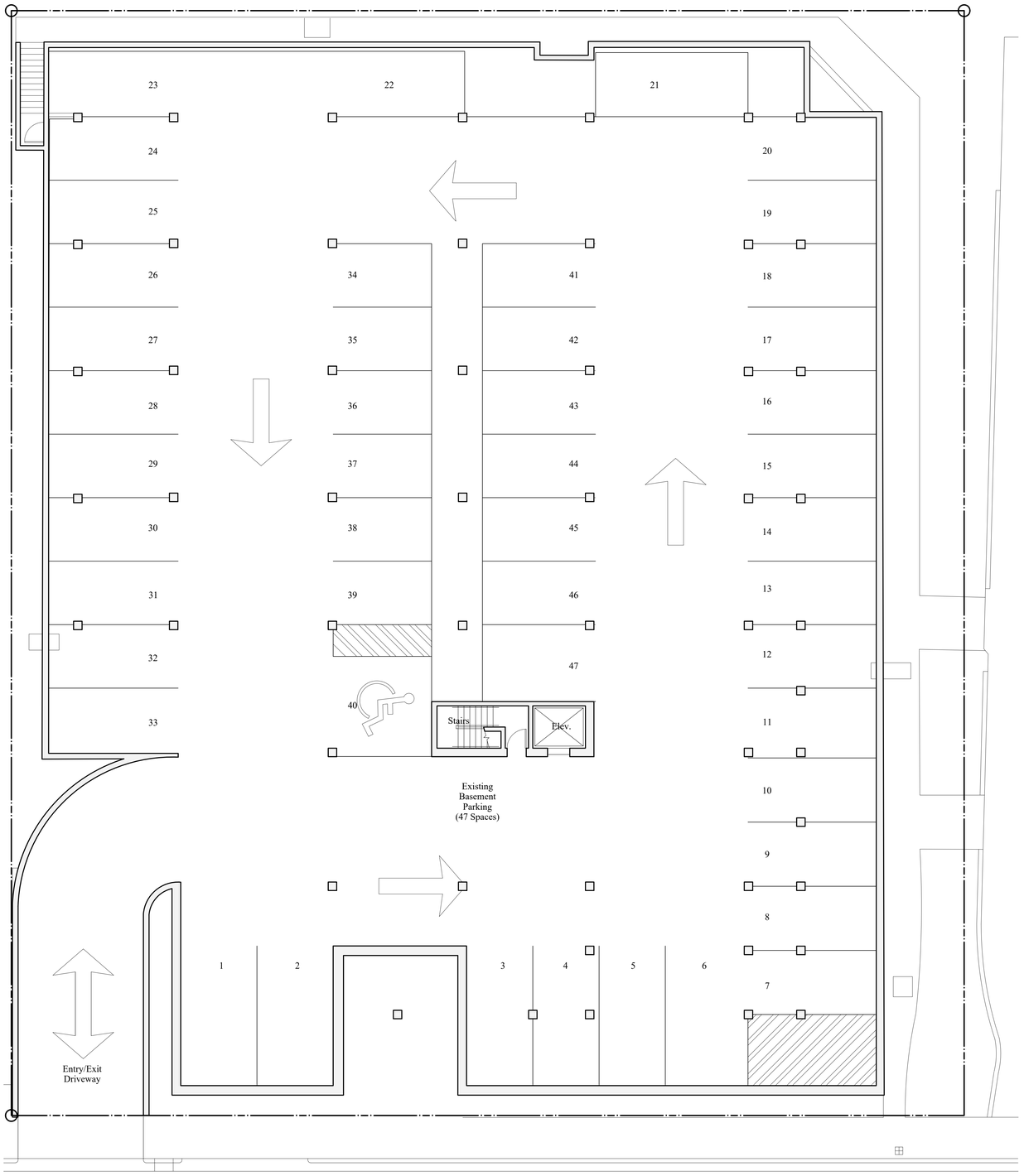
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A002

Staff Approval # A-22-02576

Proposed Site Plan



Existing Basement Parking Plan

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



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223 Sunset Avenue

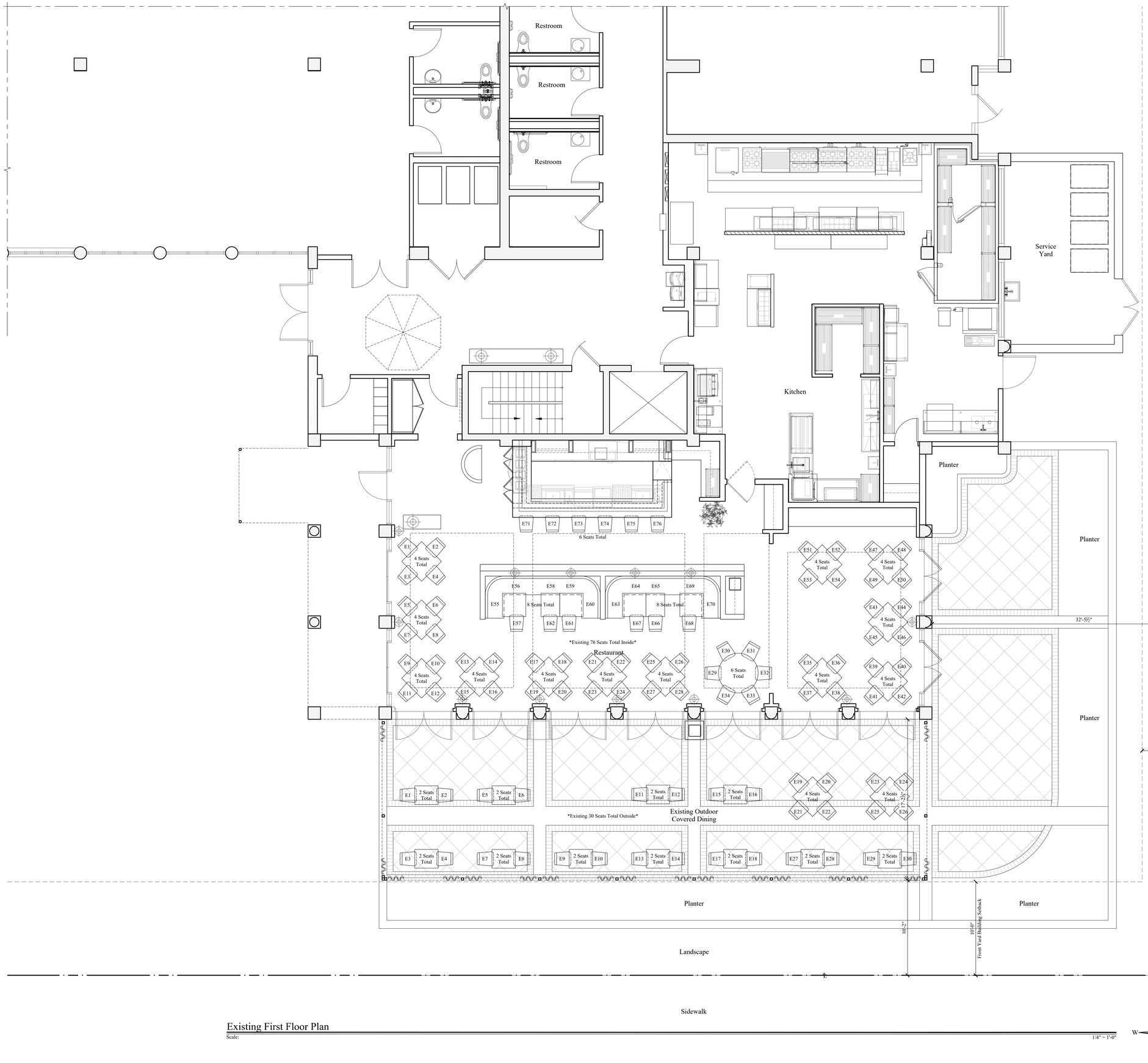
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Jeffery W. Smith
AR9772

SHEET NO.
A100

Staff Approval #A-22-02576

Existing First Floor Plan



Existing First Floor Plan

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

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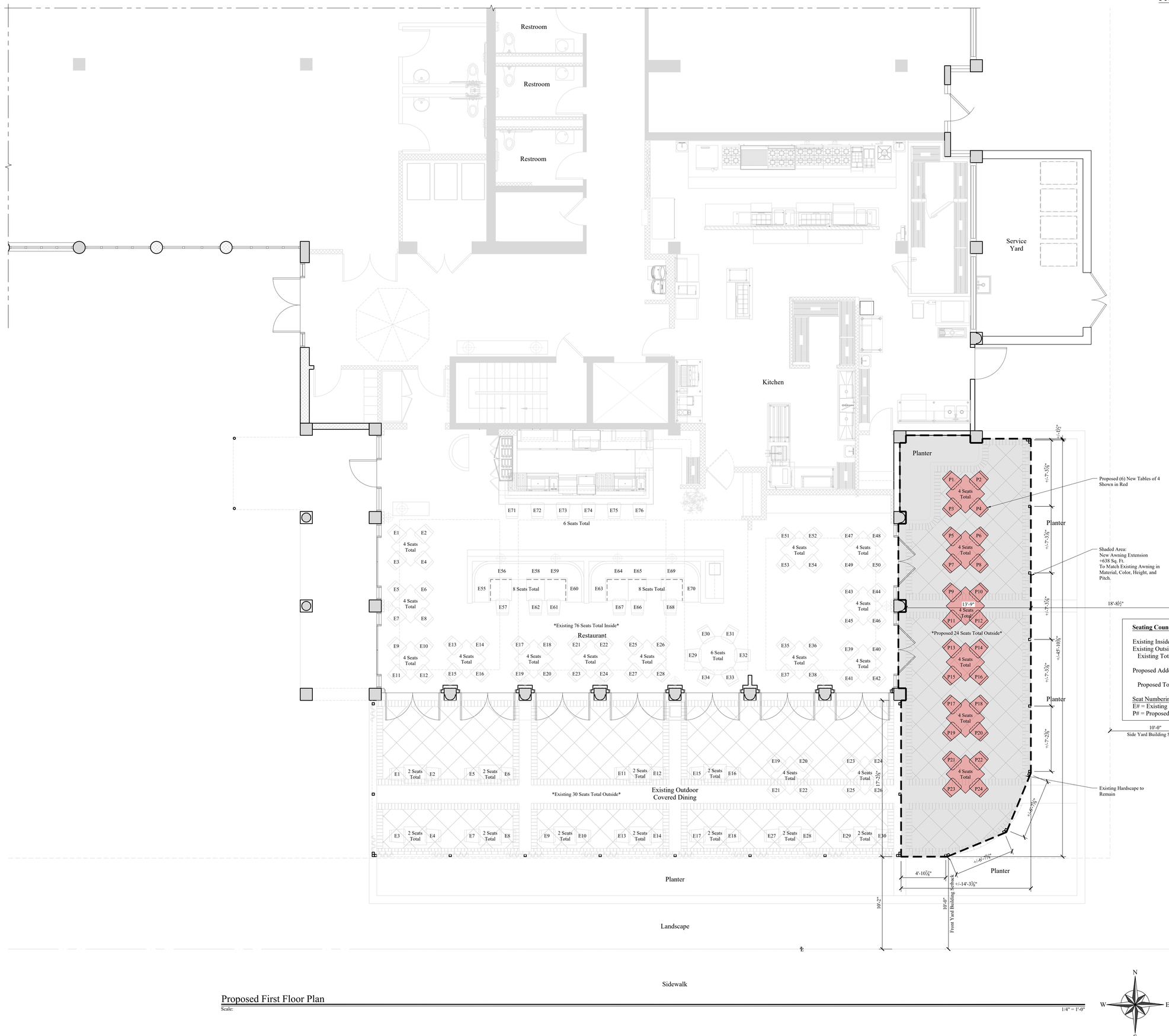
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A101

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Proposed First Floor Plan



Proposed First Floor Plan

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

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561-832-0202

Trevini Ristorante

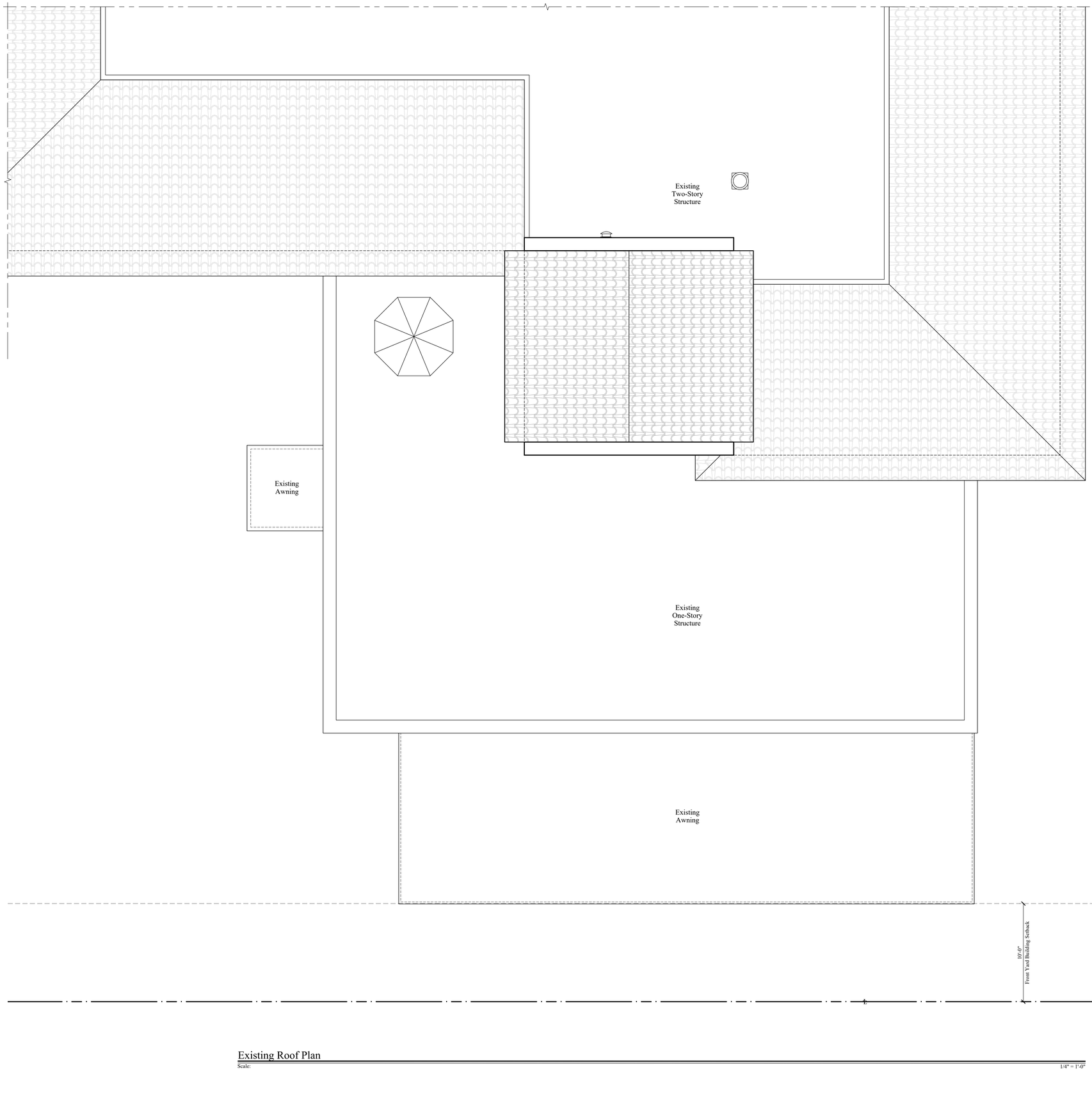
223 Sunset Avenue
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A102

Staff Approval #A-22-02576



Existing Roof Plan

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

N
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THE AMERICAN
INSTITUTE OF ARCHITECTS

COMM. NO.
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PHASE
ARCOM

ISSUED
June 29, 2026

REVISIONS

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

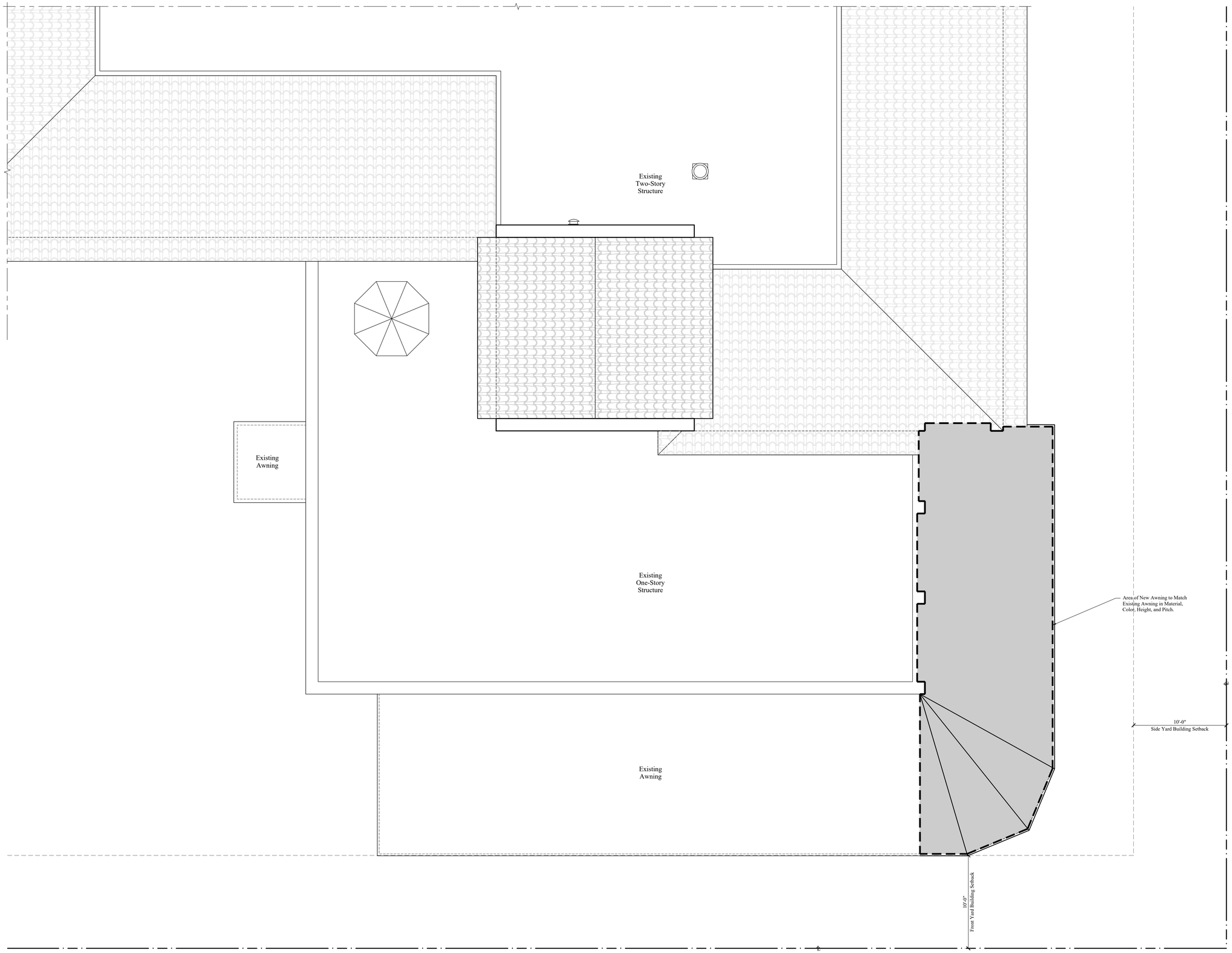
Trevini Ristorante
223 Sunset Avenue
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A103

Staff Approval #A-22-02576



Proposed Roof Plan

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

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Trevini Ristorante
223 Sunset Avenue
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A104

Staff Approval #A-22-02576



Existing East Elevation

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



Proposed East Elevation

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

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ISSUED
June 03, 2026

REVISIONS

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

-
Trevini Ristorante
223 Sunset Avenue
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A200

Staff Approval #A-22-02576

South Elevations



Existing South Elevation

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



Proposed South Elevation

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

THE AMERICAN INSTITUTE OF ARCHITECTS

COMM. NO.
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PHASE
ARCOM

ISSUED
June 03, 2026

REVISIONS

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

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Trevini Ristorante
Palm Beach, Fl. 33480
223 Sunset Avenue

AAC001849

Jeffery W. Smith
AR9772

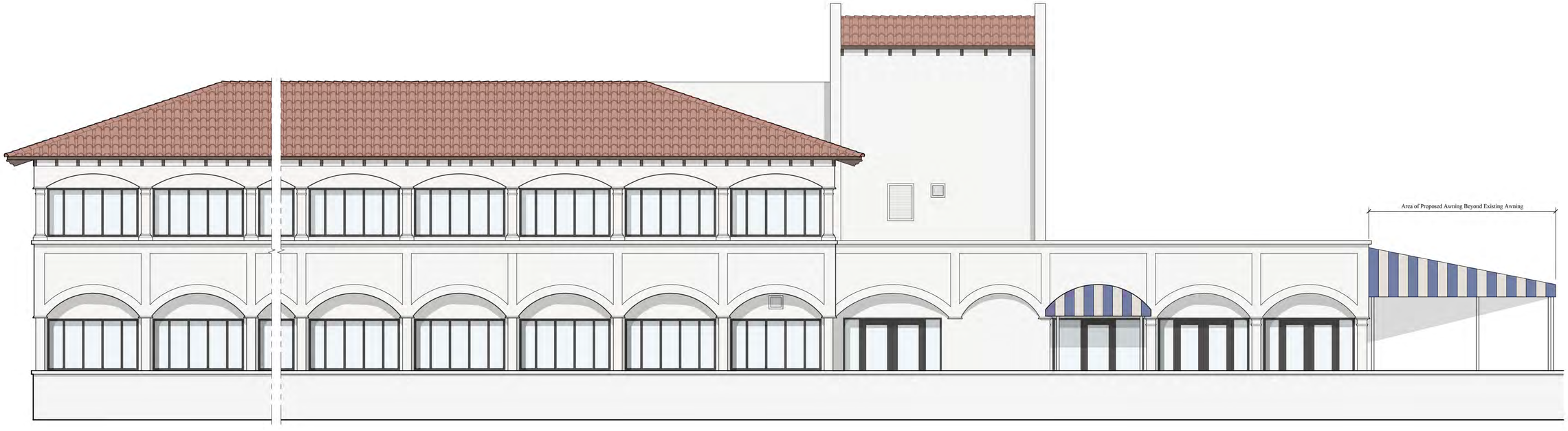
SHEET NO.
A201

Staff Approval #A-22-02576



Existing West Elevation

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



Proposed West Elevation - No Changes

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

THE AMERICAN INSTITUTE OF ARCHITECTS

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

COMM. NO.
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PHASE
ARCOM

ISSUED
June 03, 2026

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Trevini Ristorante
223 Sunset Avenue
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A202

Staff Approval #A-22-02576

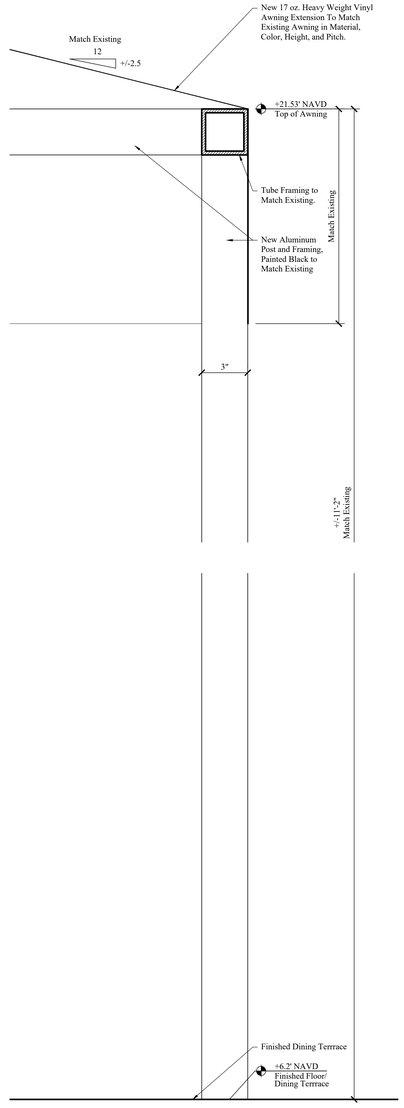
Dusky Blue

Beige



Awning Colors

Scale:



Awning Section

Scale: 3" = 1'-0"

THE AMERICAN INSTITUTE OF ARCHITECTS

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

COMM. NO.
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ISSUED
June 29, 2026

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Trevini Ristorante
223 Sunset Avenue
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.
A300

Staff Approval #A-22-02576

Date: Aug 07, 2026
Address: 575 N Lake Way
Re: Narrative
Case #: ARC-26-0050

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

Revised Letter of Intent - Second Submission 08/10/26

A new two-story single-family residence of 4,498 square feet is proposed on an 11,130 square-foot corner lot at the intersection of South Woods Road and North Lake Way. The residence fronts South Woods Road, with the street-side front yard facing North Lake Way; 30-foot setbacks are maintained on both frontages. Situated in a low-elevation area, the site design carefully addresses fill and grading through stepped transitions around the perimeter. The program includes a main residence, above-garage cabana, and single-story pool house with outdoor kitchen. Design features include a concrete tile roof, European-style steel windows and doors, three loggias, and varied massing in keeping with the surrounding neighborhood character.

Variance Request: Applicant requests a variance from the front yard setback requirements to permit a swimming pool within the front yard setback along South Woods Road. The Director of Planning, Zoning, and Building, exercising his authority under Section 134-1576, has directed Applicant to seek this variance. Applicant seeks the minimum variance necessary to permit pool placement within the front yard setback along South Woods Road, 15 setback in lieu of 25 feet.

Variance Justification The subject lot is non-conforming in depth within the R-B Zoning District; Section 134-893 requires a minimum lot depth of 100 feet where this lot measures 72.95 feet. Combined with the corner lot configuration and front yard designation along South Woods Road, no code-compliant pool location exists on the property. For these reasons, Applicant respectfully requests approval of the variance.

Respectfully submitted,

Digitally signed by Patrick W. Segraves
Date: 2026.08.10 09:28:32-04'00'

Erik Broberg

Project Manager

SKA Architect + Planner

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH,
FL 33480



SCHEDULE OF SUBMISSIONS
PRE APP: 06/03/26
FIRST SUBMISSION:06/25/26
SECOND SUBMISSION: 08/10/26
FINAL SUBMIT: 09/08/26
ARCOM: 09/23/26

INDEX OF DRAWINGS:

- ARCHITECTURAL -

CRV	COVER
SVY	SURVEY
C-1	SITE GRADING/DRAINAGE PLAN
ZL	ZONING LEGEND
PR-0	CONTEXTUAL SITE PLAN
PR-1	STREETSCAPES
PR-2	STREET PHOTOS
PR-3	CCR
Z-1	ZONING DIAGRAM
SP-1	PROPOSED SITE PLAN
A-1.0	PROPOSED FIRST FLOOR PLAN
A-1.1	PROPOSED SECOND FLOOR PLAN
A-1.2	PROPOSED ROOF PLAN
A-2.0	FRONT ELEVATION + REAR ELEVATION
A-2.1	NORTH+SOUTH ELEVATION/SECTION
A-4.0	SECTION
A-4.1	SECTION
A-5.0	FRONT+REAR COLORED ELEVATION
A-5.1	N+SCOLORED ELEVATION
A-5.2	MATERIAL SHEET
PH-1	NORTH EAST ARIAL RENDER

- LANDSCAPE -

	SURVEY
EX	EXISTING CONDITIONS PLAN
EX2	EXISTING LANDSCAPE PHOTOS
LAD	LANDSCAPE ALTERATION DIAGRAM
	SITE PLAN RENDERING
	RENDERED ELEVATIONS
L0	OVERALL SITE PLAN
L1	HARDSCAPE PLAN
LP1	LANDSCAPE PLAN
LP2	PLANT LIST AND DETAILS
OS1	OPEN SPACE DIAGRAMS
OS2	NATIVE PLANT DIAGRAM
EL1	YARD SECTION DIAGRAMS
EL2	YARD SECTION DIAGRAMS
CSP	CONSTRUCTION SCREENING DIAGRAM

Proposed new two-story single-family residence totaling 4,498 SF on an 11,130 SF corner lot in the R-B Zoning District. The program comprises a two-story main residence with varied massing, an above-garage cabana, and a single-story pool house with outdoor kitchen. Architectural features include a concrete tile roof, European-style steel windows and doors, three loggias, and a two-story garage. The front elevation faces South Woods Road; the street-side front yard faces North Lake Way, with 30-foot setbacks maintained on both frontages. The property is situated in a low-elevation area; site design incorporates careful grading and stepped transitions around the perimeter.

A variance is requested per Sec. 134-1576 to permit a swimming pool in the front yard setback along South Woods Road. The lot's non-conforming depth of 72.95 ft — against a 100 ft minimum required under Sec. 134-893 — combined with the corner lot configuration, consists of the hardship to justify this variance request.

SKA
SKA ARCHITECT + PLANNER
240 PERUVIAN AVE SUITE P2 PALM
A.A. #001345
A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:
LEYVA RESIDENCE
575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:
2 DEV REVIEW: 08/09/26

All designs, drawings, and arrangen are the exclusive property of SKA Architect + Planner. Plans and rend are for reference only and subject t modification based on field conditi and professional discretion. Unauth use or reproduction is prohibited.

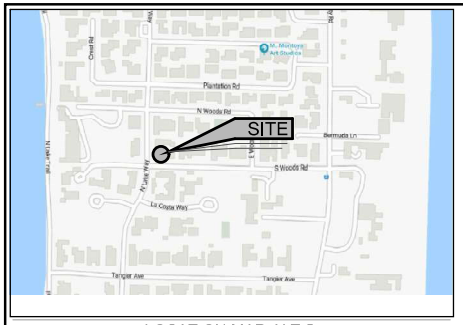
PROJECT NO:
ARC-26-0050

SHEET NO.
CVR

08.10.26

NOTE: UPDATED SURVEY UPLOADED SEPARATELY TO THE EPL SYSTEM

REVISIONS:



LOCATION MAP N.T.S.

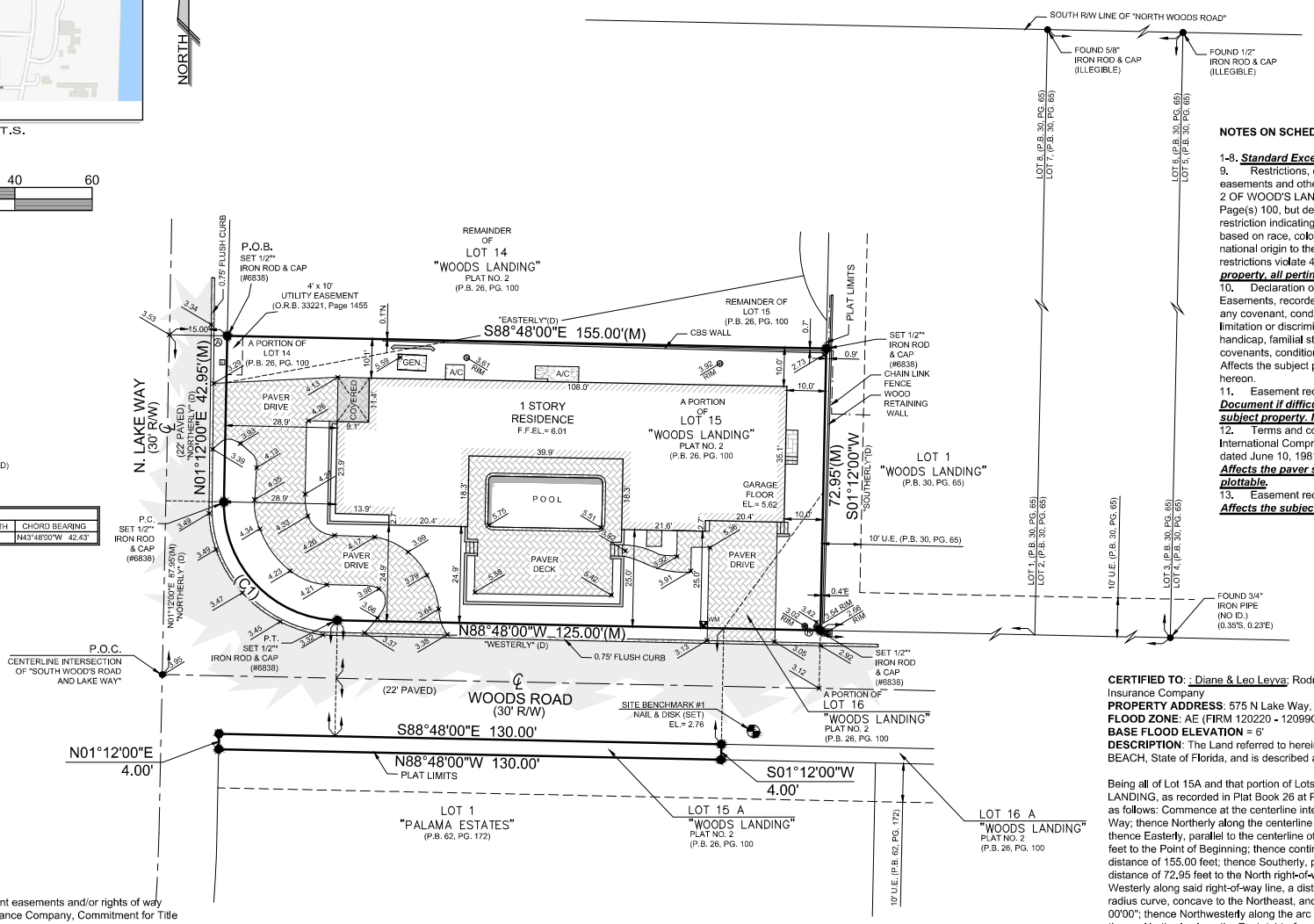
NORTH

20 0 20 40 60

Scale 1" = 20'

SITE SPECIFIC LEGEND:
- ⊕ = YARD DRAIN
- ● = LOT CORNER (NOTHING FOUND OR SET UNLESS OTHERWISE NOTED)

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	30.00'	90°00'00"	42.12'	N43°48'00"W 42.43'



NOTES ON SCHEDULE B2 TITLE EXCEPTIONS:

1-8. ***Standard Exceptions. Not plottable.***

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAT NO. 2 OF WOOD'S LANDING, as recorded in Plat Book 26, Page(s) 100, 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). ***Affects the subject property, all pertinent items are plotted hereon.***

10. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book 2263, Page 332, 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). Affects the subject property, all pertinent items are plotted hereon.

11. Easement recorded in Deed Book 87, Page 451. ***Document if difficult to read, does not appear to affect the subject property. Not Plotted.***

12. Terms and conditions of the Agreement between International Compro Corp., and the Town of Palm Beach, dated June 10, 1981, and recorded in Book 3574, Page 856. ***Affects the paver stone driveway, agreement, not plottable.***

13. Easement recorded in Book 33221, Page 1455. ***Affects the subject property and is Plotted hereon.***

CERTIFIED TO: ; Diane & Leo Leyva; Rodriguez-Albizu Law, P.A; First American Title Insurance Company
PROPERTY ADDRESS: 575 N Lake Way, Palm Beach, FL 33480
FLOOD ZONE: AE (FIRM 120220 - 12099C0581G) 12/20/2024
BASE FLOOD ELEVATION = 6'
DESCRIPTION: The Land referred to herein below is situated in the County of PALM BEACH, State of Florida, and is described as follows:

Being all of Lot 15A and that portion of Lots 14, 15, 16, of Plat No. 2 of WOOD'S LANDING, as recorded in Plat Book 26 at Page 100 being more particularly described as follows: Commence at the centerline intersection of South Wood's Road and Lake Way; thence Northerly along the centerline of Lake Way, a distance of 87.95 feet; thence Easterly, parallel to the centerline of South Wood's Road, a distance of 15.00 feet to the Point of Beginning; thence continue Easterly along the previous course, a distance of 155.00 feet; thence Southerly, parallel with the centerline of Lake Way, a distance of 72.95 feet to the North right-of-way line of South Wood's Road; thence Westerly along said right-of-way line, a distance of 125 feet to the beginning of a 30 foot radius curve, concave to the Northeast, and having a central angle of 90 degrees 00'00"; thence Northwesterly along the arc of said curve, a distance of 47.12 feet, thence Northerly along the East right-of-way line of Lake Way, a distance of 42.95 feet to the Point of Beginning.

SURVEY NOTES:

1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in First American Title Insurance Company, Commitment for Title Insurance; Commitment Number: 111092545; Commitment Date: January 20, 2026 at 8:00 a.m.; See "Notes on Schedule B2 Title Exceptions".

2.) Area of subject property
Building Lot = 11,114 square feet (0.251 acres).
Small strip on South side of road: 520 square feet (0.0119 acres)
TOTAL AREA COMBINED: 11,634 square feet (0.2670 acres)
Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
a) Originating benchmark = Leica Global Positioning System.
b) $\frac{00.00}{x}$ = existing elevation (NAVD 88 typical).

3.) Underground improvements (if any) are not located.

4.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.

This firm's "Certificate of Authorization" number is "LB 683

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 Y260101

BOUNDARY SURVEY

LEGEND:

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

SCALE:	1" = 20'	REF:	Z-23/13
DRAWN BY:	PICARD	PREV. JOB NO'S.	
FIELD WK:	M.K. / S.P.	JOB NO.	Y260101
FIELD DATE:	01/29/2026		M - Y260101

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

STORMWATER RETENTION CALCULATIONS (Basin A)

A. SITE INFORMATION

Total Property Area = 11,114 sq.ft.

Total Basin Area = 4,236 sq.ft.

Drainage Area Impervious Surface = 2,330 sq.ft.

Drainage Area Pervious Surface = 1,906 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 2,330 sq.ft. x 1 ft./12 in. = 388 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 1,906 sq.ft. x 1 ft./12 in. = 64 cu.ft.

Total Volume to be Retained = 452 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L	=	Total Length of Trench Provided	=	40 ft
W	=	Trench Width	=	6 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.08 ft
DU	=	Un-Saturated Trench Depth	=	2.50 ft
DS	=	Saturated Trench Depth	=	0.50 ft
V	=	Volume Treated	=	526 cu.ft.

STORMWATER RETENTION CALCULATIONS (Basin B)

A. SITE INFORMATION

Total Property Area = 11,114 sq.ft.

Total Basin Area = 6,878 sq.ft.

Drainage Area Impervious Surface = 3,783 sq.ft.

Drainage Area Pervious Surface = 3,095 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 3,783 sq.ft. x 1 ft./12 in. = 631 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 3,095 sq.ft. x 1 ft./12 in. = 103 cu.ft.

Total Volume to be Retained = 734 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

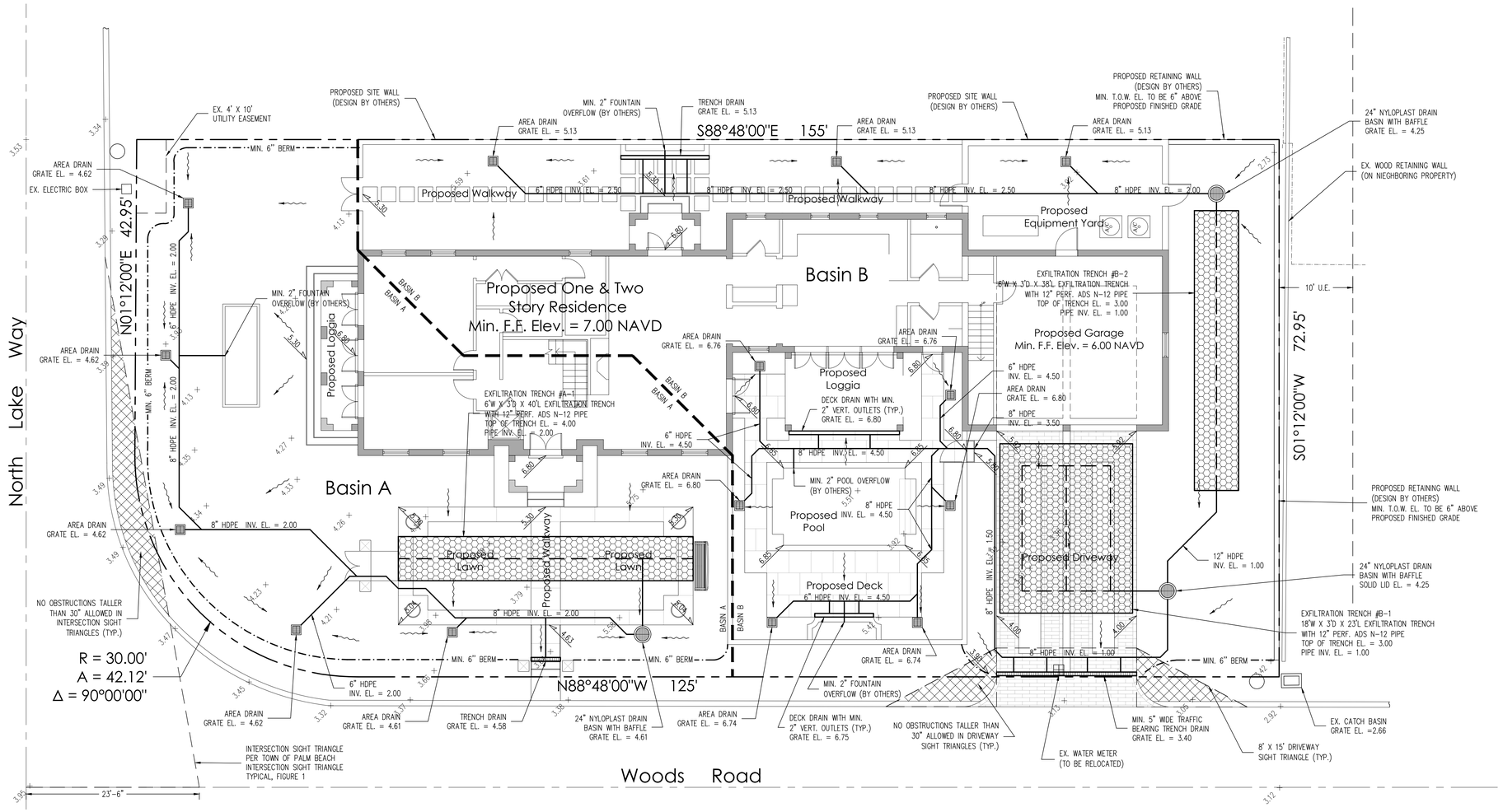
Exfiltration Trench #B-1

L	=	Total Length of Trench Provided	=	23 ft
W	=	Trench Width	=	18 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.90 ft
DU	=	Un-Saturated Trench Depth	=	1.50 ft
DS	=	Saturated Trench Depth	=	1.50 ft
V	=	Volume Treated	=	494 cu.ft.

Exfiltration Trench #B-2

L	=	Total Length of Trench Provided	=	38 ft
W	=	Trench Width	=	6 ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.90 ft
DU	=	Un-Saturated Trench Depth	=	1.50 ft
DS	=	Saturated Trench Depth	=	1.50 ft
V	=	Volume Treated	=	314 cu.ft.

Total Volume Reatined = 808 cu.ft.



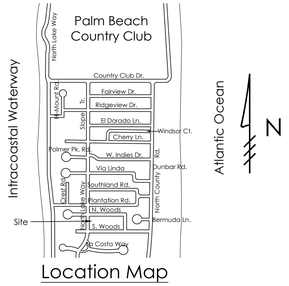
Legend

- EXISTING ELEVATION PER MILLER LAND SURVEYING (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

N

0 4 8 16 32

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



Location Map
N.T.S.

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.

Plan Background from Hardscape
Plan by Nievera Williams Design
Received 7/2/26

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

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:

PROPOSED RESIDENCE

575 North Lake Way
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2026-0095
Issue Date	07/10/2026
Scale	1" = 10'

REVISIONS:

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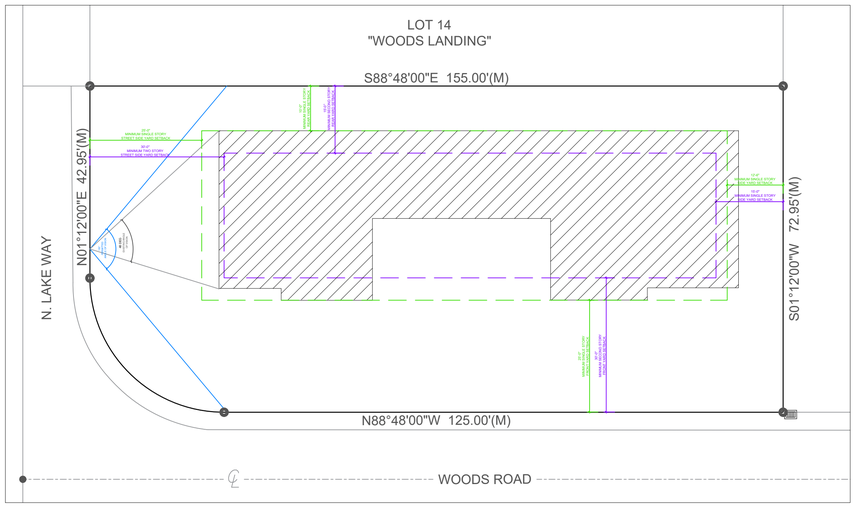
CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally signed by Chad M Gruber
Date: 2026.07.10 16:55:03 -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.

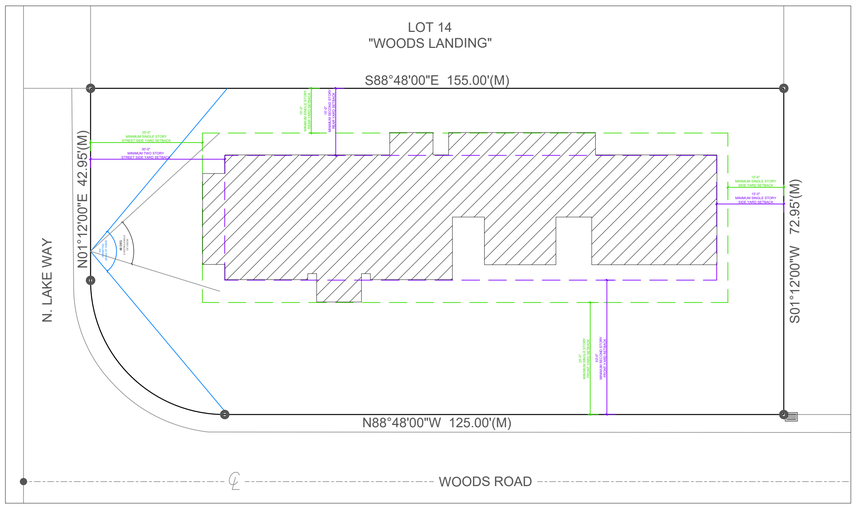
SHEET NUMBER:

C-1



2 EXISITING LOT COVERAGE

SCALE: 1/6" = 1'- 0"



3 PROPOSED LOT COVERAGE

SCALE: 1/6" = 1'- 0"

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

Line #	Zoning Legend			
1	**Property Address:**	575 North Lake Way		
2	**Zoning District:**	R B		
3	**Lot Area (sq. ft.):**	11,131.76 sq ft		
4	**Lot Width (W) & Depth (D) (ft.):**	155' (W) x 72.95' (D)		
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)**	6.00' N.A.V.D.		
8	**Crown of Road (COR) (NAVD)**	3.95' N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% (3,339.3 sq ft)	N/A	27.25% (3,033.86 sq ft)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		N/A	4,787.51 SQ FT
12	*Front Yard Setback (Ft.)	25' 0" (1), 30' 0" (2)	N/A	26'-10" (1), 30' 0" (2)
13	* Side Yard Setback (1st Story) (Ft.)	12' 6" (E), 25' 0" (W)	N/A	15' 0" (E), 25' 0" (W)
14	* Side Yard Setback (2nd Story) (Ft.)	15' 0" (E), 30' 0" (W)	N/A	15' 0" (E), 30' 0" (W)
15	*Rear Yard Setback (Ft.)	10' 0" (1), 15' 0" (2)	N/A	10' 0" (1), 15' 0" (2)
16	Angle of Vision (Deg.)	100 DEG	N/A	48 DEG
17	Building Height (Ft.)	22'	N/A	20'-0"
18	Overall Building Height (Ft.)	30'	N/A	27'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.9889	N/A	3.934
20	** Max. Fill Added to Site (Ft.)	1.575	N/A	1.525'
21	Finished Floor Elev. (FFE)(NAVD)	7.00' N.A.V.D.	N/A	7.00' N.A.V.D.
22	Base Flood Elevation (BFE)(NAVD)	6.00' N.A.V.D.	N/A	6.00' N.A.V.D.
23	Landscape Open Space (LOS) (Sq Ft and %)	45% (5,015 SQ FT)	35.2% (3,925 SQ FT)	51.7% (5,773 SQ FT)
24	Perimeter LOS (Sq Ft and %)	50% (2,209 SQ FT)	77.7% (3,152 SQ FT)	82% (3,329 SQ FT)
25	Front Yard LOS (Sq Ft and %)	40% (1,790 FT)	N/A	64.6% (2,891 SQ FT)
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 ZONING LEGEND

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:
1 07.12.26
2 DEV REVIEW: 08/09/26

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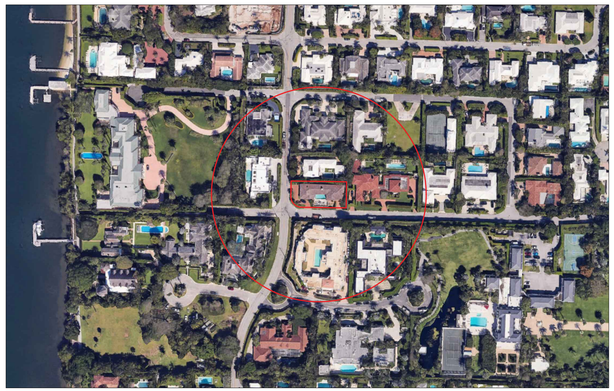
SHEET NO.
ZL

08.10.26



1 SOUTH WOODS ROAD, PROPOSED STREETSCAPE ELEVATION, FACING NORTH

SCALE: 1/20" = 1'- 0"



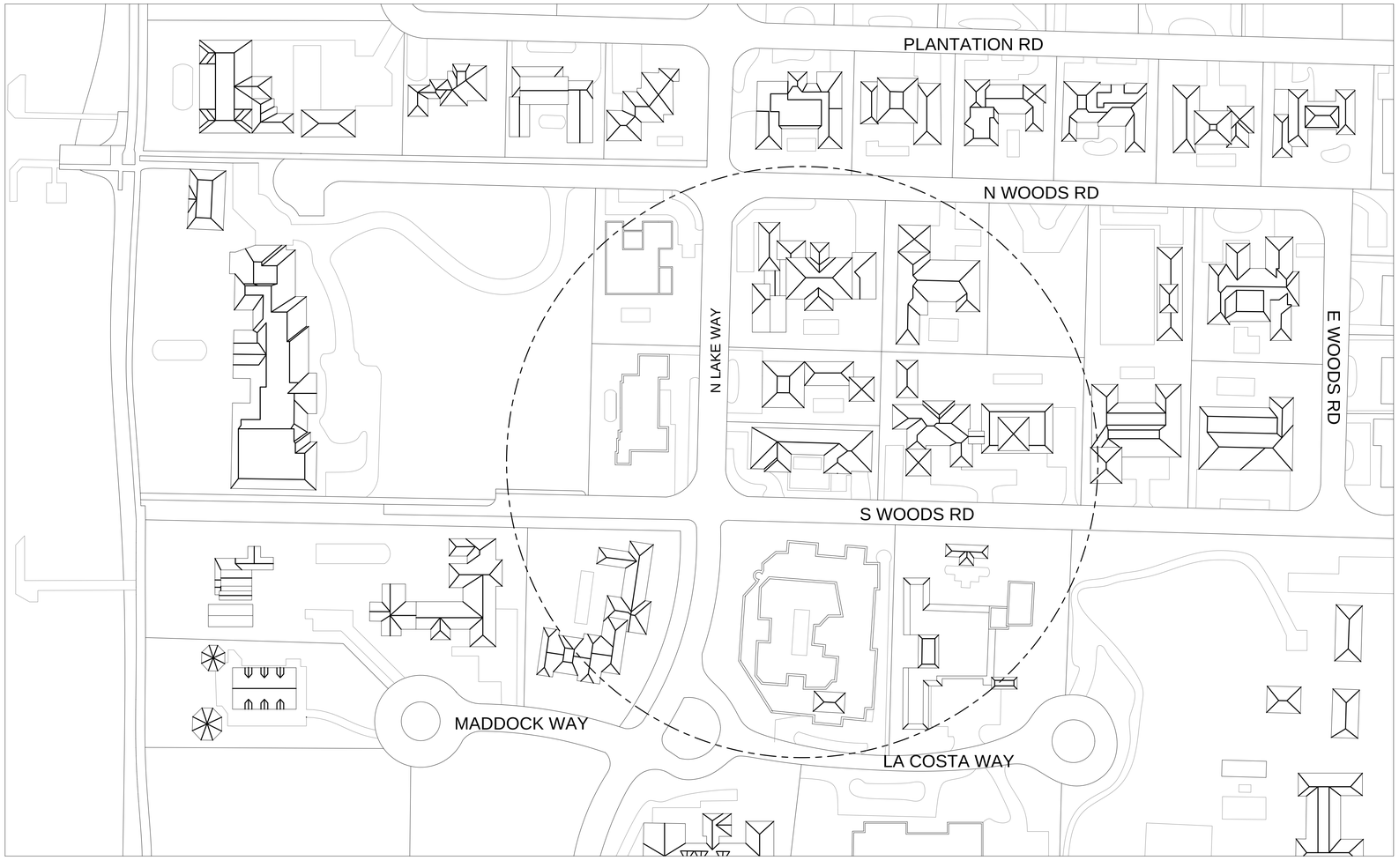
2 AERIAL MAP

SCALE: 1/20" = 1'- 0"



4 LOCATION/VINCITY MAP

SCALE: 1/180" = 1'- 0"



4 CONTEXTUAL SITE PLAN

SCALE: 1/64" = 1'- 0"

R = 300'

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PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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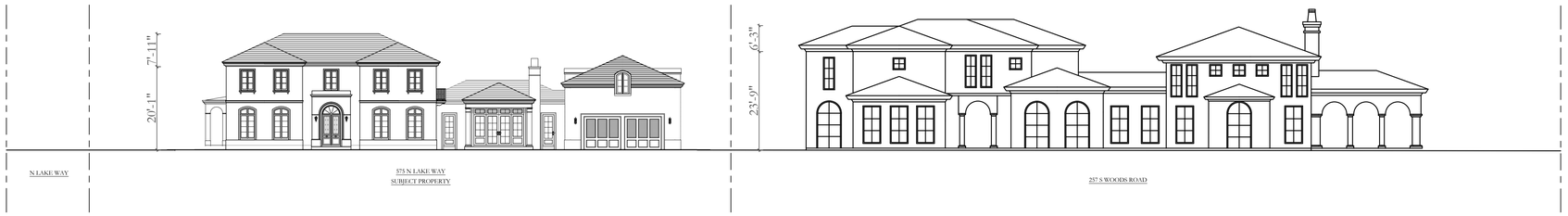
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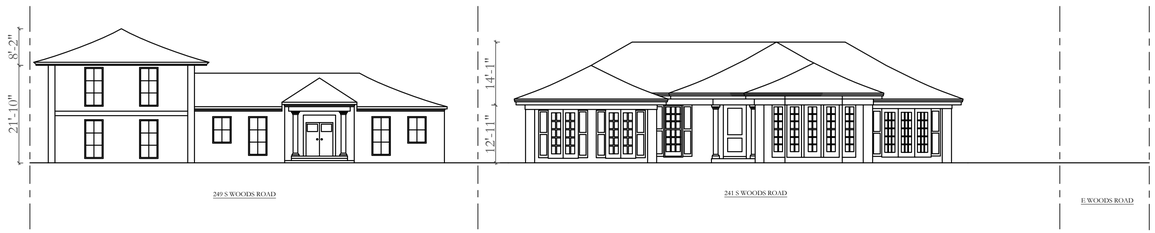
PR-0

07.13.26



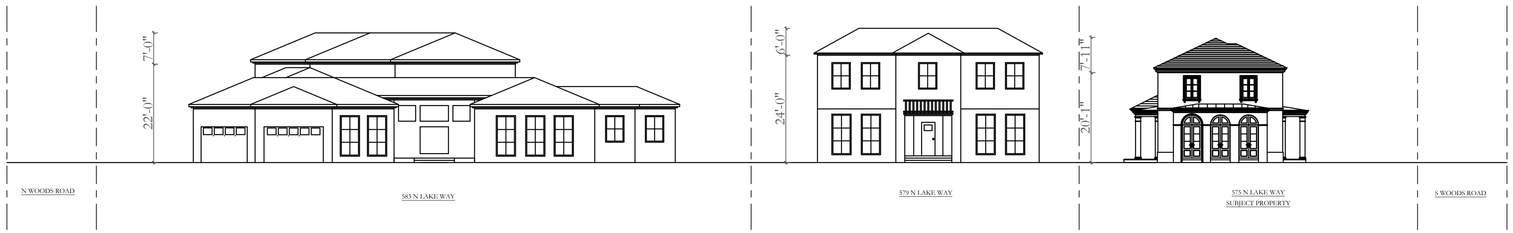
STREETSCAPE A

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



STREETSCAPE B

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



STREETSCAPE C

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

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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:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

PR-1

06.25.26



VIEW FROM WOODS ROAD



VIEW FROM WOODS ROAD



VIEW FROM WOODS ROAD



VIEW FROM N LAKE WAY



VIEW OF INTERIOR POOL AREA



VIEW OF INTERIOR POOL AREA



VIEW OF NORTH SIDE REAR YARD



VIEW OF EAST SIDE REAR YARD



VIEW OF PLANTER ON SW CORNER OF BUILDING

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PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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△
△

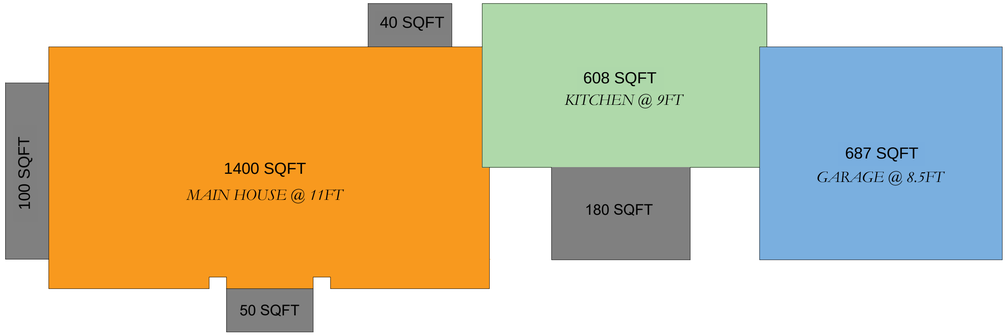
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PR-2

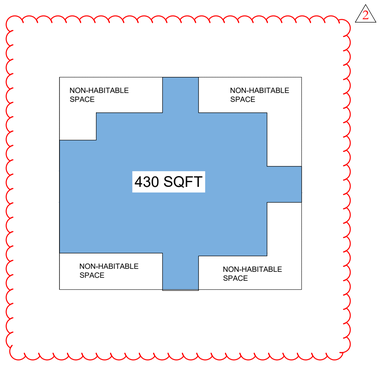
06.25.26

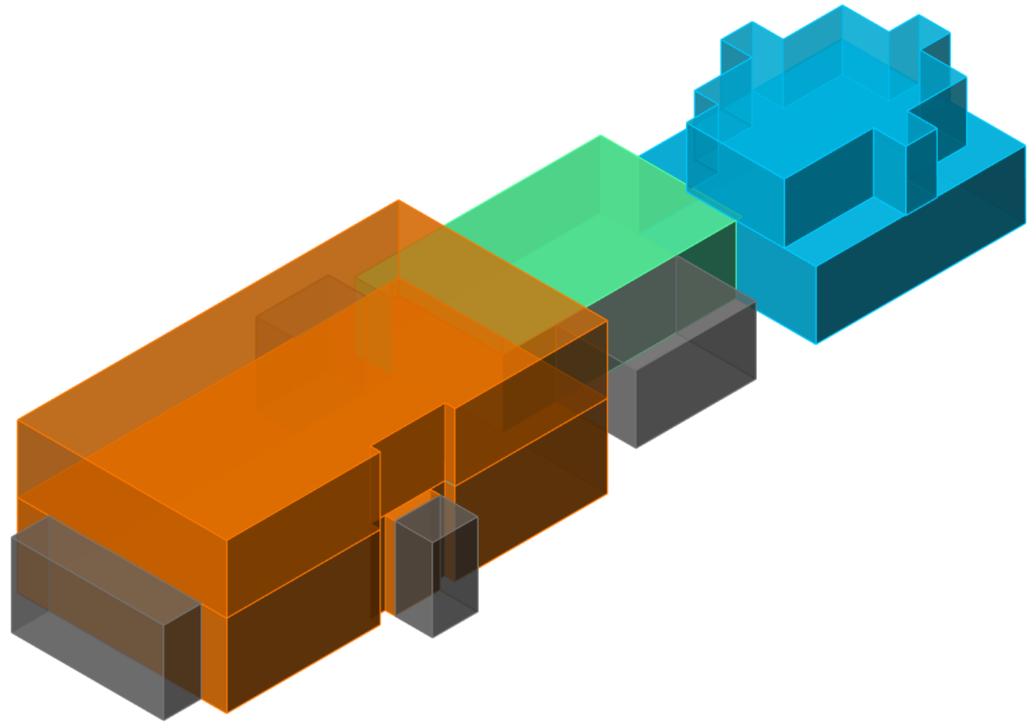


1ST STORY CCR AREA CALCULATIONS



2nd STORY CCR AREA CALCULATIONS





CCR AXONOMETRIC MASSING

PROPOSED

Site Square Footage	**11130**
Max CCR (auto)	**3.9887**
Cubic Ft Max (auto)	**44394.231**
5% Loggia Deduction	**2219.71155**

BUILDING DATA

Space	Floor	SF	Height (ft)	CU. FT.
Main House	1st	1400	11	15400
Main House	2nd	1400	9	12600
Loggias (27+102+48+170)	1st	347	8.5	2949.5
Garage	1st	687	8.5	5839.5
Garage Suite	2nd	416	9	3744
Kitchen	1st	608	9	5472
TOTAL				**46005**

NET CU. FT. AFTER ALLOWABLE LOGGIA DEDU(	**43785.29**
CCR	**3.934**

MAIN HOUSE @ 11FT (1ST FL), MAIN HOUSE @ 9FT (2ND FL)

GARAGE @ 8.5', GARAGE SUITE (VARIES)

SINGLE STORY @ 9FT

LOGGIAS @ 9FT

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PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

2 DEV REVIEW: 08/09/26

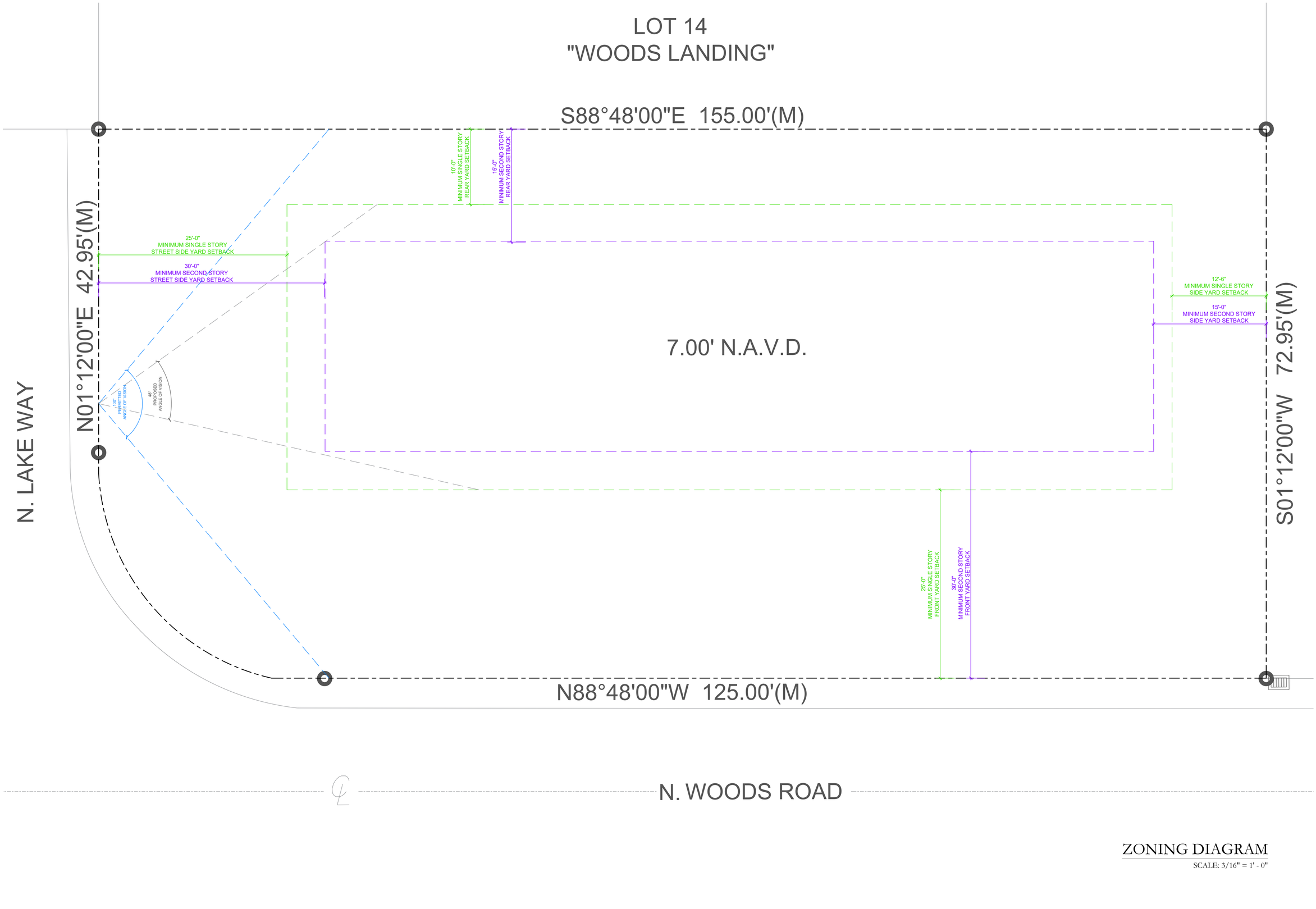
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PR-3

08.10.26



ZONING DIAGRAM

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

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PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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△
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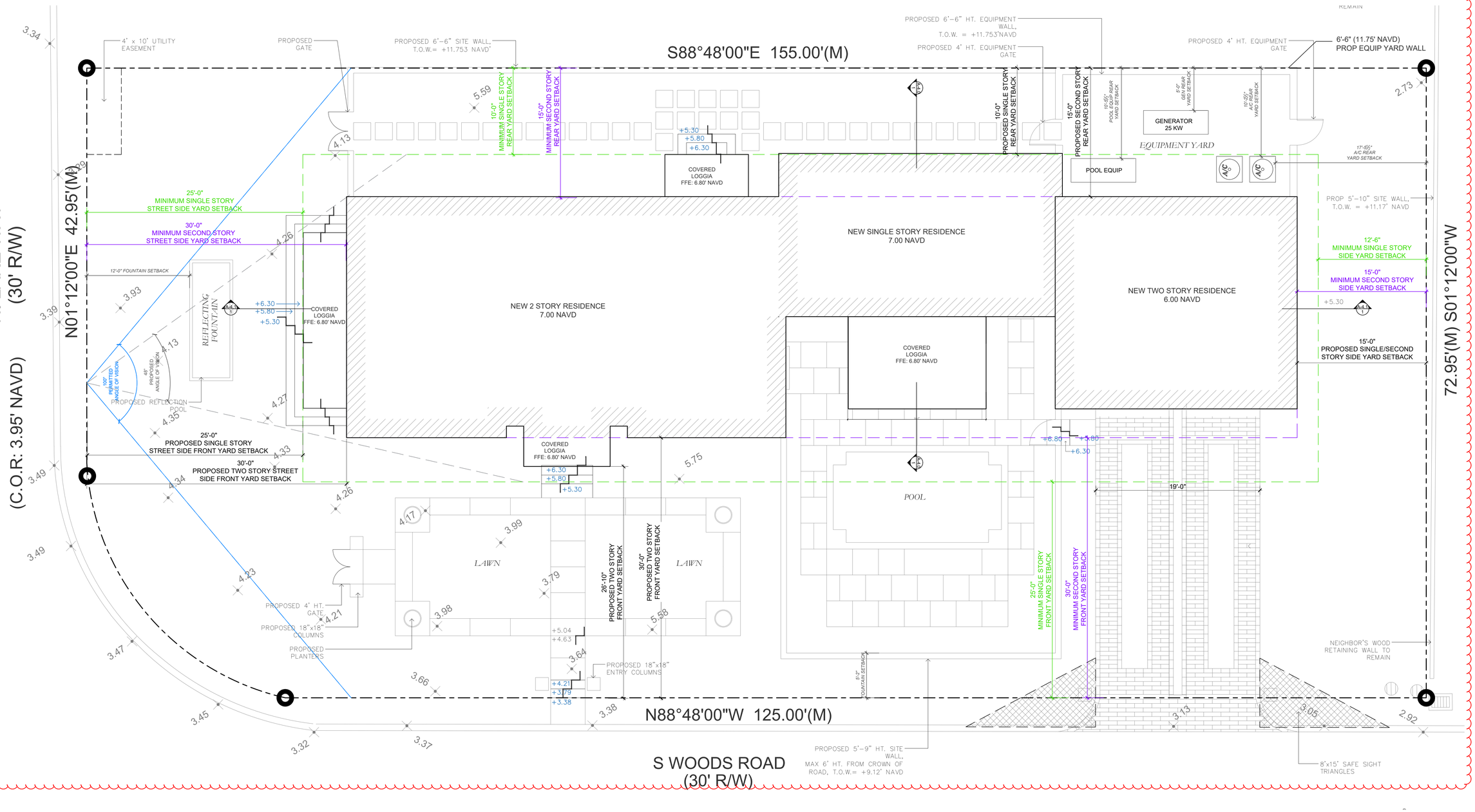
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Z-1

07.13.26



EXISTING GRADE

PROPOSED GRADE

PROPOSED SITE PLAN

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

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PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

REVISIONS:

2 DEV REVIEW: 08/09/26

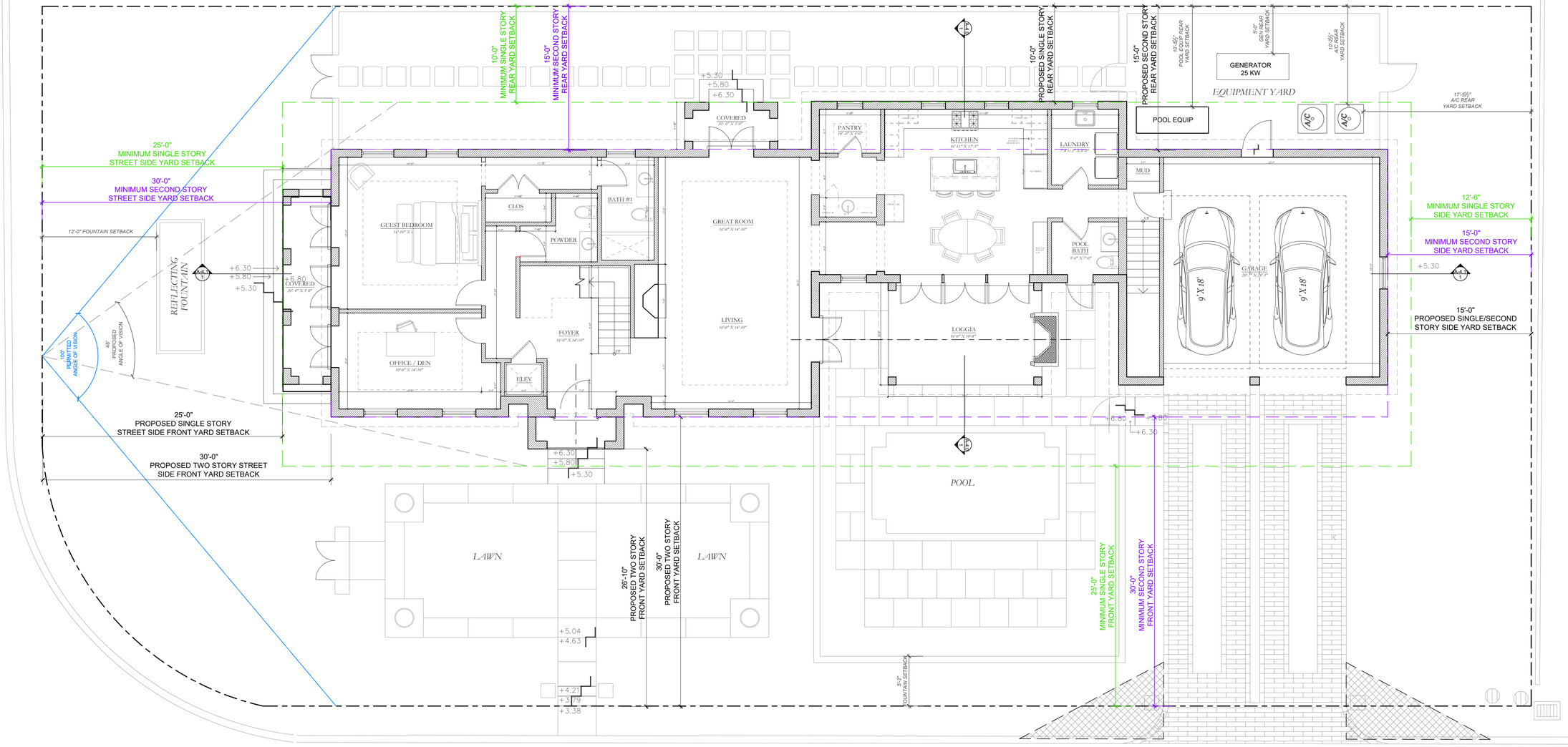
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PROJECT NO:

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 NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

REVISIONS:

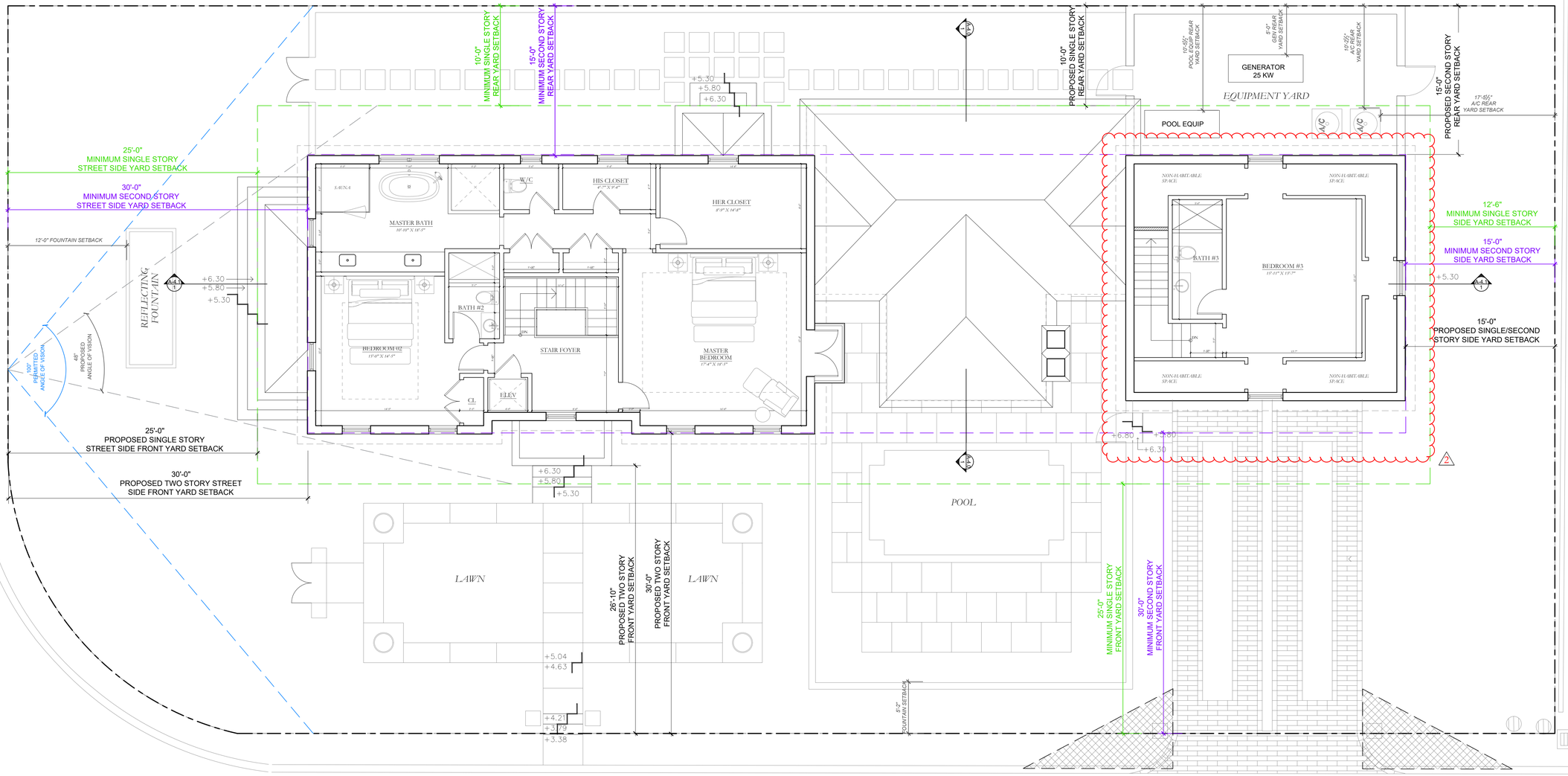
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A-1.0

08.10.26



PROPOSED SECOND FLOOR PLAN

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

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

REVISIONS:

2 DEV REVIEW: 08/09/26

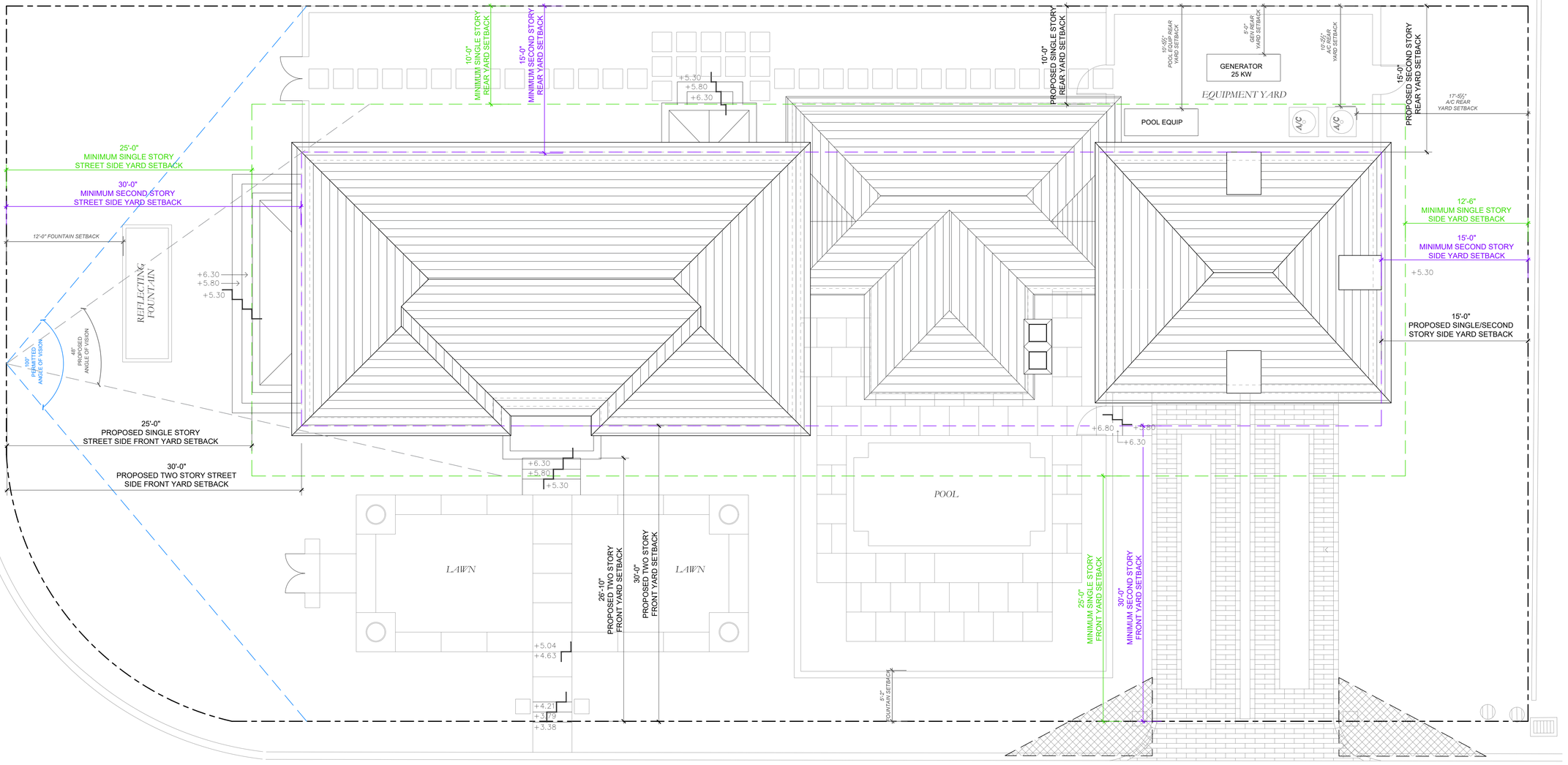
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A-1.1

08.10.26



PROPOSED ROOF PLAN

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

REVISIONS:

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SHEET NO.

A-1.2

08.10.26



PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-2.0

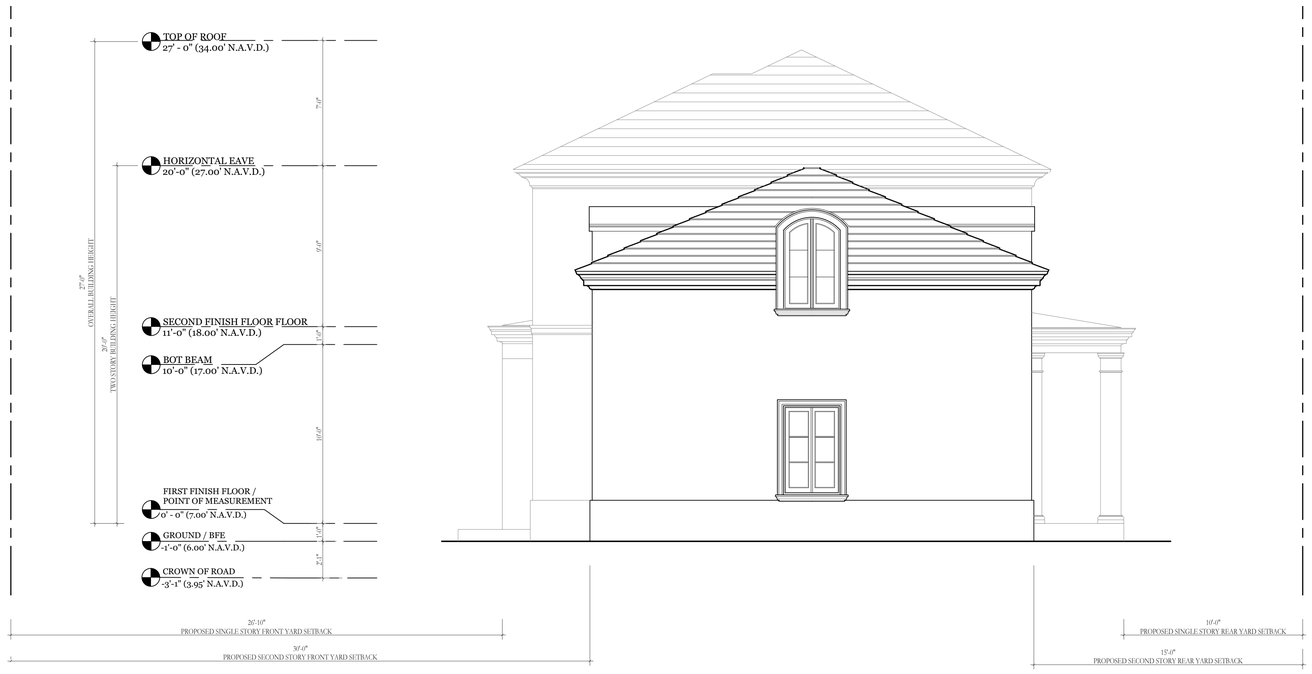
08.04.26



NORTH

PROPOSED STREETSIDE ELEVATION

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



PROPOSED SIDE ELEVATION

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-2.1

08.04.26



1. PROPOSED CROSS SECTION / ELEVATION

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

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PROJECT NO:

SHEET NO.

A-4.0

08.10.26

PROPOSED

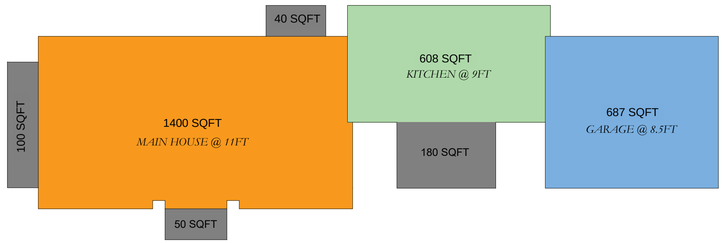
Site Square Footage	**11130**
Max CCR (auto)	**3.9887**
Cubic Ft Max (auto)	**44394.231**
5% Loggia Deduction	**2219.71155**

BUILDING DATA

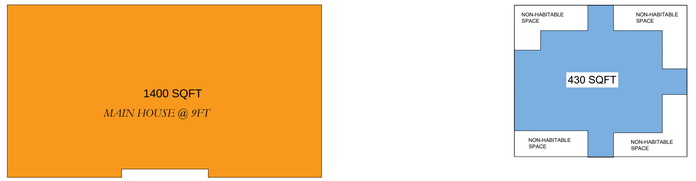
Space	Floor	SF	Height (ft)	CU. FT.
Main House	1st	1400	11	15400
Main House	2nd	1400	9	12600
Loggias (27+102+48+170)	1st	347	8.5	2949.5
Garage	1st	687	8.5	5839.5
Garage Suite	2nd	416	9	3744
Kitchen	1st	608	9	5472
TOTAL				**46005**

NET CU. FT. AFTER ALLOWABLE LOGGIA DEDUC	**43785.29**
CCR	**3.934**

- MAIN HOUSE @ 11FT (1ST FL), MAIN HOUSE @ 9FT (2ND FL)
- GARAGE @ 8.5', GARAGE SUITE (VARIES)
- SINGLE STORY @ 9FT
- LOGGIAS @ 9FT



1ST STORY CCR AREA CALCULATIONS



2nd STORY CCR AREA CALCULATIONS



2. PROPOSED LONGITUDINAL SECTION

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

2 DEV REVIEW: 08/09/26

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PROJECT NO:

SHEET NO.

A-4.1

08.10.26



PROPOSED FRONT COLORED ELEVATION

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



PROPOSED REAR COLORED ELEVATION

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

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM

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

PROPOSED NEW CONSTRUCTION FOR:

575 NORTH LAKE WAY

CONSULTANT:

REVISIONS:

△
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△
△

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and professional discretion. Unauthc
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PROJECT NO:

SHEET NO.

A-5.0

07.13.26



PROPOSED SOUTH COLORED ELEVATION

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



PROPOSED NORTH COLORED ELEVATION

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

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SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL, 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-5.1

07.13.26

MATERIALS:



ROOF: GREY TILE



WALL: SMOOTH STUCCO

BENJAMIN MOORE:
WHITE DOVE



EUROLINE TRUE STEEL CASEMENT WINDOWS AND DOORS



HORIZONTAL TRIM: STUCCO



BAY ROOF: COPPER



0 1 2 3 5

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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modification based on field conditio
and professional discretion. Unautho
use or reproduction is prohibited.

PROJECT NO:

SHEET NO.

A-5.2

08.10.26



SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE, SUITE F2, PALM

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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

PROJECT NO:

SHEET NO.

A-5.2

08.10.26



SKA
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249 PERUVIAN AVE, SUITE F2, PALM

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PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

1
2
3
4

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use or reproduction is prohibited.

PROJECT NO:

SHEET NO.

A-5.2

08.10.26

SCHEDULED HEARING DATES:

PRE-APPLICATION SUBMITTAL DATE: 06.03.26
FIRST SUBMITTAL DATE: 06.25.26
SECOND SUBMITTAL DATE: 08.10.26
FINAL DROP OFF: 09.08.26
MEETING DATE: 09.23.26

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

SECOND SUBMITTAL

ARC-26-0050

SCOPE OF WORK:

HARDSCAPE

1A. DEMOLITION OF ALL EXISTING HARDSCAPE, SEE SHEET EX

1B. NEWLY PROPOSED HARDSCAPE, SEE SHEET L1

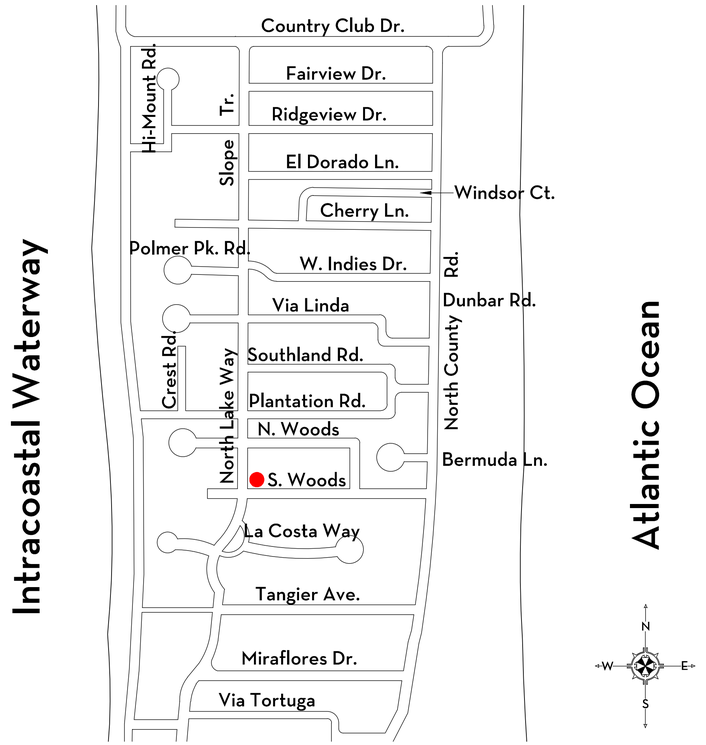
LANDSCAPE

2A. REMOVAL OF ALL CURRENT LANDSCAPING, SEE SHEET EX

2B. NEWLY PROPOSED LANDSCAPING, SEE SHEET LP1

SHEET LEGEND:

SURVEY
EX- EXISTING CONDITIONS PLAN
EX2- EXISTING LANDSCAPE PHOTOS
LAD- LANDSCAPE ALTERATION DIAGRAM
SITE PLAN RENDERING
RENDERED ELEVATIONS
L0- OVERALL SITE PLAN
L1- HARDSCAPE PLAN
LP1- LANDSCAPE PLAN
LP2- PLANT LIST AND DETAILS
OS1- OPEN SPACE DIAGRAMS
OS2- NATIVE PLANT DIAGRAM
EL1- ELEVATION
EL2 - ELEVATION
D1-D5 YARD FILL SECTION DIAGRAMS
CSP- CONSTRUCTION SCREENING DIAGRAM

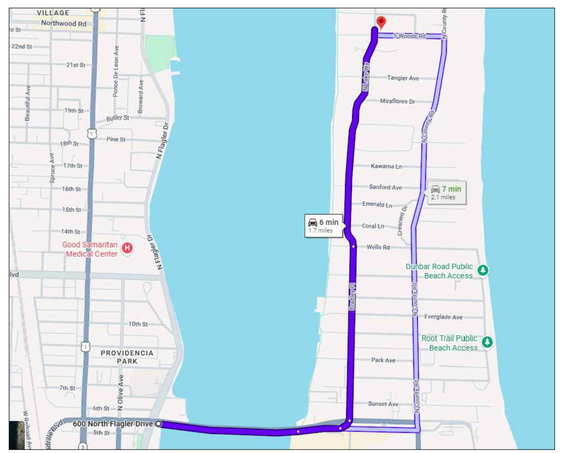


TRUCK LOGISTICS PLAN

MAXIMUM TRUCK SIZE: 30 FEET

BEST ROUTE TO PROPERTY:
EAST ON FLAGLER MEMORIAL BRIDGE, NORTH ON BRADLEY PLACE INTO N LAKE WAY, EAST ON S WOODS RD, LEFT INTO SUBJECT PROPERTY

ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 20



LANDSCAPE ARCHITECT
NIEVERA WILLIAMS DESIGN

NIEVERA WILLIAMS
DESIGN

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

EXISTING 8' C.T. TPL. PYGMY DATE PALMS AND MONDO GRASS UNDERPLANTING TO BE REMOVED

EXISTING SHARED 18' HT. CLUSIA HEDGE TO REMAIN

EXISTING 9' HT. CLUSIA HEDGE TO BE REMOVED

EXISTING 22'-24' HT. SABAL PALM TO BE REMOVED

EXISTING NEIGHBOR'S 18' HT. CLUSIA HEDGE TO REMAIN

EXISTING NEIGHBOR'S 25' HT. TRAVELLER'S PALMS TO REMAIN

EXISTING NEIGHBOR'S 12' HT. TRAVELLER'S PALMS TO REMAIN

S88°48'00"E 155.00'(M)

C.O.R. = +3.55'

3.34

A

E

4' x 10' UTILITY EASEMENT

EXISTING MONDO GRASS TO BE REMOVED

4.13

5.59

EX. GENERATOR

EX. A/C

3.61 RIM

10' EXISTING SINGLE STORY REAR YARD SETBACK

EXISTING A/C

EXISTING CBS WALL TO BE REMOVED

3.92 RIM

2.13

EXISTING 5' HT. ARECA PALM TO BE REMOVED

EXISTING 5' HT. CHINESE FAN PALM TO BE REMOVED

EXISTING 5' HT. SEA GRAPE TO BE REMOVED

NEIGHBOR'S CHAIN LINK FENCE TO REMAIN

EXISTING 14' HT. GUMBO LIMBO TO BE REMOVED

EXISTING STEPS AND LANDING TO BE REMOVED

NEIGHBOR'S WOOD RETAINING WALL TO REMAIN

EXISTING MONDO GRASS TO BE REMOVED

3.29

N01°12'00"E 42.95'(M)

EXISTING BRICK DRIVEWAY TO BE REMOVED

EXISTING COVERED FRONT ENTRY

EXISTING SINGLE-STORY RESIDENCE
FFE = 6.01

4.26

EXISTING HIBISCUS PLANTS TO BE REMOVED

3.93

3.39

EXISTING BOUGAINVILLEA SHRUBS TO BE REMOVED

4.13

4.35

4.27

25' EXISTING SINGLE STORY PRIMARY FRONT YARD SETBACK

EXISTING OYSTER PLANT TO BE REMOVED

EXISTING 14'-16' HT. MANGO TREE TO BE REMOVED

EXISTING POOL TO BE REMOVED

5.75

5.51

GARAGE FLOOR
FFE = 5.62

10' EXISTING REAR YARD SETBACK

72.95'(M) S01°12'00"W

3.49

4.33

4.26

4.34

4.17

EXISTING BRICK DRIVEWAY TO BE REMOVED

25' EXISTING SINGLE STORY SIDE FRONT YARD SETBACK

3.99

3.79

EXISTING PAVERS TO BE REMOVED

EXISTING FLOWERING VINCA TO BE REMOVED

3.92

3.92

5.36

EXISTING BRICK DRIVEWAY TO BE REMOVED

EXISTING 18' HT. GUMBO LIMBO TO BE REMOVED

EXISTING 6' HT. CHINESE FAN PALM TO BE REMOVED

EXISTING 25' HT. ROYAL PALM TO BE REMOVED

3.91

EXISTING SNAKE PLANTS TO BE REMOVED

5.58

5.42

10' U.E.

4.23

4.21

3.98

3.47

EXISTING 16'-18' HT. ADONIDIA PALMS WITH MONDO GRASS UNDERPLANTING TO BE REMOVED

3.66

3.64

EXISTING PENTAS TO BE REMOVED

3.42

3.64 RIM

3.02 RIM

2.66 RIM

3.45

3.37

N88°48'00"W 125.00'(M)

N. LAKE WAY

3.32

3.38

3.13

3.05

2.92

EXISTING 14'-16' HT. DBL. ADONIDIA PALMS AND MONDO GRASS UNDERPLANTING TO BE REMOVED

EXISTING CURB TO REMAIN

EXISTING PITTOSPORUM HEDGE TO BE REMOVED

EXISTING 6' HT. CLUSIA HEDGE TO BE REMOVED

EXISTING FLOWERING VINCA TO BE REMOVED

EXISTING MEXICAN BLUE BELLS TO BE REMOVED

EXISTING OYSTER PLANT TO BE REMOVED

EXISTING WATER METER TO BE RELOCATED BY CONTRACTOR

EXISTING 6' HT. CLUSIA HEDGE TO BE REMOVED

EXISTING NEIGHBOR'S 10' HT. FICUS BENJIMANA HEDGE TO REMAIN

WOODS ROAD

3.12

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:	575 N Lake Way	
2	Lot Area (sq. ft.):	11,145 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,015 Sq. Ft. (45%)	5,773 Sq. Ft. (51.7%)
5	LOS to be altered (Sq FT and %)	N/A	3,926 Sq Ft. (35.2%)
6	Perimeter LOS (Sq Ft and %)	2,209 Sq. Ft. (50%)	3,329 Sq. Ft. (82.0%)
7	Front Yard LOS (Sq Ft and %)	1,790 Sq Ft. (40%)	2,891 Sq Ft. (64.6%)
8	Native Trees %	30% (number of trees)	50%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30%
10	Native Groundcover %	30% (groundcover area)	32%

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

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

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

See Ord. 003-2023 *REV BY 20220727*

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,145	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,015	SQ FT	45%
EXISTING =	3,925	SQ FT	35.2%
PROPOSED =	5,773	SQ FT	51.7%

FRONT SETBACK SITE CALCULATIONS:

EXISTING SINGLE STORY:			
25' SETBACK AREA =	1635	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	654	SQ FT	40%
EXISTING =	805	SQ FT	49.2%

CURRENTLY PROPOSED TWO STORY RESIDENCE:			
30' SETBACK AREA =	4,476	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,790	SQ FT	40%
PROPOSED =	2,891	SQ FT	64.6%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,058	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 4,058 SF) = 2029 SF REQUIRED			
EXISTING =	3,152	SQ FT	77.7%
PROPOSED =	3,329	SQ FT	82.0%

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

EXISTING CONDITIONS PLAN

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

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

AUGUST 10 2026 - SECOND SUB

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX

ARC-26-0050



VIEW FROM WOODS ROAD



VIEW FROM WOODS ROAD



VIEW FROM WOODS ROAD



VIEW FROM N LAKE WAY



VIEW OF INTERIOR POOL AREA



VIEW OF INTERIOR POOL AREA



VIEW OF NORTH SIDE REAR YARD



VIEW OF EAST SIDE REAR YARD



VIEW OF PLANTER ON SW CORNER OF BUILDING

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING LANDSCAPE PHOTOS

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

AUGUST 10 2026 - SECOND SUB

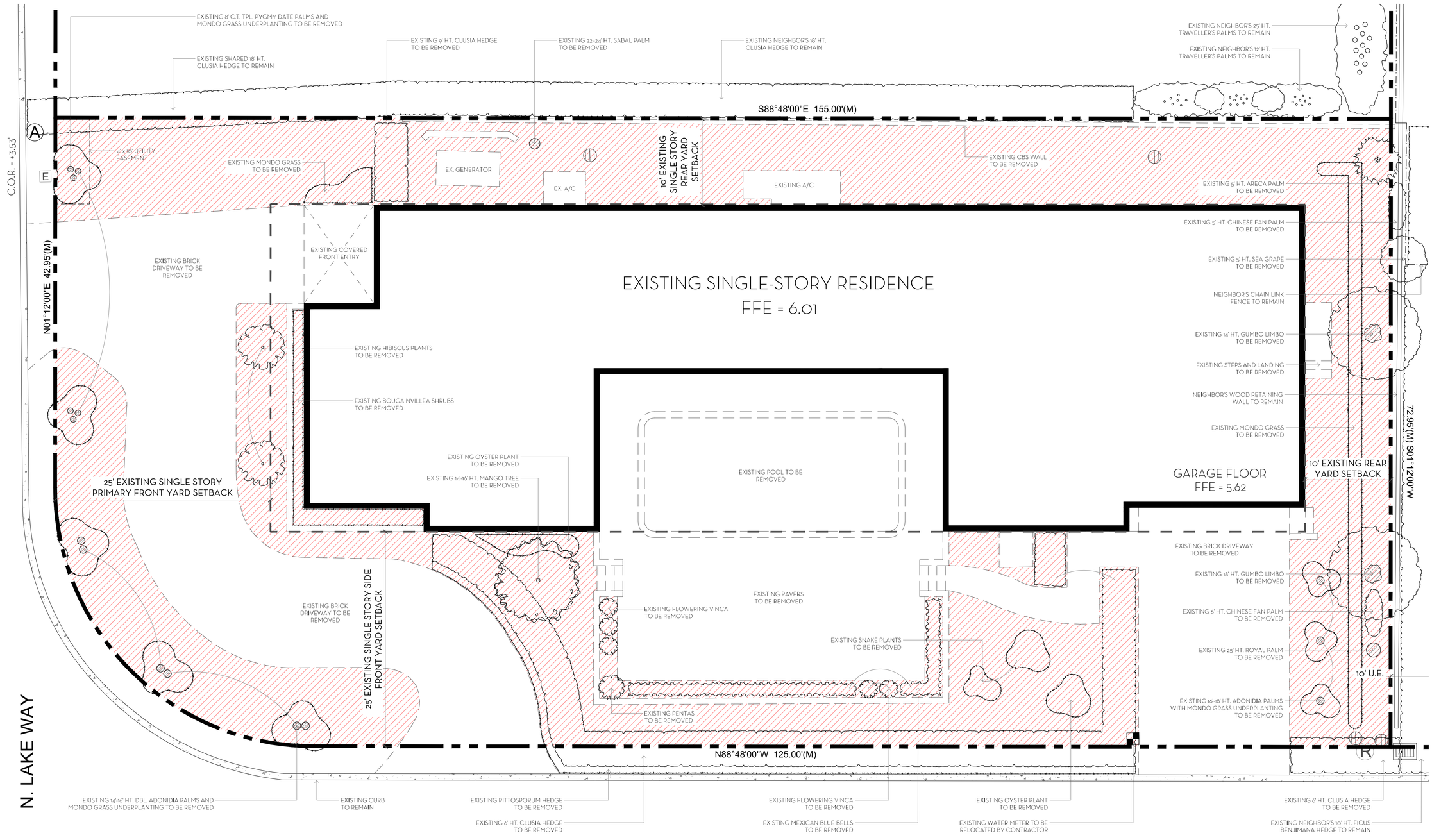
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West Palm Beach, FL 33401
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NIEVERAWILLIAMS.COM

EX2

ARC-26-0050



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:**	575 N Lake Way	
2	**Lot Area (sq. ft.):**	11,145 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,015 Sq. Ft. (45%)	5,773 Sq. Ft. (51.7%)
5	LOS to be altered (Sq FT and %)	N/A	3,925 Sq Ft. (35.2%)
6	Perimeter LOS (Sq Ft and %)	2,209 Sq. Ft. (50%)	3,329 Sq. Ft. (82.0%)
7	Front Yard LOS (Sq Ft and %)	1,790 Sq Ft (40%)	2,891 Sq Ft. (64.6%)
8	Native Trees %	30% (number of trees)	58%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30%
10	Native Groundcover %	30% (groundcover area)	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: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

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

Ord. 059-2023 *REV 07 20230727*

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,145	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,015	SQ FT	45%
EXISTING =	3,925	SQ FT	35.2%
PROPOSED =	5,773	SQ FT	51.7%

FRONT SETBACK SITE CALCULATIONS:

EXISTING SINGLE STORY:			
25' SETBACK AREA =	1635	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	654	SQ FT	40%
EXISTING =	805	SQ FT	49.2%

CURRENTLY PROPOSED TWO STORY RESIDENCE:

30' SETBACK AREA =	4,476	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,790	SQ FT	40%
PROPOSED =	2,891	SQ FT	64.6%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,058	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 4,058 SF) = 2,029 SF REQUIRED			
EXISTING =	3,152	SQ FT	77.7%
PROPOSED =	3,329	SQ FT	82.0%

LANDSCAPE ALTERATION LEGEND
LANDSCAPE ALTERED AREA

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 PLAN

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

AUGUST 10 2026 - SECOND SUB

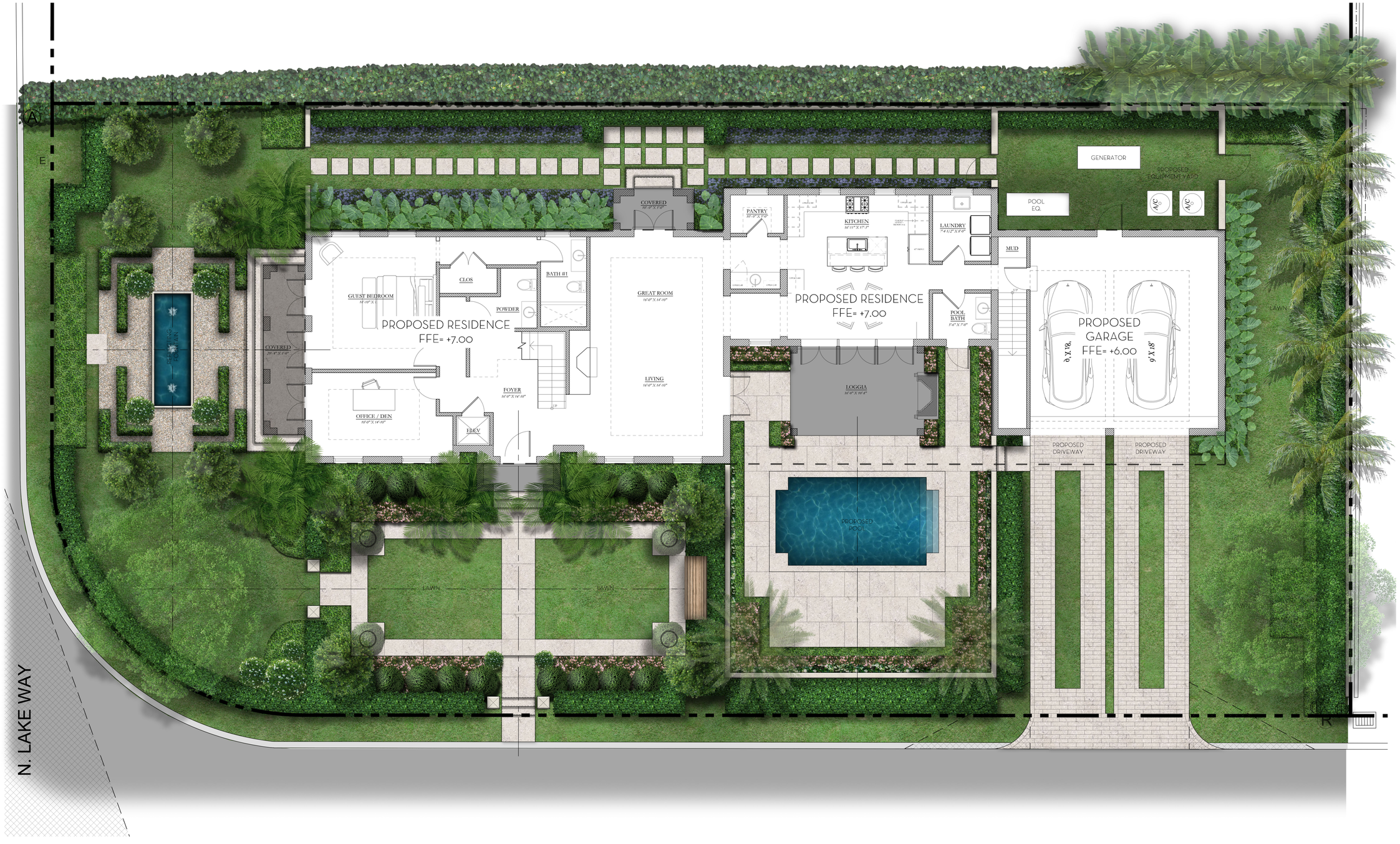
NIEVERA WILLIAMS
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625 N. Flagler Drive
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P: 561-659-2820
F: 561-659-2113

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LAD

ARC-26-0050

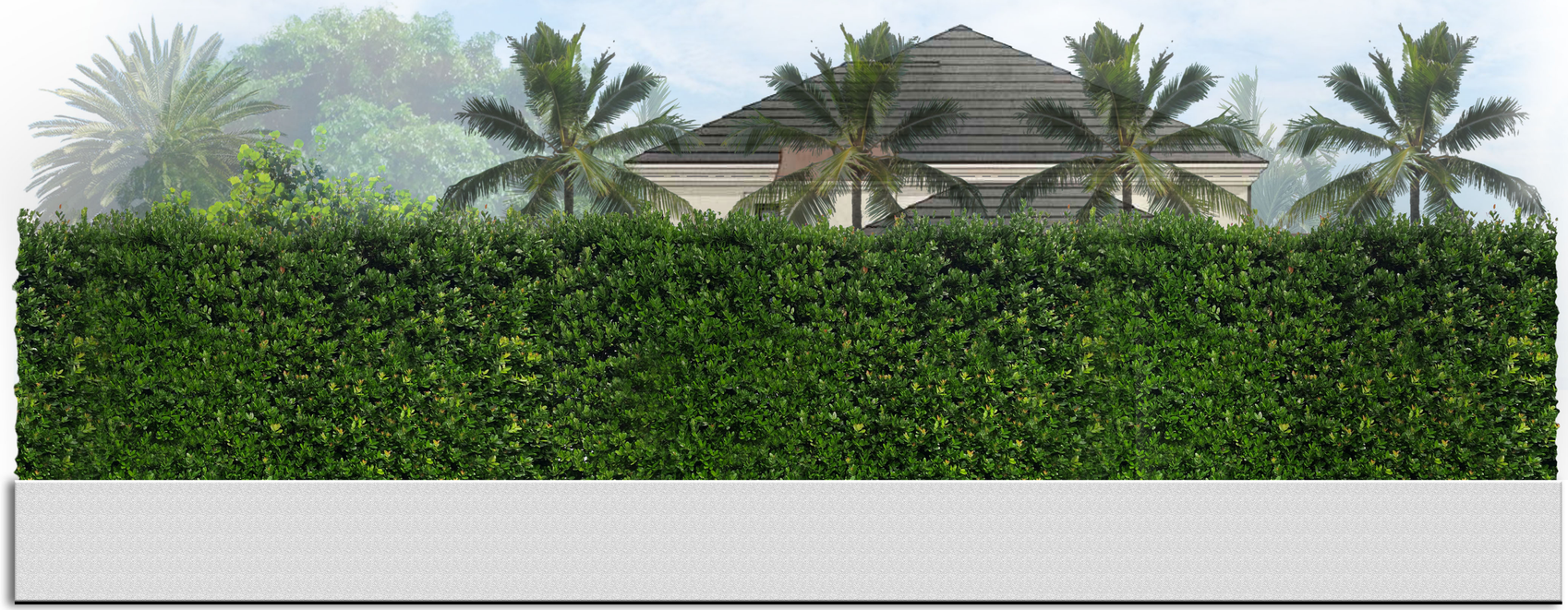

A
E
R
LAWN
HEATING EQUIPMENT
COVERED
16'-0" X 7'-0"
GUEST BEDROOM
14'-10" X 11'-0"
CLOS
BATH #1
POWDER
PROPOSED RESIDENCE
FFE= +7.00
COVERED
20'-4" X 7'-0"
OFFICE / DEN
10'-0" X 14'-10"
FOYER
16'-0" X 14'-10"
ELEV
GREAT ROOM
16'-0" X 14'-10"
LIVING
16'-0" X 14'-10"
PANTRY
10'-8" X 7'-0"
KITCHEN
16'-11" X 17'-3"
LAUNDRY
7'-4 1/2" X 8'-0"
PROPOSED RESIDENCE
FFE= +7.00
LOGGIA
16'-0" X 16'-8"
POOL BATH
5'-6" X 7'-0"
MUD
PROPOSED GARAGE
FFE= +6.00
9'-0" X 18'-0"
9'-0" X 18'-0"
GENERATOR
PROPOSED EQUIPMENT YARD
A/C
A/C
POOL EQ.
PROPOSED DRIVEWAY
PROPOSED DRIVEWAY
PROPOSED POOL
LAWN
LAWN
LAWN
N. LAKE WAY



PROPOSED NORTH REAR YARD ELEVATION



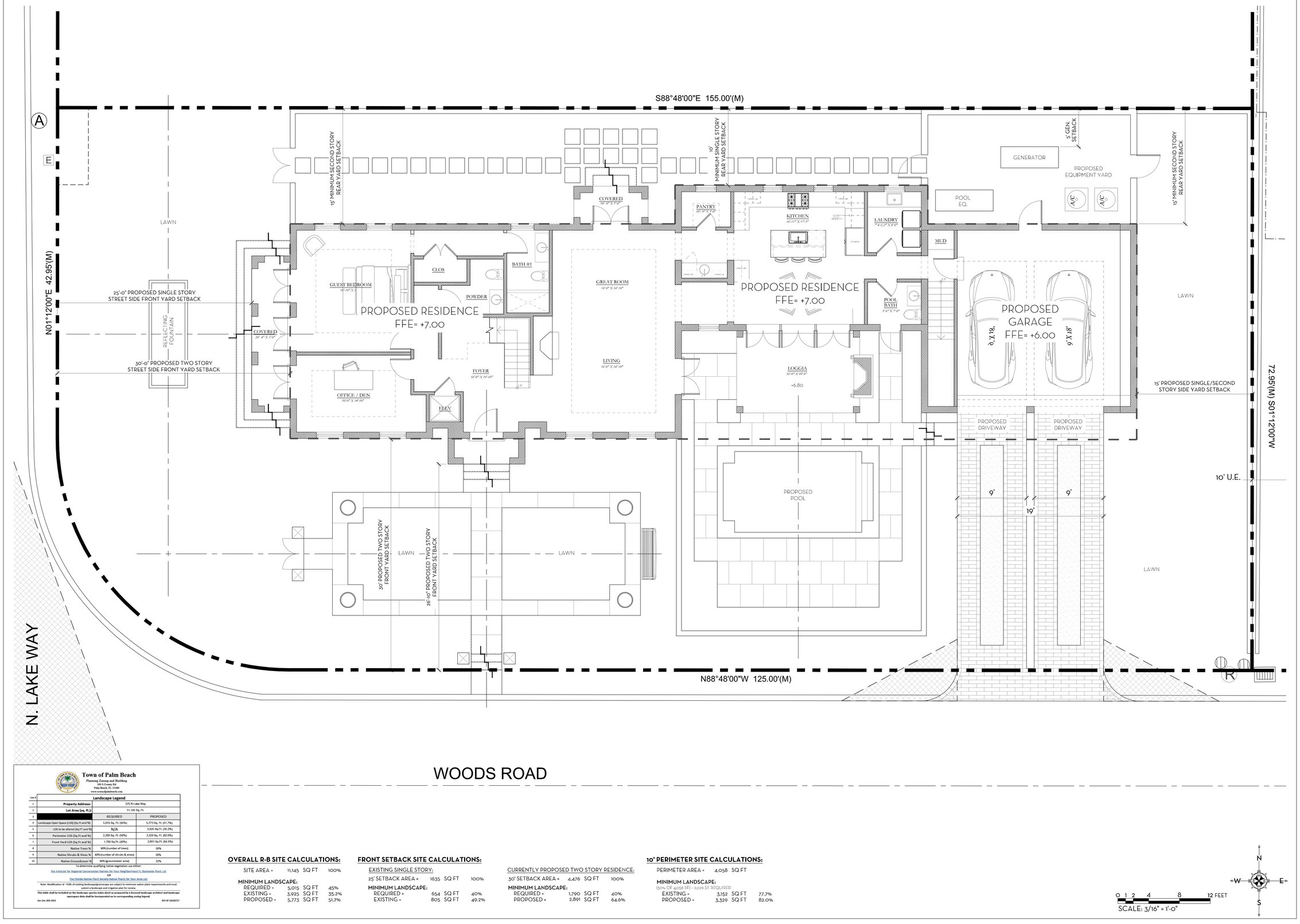
PROPOSED SOUTH FRONT YARD ELEVATION



PROPOSED EAST SIDE YARD ELEVATION



PROPOSED WEST SIDE YARD ELEVATION



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:**	575 N Lake Way	
2	**Lot Area (sq. ft.):**	11,145 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,015 Sq. Ft. (45%)	5,773 Sq. Ft. (51.7%)
5	LOS to be altered (Sq FT and %)	N/A	3,325 Sq Ft. (35.2%)
6	Perimeter LOS (Sq Ft and %)	2,209 Sq. Ft. (50%)	3,329 Sq. Ft. (82.0%)
7	Front Yard LOS (Sq Ft and %)	1,790 Sq Ft (40%)	2,891 Sq Ft. (64.6%)
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OR
the Florida Native Plant Society Native Plants for Your Area List

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

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

Dist Ord: 0859-2023 REV BY 20230727

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,145	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,015	SQ FT	45%
EXISTING =	3,925	SQ FT	35.2%
PROPOSED =	5,773	SQ FT	51.7%

FRONT SETBACK SITE CALCULATIONS:

EXISTING SINGLE STORY:

25' SETBACK AREA =	1635	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	654	SQ FT	40%
EXISTING =	805	SQ FT	49.2%

CURRENTLY PROPOSED TWO STORY RESIDENCE:

30' SETBACK AREA =	4,476	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,790	SQ FT	40%
PROPOSED =	2,891	SQ FT	64.6%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,058	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 4,058 SF) = 2,029 SF REQUIRED			
EXISTING =	3,152	SQ FT	77.7%
PROPOSED =	3,329	SQ FT	82.0%

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

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

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

OVERALL SITE PLAN

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

AUGUST 10 2026 - SECOND SUB

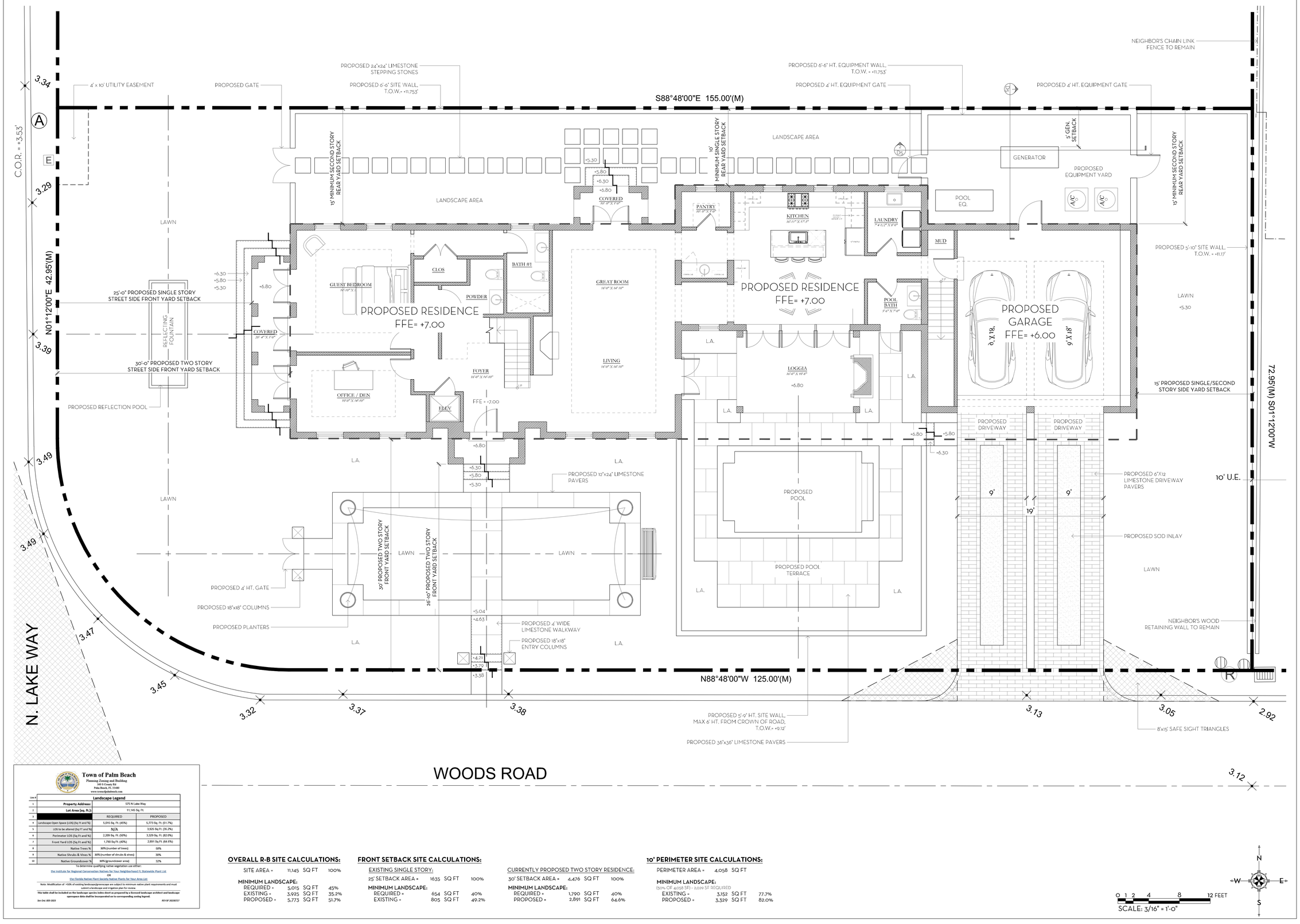
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

SITE

ARC-26-0050



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

Unit #	Landscape Legend		
1	Property Address:	575 N Lake Way	
2	Lot Area (sq. ft.):	11,145 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (OS) (Sq Ft and %)	5,015 Sq. Ft. (45%)	6,773 Sq. Ft. (51.7%)
5	LOS to be altered (Sq FT and %)	N/A	3,925 Sq Ft. (35.2%)
6	Perimeter LOS (Sq Ft and %)	2,209 Sq. Ft. (50%)	3,329 Sq. Ft. (82.0%)
7	Front Yard LOS (Sq Ft and %)	1,790 Sq Ft. (40%)	2,891 Sq Ft. (64.6%)
8	Native Trees %	30% (number of trees)	53%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30%
10	Native Groundcover %	30% (groundcover area)	32%

To determine qualifying native vegetation use either:
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OR
the Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV 8/ 20220727*

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,145	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,015	SQ FT	45%
EXISTING =	3,925	SQ FT	35.2%
PROPOSED =	5,773	SQ FT	51.7%

FRONT SETBACK SITE CALCULATIONS:

EXISTING SINGLE STORY:			
25' SETBACK AREA =	1635	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	654	SQ FT	40%
EXISTING =	805	SQ FT	49.2%

CURRENTLY PROPOSED TWO STORY RESIDENCE:			
30' SETBACK AREA =	4,476	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,790	SQ FT	40%
PROPOSED =	2,891	SQ FT	64.6%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,058	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 4,058 SF) = 2,029 SF REQUIRED			
EXISTING =	3,152	SQ FT	77.7%
PROPOSED =	3,329	SQ FT	82.0%

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

HARDSCAPE PLAN
PRIVATE RESIDENCE
575 N LAKE WAY, PALM BEACH, FL.

SCALE: 3/16" = 1'-0"
AUGUST 10 2026 - SECOND SUB

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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L1

ARC-26-0050

(10) CALOPHYLLUM HEDGE, 20' HT., F.T.B.
EXISTING SHARED 18' HT. CLUSIA HEDGE TO REMAIN
(6) CALOPHYLLUM HEDGE, 10'-12' HT., F.T.B.
(4) GREEN BUTTONWOOD, 8'-10' HT.
(64) GREEN COCOPLUM, 3 GAL
(2) ADONIDIA PALMS, 14' C.T., TPL.
(20) GREEN COCOPLUM, 3 GAL
(50) CALOPHYLLUM HEDGE, 14'-16' HT., F.T.B.
(44) BLUE SALVIA, 3 GAL
(20) DWARF ALOCASIA, 2'-4' HT.
EXISTING NEIGHBOR'S 18' HT. CLUSIA HEDGE TO REMAIN
(36) BLUE SALVIA, 3 GAL
(4) COCONUT PALMS, 24'-26' HT.
EXISTING NEIGHBOR'S 25' HT. TRAVELLER'S PALMS TO REMAIN
EXISTING NEIGHBOR'S 12' HT. TRAVELLER'S PALMS TO REMAIN
(16) DWARF ALOCASIA, 2'-4' HT.

S88°48'00"E 155.00'(M)

A
E

4' x 10' UTILITY EASEMENT
LAWN
15' MINIMUM SECOND STORY REAR YARD SETBACK
10' MINIMUM SINGLE STORY REAR YARD SETBACK
COVERED 310' 4" X 5'-0"
PANTRY 20'-0" X 5'-0"
KITCHEN 16'-0" X 11'-0"
LAUNDRY 7'-4 1/2" X 8'-0"
PROPOSED EQUIPMENT YARD
GEN.
5' GEN. SETBACK
POOL EQ.
A/C
A/C
MUD
GUEST BEDROOM 11'-0" X
CLOS
BATH #1
POWDER
GREAT ROOM 16'-0" X 14'-10"
LIVING 16'-0" X 14'-10"
POOL BATH 5'-6" X 7'-0"
GARAGE 20'-7" X 20'-0"
9' X 18'
9' X 18'
LAWN
25'-0" PROPOSED SINGLE STORY STREET SIDE FRONT YARD SETBACK
REFLECTING FOUNTAIN
GRAVEL
COVERED 20' 4" X 5'-0"
30'-0" PROPOSED TWO STORY STREET SIDE FRONT YARD SETBACK
FOYER 16'-0" X 14'-10"
OFFICE / DEN 10'-0" X 14'-10"
ELEV
LOGGIA 16'-0" X 19'-0"
+6.80
15' PROPOSED SINGLE/SECOND STORY SIDE YARD SETBACK
N01°12'00"E 42.95'(M)
72.96'(M) S01°12'00"W
PROPOSED POOL
PROPOSED POOL TERRACE
PROPOSED SOD
10' U.E.
LAWN
LAWN
LAWN
30' PROPOSED TWO STORY FRONT YARD SETBACK
26'-10" PROPOSED TWO STORY FRONT YARD SETBACK
N. LAKE WAY
N88°48'00"W 125.00'(M)

(1) BANYAN TREE, 20'x20'
(4) GARDENIAS, 2'x2', 3 GAL
(2) GREEN BUTTONWOOD TREES, 8'-10' HT.
(2) GREEN ISLAND FICUS, 3'x3', SPHERES
(2) JAPANESE BLUEBERRY, 12'-14' HT., STANDARD
(54) CALOPHYLLUM HEDGE, 10'-12' HT., F.T.B.
(60) GREEN COCOPLUM, 3 GAL
(3) GARDENIAS, 2'x2', 3 GAL
(6) GARDENIAS, 2'x2', 3 GAL
(46) GANGES PRIMROSE, 3 GAL
(11) CONFEDERATE JASMINE VINES, ESP. TO WALL
(2) JAPANESE BLUEBERRY, 12'-14' HT., STANDARD
(2) GREEN ISLAND FICUS, 3'x3', SPHERES
(16) DOMBEYA, 4'x4'
(2) ADONIDIA PALMS, 14' C.T., TPL.
(10) CALOPHYLLUM HEDGE, 10'-12' HT., F.T.B.
(6) GARDENIAS, 2'x2', 3 GAL
(2) MEDJOOL DATE PALMS, 16' C.T.
(80) DWARF PINK OLEANDER, 3 GAL
(6) CALOPHYLLUM HEDGE, 16' HT., PLEACHED,
(22) BEACH CREEPER UNDERPLANTING, 1 GAL
(75) SERISSA, 3 GAL
(1) SEA GRAPE TREE, 18'x18', SPECIMEN
(60) GREEN COCOPLUM, 3 GAL
(30) CALOPHYLLUM HEDGE, 14'-16' HT., F.T.B.
EXISTING NEIGHBORS 10' HT. FICUS BENJIMANA HEDGE TO REMAIN

WOODS ROAD

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

Landscape Legend

Line #	Property Address:	575 N Lake Way	
1	Lot Area (sq. ft.):	11,585 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,205 Sq. Ft. (45%)	5,773 Sq. Ft. (51.7%)
5	LOS to be altered (Sq Ft and %)	N/A	3,925 Sq Ft. (35.2%)
6	Perimeter LOS (Sq Ft and %)	2,209 Sq. Ft. (50%)	3,329 Sq. Ft. (82.0%)
7	Front Yard LOS (Sq Ft and %)	1,790 Sq Ft. (40%)	2,891 Sq Ft. (64.6%)
8	Native Trees %	30% (number of trees)	58%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30%
10	Native Groundcover %	30% (groundcover area)	32%

To determine qualifying native vegetation use either:
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OR
the Florida Native Plant Society Native Plants for Your Area List

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

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

Site Civil: IBIS-2023 *REV BY 20230727*

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,145	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,015	SQ FT	45%
EXISTING =	3,925	SQ FT	35.2%
PROPOSED =	5,773	SQ FT	51.7%

FRONT SETBACK SITE CALCULATIONS:

EXISTING SINGLE STORY:			
25' SETBACK AREA =	1635	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	654	SQ FT	40%
EXISTING =	805	SQ FT	49.2%

CURRENTLY PROPOSED TWO STORY RESIDENCE:			
30' SETBACK AREA =	4,476	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,790	SQ FT	40%
PROPOSED =	2,891	SQ FT	64.6%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,058	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 4,058 SF) = 2,029 SF REQUIRED			
EXISTING =	3,152	SQ FT	77.7%
PROPOSED =	3,329	SQ FT	82.0%

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"

LANDSCAPE PLAN

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

AUGUST 10 2026 - SECOND SUB

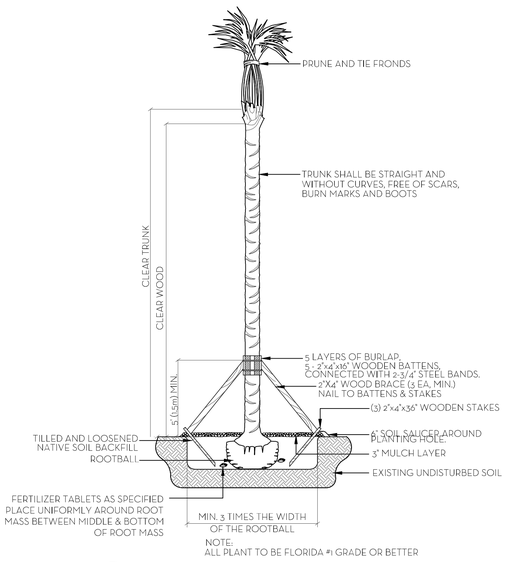
NIEVERA WILLIAMS
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NIEVERAWILLIAMS.COM

LP1

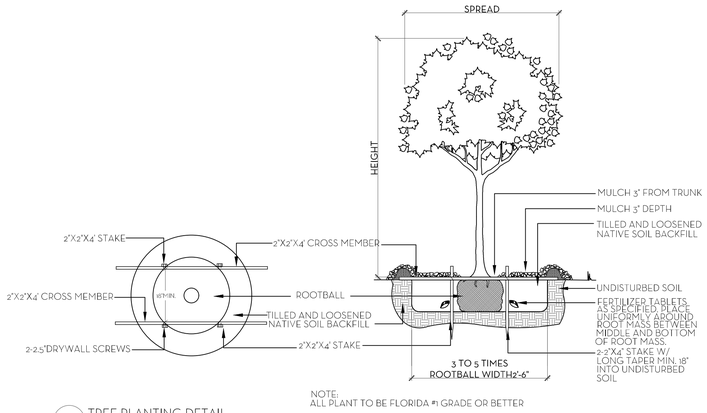
ARC-26-0050



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

PALM PLANTING DETAIL
N.T.S.

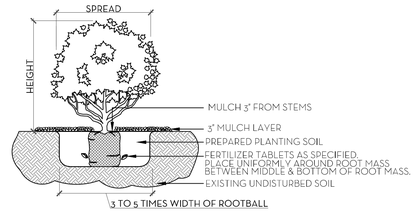
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.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



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

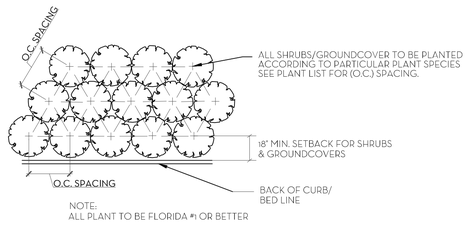
TREE PLANTING DETAIL
N.T.S.

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



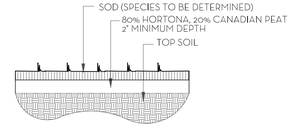
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



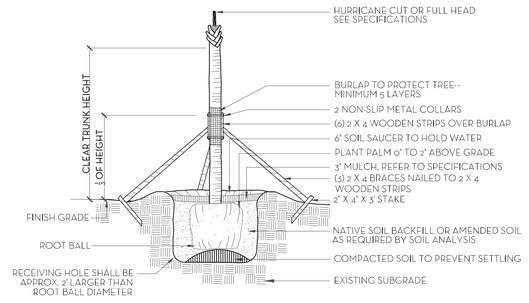
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



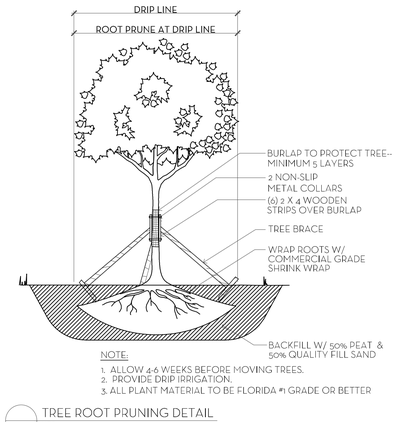
SOD PLANTING DETAIL
N.T.S.

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



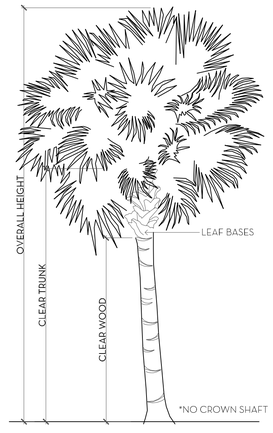
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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

575 N Lake Way, Palm Beach, FL
8/10/2026

Landscape Material Schedule

ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	SPECIFICATION
	TREES				
1	BANYAN TREE	Ficus benghalensis	1		20'x20'
2	SEA GRAPE TREE	Coccoloba uvifera	1	*	16'x16', SPECIMEN
3	GREEN BUTTONWOOD TREE	Conocarpus erectus	6	*	8'-10' HT.
4	JAPANESE BLUEBERRY	Elaeocarpus decipiens	4		12'-14' HT., STANDARD
	PALMS				
5	MEDJOOL DATE PALM	Phoenix dactylifera	2		16' C.T.
6	ADONIDIA PALM	Adonidia merrillii	4		14' C.T., TPL.
7	COCONUT PALM	Cocos nucifera	4		24'-26' HT.
	SHRUBS/VINES				
8	GARDENIAS	Gardenia jasminoides	10		2'x2', 3 GAL.
9	DWARF ALOCASIA	Alocasia	36		2'-4' HT.
10	CALOPHYLLUM HEDGE	Calophyllum inophyllum	70		10'-12' HT., F.T.B.
11	CALOPHYLLUM HEDGE	Calophyllum inophyllum	80		14'-16' HT., F.T.B.
12	CALOPHYLLUM HEDGE	Calophyllum inophyllum	6		16' HT., PLEACHED
13	CALOPHYLLUM HEDGE	Calophyllum inophyllum	10		20' HT., F.T.B.
14	CONFEDERATE JASMINE VINES	Trachelospermum jasminoides	11		ESP. TO WALL
15	DOMBEYA	Dombeya wallichii	16		4'X4'
16	DWARF PINK OLEANDER	Nerium oleander 'Petite Pink'	80		3 GAL.
17	SERISSA	Serissa japonica	75		3 GAL.
18	BLUE SALVIA	salvia farinacea	80		3 GAL.
19	GREEN COCOPLUM	Chrysobalanus icaco	204	*	3 GAL.
20	GREEN ISLAND FICUS	Ficus microcarpa 'Green Island'	4		3'x3', SPHERES
	GROUND COVER				
21	GANGES PRIMROSE	Asystasia gangetica	46		3 GAL.
22	BEACH CREEPER	Ernodea littoralis	22	*	1 GAL.

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:**	575 N Lake Way	
2	**Lot Area (sq. ft.):**	11,145 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,015 Sq. Ft. (45%)	5,773 Sq. Ft. (51.7%)
5	LOS to be altered (Sq FT and %)	N/A	3,925 Sq Ft. (35.2%)
6	Perimeter LOS (Sq Ft and %)	2,209 Sq. Ft. (50%)	3,329 Sq. Ft. (82.0%)
7	Front Yard LOS (Sq Ft and %)	1,790 Sq Ft. (40%)	2,891 Sq Ft. (64.6%)
8	Native Trees %	30% (number of trees)	58%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30%
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To determine qualifying native vegetation use either:
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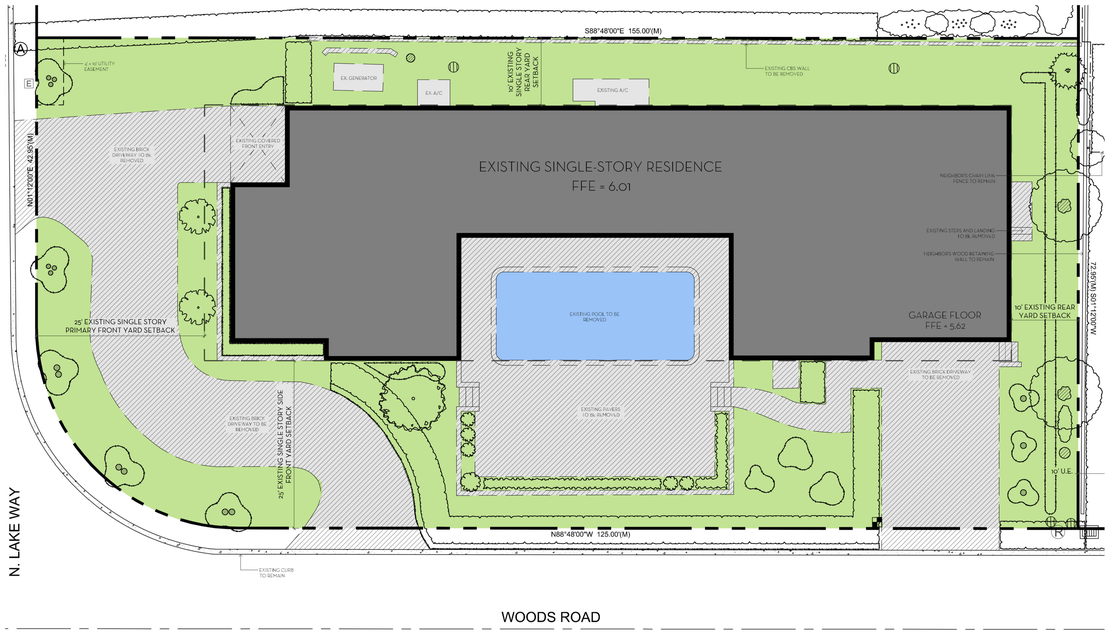
See Ord. 003-2023 *REV BF 20230727*

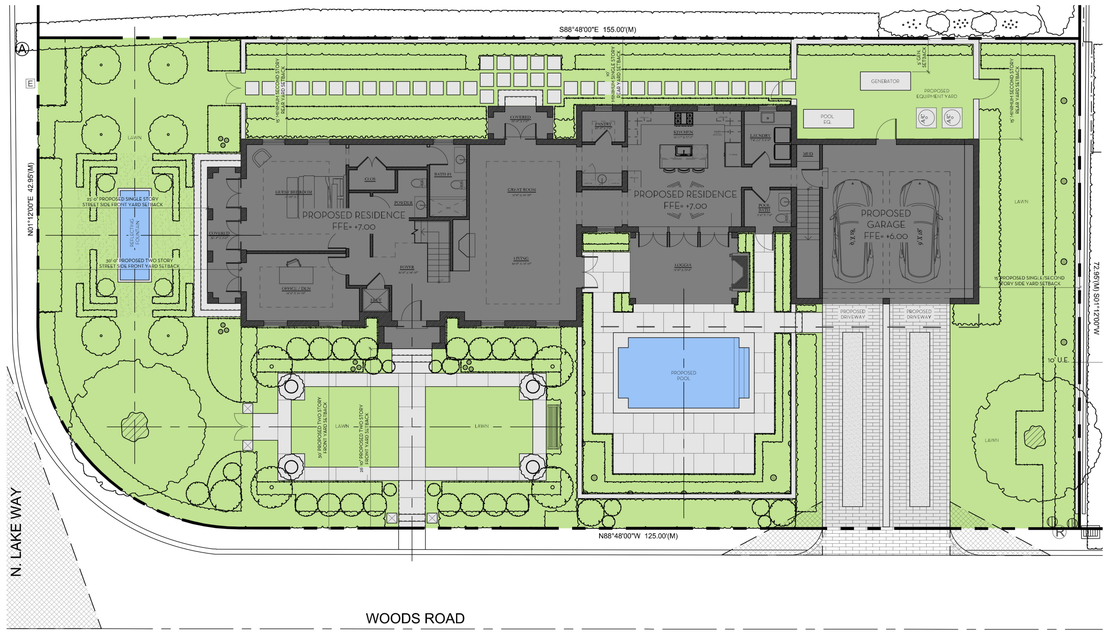
MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS
PRIVATE RESIDENCE
575 N LAKE WAY, PALM BEACH, FL.
AUGUST 10 2026 - SECOND SUB

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-26-0050





OPEN SPACE LEGEND

- LANDSCAPE
- HARDSCAPE
- WATER
- HOUSE

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,145	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,015	SQ FT	45%
EXISTING =	3,925	SQ FT	35.2%
PROPOSED =	5,773	SQ FT	51.7%

FRONT SETBACK SITE CALCULATIONS:

EXISTING SINGLE STORY:

25' SETBACK AREA =	1635	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	654	SQ FT	40%
EXISTING =	805	SQ FT	49.2%

CURRENTLY PROPOSED TWO STORY RESIDENCE:

30' SETBACK AREA =	4,476	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,790	SQ FT	40%
PROPOSED =	2,891	SQ FT	64.6%

OPEN SPACE LEGEND

- LANDSCAPE
- HARDSCAPE
- WATER
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OVERALL R-B SITE CALCULATIONS:

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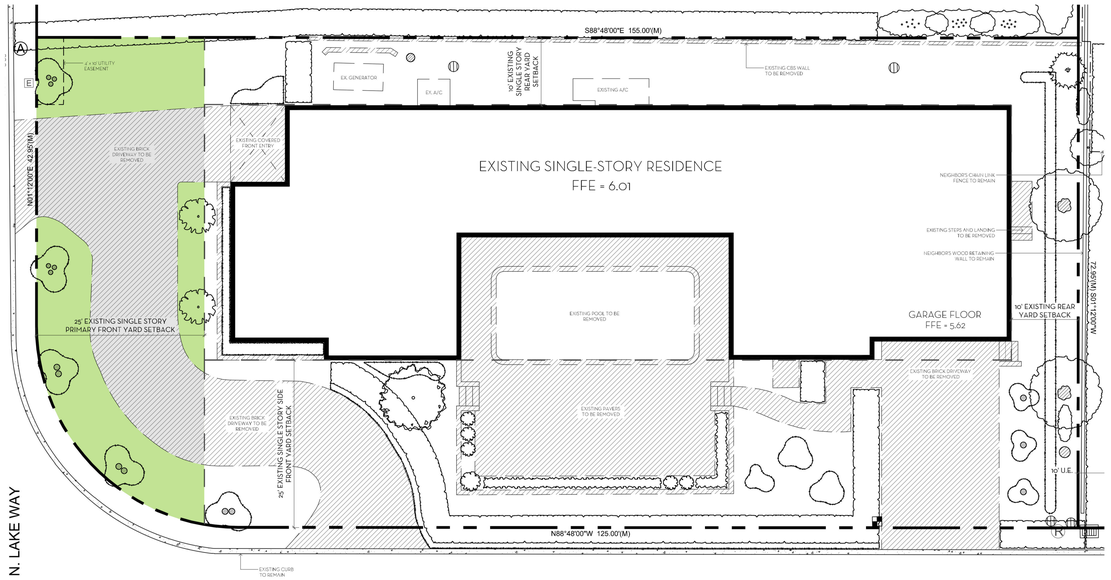
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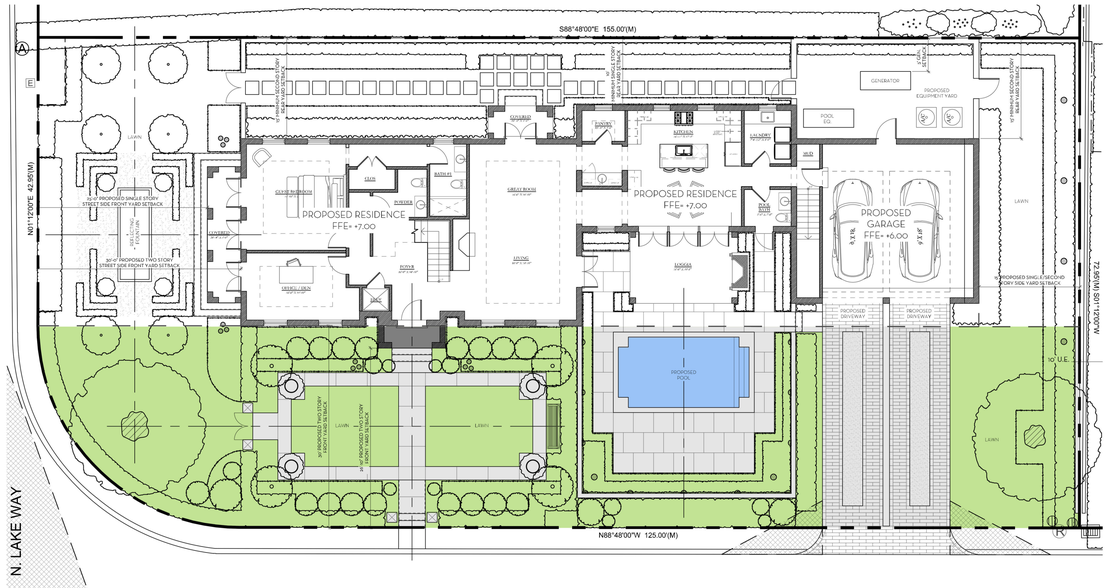
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- HARDSCAPE
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MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAMS

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

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

AUGUST 10 2026 - SECOND SUB

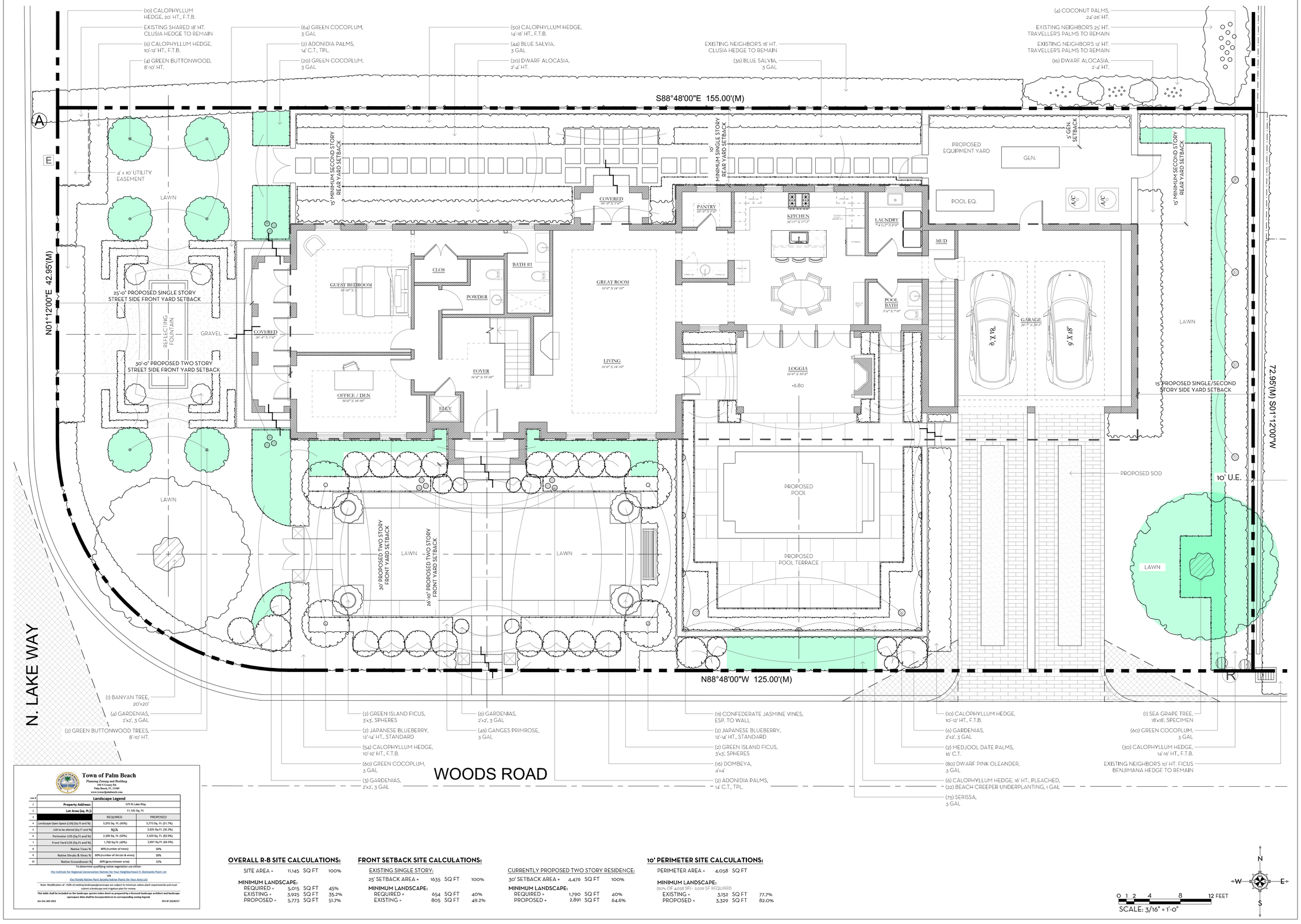
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OS1

ARC-26-0050



Town of Palm Beach
Planning, Zoning and Building
360 S County Rd
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Line #	Landscape Legend		
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Ord. 004 -2023 *REV 07 20230727*

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10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,058	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 4,058 SF) = 2,029 SF REQUIRED			
EXISTING =	3,152	SQ FT	77.7%
PROPOSED =	3,329	SQ FT	82.0%

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

NATIVE PLANT DIAGRAM
PRIVATE RESIDENCE
575 N LAKE WAY, PALM BEACH, FL.

SCALE: 3/16" = 1'-0"
AUGUST 10 2026 - SECOND SUB

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

OS2
ARC-26-0050

NOTE:
ALL PROPOSED 575 N. LAKE WAY SITE WALLS ALONG PROPERTY LINES ARE TO BE MAX. 7' HT. FROM NEIGHBOR'S ADJACENT GRADE



1 / EL1 ELEVATION - NORTH
SCALE: 3/16"=1'-0"

NOTE:
ALL PROPOSED 575 N. LAKE WAY SITE WALLS WITHIN FRONT YARD STREET SETBACK ARE TO BE MAX. 6' HT.



2 / EL1 ELEVATION - SOUTH
SCALE: 3/16"=1'-0"

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

MARIO F. NIEVERA

State of Florida
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Registration No.
6666856

ELEVATIONS

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

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

AUGUST 10 2026 - SECOND SUB

NIEVERA WILLIAMS
DESIGN

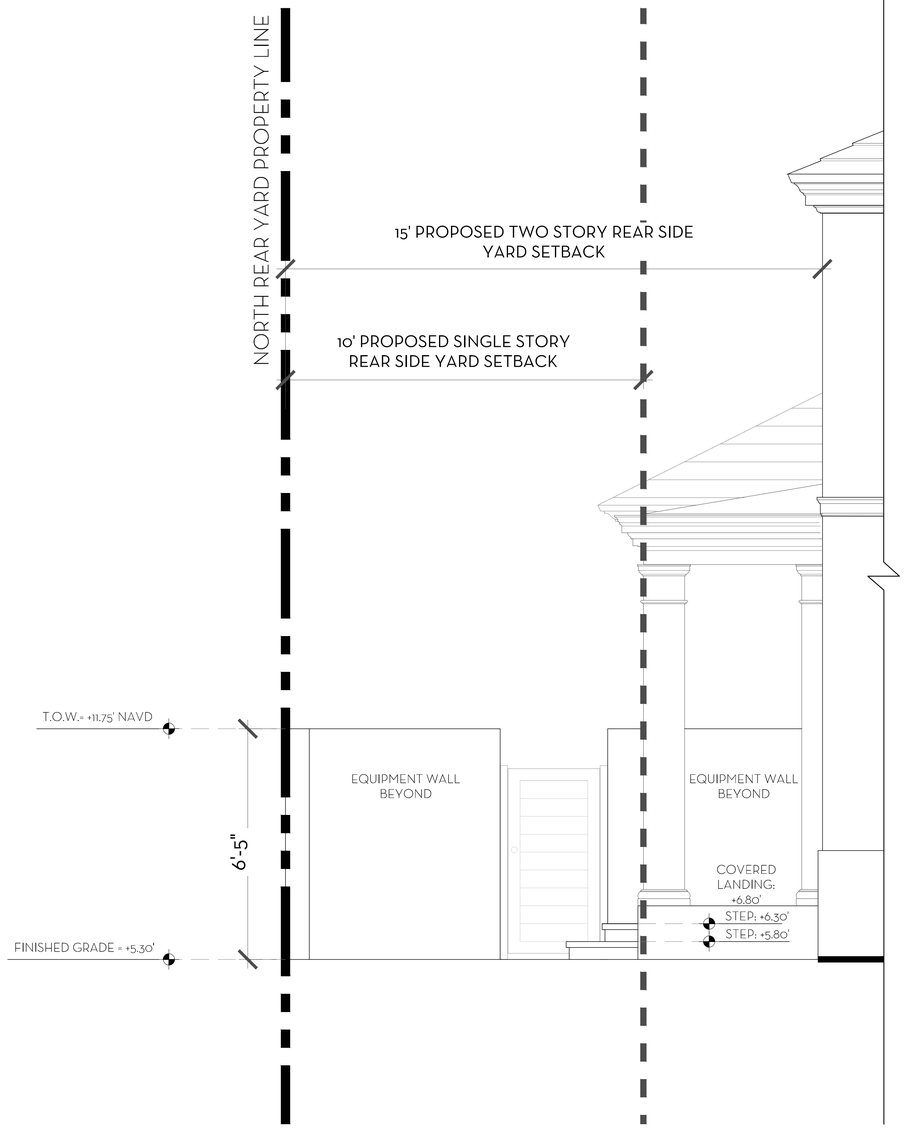
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EL1

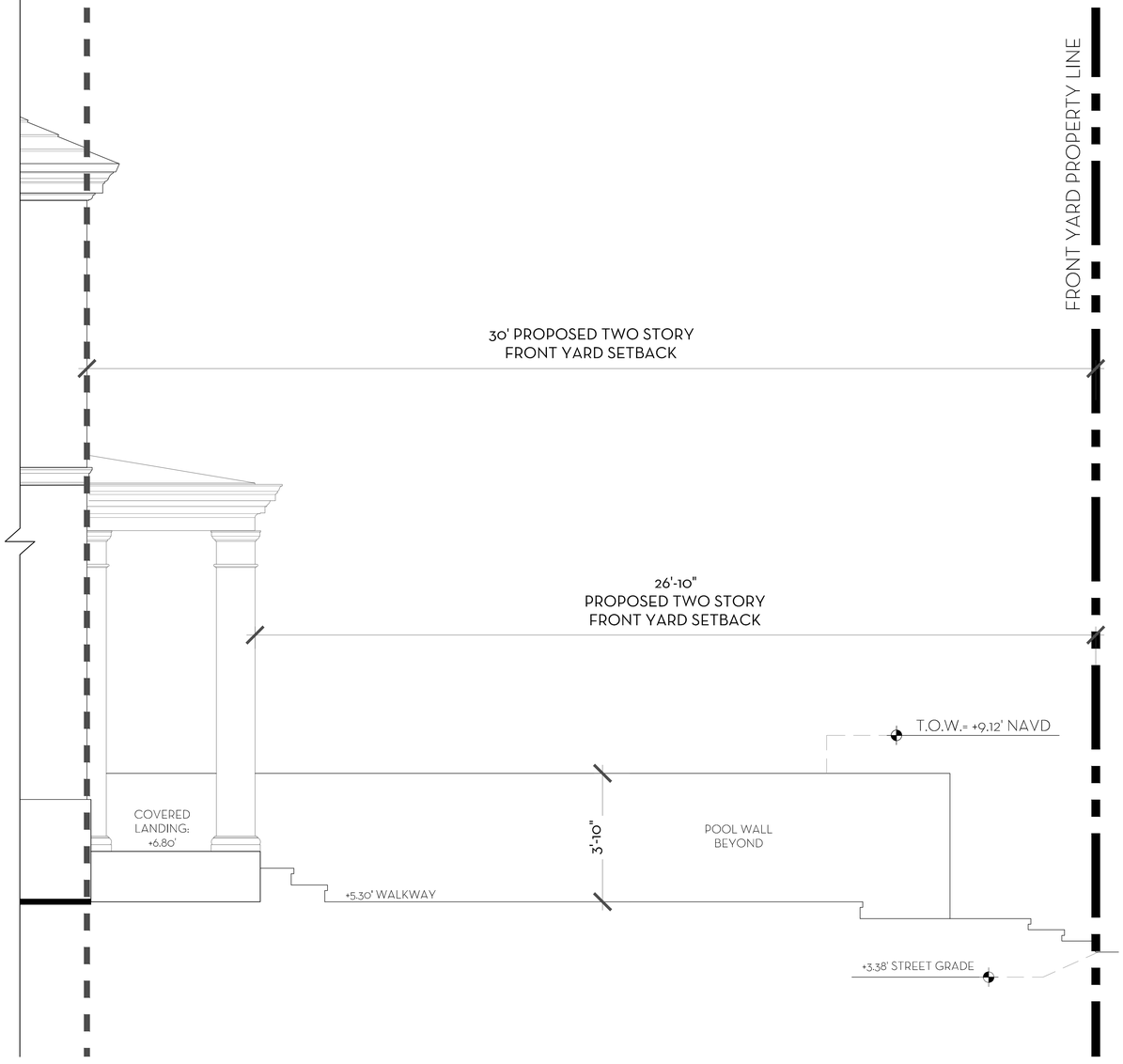
ARC-26-0050

NOTE:
ALL PROPOSED 575 N. LAKE WAY SITE WALLS ALONG PROPERTY LINES ARE TO BE MAX. 7' HT. FROM NEIGHBORS ADJACENT GRADE



1 EL2 NORTH REAR SIDE YARD- SECTION DETAIL
SCALE: 1/2"=1'-0"

NOTE:
ALL PROPOSED 575 N. LAKE WAY SITE WALLS WITHIN FRONT YARD STREET SETBACK ARE TO BE MAX. 6' HT.



2 EL2 SOUTH FRONT YARD- SECTION DETAIL
SCALE: 1/2"=1'-0"

MARIO F. NIEVERA

State of Florida
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Registration No.
6666856

ELEVATIONS

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

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

AUGUST 10 2026 - SECOND SUB

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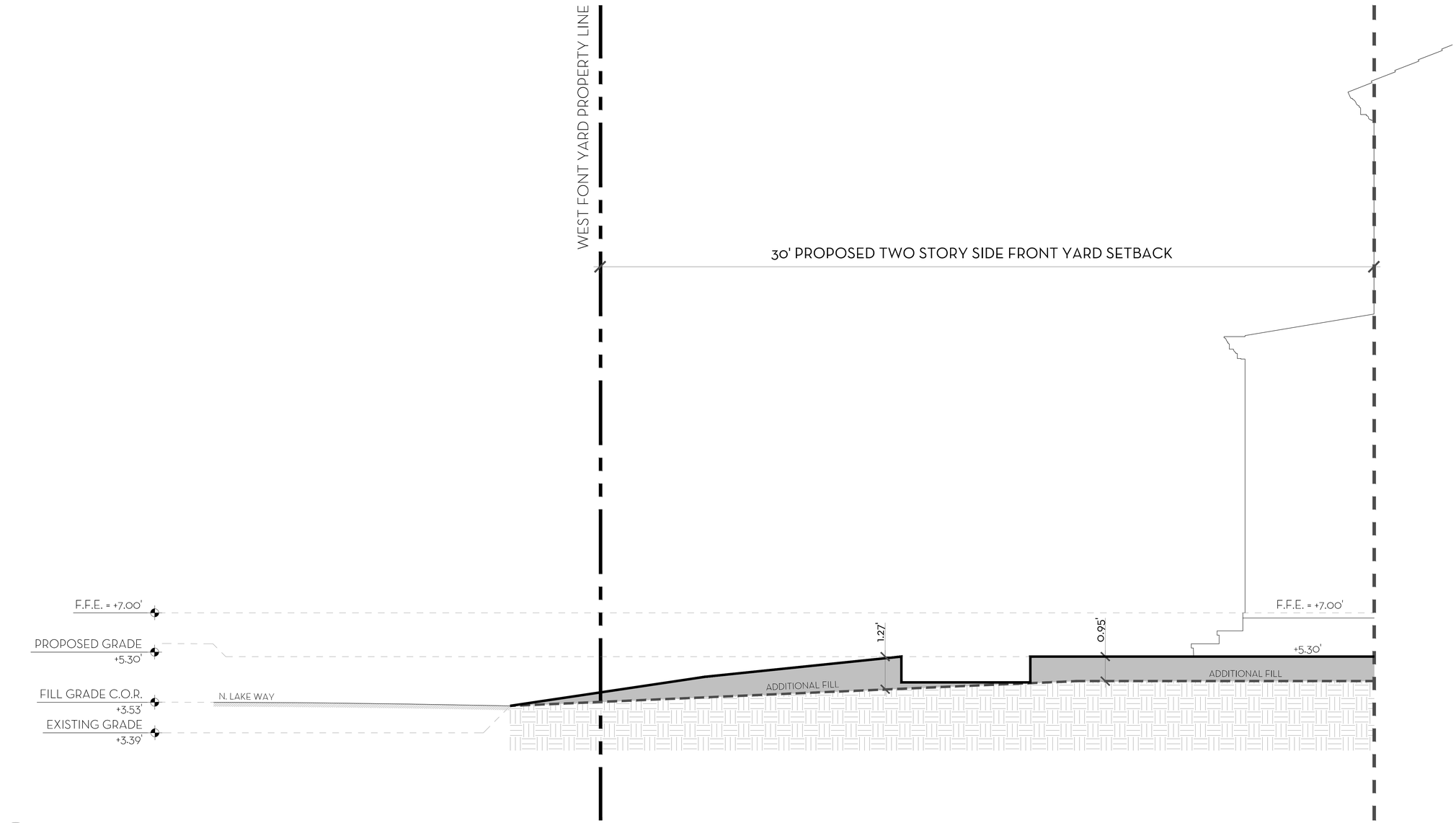
EL2

ARC-26-0050

NOTE:
ALL PROPOSED 575 N. LAKE WAY SITE WALLS ALONG PROPERTY LINES ARE TO BE MAX. 7' HT. FROM NEIGHBOR'S ADJACENT GRADE

FILL CALCULATION:

FFE-COR / 2 = MAX FILL
7.0' NAVD(F.F.E) - 3.53' NAVD (C.O.R) = 3.47'
3.47/2 = 1.74' MAX FILL



1/D1 WEST YARD FILL SECTION
SCALE: 1/2"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

WEST YARD FILL SECTION

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

AUGUST 10 2026 - SECOND SUB

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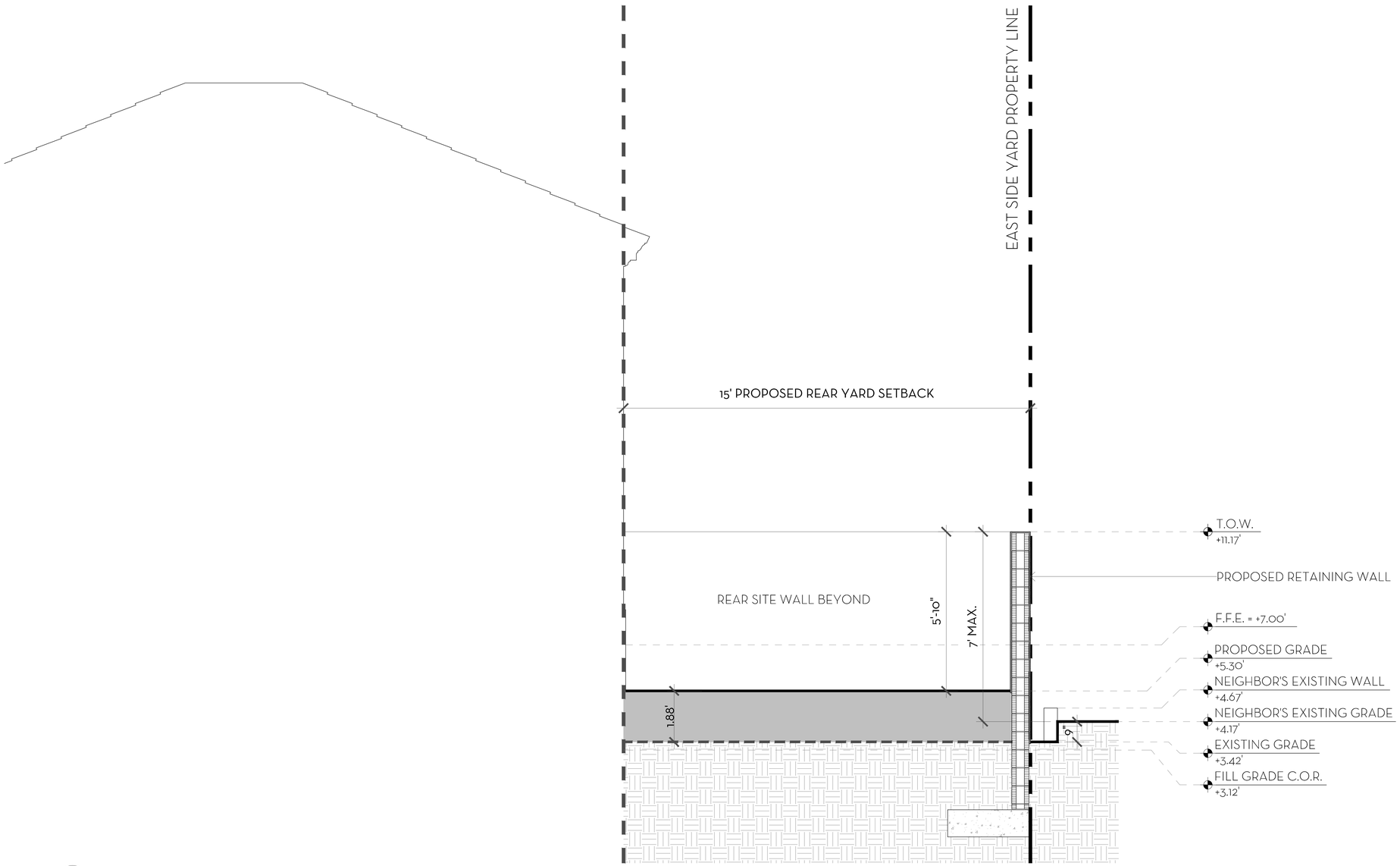
D1

ARC-26-0050

NOTE:
ALL PROPOSED 575 N. LAKE WAY SITE WALLS ALONG PROPERTY LINES ARE TO BE MAX. 7' HT. FROM NEIGHBOR'S ADJACENT GRADE

FILL CALCULATION:

FFE-COR / 2 = MAX FILL
7.0' NAVD(F.F.E) - 3.12' NAVD (C.O.R) = 3.88'
3.88/2 = 1.94' MAX FILL



1 / D2 EAST YARD FILL SECTION
SCALE: 1/2"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EAST YARD FILL SECTION

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

AUGUST 10 2026 - SECOND SUB

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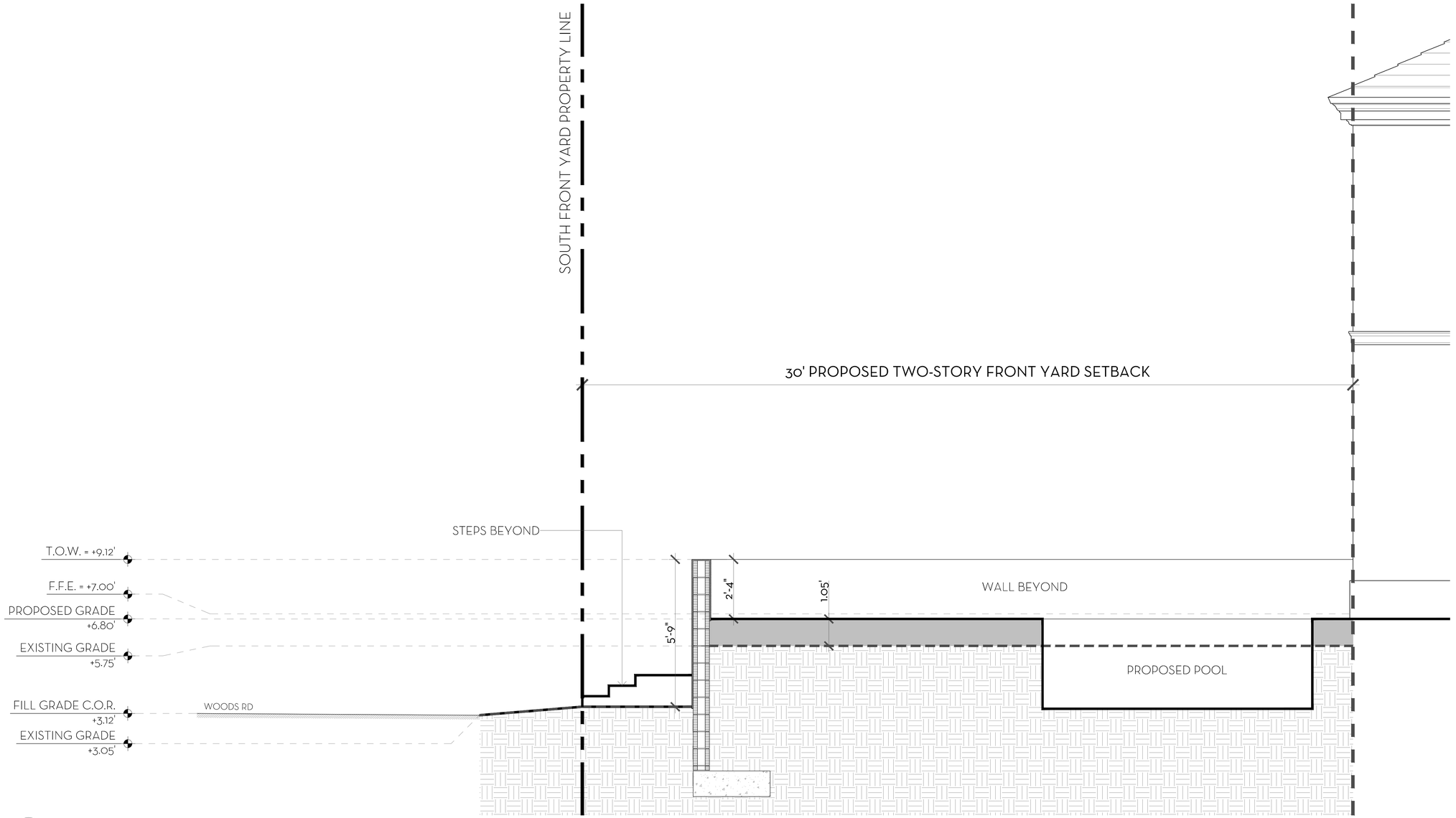
D2

ARC-26-0050

NOTE:
ALL PROPOSED 575 N. LAKE WAY SITE WALLS WITHIN FRONT YARD STREET SETBACK ARE TO BE MAX. 6' HT.

FILL CALCULATION:

FFE-COR / 2 = MAX FILL
7.0' NAVD(F.F.E) - 3.12' NAVD (C.O.R) = 3.88'
3.88/2 = 1.94' MAX FILL



1/D3 SOUTH YARD FILL SECTION
SCALE: 1/2"=1'-0"

MARIO F. NIEVERA

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Registration No.
6666856

SOUTH YARD FILL SECTION

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

AUGUST 10 2026 - SECOND SUB

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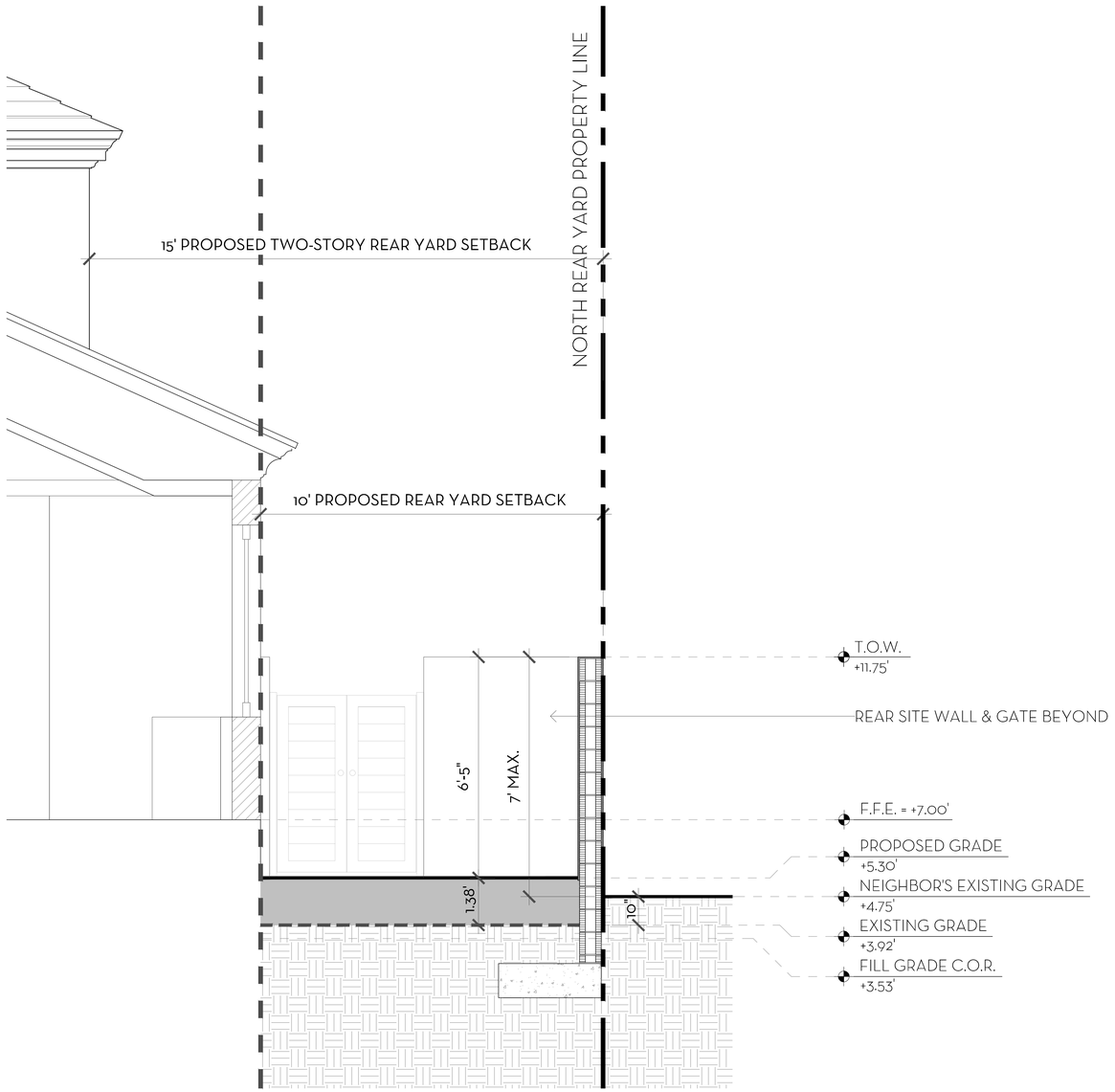
D3

ARC-26-0050

NOTE:
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FILL CALCULATION:

FFE-COR / 2 = MAX FILL
7.0' NAVD(F.F.E) - 3.53' NAVD (C.O.R) = 3.47'
3.47/2 = 1.74' MAX FILL



1/D4 NORTH YARD FILL SECTION
SCALE: 1/2"=1'-0"

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State of Florida
Landscape Architect
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6666856

NORTH YARD FILL SECTION

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

AUGUST 10 2026 - SECOND SUB

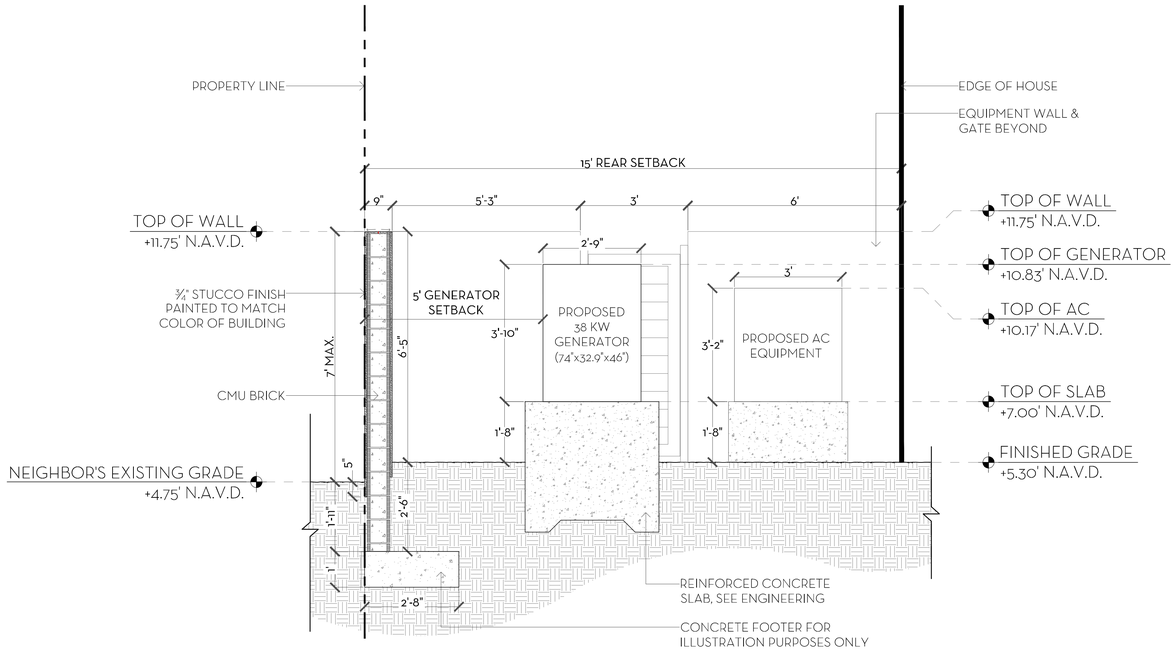
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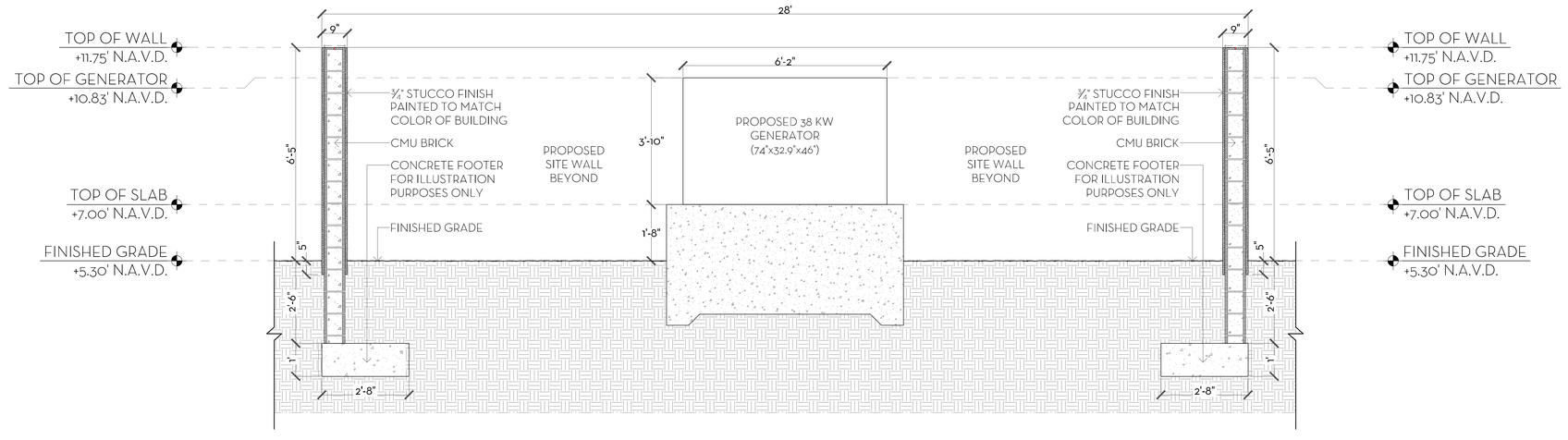
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D4

ARC-26-0050



1 / D5 NORTH-SOUTH EQUIPMENT YARD SECTION
SCALE: 1/2"=1'-0"



2 / D5 EAST-WEST EQUIPMENT YARD SECTION
SCALE: 1/2"=1'-0"

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6666856

EQUIPMENT YARD SECTIONS

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

AUGUST 10 2026 - SECOND SUB

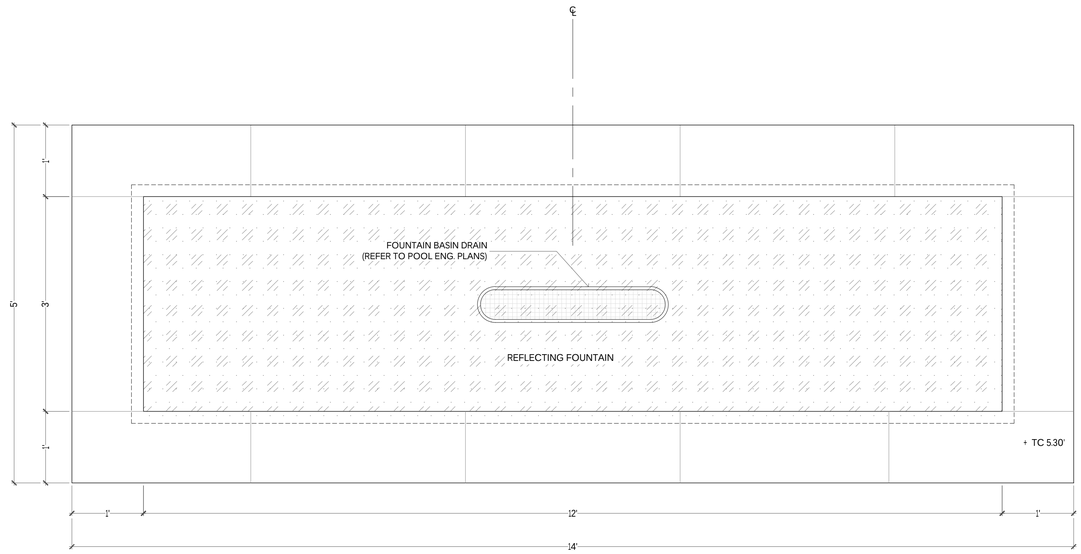
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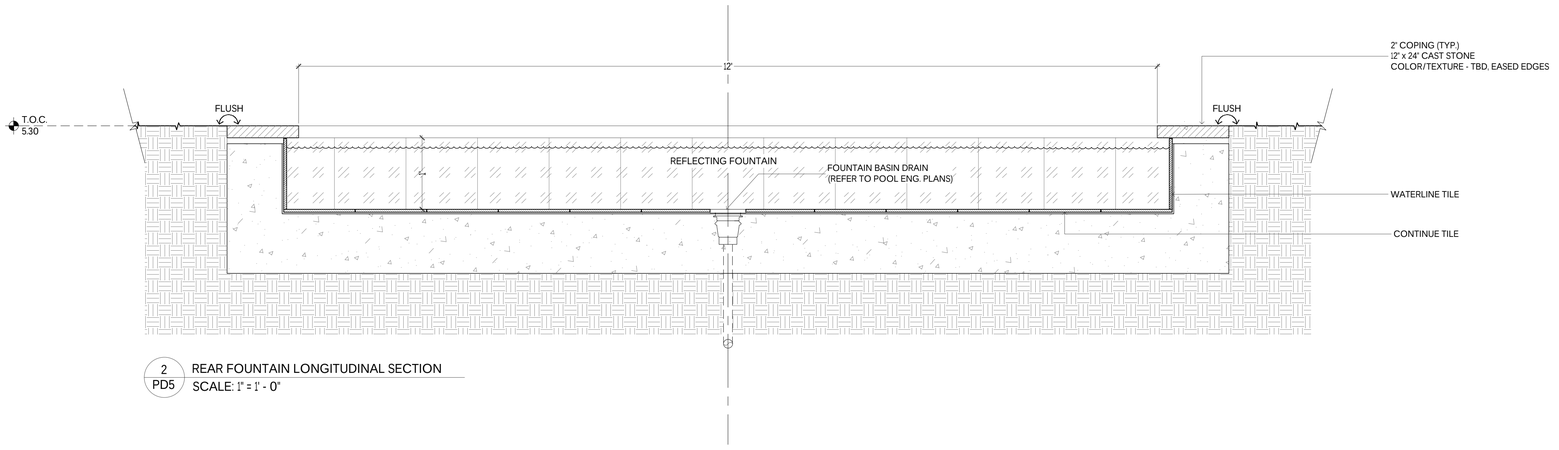
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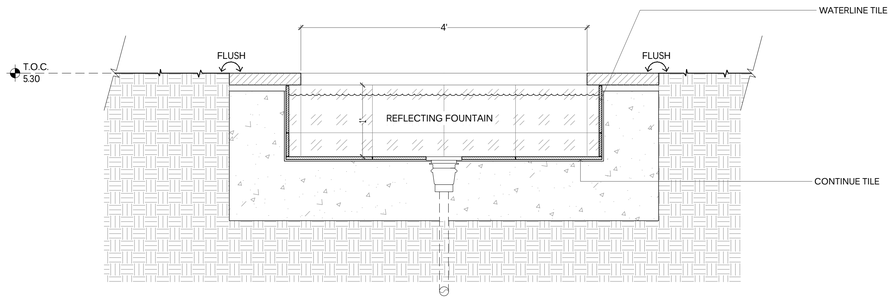
ARC-26-0050



1 PD5 REAR FOUNTAIN LAYOUT
SCALE: 3/4" = 1' - 0"



2 PD5 REAR FOUNTAIN LONGITUDINAL SECTION
SCALE: 1" = 1' - 0"



3 PD5 REAR FOUNTAIN TRANSVERSE SECTION
SCALE: 1" = 1' - 0"

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6666856

REFLECTING FOUNTAIN DETAIL

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

AUGUST 10 2026 - SECOND SUB

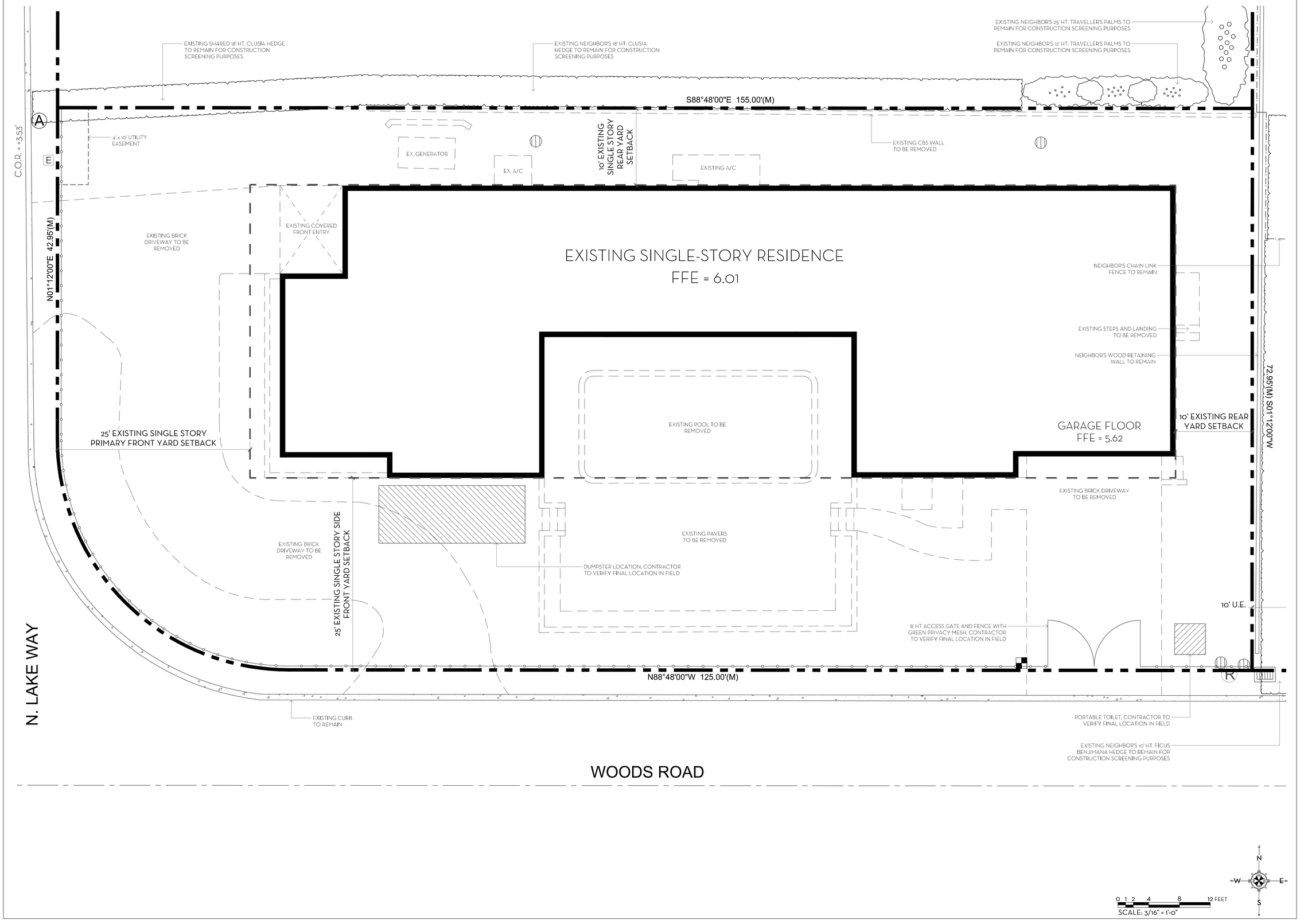
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D6

ARC-26-0050



MARIO F. NIEVERA

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6666856

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

CONSTRUCTION SCREENING DIAGRAM

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

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CSP

ARC-26-0050

Gunster

.Our File Number: 64430-00003
Writer's Direct Dial: (561) 650-00752
Writer's E-Mail Address: jlindgren@gunster.com

July 27, 2026

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

Re: LOI for 151 Worth Avenue - ARC-26-0055 (ZON-26-0044)

We are pleased to submit the accompanying documents and drawings in connection with our combination application for ARCOM (administrative), Site Plan, and Special Exception Approval (the "Application") for a new restaurant (Stephen Starr) within an existing 3-story building that was recently approved for exterior modifications and a use change from the former retailer Neiman Marcus to a multi-tenant retail use on the approximately 1.01-acre property located at 151 Worth Avenue (PCN: 50-43-43-23-05-016-0130), Palm Beach, FL ("Property"). The Property, located on the east end of Worth Avenue, was originally included in the Royal Park Addition Plat in 1913, and consists of previously-platted lots on Worth Avenue and Peruvian Avenue. The Property has a future land use designation of Commercial and split zoning designations, with the portion of the Property fronting on Worth Avenue designated as "C-WA," Worth Avenue Commercial, and the portion of the Property fronting on Peruvian Avenue designated "R-C," Medium Density Residential. All of these platted lots are joined through a unity of title that was recorded after the Prior Approval (defined below) was issued by the Town Council.

The recently approved project included special exception approval for a new restaurant space to operate on the second floor of the building (with specific operator to return for Town Council approval), a special exception for 48 outdoor/terrace café seats, and a tea and coffee station area on the first floor. The total number of approved permanent seats for the restaurant and tea and coffee station area for lunch was 169 with a 950 square-foot kitchen/back-of-house (BOH) area. Also approved were 17 individual tenant spaces with a total of 28,500 square feet of space. These approved uses generate a requirement for 202 parking spaces, which equals the number of parking spaces provided per the principal of equivalency, which was established with the approval of Special Exception Review #3-98 that included 203 parking spaces that has been reduced to 202 parking spaces because one (1) space was lost as part of the recently approved project to provide an elevator shaft. During dinnertime hours when the retail stores are closed (after 6 PM), a special exception for shared on-site parking was approved allowing up to 183 seats total for the restaurant and tea and coffee station area. This maximum seating for dinner was included on the previously approved floor plans, and second floor seating for the restaurant was to be reduced by 14 seats during lunch when the tea and coffee station would be open. It should also be noted that a variance to allow for the stacking of vehicles within the on-site parking garage by the valet operators (when needed) was also approved, as well as a variance to eliminate one (1) of the two (2) required loading zones on the Property. The portion of the Property adjacent to Peruvian Avenue was approved to be kept as a garden area but not be open to the public.

As part of this Application, we are requesting approval for Stephen Starr Restaurant, which will include 126 interior dining seats, 7 interior bar seats, and 32 exterior balcony seats for a total of 165 restaurant seats. The first-floor tea and coffee station area is no longer part of the project, so the proposed 165 seats is below the approved 169 seats, and below the approved 183 seats approved for nighttime dining. Also, as part of this application, an expansion of the third-floor area that is within the allowable height is proposed, which will include 1,350 square feet for the restaurant to use as BOH space for offices, storage, and employee locker rooms. This space is in addition to the second-floor restaurant kitchen/BOH area of 2,075 square feet, which increases the total restaurant BOH area to 3,425 square feet, and is 2,475 square feet more than the 950 square feet previously approved. This increase in restaurant BOH area increases the parking requirement by eight (8) parking spaces (1 space per 300 SF); however, this will be offset by a reduction in seating as needed to maintain the same intensity of restaurant use permitted by the previous approval for daytime restaurant use. The details for this as-needed reduction are provided in the revised traffic and parking analysis that is included in this submittal, along with further analysis to support a revision to the special exception for shared on-site parking. The proposed 32 exterior balcony seats are below the previously approved 48 outdoor/terrace café seats, therefore a special exception for this is not required.

SITE HISTORY

As mentioned previously, the Property was most recently developed as a three-story Neiman Marcus department store with a two-level subsurface parking garage (the "Existing Structure"), accessed from Worth Avenue. The Existing Structure has approximately 275 feet of linear frontage on the north side of Worth Avenue's 100 block and includes large arched windows and multiple pedestrian entrances into the building along the south side of the building. The Town Council conditionally approved the development order (Special Exception Review #3-98) authorizing construction of the Existing Structure ("Project Approval") at a June 4, 1998 special meeting. The Project Approval consisted of the following actions taken by the Town Council:

- Site Plan Approval for a new three-story, 48,661 square-foot Neiman Marcus store; and

- Special Exception Approvals to (1) exceed 2,000 square feet of retail floor area, (2) permit arcade construction in a Town right-of-way, and (3) allow application of Special Allowances from the Design Guidelines to permit a three-story building, a building longer than 150 feet, and floor area greater than 15,000 square feet; and

- Variance approval for the Worth Avenue Arcade to be located 1 foot from the street curb in lieu of the 3 feet minimum required by Code, to reduce parking stall widths from 9 feet to 8.5 feet for 133 of the garage parking stalls, to reduce garage drive aisle width to 21.5 feet in lieu of the 25 feet required by Code, and to provide 2 loading spaces in lieu of the 3 that would be required by Code.

The Project Approval site plan ("Site Plan") identified the approved lot coverage as 75% maximum for the first floor, 65% maximum for the second floor, and 18% maximum for the third floor, with the allowable percentages listed as 75%, 65%, and 30% respectively for that time period (1999). Although these lot coverages do not meet the current baseline C-WA Zoning Code maximums of 35% for first and second story, the Existing Structure was approved and developed under the "Special Allowances" set forth in the Worth Avenue Design Guidelines.

As set forth above, variances were approved for (1) the encroachment of the arcade over the public sidewalk along Worth Avenue, and (2) the internal layout of the parking garage. These variances run with the land and will not need to be reconsidered or reauthorized by the Town Council for the Proposed Project defined herein. Similarly, the approval of a special exception to incorporate the Special Allowances of the Worth Avenue Design Guidelines was vested by the construction of the Existing Structure, and the Town Council will not need to reconsider or reapprove the utilization of the Design Guidelines in connection with the Proposed Project.

The approved Site Plan also identified the overall landscaped open space provided as 8%, which is below the current and former Code requirements of 25%. However, the site data table on the Site Plan did not include the portion of the Property adjacent to Peruvian Avenue when calculating the overall landscape open space provided. Currently, the portion of the Property adjacent to Peruvian Avenue consists almost entirely of landscape open space area. When counting the Property adjacent to Peruvian Avenue for landscaped open space purposes, the Property has 28.6%% overall landscape open space, which exceeds the 25% code requirement.

Please note the following as it relates to this application:

1. Criteria for Development Order Approval

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 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.

(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 fenestration changes only occur at the third story and are not visible from the road right-of-way. An administrative ARCOM approval request is being reviewed by Town staff and the Chairman of the Architectural Commission for approval. If this approval occurs, it will of course be contingent upon the Town Council approval of our application for site plan and special exception approval.

B. Site Plan Review Approval in accordance with Section 134-329. Within 30 days of receipt of the application for site plan review, the town council shall review and consider the application. Before any site plan shall be approved, approved with changes, or denied, the town council shall make a finding that the approval of the site plan will or will not adversely affect the public interest and certify that the specific zoning requirements governing the individual use have or have not been met and that, further, satisfactory provision and an arrangement has or has not been made concerning the following matters, where applicable:

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

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

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

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

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

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

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

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

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

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

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

The request for the interior remodel for the new restaurant meets all of the criteria for Site Plan Approval set forth in Section 134-329 that apply to this Application. The warranty deed for the property establishes ownership of the Property belonging to 151 Worth Avenue Owner LLC, which has the authority to file this Application. Furthermore, the building footprint remains unchanged and will not adversely affect the public interest. The Existing Structure and proposed modifications for the Property will be in harmony and compatible with the existing commercial uses adjacent to and nearby the Property and are not in conflict with the surrounding neighborhood. Many of the adjacent properties in the neighborhood were developed with larger buildings, and as mentioned previously, the massing of the existing building will remain unaltered, and therefore compatible with the surrounding neighborhood. No new ingresses or egresses on Worth Avenue are proposed. All pedestrian walkways will be maintained and will continue to promote walkability along the perimeter of and into the Property. The stormwater drainage system and utilities will be upgraded to meet all Town requirements, as needed. Open spaces within the Property are being maintained and enhanced where needed. The height of the building will remain unchanged, which is lower than some of the adjacent and nearby buildings, and completely compatible with the heights of the other nearby structures. The design of the Project maintains appropriate massing and rhythm of the building along the adjacent roadways to ensure compatibility with the surrounding area in terms of size and architectural style.

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

I. Criteria:

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

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

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

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

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

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

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

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

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

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

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

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

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

(14) The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire

protection services due to the existence of or increased potential for fire/safety code violations.

Special Exception 1: Restaurant Use

Per Section 134-1159(7), Code of Ordinances, Special Exception approval is required for a new restaurant use in the C-WA zoning district. As stated previously, the new restaurant will have 165 seats total. The restaurant will be located on the second floor, and will include the following:

- 126 indoor dining seats
- 7 indoor bar seats
- 32 outdoor/terrace dining seats

Restaurant use is common along Worth Avenue, and within the vias of Worth Avenue. Restaurant use also occurs directly across the street from the Property at 150 Worth Avenue. The new restaurant in this space is compatible with the other commercial uses within the building and along the Avenue. The proposed new restaurant will cater to the needs of the Town's residents and visitors, and poses no threat to the public's health, safety, welfare, and morals, and will not adversely affect property values in the area. Furthermore, a new restaurant in this location is consistent with the Town's Comprehensive Plan in that it is a "town serving" commercial business. No visual, noise or odor pollution will be produced by the restaurant, because of the mechanical equipment used to capture odor, and the fact that the majority of the restaurant seating will be indoors. The only outdoor seating will be 32 seats on the second-floor terrace that is enclosed except for being open to the south facing Worth Avenue and the commercial activities that occur on the Avenue. All other criteria for approving a special exception use are not affected by the proposed application, because no changes are proposed to the ingress and egress onto the Property, and sufficient utilities and services are available to support the use. Parking will not be an issue as the Existing Structure contains one of the largest parking garages in Town, with 183 parking spaces that are being reduced by one (1) space to provide an elevator as part of this project, however with the principal of equivalency we are given credit for 202 parking spaces.

Special Exception 2: On-Site Shared Parking

Per Section 134-2182(b) & (c), a special exception is required for shared on-site parking that meets the requirements and conditions in Section 134-229, which was approved previously, but will need to be revisited based on restaurant seating and BOH area changes needed to operate the Stephen Starr Restaurant. The request for approval of on-site shared parking is to allow for a combination of 165 total restaurant seats and 3,425 square feet of BOH space, which is an increase in restaurant intensity from what was previously approved. The following are the justifications for approval of the special exception for shared on-site parking:

- The special exception for the on-site shared parking is to allow the existing parking on the property to be used by both the new restaurant and the retail businesses because these uses will not be active at the same time.
- Shared parking has been approved for numerous commercial properties in Town where, as here, the uses will never be conducted at the same time and there will never be a conflict between the uses requesting shared parking.
- A shared parking study will be included in our next submittal, which will include calculations and information explaining how the overlapping of the uses will be minimized or not occur at all, thereby justifying the approval for this Special Exception.
- When certain retail stores are closed after 6pm, we are requesting that seating capacity be increased.

D. Worth Avenue Design Guidelines

As mentioned previously, an expansion of the third-floor area is proposed, which requires review and approval under the criteria within the Worth Avenue Design Guidelines. The third-floor expansion totals an additional 1,251 square feet, which will increase the third floor area from 5,039 square feet to 6,290 square feet, of which the restaurant will use 1,350 square feet for BOH use. This increase in the third floor area will increase the lot coverage for the third floor from 14.7% to 18.3%, which is still below the 30% special allowance for a third floor per the Worth Avenue Design Guidelines. Per *VII. Special Allowances for the East-End Development Area, D. Criteria for Approval of Special Allowances*, the following criteria must be met to grant the special allowance for the expansion of the third floor:

New development, or substantial and appropriate redevelopment, restoration or renovation proposals shall be reviewed by the Landmarks Commission or the Architectural Commission in relation to the appropriate provision of a greatly enhanced level of amenities and features which will significantly benefit the development, the general pilic, the Avenue and the Town of Palm Beach.

Based on the following list of desirable amenities and features, and a positive determination of the Architectural Commission; a proposed development, redevelopment, restoration or renovation may be approved for a Special Allowance.

- Public arcades, vias, courtyards, useful open space and interconnection.
- Private open spaces, patios, terraces, balconies, loggias, etc.
- Mixed-use development with upper-story residential.
- Restoration of original façade.
- Appropriate style change.
- Varied roof heights, towers, chimneys, etc.
- Two story and/or three-story commercial structures shall provide a heightened level of architectural amenity and enhancement such as real or simulated balconies, loggias, or step-backs, etc. to ensure that the second and third stories

shall have the appearance associated with residential design as personified in the West-End Development Area.

- Any other significant amenities or features determined to be appropriate for review by the Architectural Commission.

The project has already been approved as a thoughtful rehabilitation of the existing box-retail structure into a series of well-scaled tenant spaces, sensitively planned to work within the building's established structural grid and overall massing. The project includes the removal of inappropriate or non-authentic applied ornamentation, such as incorrect foam detailing. The project was approved for the introduction of refined architectural elements including stone, hand-troweled stucco, and artisan woodwork consistent with the traditional craftsmanship and material palette of Worth Avenue. The front arcade will be maintained and refreshed, along with the existing Peruvian Avenue garden area, though this area will remain private to the uses of the 151 Worth Avenue building. The second-floor terraces will also be kept and updated as part of the renovation work. And the varying roof heights and elements will be kept.

In closing, the approved renovation of the Property and the Existing Structure with architectural and landscaping enhancements will greatly improve the East End of Worth Avenue, which is an area that needs architectural improvement as stated in the Worth Avenue Design Guidelines. The approved project is intended to provide Town residents, including those in the adjacent area, with a world class dining experience and shopping experience that is more in keeping with the spirit and history of the C-WA zoning district. The project as designed will replace a big box national retailer that far exceeds the 4,000 GLA threshold with a number of smaller retailers and a restaurant that is intended to be compatible with and supportive to the building and neighborhood. The modest third-floor expansion for much needed BOH space for storage, office space and employee lockers will not alter any of these rehabilitation efforts. This project will benefit the Town by improving the aesthetic of the historic Worth Avenue streetscape and complementing the character of the neighborhood.

Sincerely,

John C. Lindgren II

John Lindgren

Seating Adjustment for Starr Restaurant

151 WORTH AVENUE

151 Worth Avenue. Palm Beach, FL 33480



SECOND SUBMITTAL
07.27.2026

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TOWN COUNCIL PRESENTATION 09.09.2025
ARCOM PRESENTATION 09.23.2025

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Project no: 26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

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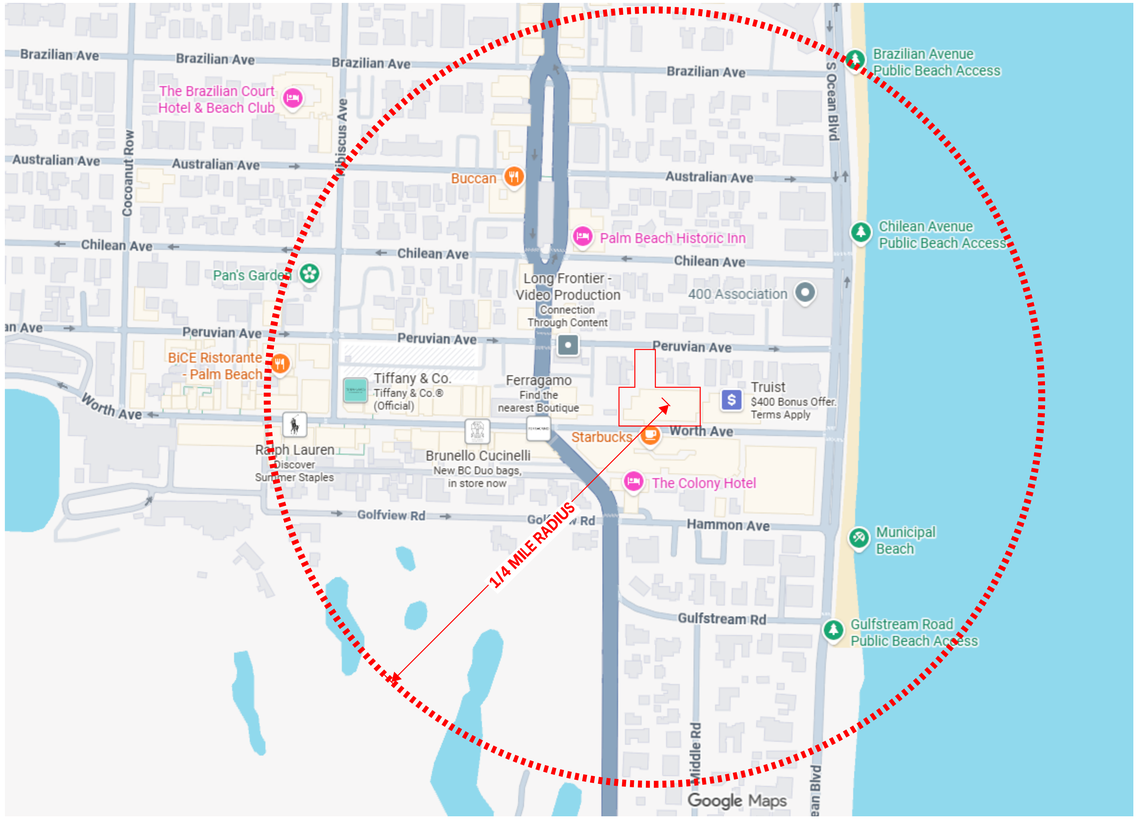
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COVER

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PROPOSED VICINITY MAP

SCALE: NTS



PROPOSED LOCATION MAP

SCALE: NTS

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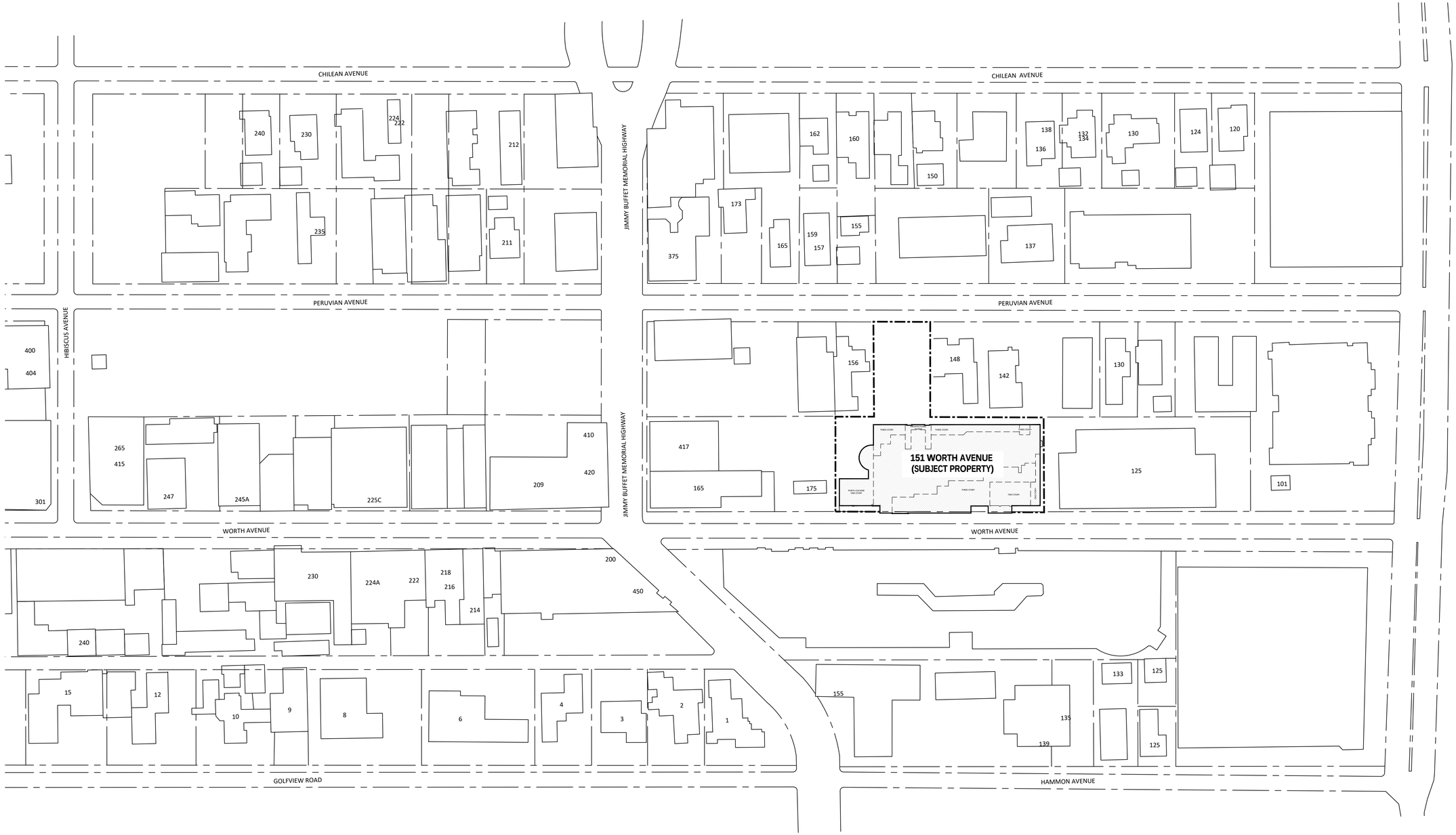
VICINITY AND LOCATION MAP

SHEET NUMBER

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LOCATION DIAGRAM

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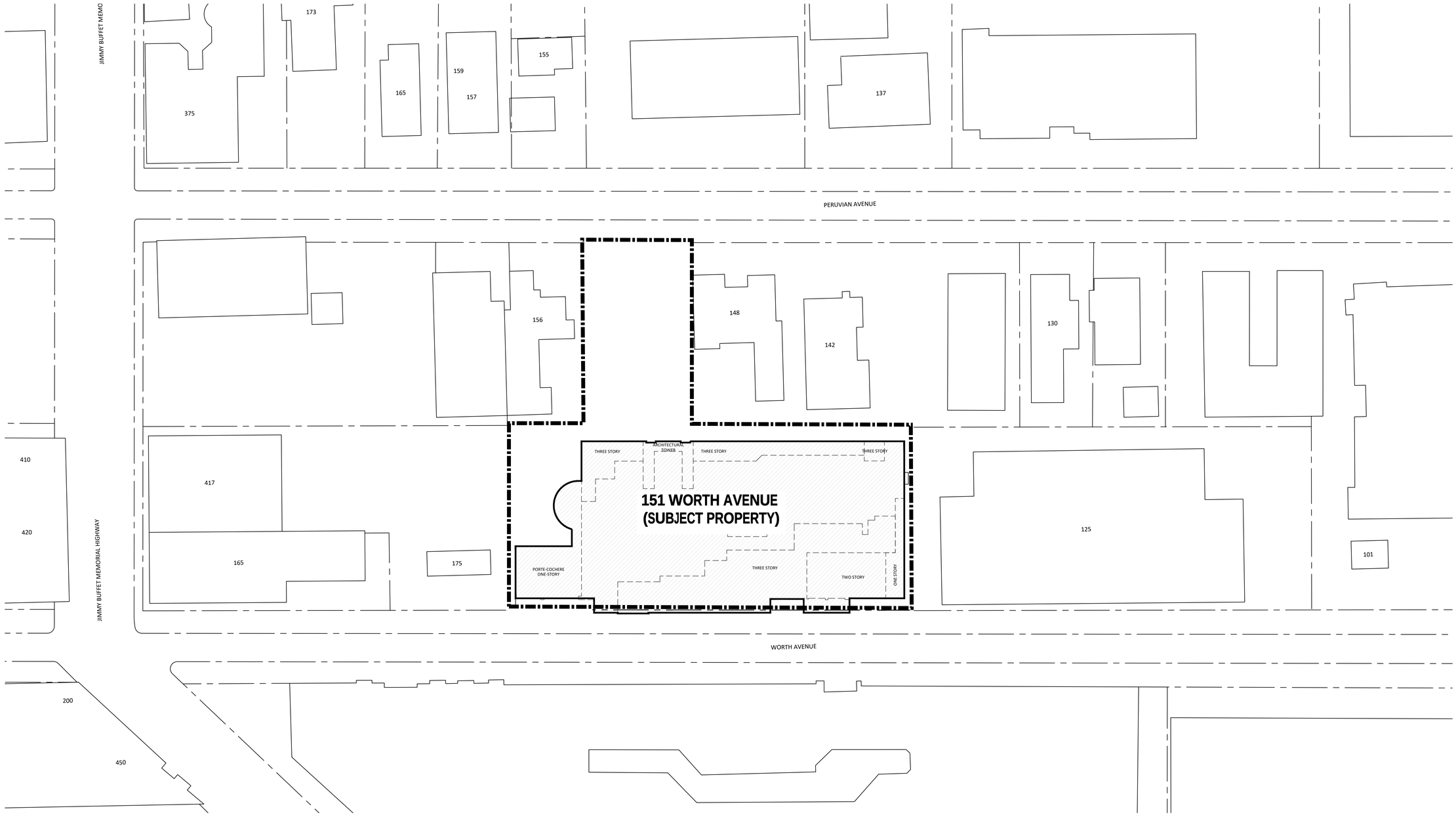
LOCATION DIAGRAM

SHEET NUMBER

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LOCATION DIAGRAM

SCALE: 1/32" = 1"

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Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

LOCATION
DIAGRAM - ENLARGED

SHEET NUMBER

SUR1.2

N W E S

ARCOM SET



100 WORTH AVE



100 WORTH AVE



101 WORTH AVE



150 WORTH AVE



125 WORTH AVE



125 WORTH AVE



150 WORTH AVE



150 WORTH AVE



150 WORTH AVE



150 WORTH AVE



150 WORTH AVE



150 WORTH AVE



165 WORTH AVE



175 WORTH AVE



175 WORTH AVE



200 WORTH AVE



205 WORTH AVE



150 WORTH AVE

ADJACENT EXISTING EXTERIOR CONDITIONS

SCALE: NTS

ARC-26-0055
ZON-26-0044

Bartholemew + Partners

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # IDA22
AIA # 30425933 NCARB # 87929

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Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

ADJACENT
BUILDING PHOTOS

SHEET NUMBER

SP1.0

ARCOM SET



100 WORTH AVENUE



400 SOUTH OCEAN DRIVE



122 PERUVIAN AVENUE



122 PERUVIAN AVENUE



142 PERUVIAN AVENUE



142 PERUVIAN AVENUE



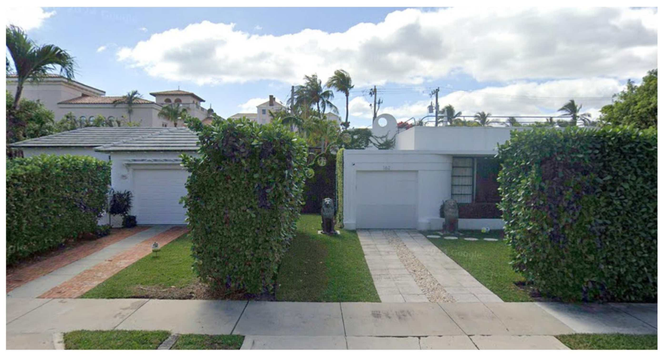
145 PERUVIAN AVENUE



155 PERUVIAN AVENUE



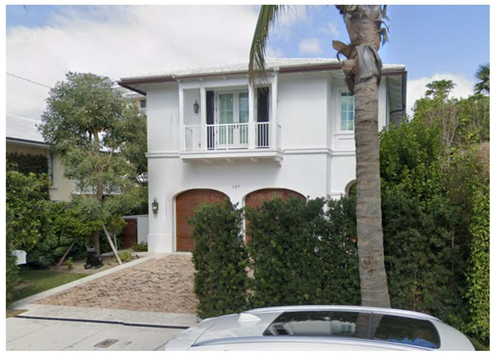
173 PERUVIAN AVENUE



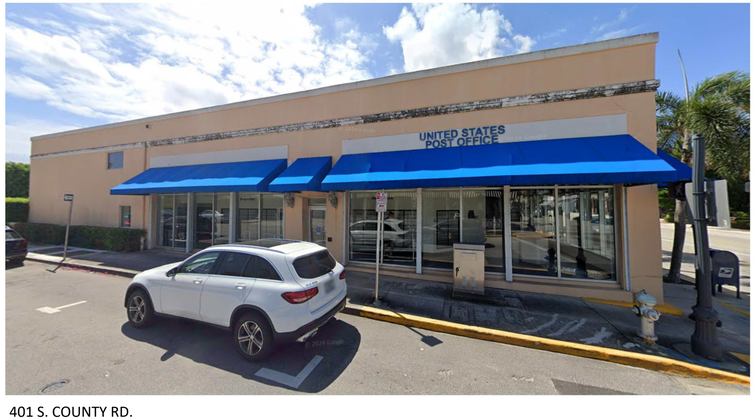
155 & 162 PERUVIAN AVENUE



165 PERUVIAN AVENUE



157 PERUVIAN AVENUE



401 S. COUNTY RD.



375 S. COUNTY RD.



162 PERUVIAN AVENUE

ADJACENT EXISTING EXTERIOR CONDITIONS

SCALE: NTS

ARC-26-0055
ZON-26-0044

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Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

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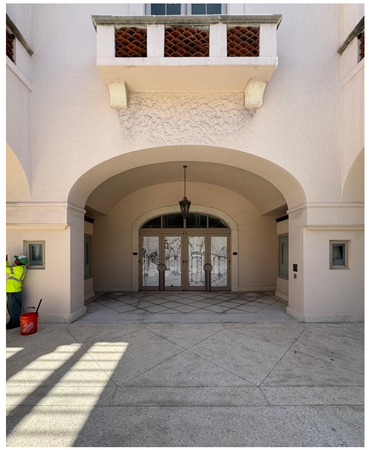
SHEET NAME

ADJACENT
BUILDING PHOTOS

SHEET NUMBER

SP1.0.1

ARCOM SET



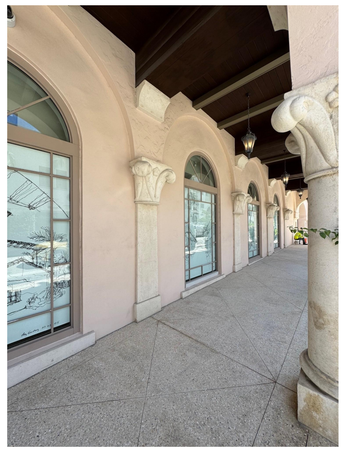
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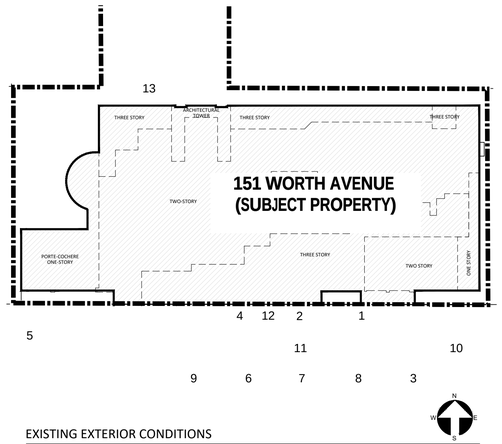
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3



4



EXISTING EXTERIOR CONDITIONS

SCALE: NTS



5



6



7



8



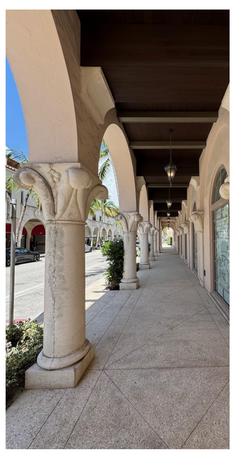
9



10



11



12



13

EXISTING EXTERIOR CONDITIONS

SCALE: NTS

ARC-26-0055
ZON-26-0044

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

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SHEET NAME

EXISTING EXTERIOR BUILDING PHOTOS

SHEET NUMBER

SP1.2

ARCOM SET













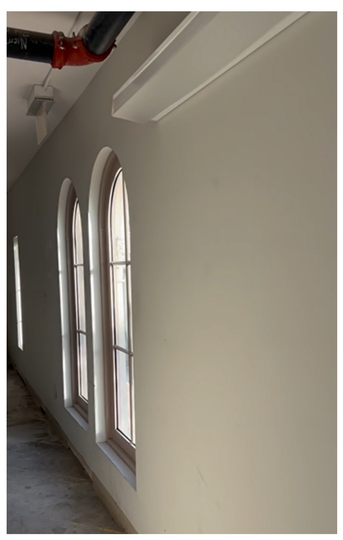












EXISTING INTERIOR CONDITIONS

SCALE: NTS

ARC-26-0055
ZON-26-0044

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INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no:26.06.205
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Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
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Palm Beach, FL, 33480

SHEET NAME

EXISTING EXTERIOR BUILDING PHOTOS

SHEET NUMBER

SP1.3

ARCOM SET



NORTH
SOUTH

NORTH
WORTH AVE.
SOUTH

NORTH
SOUTH



STREET VIEW ELEVATIONS - WORTH AVENUE

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

ARC-26-0055
ZON-26-0044

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PROGETTO DI ARCHITETTURA

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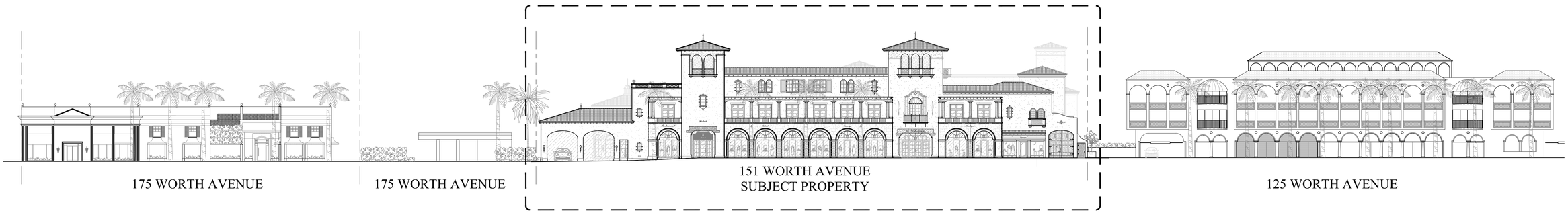
SHEET NAME

ADJACENT STREET ELEVATIONS - PERUVIAN AVE.- WORTH AVE.

SHEET NUMBER

SP2.0

ARCOM SET



NORTH

SOUTH

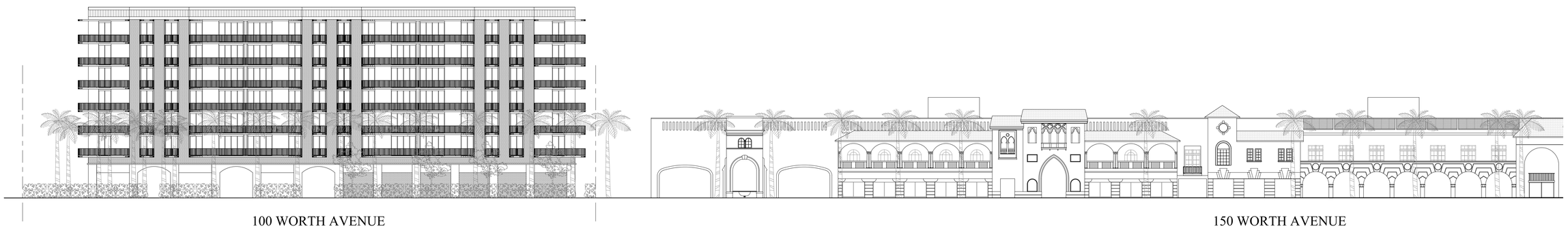
NORTH

WORTH AVE.

SOUTH

NORTH

SOUTH



STREET VIEW ELEVATIONS - WORTH AVENUE

SCALE: N.T.S

ARC-26-0055
ZON-26-0044

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # IDA422
AIA # 30425933 NCARB # 87929

Revisions:

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Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
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Palm Beach, FL, 33480

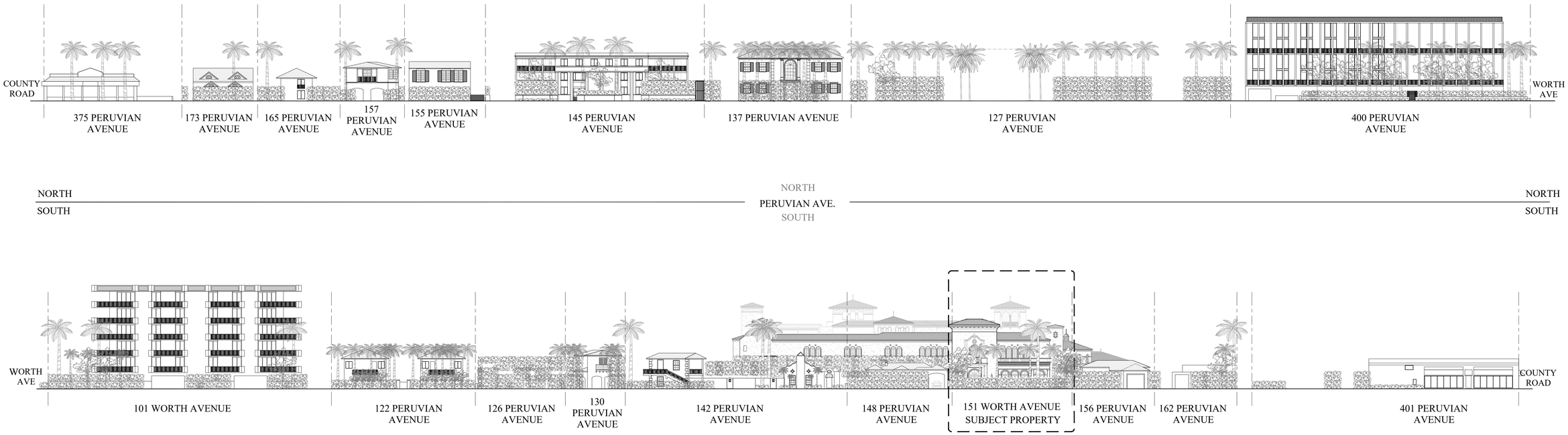
SHEET NAME

ADJACENT STREET ELEVATIONS - PERUVIAN AVE.- WORTH AVE.

SHEET NUMBER

SP2.1

ARCOM SET



STREET VIEW ELEVATIONS - PERUVIAN AVENUE

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

ARC-26-0055
ZON-26-0044

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KYLE B FANT ARCHITECT # AR99255
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AIA # 30425933 NCARB # 87929

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Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

ADJACENT STREET ELEVATIONS - PERUVIAN AVE.- WORTH AVE.

SHEET NUMBER

SP2.2

ARCOM SET

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:**	151 WORTH AVENUE		
2	**Zoning District:**	C-WA		
3	**Lot Area (sq. ft.):**	43,712 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	125' (D) & 275' (W)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	COMMERCIAL		
6	**FEMA Flood Zone Designation:**	ZONE X		
7	**Zero Datum for point of meas. (NAVD)**	9.11' NAVD		
8	**Crown of Road (COR) (NAVD)**	9.73' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	75% - 32,784 SF	62.3% - 27,230 SF	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	15,000 SF	118,303 SF	119,607 SF
12	*Front Yard Setback (Ft.)	10'-0"	7'- 9"	N/C
13	* Side Yard Setback (1st Story) (Ft.)	5'-0"	4-10" (W) - 5'-2" (E)	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	5'-0"	4'-10" (W) - 5'-2" (E)	N/C
15	*Rear Yard Setback (Ft.)	10'-0"	10'-0"	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	40'-0"	40'-0" BLDG 51'-6" FOR TOWER	N/C
18	Overall Building Height (Ft.)	50'- 0"	44'-4" BLDG 57'-5" FOR TOWER	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/A	9.11' NAVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	25%- 10,928 SF	28.6%- 12,521 SF	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

ZONING LEGEND

SCALE: NTS

ARC-26-0055
ZON-26-0044

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no:26.06.205
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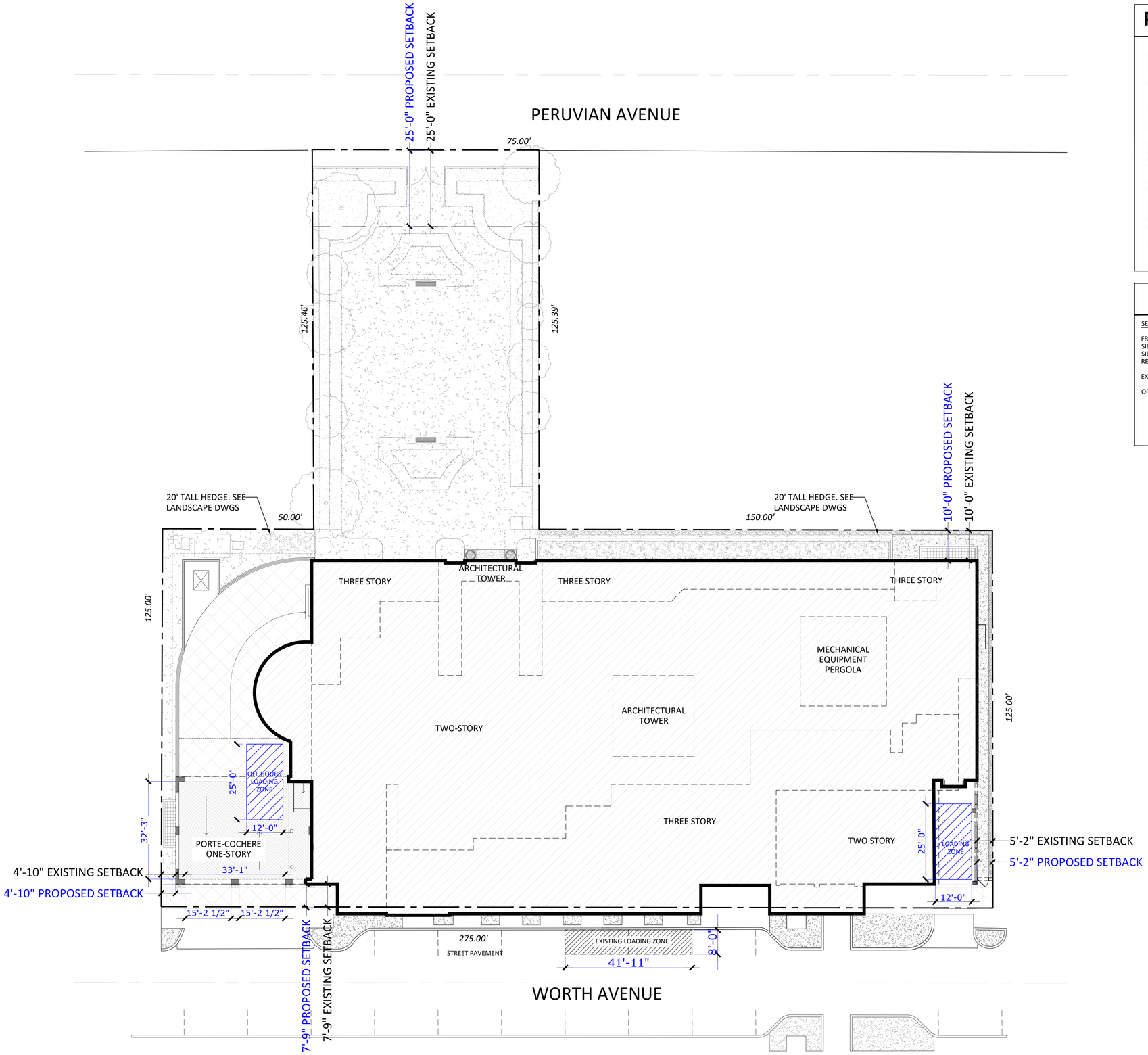
SHEET NAME

ZONING LEGEND

SHEET NUMBER

SP3.1

ARCOM SET



1 PREVIOUSLY APPROVED SITE PLAN
SCALE: 1/16" = 1'-0"

PROJECT DATA

LOCATION ADDRESS:	151 WORTH AVENUE
MUNICIPALITY:	PALM BEACH
PARCEL CONTROL NUMBER:	50-43-43-23-05-016-0130
BUILDING FOOT PRINT:	27,226 SF
ACRES:	1.115 ACRE
AREA OF LOT:	43,713 SF
PROPERTY USE:	1100- STORES
ZONING:	C-WA - COMMERCIAL WORTH AVE

MUNICODE PALM BEACH

MINIMUM SETBACKS:
FRONT SETBACK (WORTH AVE): 10'-0"
FRONT SETBACK (PERUVIAN AVE): 25'-0"
SIDE SETBACKS (WORTH AVE): 5'-0"
SIDE SETBACKS (PERUVIAN AVE): 100'-0" FROM CENTERLINE
REAR SETBACK (WORTH AVE): 10'-0"
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MAXIMUM BUILDING HEIGHT (WORTH AVE): NOT TO EXCEED 25 FEET.
MAXIMUM BUILDING HEIGHT (PERUVIAN): 23'-6"
MAXIMUM OVERALL HEIGHT: MAXIMUM ALLOWABLE BUILDING HEIGHT, AS DEFINED IN SECTION 134-2, PLUS FIVE FEET FOR A FLAT ROOF AND TEN FEET FOR ALL OTHER ROOF STYLES.

MAXIMUM LOT COVERAGE: 75%
MINIMUM LANDSCAPED OPEN SPACE: 25%

EXISTING	ALLOWABLE	PROPOSED
SETBACKS: FRONT SETBACK (WORTH AVE): 7'-9" SIDE SETBACKS EAST (WORTH AVE): 5'-2" SIDE SETBACKS EAST (WORTH AVE): 4'-10" REAR SETBACK (WORTH AVE): 10'-0" EXISTING LOT COVERAGE: 62.2% OPEN SPACE: 27.1%	SETBACKS: FRONT SETBACK (WORTH AVE): 10'-0" SIDE SETBACKS (WORTH AVE): 5'-0" REAR SETBACK (WORTH AVE): 10'-0" ALLOWED LOT COVERAGE: 75% OPEN SPACE: 25%	SETBACKS: FRONT SETBACK (WORTH AVE): 7'-9" SIDE SETBACKS EAST (WORTH AVE): 5'-2" SIDE SETBACKS EAST (WORTH AVE): 4'-10" REAR SETBACK (WORTH AVE): 10'-0" PROPOSED LOT COVERAGE: 62.3% OPEN SPACE: 28.6%

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Drawn by: V. Antico
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SHEET NAME

PREVIOUSLY APPROVED SITE PLAN

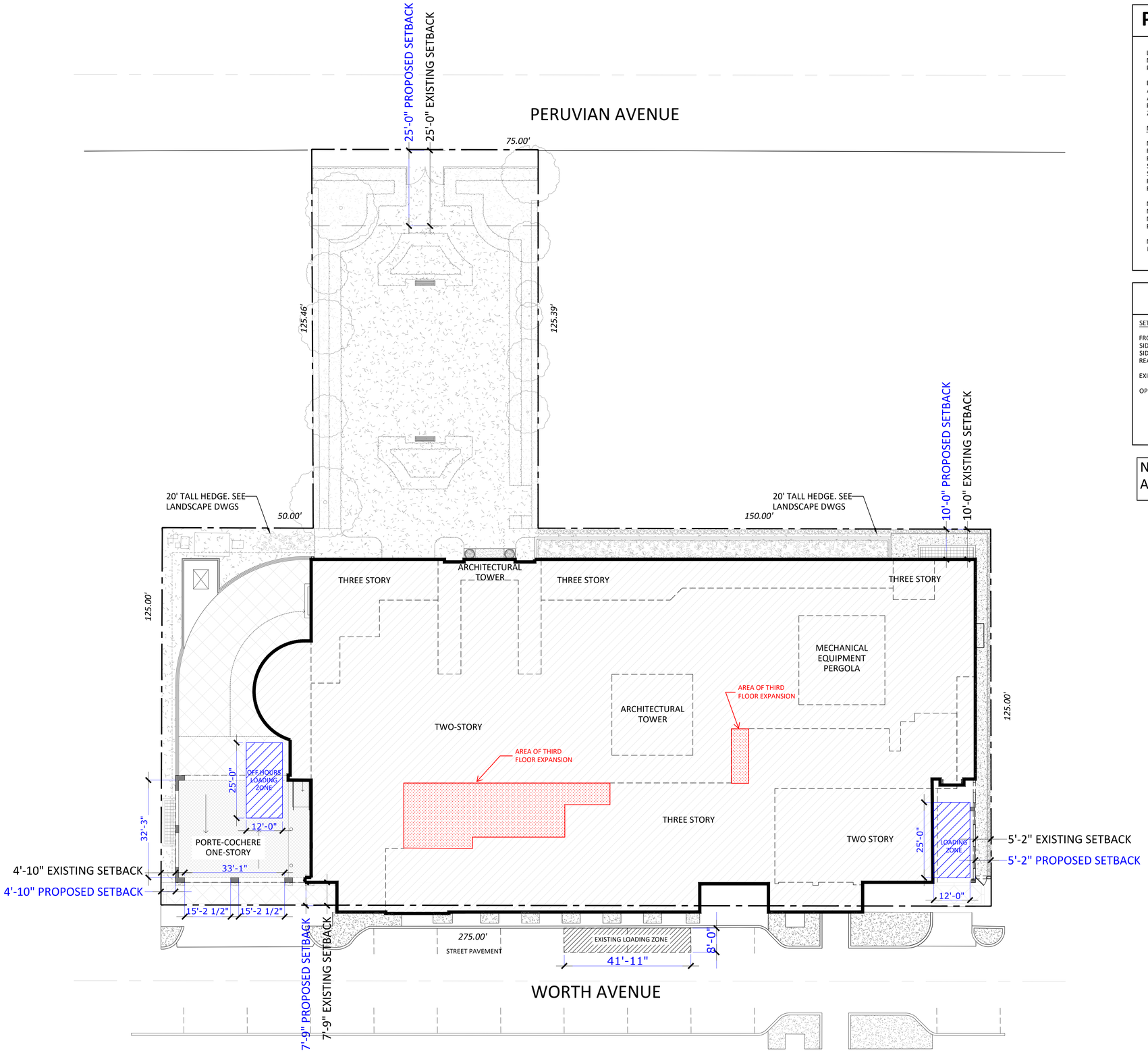
SHEET NUMBER

SP4.0

N W E S

ARCOM SET

ARC-26-0055
ZON-26-0044



1 CURRENTLY PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

PROJECT DATA

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MUNICIPALITY:	PALM BEACH
PARCEL CONTROL NUMBER:	50-43-43-23-05-016-0130
BUILDING FOOT PRINT:	27,226 SF
ACRES:	1.115 ACRE
AREA OF LOT:	43,713 SF
PROPERTY USE:	1100- STORES
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MINIMUM LANDSCAPED OPEN SPACE: 25%

EXISTING	ALLOWABLE	PROPOSED
SETBACKS: FRONT SETBACK (WORTH AVE): 7'-9" SIDE SETBACKS EAST (WORTH AVE): 5'-2" SIDE SETBACKS EAST (WORTH AVE): 4'-10" REAR SETBACK (WORTH AVE): 10'-0" EXISTING LOT COVERAGE: 62.2% OPEN SPACE: 27.1%	SETBACKS: FRONT SETBACK (WORTH AVE): 10'-0" SIDE SETBACKS (WORTH AVE): 5'-0" REAR SETBACK (WORTH AVE): 10'-0" ALLOWED LOT COVERAGE: 75% OPEN SPACE: 25%	SETBACKS: FRONT SETBACK (WORTH AVE): 7'-9" SIDE SETBACKS EAST (WORTH AVE): 5'-2" SIDE SETBACKS EAST (WORTH AVE): 4'-10" REAR SETBACK (WORTH AVE): 10'-0" PROPOSED LOT COVERAGE: 62.3% OPEN SPACE: 28.6%

NO SITE PLAN CHANGES ARE BEING PROPOSED

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PHONE: 561-640-4551
EMAIL: ADMIN@WALLACESURVEYING.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

Revisions:

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CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL CONSTRUCTION ADMINISTRATION SERVICES, THEN BARTHOLEMEW + PARTNERS' SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD BARTHOLEMEW + PARTNERS HARMLESS FROM ANY AND ALL CLAIMS ARISING OUTS OR CHARGEABLE IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 26.06.205
Date: 07.27.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

CURRENTLY PROPOSED SITE PLAN

SHEET NUMBER

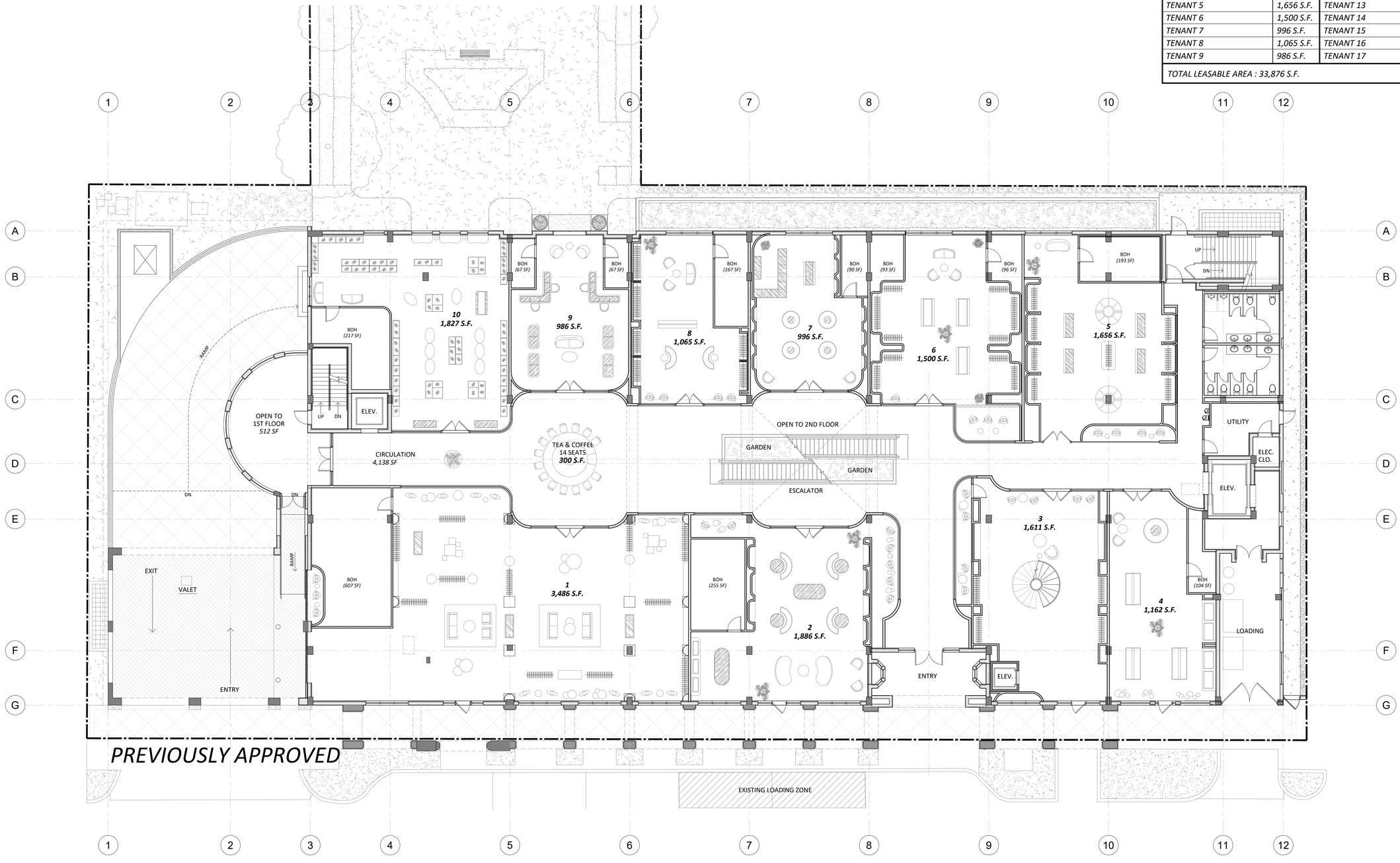
SP4.1

N W E S

ARCOM SET

ARC-26-0055
ZON-26-0044

TENANTS S.F.			
TENANT 1	*3,486 S.F.*	*TENANT 10*	*1,827 S.F.*
TENANT 2	*1,886 S.F.*	*TEA & COFFE*	*300 S.F.*
TENANT 3	*1,611 S.F.*	*TENANT 11 (RESTAURANT)*	*5,383 S.F.*
TENANT 4	*1,162 S.F.*	*TENANT 12*	*950 S.F.*
TENANT 5	*1,656 S.F.*	*TENANT 13*	*2,586 S.F.*
TENANT 6	*1,500 S.F.*	*TENANT 14*	*1,591 S.F.*
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TENANT 8	*1,065 S.F.*	*TENANT 16*	*2,607 S.F.*
TENANT 9	*986 S.F.*	*TENANT 17*	*1,670 S.F.*
TOTAL LEASABLE AREA : 33,876 S.F.			



1 PREVIOUSLY APPROVED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOTE:
TENANT SPACES TOTAL SF
INCLUDED BOH SPACES.

ARC-26-0055
ZON-26-0044

Bartholemew + Partners
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PROGETTO DI ARCHITETTURA

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # IDA22
AIA # 30425933 NCARB # 87929

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Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED
FIRST FLOOR PLAN

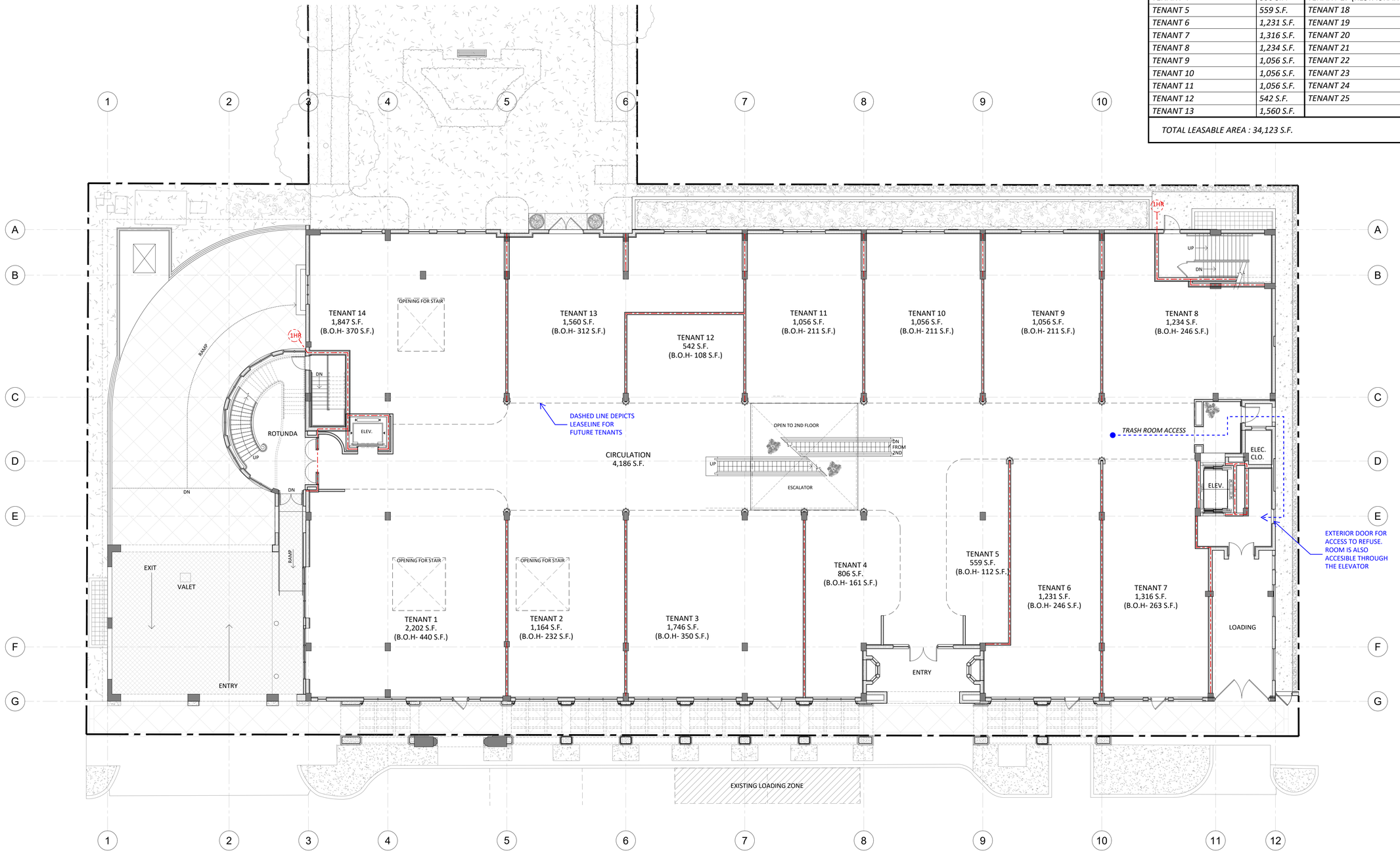
SHEET NUMBER

A1.1

N W E S

ARCOM SET

TENANTS S.F.			
TENANT 1	2,202 S.F.	TENANT 14	1,847 S.F.
TENANT 2	1,164 S.F.	TENANT 15	1,799 S.F.
TENANT 3	1,746 S.F.	TENANT 16	1,214 S.F.
TENANT 4	806 S.F.	TENANT 17 (RESTAURANT)	5,357 S.F.
TENANT 5	559 S.F.	TENANT 18	557 S.F.
TENANT 6	1,231 S.F.	TENANT 19	2,884 S.F.
TENANT 7	1,316 S.F.	TENANT 20	702 S.F.
TENANT 8	1,234 S.F.	TENANT 21	1,033 S.F.
TENANT 9	1,056 S.F.	TENANT 22	1,198 S.F.
TENANT 10	1,056 S.F.	TENANT 23	1,212 S.F.
TENANT 11	1,056 S.F.	TENANT 24	403 S.F.
TENANT 12	542 S.F.	TENANT 25	386 S.F.
TENANT 13	1,560 S.F.		
TOTAL LEASABLE AREA : 34,123 S.F.			



1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

ARC-26-0055
ZON-26-0044

Bartholemew + Partners

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PROGETTO DI ARCHITETTURA

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID5422
AIA # 30425933 NCARB # 87929

Revisions:

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Project no: 26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED
FIRST FLOOR PLAN

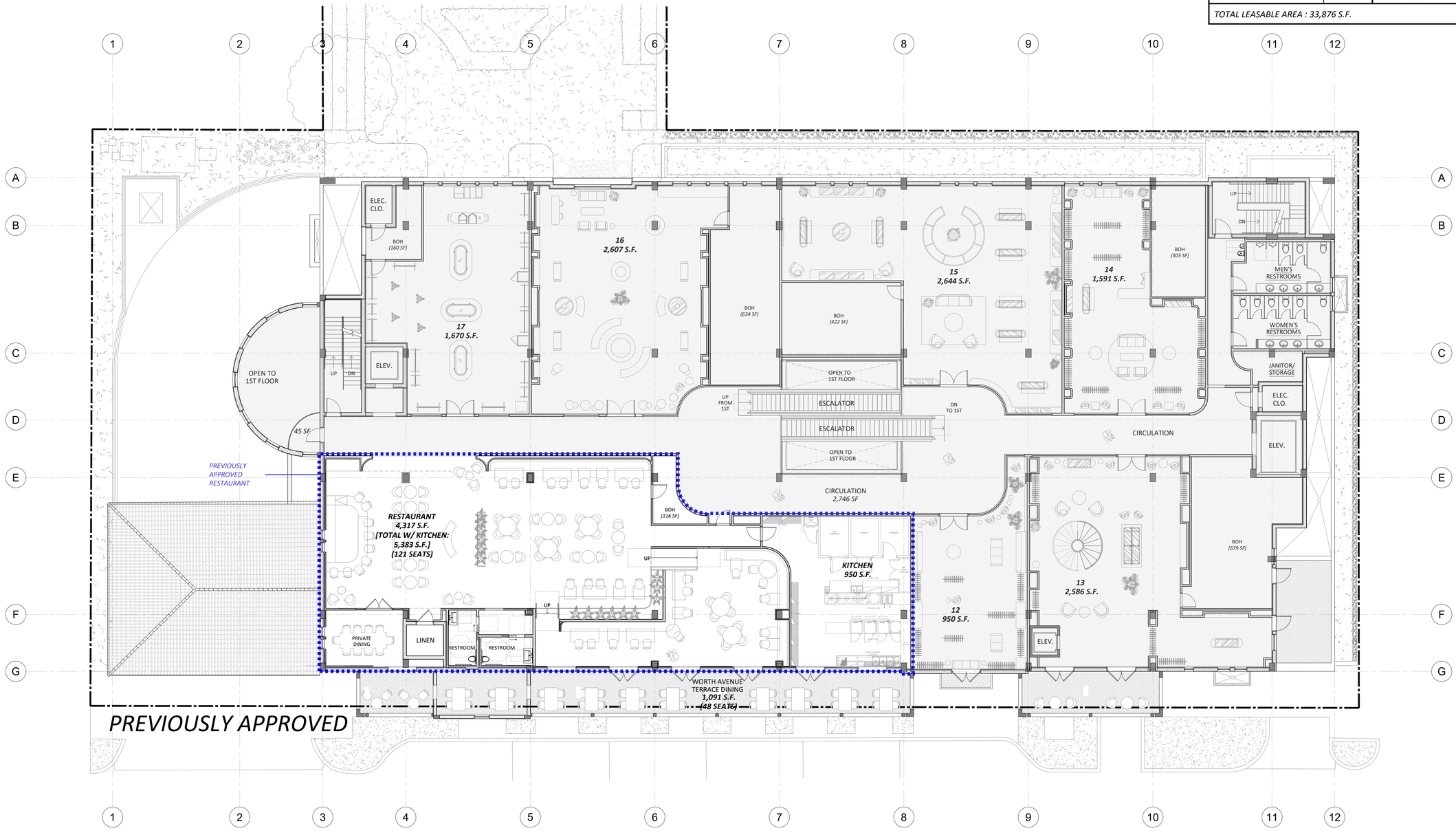
SHEET NUMBER

A1.2

N W E S

ARCOM SET

TENANTS S.F.			
TENANT 1	*3,486 S.F.*	*TENANT 10*	*1,827 S.F.*
TENANT 2	*1,886 S.F.*	*TEA & COFFE*	*300 S.F.*
TENANT 3	*1,611 S.F.*	*TENANT 11 (RESTAURANT)*	*5,383 S.F.*
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TENANT 9	*986 S.F.*	*TENANT 17*	*1,670 S.F.*
TOTAL LEASABLE AREA : 33,876 S.F.			



1 PREVIOUSLY APPROVED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOTE:
TENANT SPACES TOTAL SF INCLUDED BOH SPACES.

ARC-26-0055
ZON-26-0044

Bartholemew + Partners
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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PREVIOUSLY APPROVED SECOND FLOOR PLAN

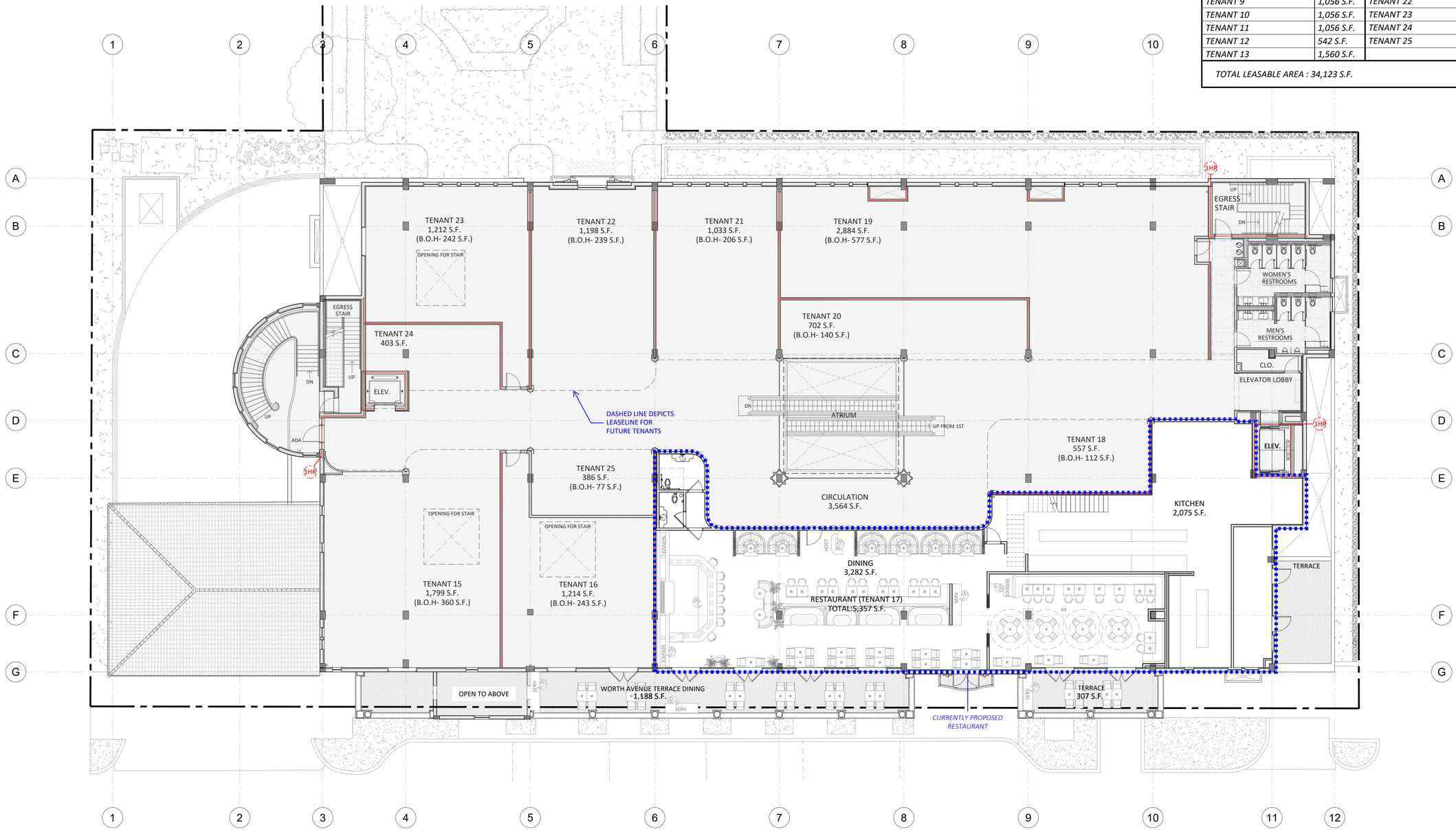
SHEET NUMBER

A1.3

ARCOM SET

TENANTS S.F.			
TENANT 1	*2,202 S.F.*	*TENANT 14*	*1,847 S.F.*
TENANT 2	*1,164 S.F.*	*TENANT 15*	*1,799 S.F.*
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TOTAL LEASABLE AREA : 34,123 S.F.



1 PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOTE:
TENANT SPACES TOTAL SF INCLUDED BOH SPACES.

Bartholemew + Partners

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Palm Beach, FL, 33480

SHEET NAME

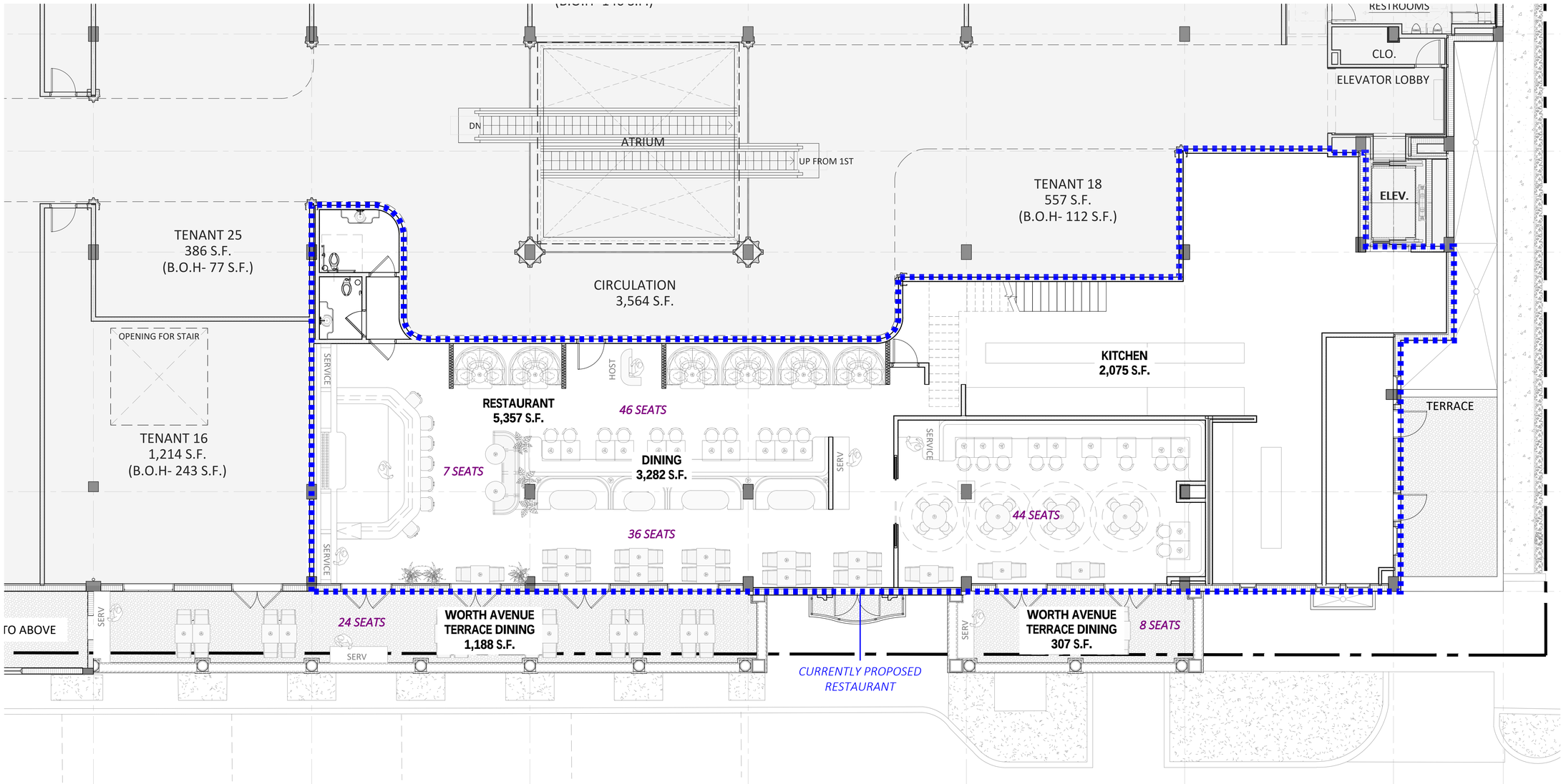
CURRENTLY PROPOSED SECOND FLOOR PLAN

SHEET NUMBER

A1.4

ARCOM SET

TOTAL SEATING
- 126 INTERIOR DINING SEATS - 7 INTERIOR BAR SEATS - 32 EXTERIOR TERRACE SEATS
TOTAL: 165 SEATS



1 PROPOSED ENLARGED RESTAURANT FLOOR PLAN
SCALE: N.T.S

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 3042559/3 NCARB # 87929

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CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, THE CLIENT AGREES TO ASSUME ALL RESPONSIBILITY FOR SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM CONSTRUCTION PERFORMED BY PERSONS OTHER THAN BARTHOLEMEW + PARTNERS OR BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

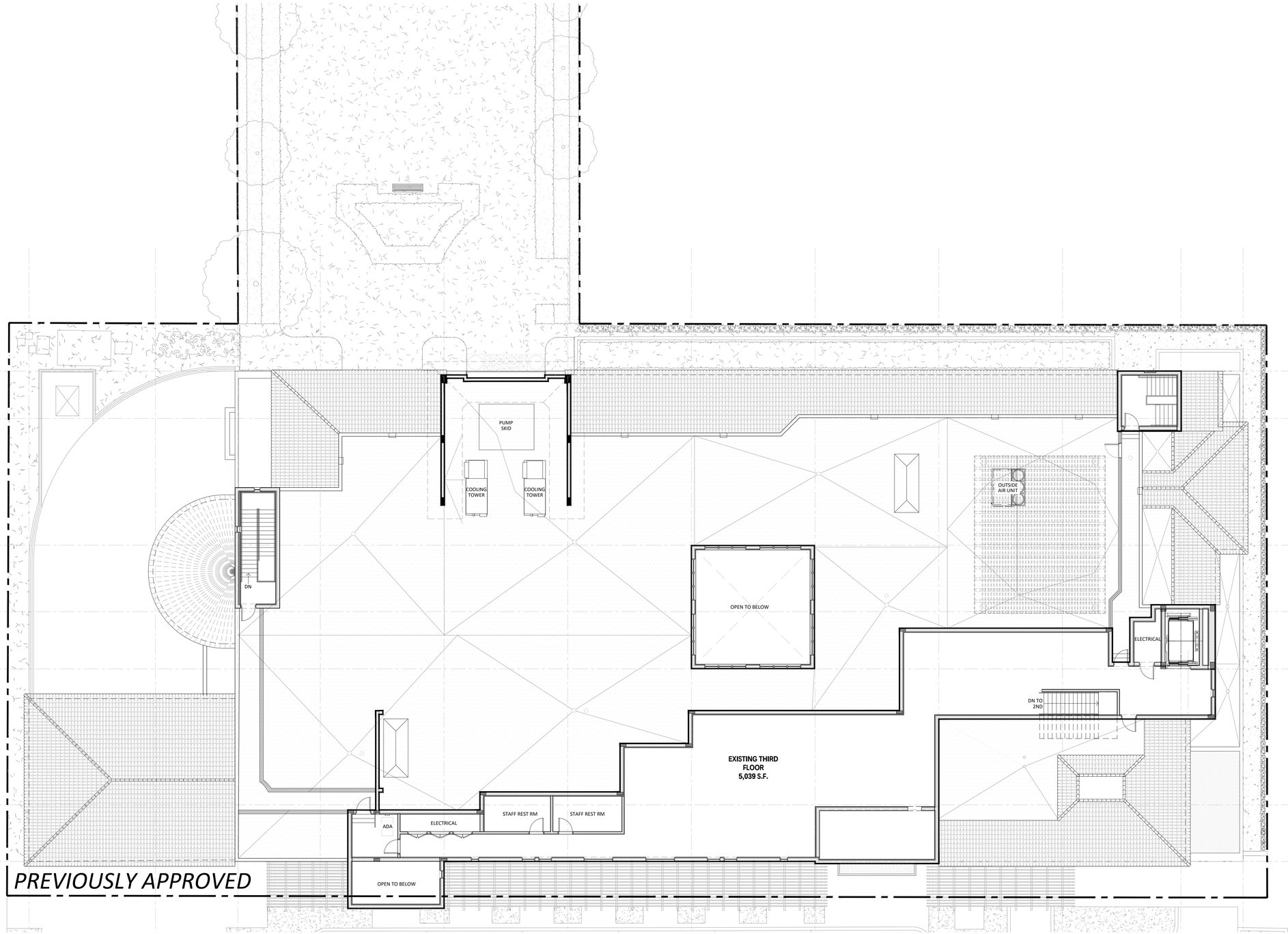
SHEET NAME

ENLARGED RESTAURANT FLOOR PLAN

SHEET NUMBER

A1.4.1

ARCOM SET



1 PREVIOUSLY PROPOSED THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

MECHANICAL LAYOUT APPROVED PER ARCS-26-0460

ARC-26-0055
ZON-26-0044

Bartholemew + Partners

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PROGETTO DI ARCHITETTURA

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Revisions:

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CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT THE ARCHITECT'S RESPONSIBILITIES ARE LIMITED TO PERIODIC INSPECTION AND SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW AND SIMILAR SERVICES, THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

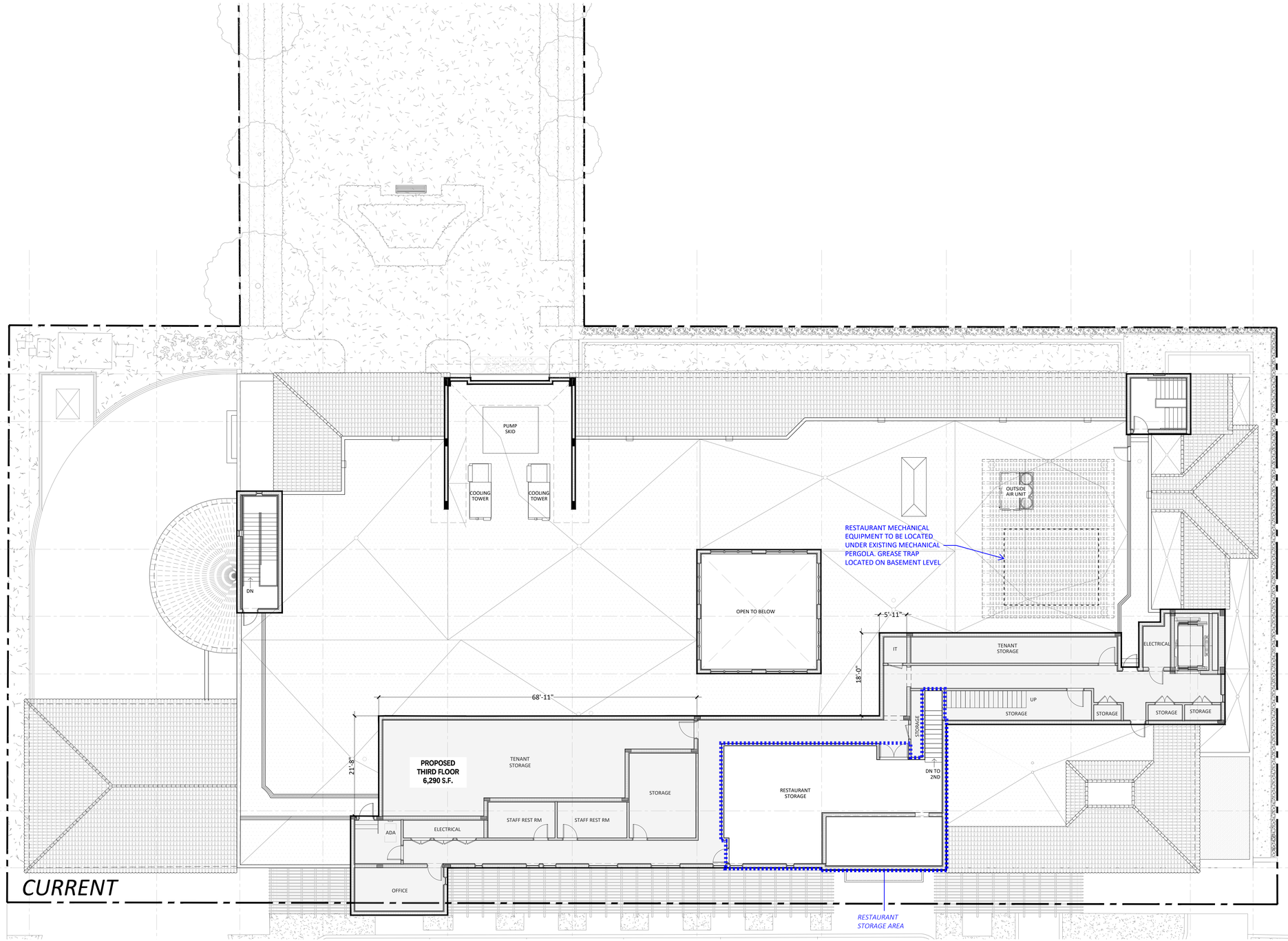
CURRENTLY APPROVED THIRD FLOOR PLAN

SHEET NUMBER

A1.5

N W E S

ARCOM SET



1 PROPOSED THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

ARC-26-0055
ZON-26-0044

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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INTERIOR DESIGNER # ID6422
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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT OF BARTHOLEMEW + PARTNERS IN NOT CONTRACTED TO PROVIDE ARCHITECTURAL AND INTERIOR DESIGN SERVICES INCLUDING SHOP DRAWING REVIEW, SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD BARTHOLEMEW + PARTNERS HARMLESS FROM ANY AND ALL CLAIMS ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 26.06.205
Date: 07.27.26
Drawn by: V. Antico/ S. Simmons
Project Manager: K. Fant

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

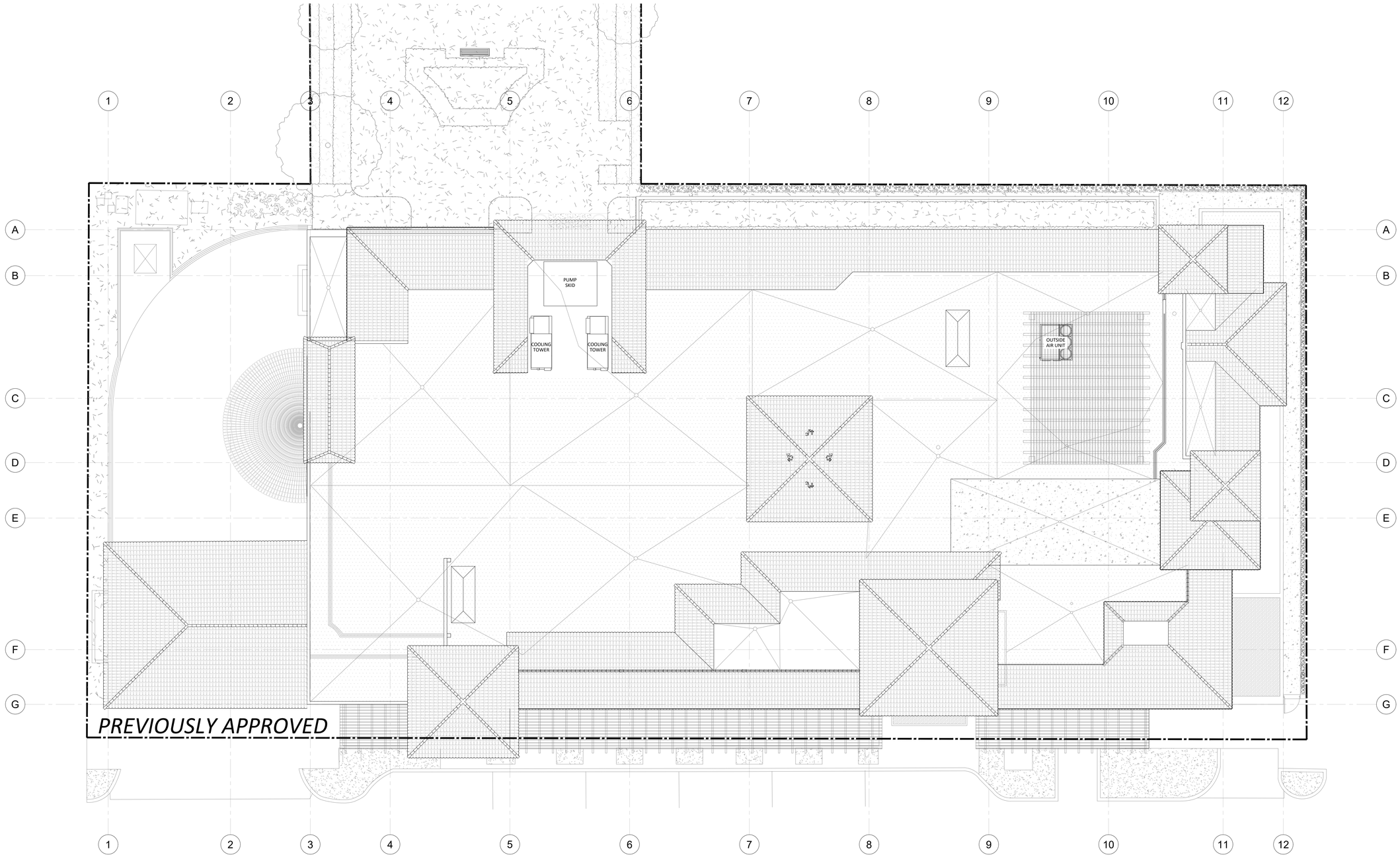
SHEET NAME

SHEET NUMBER

A1.6

N W E S

ARCOM SET



1 PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"

MECHANICAL LAYOUT APPROVED PER ARCS-26-0460

ARC-26-0055
ZON-26-0044

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL CONSTRUCTION ADMINISTRATION SERVICES, THE CLIENT AGREES TO HIRE AN ARCHITECT OF RECORD TO REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION PERFORMED BY PARTIES OTHER THAN BARTHOLEMEW + PARTNERS BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

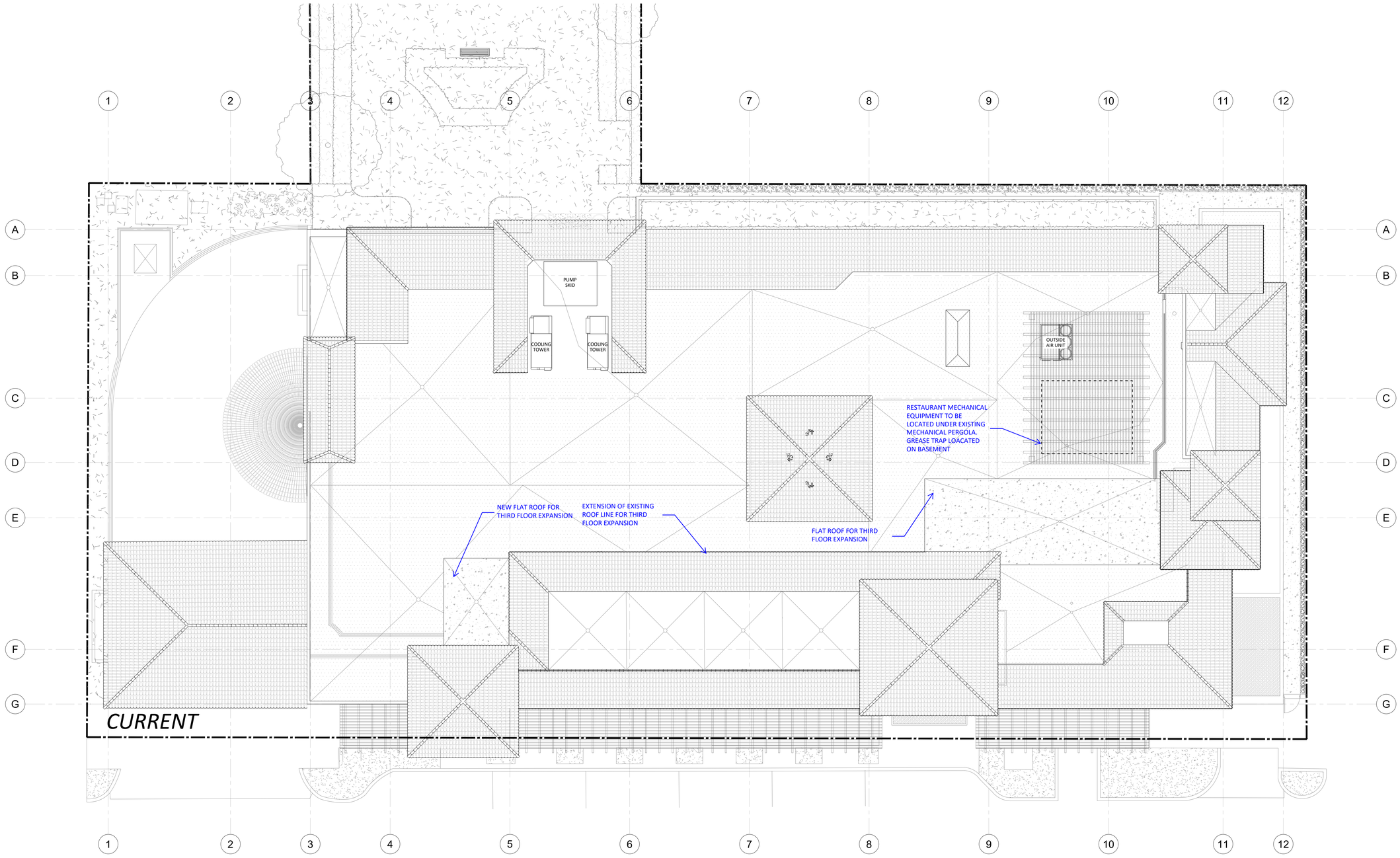
CURRENTLY APPROVED ROOF PLAN

SHEET NUMBER

A1.7

N W E S

ARCOM SET



1 PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"

ARC-26-0055
ZON-26-0044

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

PROPOSED ROOF PLAN

SHEET NUMBER

A1.8

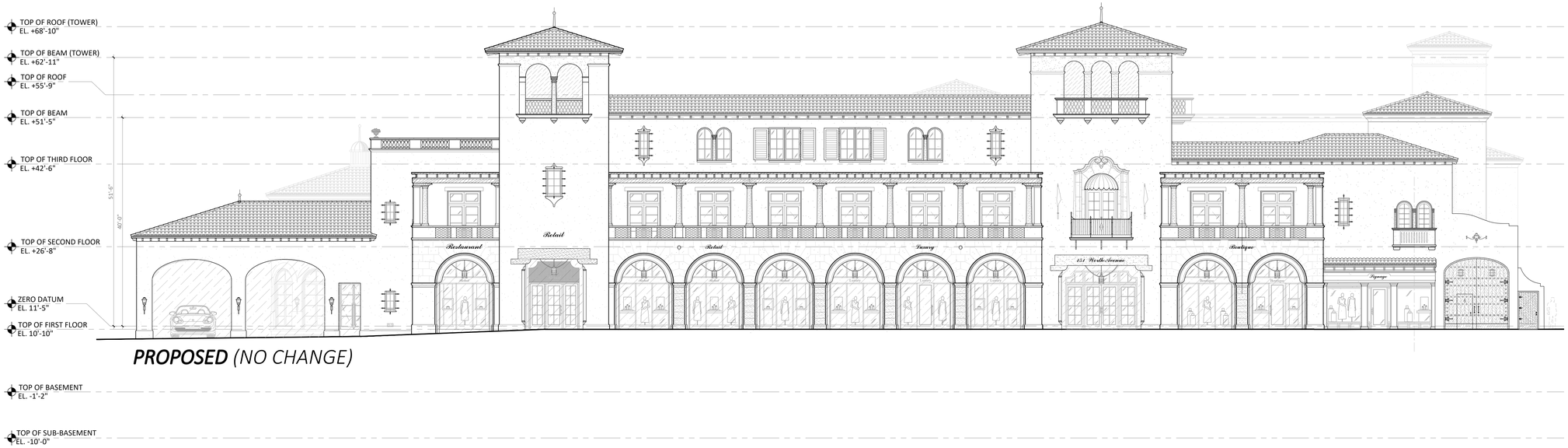
N W E S

ARCOM SET



CURRENTLY APPROVED

1 PREVIOUSLY PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



***PROPOSED** (NO CHANGE)*

2 CURRENTLY PROPOSED SOUTH ELEVATION (NO CHANGE)
SCALE: 3/32" = 1'-0"

NO FENESTRATION CHANGES ARE BEING PROPOSED.

ARC-26-0055
ZON-26-0044

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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INTERIOR DESIGNER # IDA422
AIA # 30425933 NCARB # 87929

Revisions:

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Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

CURRENTLY APPROVED & PROPOSED SOUTH ELEVATION

SHEET NUMBER

A2.0

ARCOM SET



CURRENTLY APPROVED

1 PREVIOUSLY PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



***PROPOSED** (NO CHANGE)*

2 CURRENTLY PROPOSED EAST ELEVATION (NO CHANGE)
SCALE: 3/32" = 1'-0"

NO FENESTRATION CHANGES ARE BEING PROPOSED.

ARC-26-0055
ZON-26-0044

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251 ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
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F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

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EMAIL: MARC@NIEVERAWILLIAMS.COM

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WEST PALM BEACH, FL 33407
PHONE: 561-640-4551
EMAIL: ADMIN@WALLACESURVEYING.COM

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # IDK422
AIA # 30425933 NCARB # 87929

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Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

SHEET NAME

CURRENTLY APPROVED & PROPOSED EAST ELEVATION

SHEET NUMBER

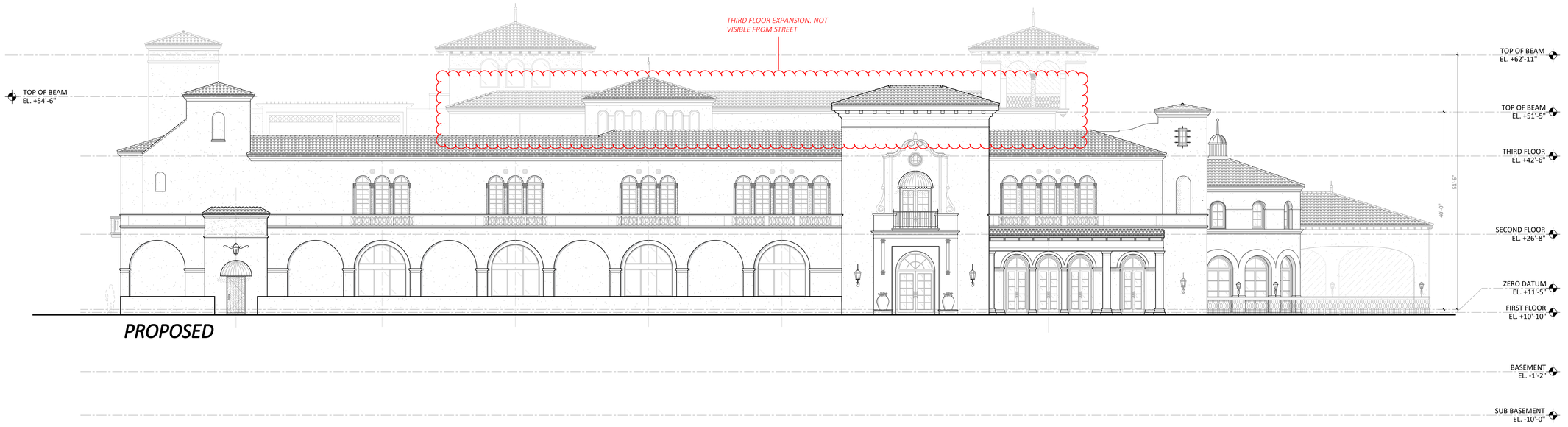
A2.1

ARCOM SET



CURRENTLY APPROVED

1 PREVIOUSLY PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED

2 CURRENTLY PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

NO FENESTRATION CHANGES ARE BEING PROPOSED.

ARC-26-0055
ZON-26-0044

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

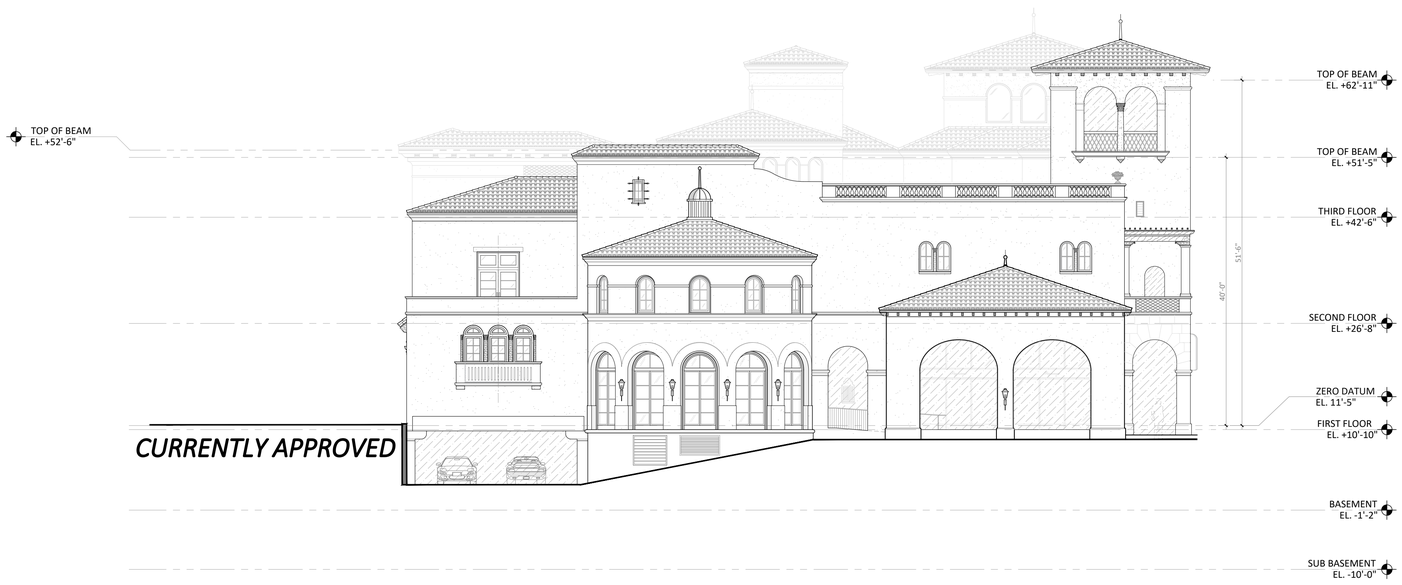
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Project no:26.06.205
Date: 07.27.26
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Project Manager: F. Rodriguez

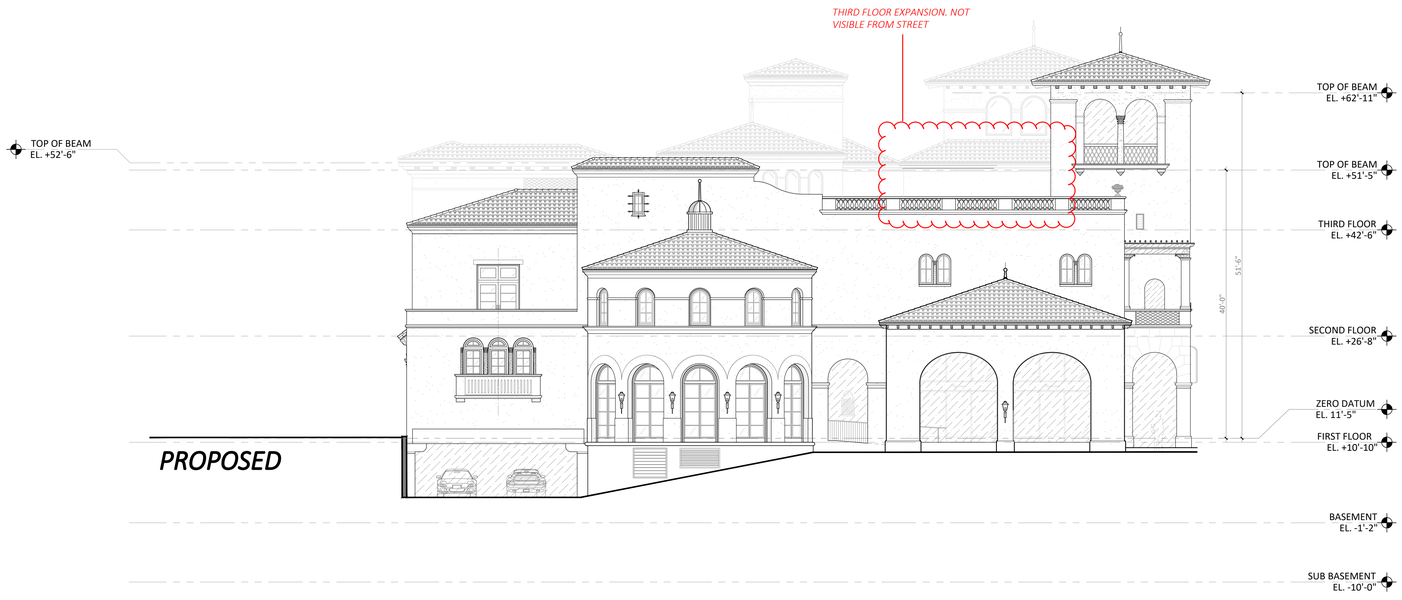
CURRENTLY APPROVED & PROPOSED NORTH ELEVATION

A2.2

ARCOM SET



1 PREVIOUSLY PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 CURRENT PROPOSED WEST ELEVATION (NO CHANGE)
SCALE: 3/32" = 1'-0"

NO FENESTRATION CHANGES
ARE BEING PROPOSED.

ARC-26-0055
ZON-26-0044

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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Project no:26.06.205
Date: 07.27.26
Drawn by: V. Antico
Project Manager: F. Rodriguez

151 WORTH AVENUE

Project Address:
151 Worth Ave
Palm Beach, FL, 33480

SHEET NAME

CURRENTLY APPROVED & PROPOSED WEST ELEVATION

SHEET NUMBER

A2.3

ARCOM SET

August 5, 2026

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

Project Address: 542 North County Road, Palm Beach, FL
File No: ARC-26-0057/ZON-26-0051
Reference: LETTER OF INTENT

Ladies and Gentlemen:

We are pleased to submit attached drawings for a proposed padel court on the North side of the applicant's property. The proposed padel court will require Special Exception with Site Plan Review approval.

Please note the following as it relates to this application:

A. Landmarks Preservation is not applicable. See Section 54-122 and/or Section 54-161

B. Architectural Review Criteria

C. Special Exception by Section 134-229.

Section 134-1759(d): The construction of any facility involving the use of a ball backboard or rebound wall in any district of the town shall be subject to an application for special exception as specified in section 134-227 through section 134-233.

Section 134-1759(e)The construction of any tennis court, shuffleboard court or similar use upon any structure in the town shall be subject to an application for special exception as specified in section 134-227 through section 134-233.

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

Rebound walls are allowed as a special exception approval in the R-B Zoning District.

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

The proposed padel court with rebound wall will not adversely Impact the public or neighborhood as it will be far away from neighboring properties or streets and screened by landscaping.

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

The proposed padel court with rebound wall will have no negative impact on the value of other properties in the neighborhood.

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

The proposed padel court with rebound wall will be compatible with the neighborhood as there are other tennis courts in the neighborhood that are like a padel court and padel courts are less noisy then tennis courts.

e. The use will comply with yards, other open space, and any special requirements set out in article VI for the particular use involved.

The proposed padel court with rebound wall will comply with all other yard, other open space and any special requirements set forth In Article VI.

f. The use will comply with all elements of the comprehensive plan.

The proposed padel court with rebound wall will comply with the comprehensive plan, if applicable.

g. The use does not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

The proposed padel court with rebound wall will not result In substantial economic, noise, glare, or odor Impacts on adjoining properties and properties generally in the district, as there are no lights.

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

Adequate ingress, egress and parking ls provided via South Ocean Boulevard and on site.

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

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

D. Site Plan Review Approval by Section 134-329.

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

The owner of the property Nelson Peltz, Trustee of the Nelson Peltz 2023 Non-Pourover Revocable Trust Agreement u/a/d 11/9/2023 and Claudia Peltz, Trustee of the Claudia Peltz 2008 Revocable Trust Agreement u/a/d 6/13/2008.

b. Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon.

The proposed installation of the padel court with rebound wall will not have a negative i mpact on the neighborhood as it will be sufficiently screened with a wall and landscaping so that it will not be visible or heard by the neighbors.

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

Ingress, egress, utilities and refuse collection will not be affected by the padel court being installed on the property.

d. Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the property, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe or emergency. **N/ A**

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

As per the proposed site plan and landscape plan, sufficient screening exists to buffer sight and sound.

f. Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall town capacity. **N/A**

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

The utility hook ups will remain the same.

h. Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and the uses within the property, and the relationship to community-wide open spaces and recreation facilities. **N/ A.**

i. Such other standards as may be imposed by this chapter for the particular use or activity involved. **N/A.**

j. Height of commercial structures with reference to adjoining buildings, the effect on uniformity in height, and the general principle of retaining the low-profile scale of commercial architecture. **N/A.**

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

The proposed padel court with rebound wall will be arranged to minimize the visible bulk.

E. Variance Approval by Section 134-201. **N/A**

If you have any questions, do not hesitate to contact me.

Sincerely,

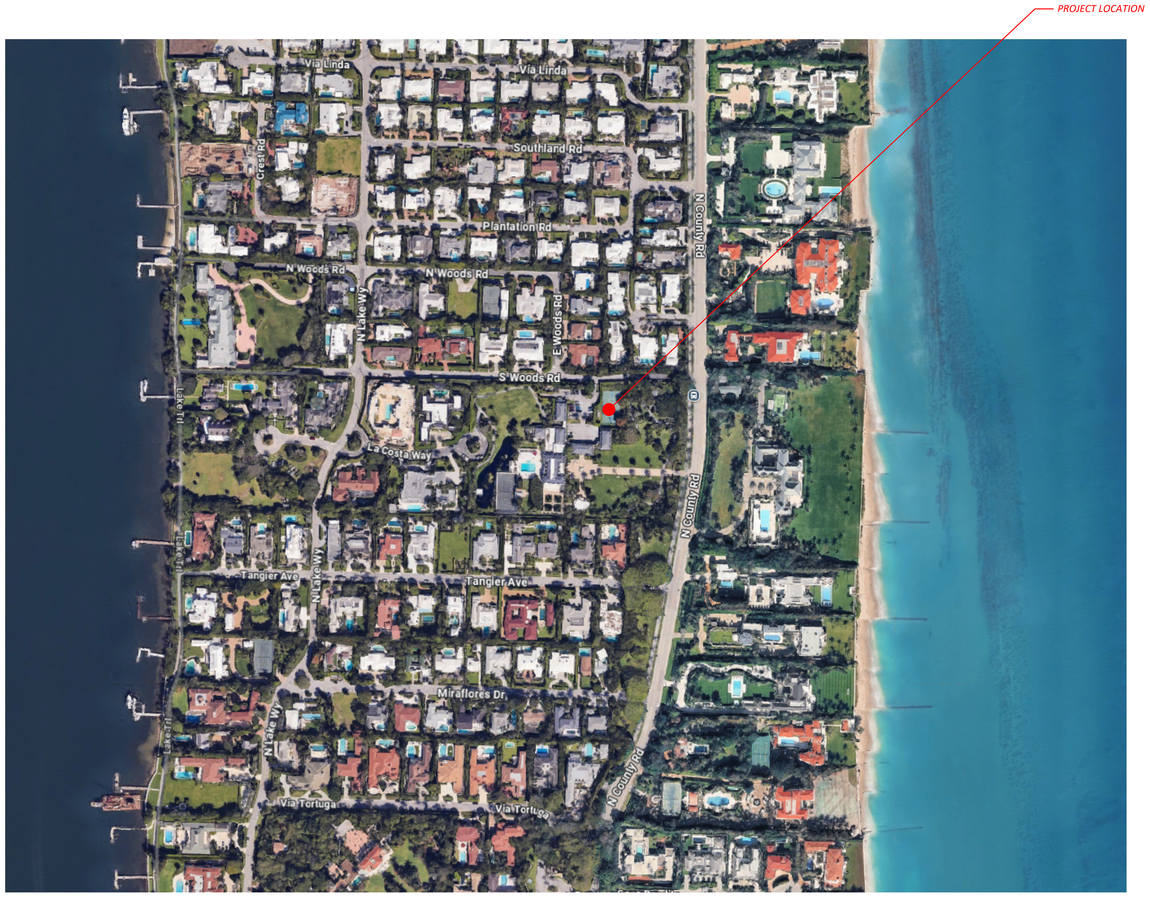
Maura Ziska

Maura Ziska

New Padel Court for The Peltz Family

542 N COUNTY ROAD

542 N County Road. Palm Beach, FL 33480



SECOND SUBMITTAL SET
08.10.2026

Bartholemew +Partners

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PALM BEACH, FLORIDA 33480

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ARCHITECT #AR99255
INTERIOR DESIGNER #ID6422

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SHEET INDEX

CVR - COVER
SUR0.1 - VICINITY AND LOCATION MAP
SUR0.2 - SITE IMAGES
SUR1.0- SURVEY
SP0.0 - EXISTING SITE PLAN
SP0.1 - EXISTING ENLARGED SITE PLAN
SP1.0 - PROPOSED SITE PLAN
SP1.1 - PROPOSED ENLARGED SITE PLAN
A1.0 - PROPOSED PADEL COURT ELEVATIONS
A2.0-A2.3 - EXISTING & PROPOSED PERSPECTIVES

SCOPE OF WORK

- NEW PADEL COURT INSTALLED ON TOP OF EXISTING BASKETBALL COURT
- NO LANDSCAPE OR HARDSCAPE CHANGES ARE BEING PROPOSED

ARCOM PRESENTATION 09.23.2026
TOWN COUNCIL PRESENTATION 10.14.2026

ARC-26-0057
ZON-26-0051

Bartholemew + Partners
ARCHITECTURE AND DESIGN
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NOT FOR CONSTRUCTION

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INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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Project no: 26.05.191
Date: 07.23.2026
Drawn by: V. Antico
Project Manager: F. Rodriguez

542 N COUNTY ROAD

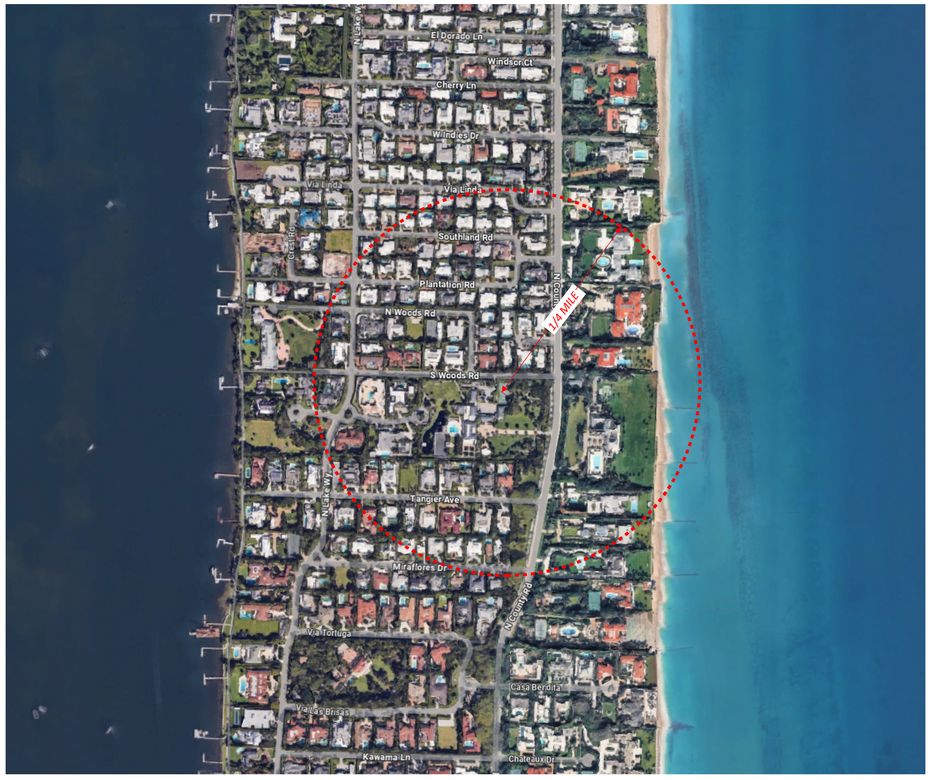
Project Address:
542 N County Rd
Palm Beach, FL, 33480

SHEET NAME

COVER

SHEET NUMBER

CVR



1 VICINITY LOCATION MAP
N.T.S.



2 LOCATION MAP
N.T.S.

ARC-26-0057
ZON-26-0051

Bartholemew + Partners

ARCHITECTURE AND DESIGN
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SHEET NAME

VICINITY LOCATION MAP

SHEET NUMBER

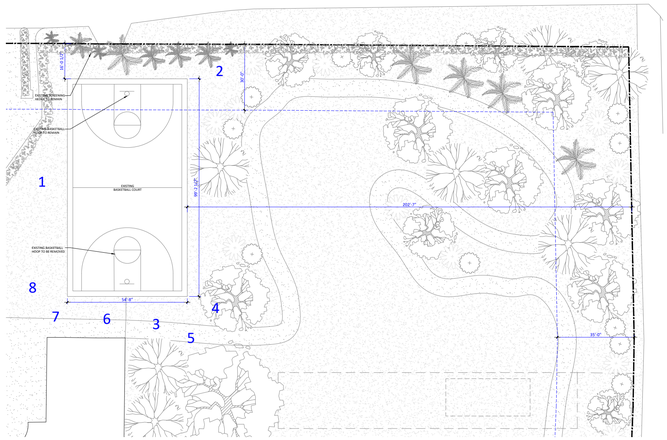
SUR0.1



1



2



KEY PLAN



3



4



5



6



7



8

ARC-26-0057
ZON-26-0051

Bartholemew + Partners

ARCHITECTURE AND DESIGN
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Project no: 26.05.191
Date: 07.23.2026
Drawn by: V. Antico
Project Manager: F. Rodriguez

542 N COUNTY ROAD

Project Address:

542 N County Rd
Palm Beach, FL, 33480

SHEET NAME

SITE IMAGES

SHEET NUMBER

SUR0.2

GOD BLESS AMERICA

* L E G E N D *

BFP	BACKFLOW PREVENTER
CATV	CABLE TELEVISION RISER
CB	CATCH BASIN
CBS	CONCRETE BLOCK STRUCTURE
CM	CONCRETE MONUMENT
CONC	CONCRETE
COV	COVERED
Δ	DELTA/CENTRAL ANGLE
EB	ELECTRIC BOX
EL	ELEVATION
FD	FOUND
FE	FLOOR ELEVATION
FH	FIRE HYDRANT
IB	IRRIGATION CONTROL BOX
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
L	ARC LENGTH
LB	LICENSED SURVEY BUSINESS
LS	LICENSED LAND SURVEYOR
NL	NAIL
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
P.I.	POINT OF INTERSECTION
R	RADIUS
R/W	RIGHT-OF-WAY
SMH	SANITARY MANHOLE
TEL	TELEPHONE RISER
WM	WATER METER
WV	WATER VALVE
WPP	WOOD POWER POLE
℄	CENTERLINE
+5.5	EXISTING ELEVATION

SOUTH WOOD'S ROAD (30' R/W, PB 26, PG 100)

BENCHMARK
EL = 3.12' (NAVD88)
NL & DISK (LB 5879)

SE CORNER, LOT 27
PLAT NO. 2 WOODS LANDING
(PB 26, PG 100)

N01°06'38"E 4.00'

FD 5/8" IR & CAP (RAYMAN, LS 2633) 0.23' S & 0.16' W.

FD 5/8" IR & CAP (RAYMAN, LS 2633) 0.18' W. & 0.07' S.

N00°23'52"W 4.00'

15.01'(D)

S88°53'22"E 75.00'(C)

R/W LINE

LOT 17A (PB 26 PG 100)

S88°53'22"E 274.84'

LOT 18A (PB 26 PG 100)

S88°53'22"E 137.88'

FD 5/8" IR & CAP (DANIELS, LB 4165)

SET 5/8" IR & CAP (VAUGHT, LB 5879)

FD 5/8" IR & CAP (RAYMAN, LS 2633) CONC 4.0' S.

FD 5/8" IR & CAP (ENGENUITY, LB 6603)

20.00'

(BEARING BASIS) S88°53'22"E 259.70'

165.00'(D) 164.70'(C)

FD IR IN CONC (NO ID) 0.55' N. & 1.10' W.

FD 2"x2" CM (NO ID) 4.88' S. & 0.99' W.

LOT 2 PALAMA ESTATES (PB 62, PG 172)

N01°27'28"E 154.00'

N01°20'14"E 169.58'

LOT 3 PALAMA ESTATES (PB 62, PG 172)

ONE STORY ACCESSORY BUILDING FE = 7.11'

ONE STORY GARAGE FE = 6.73'

ONE STORY GARAGE FE = 6.70'

COVERED DRIVE-THRU

COVERED STONE

COV STONE

TWO STORY RESIDENCE FE = 9.69' #542

BASKETBALL COURT

TENNIS COURT

POOL

SPA

TRELLIS

POND

GREENHOUSE

FOUNTAIN

GRAVEL PATH

GRAVEL DRIVE

ASPHALT CART PATH

ASPHALT DRIVE

STONE STEPS

STONE WALK

STONE POOL DECK

COBBLESTONE

WOOD DECK

WOOD DOCK

COVERED SEATING AREA

TENNIS NET

BENCH

TRENCH DRAIN

COLUMN (TYPICAL)

CBS WALL

FENCE

CAMERA POST

FD 4"x4" PRM (ILLEGIBLE) 0.19' N.

FD 4"x4" PRM (ILLEGIBLE) 0.51' N. & 0.17' E.

FD 5/8" IR & CAP (NO ID) 0.3' N. & 0.3' E.

FD 5/8" IR & CAP (RAYMAN, LS 2633) 0.21' N. & 0.25' W.

FD 5/8" IR & CAP (RAYMAN, LS 2633) 0.21' N. & 0.14' W.

FD 5/8" IR & CAP (RAYMAN, LS 2633) 0.40' S.

S01°13'56"W(D) S01°07'16"W 0.40'

N88°52'45"W 377.37'
N88°48'05"W 378.18'(D)

N88°52'45"W 267.77'
N88°48'05"W 267.57'(D)

N88°52'45"W 143.50'(C)
WEST 143.89'(D)

FD 3"x3" CM (NO ID) 2.59' NORTH

FD 5/8" IR & CAP (ILLEGIBLE) 0.38' S. & 0.20' W.

FD 2"x2" CM (NO ID) 0.59' SOUTH

N01°30'30"W 315.10'(D)
N00°23'52"W 315.20'(C)

S00°23'52"E 115.52'

S10°04'44"W 139.41'
106.28'(D) 106.28'(C)

105'(D)(C)

L=167.49' Δ=10°25'36" R=920.37'
L=165.59'(D)

PARCEL IV (ORB 35664, PG 790)

PARCEL VI (ORB 35664, PG 790)

L=208.58' Δ=23°53'18" R=500.00'

L=182.39'

L4 COSTA WAY (30' R/W, PER PB 62, PG 172)

ASPHALT CUL-DE-SAC

50.00' R/W LINE

1' CONC GUTTER

MEANDERS

131.7'

LOT 9 (PB 12, PG 16)

LOT 10 (PB 12, PG 16)

LOT 11 (PB 12, PG 16)

LOT 12 (PB 12, PG 16)

LOT 13 (PB 12, PG 16)

LOT 14 (PB 12, PG 16)

LOT 15 (PB 12, PG 16)

TANGIER ESTATES (PB 12, PG 16)

N COUNTY ROAD (70' R/W)

ZONE "X" (0.2% ANNUAL CHANCE)

ZONE "AE" (EL 6)

ZONE "X" (MINIMAL FLOOD HAZARD)

FLOODPLAIN BOUNDARY (TYPICAL)

BENCHMARK
EL = 6.73' (NAVD88)
NL & DISK (LB 5879)

NORTH

SCALE : 1" = 30'
THIS IS THE INTENDED DISPLAY SCALE

30 20 10 0 15 30 60
GRAPHIC SCALE

NAVD88

REVISIONS	BY

BOUNDARY & TOPOGRAPHIC SURVEY

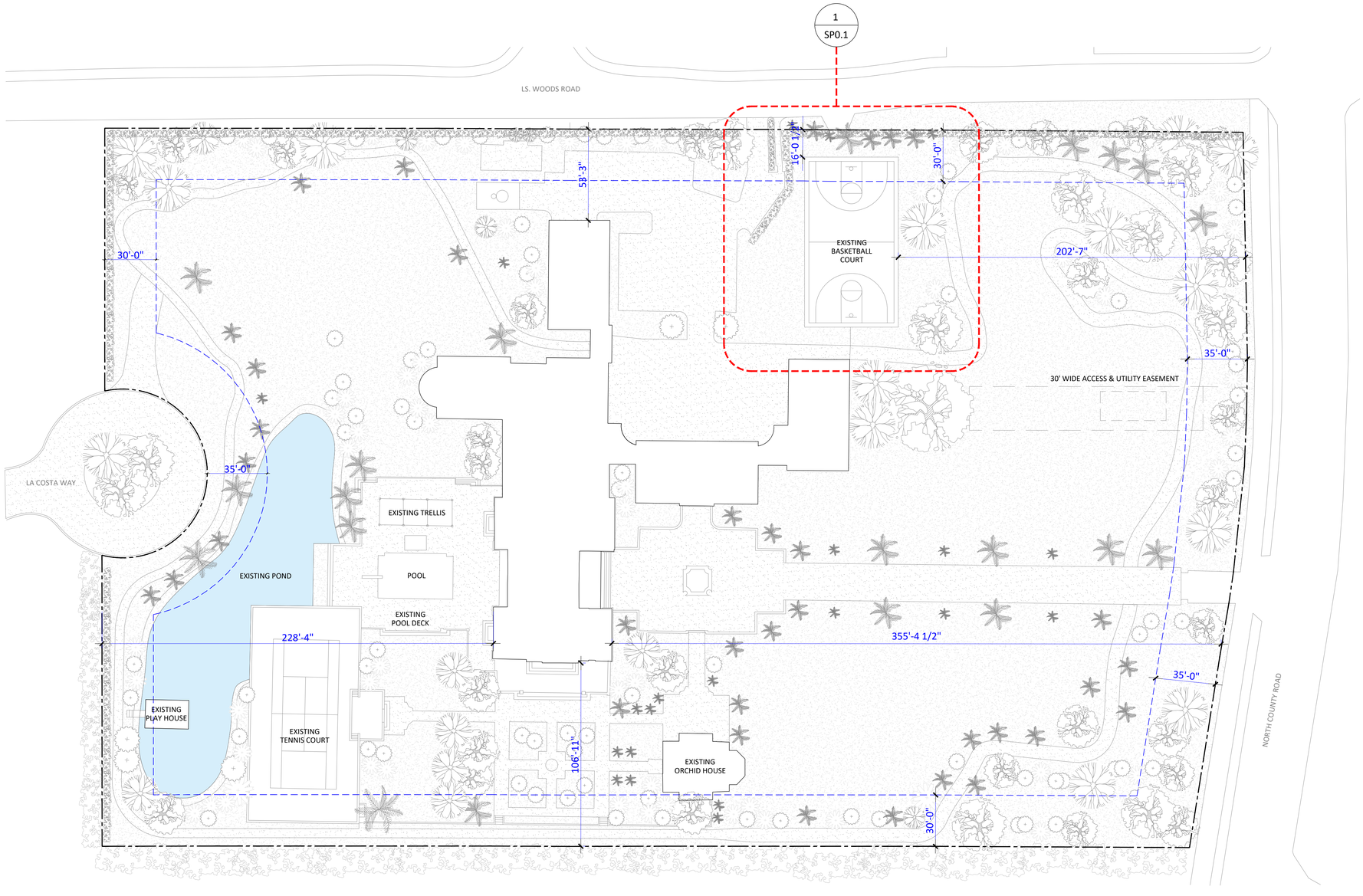
542 N. COUNTY ROAD
PALM BEACH, FLORIDA 33480
TOWN OF PALM BEACH

R.L. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSED SURVEY BUSINESS NUMBER 5879
11952 SE DIXIE HIGHWAY; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: survey@rlvaught.com

DRAWN	RLV III
CHECKED	PMZ
SCALE	AS SHOWN
DATE	AUG. 11, 2026
FIELD BOOK	263/22-23
ORDER NO.	822601
SHEET OF SHEETS	2 2
FILE NUMBER	PB22601-26J

PCN: 50-43-43-11-00-002-0080 & 50-43-43-10-00-004-0010

FILE: .../PALM BEACH ISLAND/COUNTY ROAD/542 N COUNTY ROAD/542 N COUNTY ROAD.dwg



1 **EXISTING** SITE PLAN
SCALE: 1/32" = 1'-0"

ARC-26-0057
ZON-26-0051

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251A ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
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F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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542 N COUNTY ROAD

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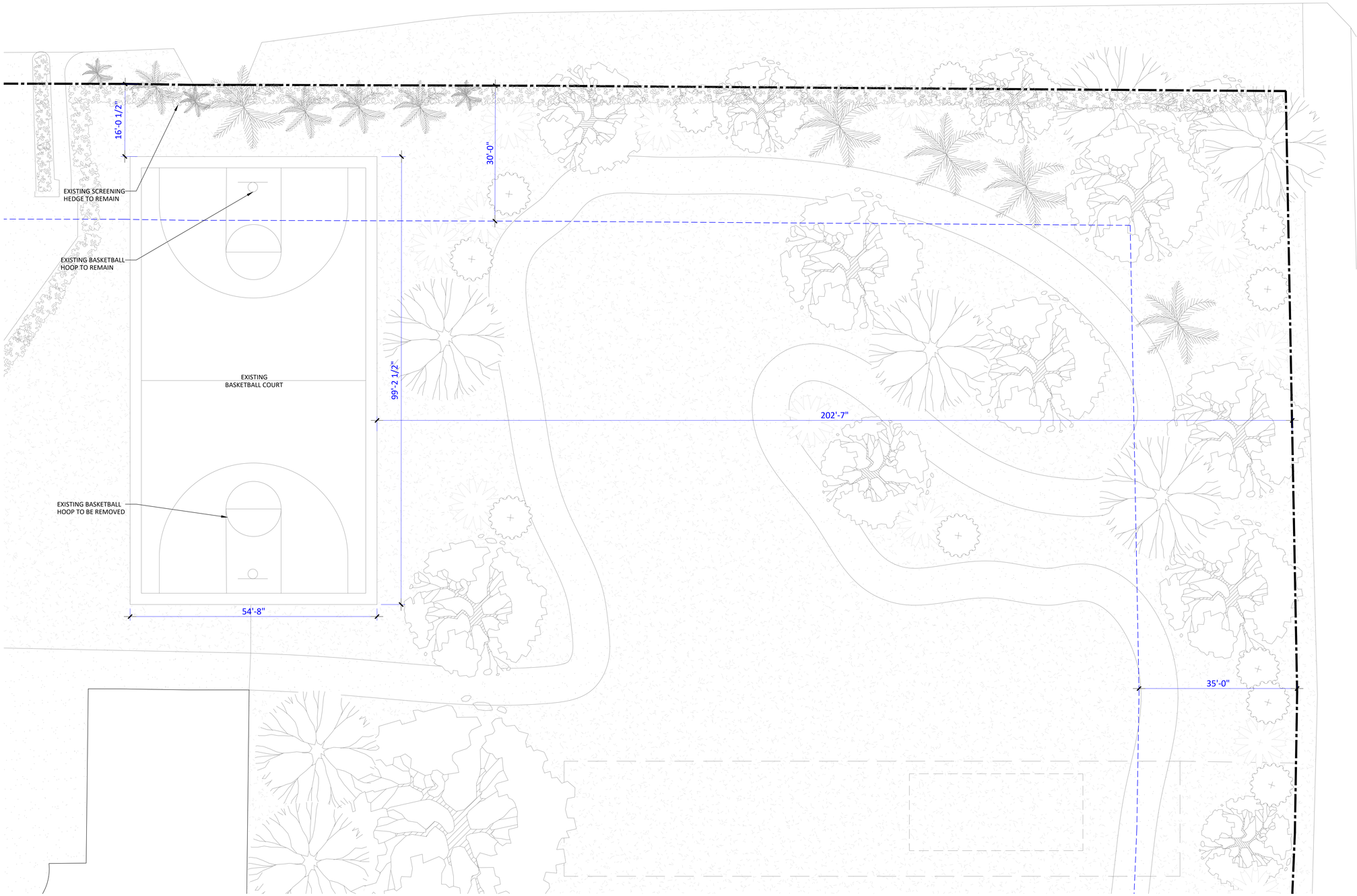
SHEET NAME

EXISTING SITE PLAN

SHEET NUMBER

SP0.0

NOT FOR CONSTRUCTION



1 **EXISTING** ENLARGED SITE PLAN
SCALE: 3/32" = 1'-0"

ARC-26-0057
ZON-26-0051

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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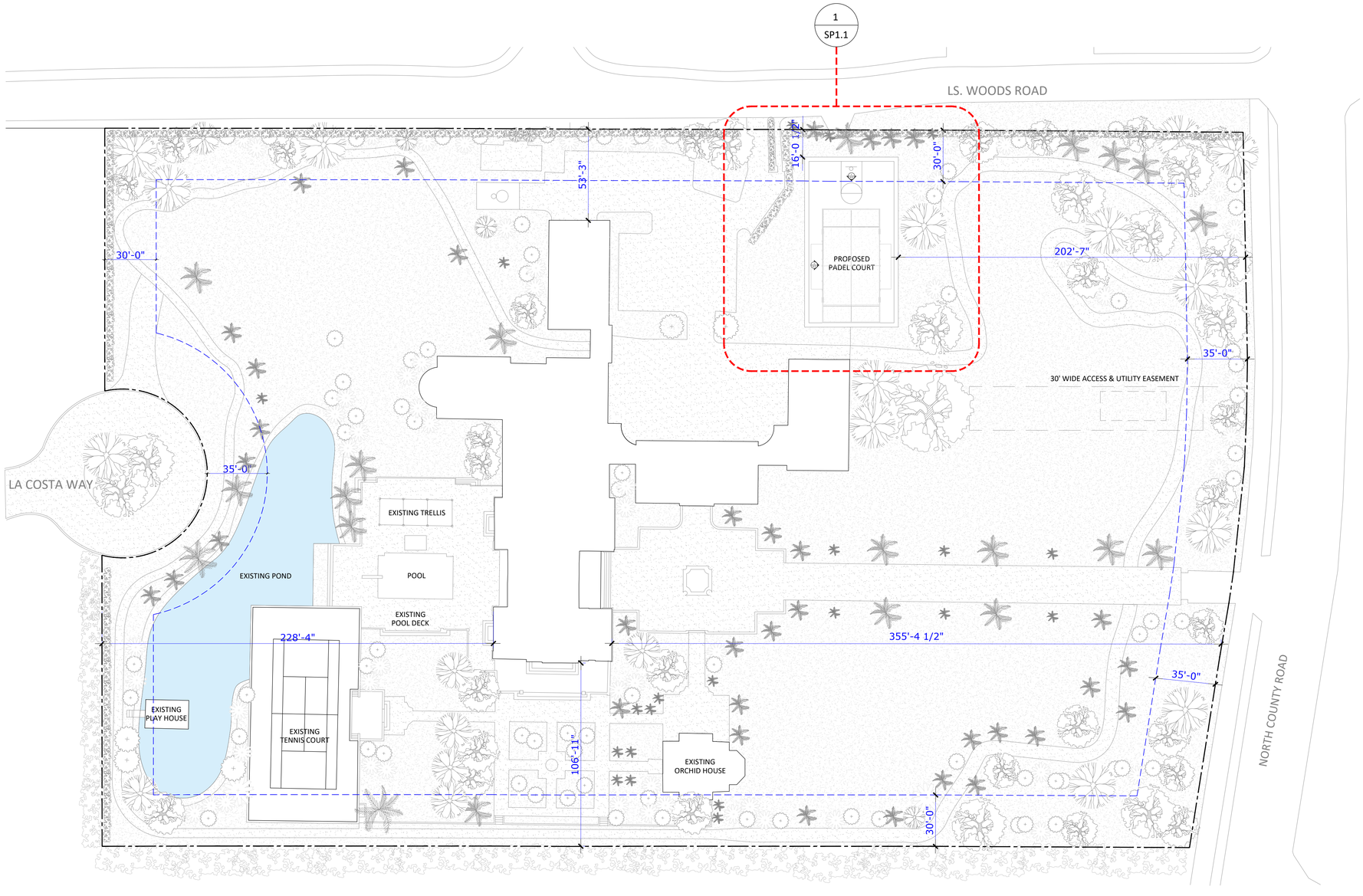
SHEET NAME

EXISTING ENLARGED SITE PLAN

SHEET NUMBER

SP0.1

N
W E
S



1 **PROPOSED** SITE PLAN
SCALE: 1/32" = 1'-0"

ARC-26-0057
ZON-26-0051

Bartholemew + Partners
ARCHITECTURE AND DESIGN
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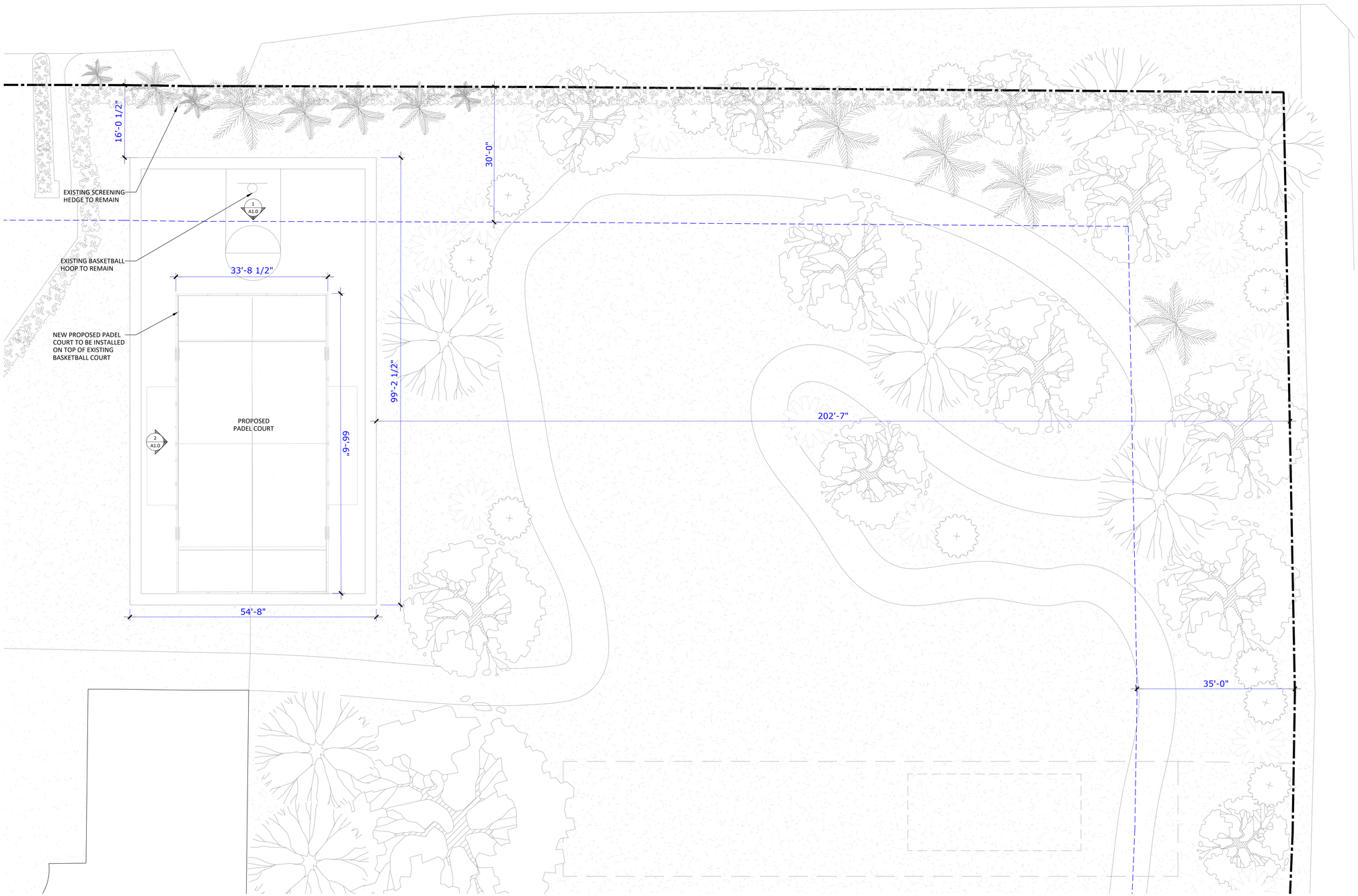
SHEET NAME

PROPOSED SITE PLAN

SHEET NUMBER

SP1.0

NOT FOR CONSTRUCTION



1 **PROPOSED** ENLARGED SITE PLAN
SCALE: 3/32" = 1'-0"

ARC-26-0057
ZON-26-0051

Bartholemew + Partners
ARCHITECTURE AND DESIGN
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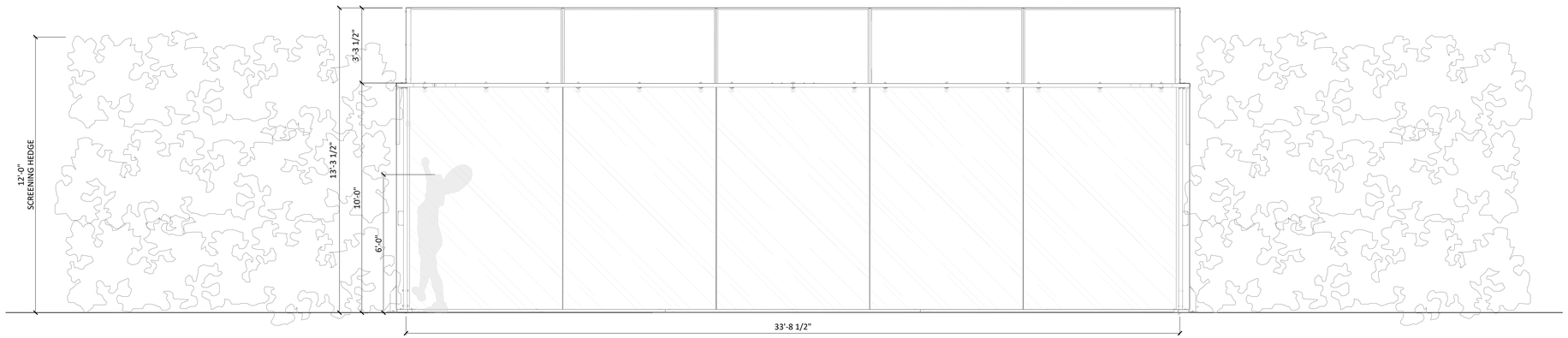
SHEET NAME

PROPOSED ENLARGED SITE PLAN

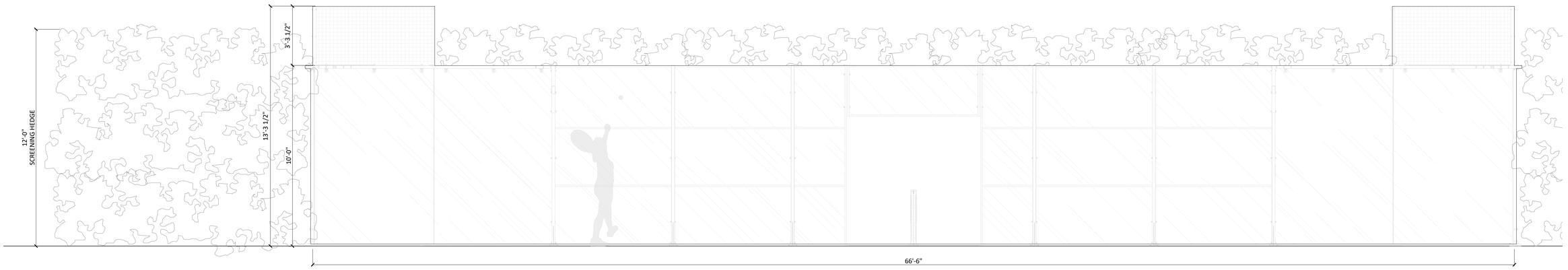
SHEET NUMBER

SP1.1

N
W E
S



1 **PROPOSED** PADEL COURT FRONT ELEVATION
SCALE: 3/8" = 1'-0"



2 **PROPOSED** PADEL COURT SIDE ELEVATION
SCALE: 3/8" = 1'-0"

ARC-26-0057
ZON-26-0051

Bartholemew + Partners
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KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # IDE422
AIA # 30425933 NCARB # 87929

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542 N COUNTY ROAD

Project Address:
542 N County Rd
Palm Beach, FL, 33480

SHEET NAME

PROPOSED PADEL COURT ELEVATIONS

SHEET NUMBER

A1.0



EXISTING STREETVIEW PERSPECTIVE - FROM COUNTY ROAD



PROPOSED STREETVIEW PERSPECTIVE - FROM COUNTY ROAD (NO VISIBLE CHANGE)

NO HARDSCAPE OR LANDSCAPE CHANGES ARE BEING PROPOSED

ARC-26-0057
ZON-26-0051

Bartholemew + Partners

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW AND APPROVAL, ETC., THEN BARTHOLEMEW + PARTNERS SHALL HAVE AND HEREBY MAKES BARTHOLEMEW + PARTNERS TOTALLY AND FULLY ARISING FROM, AND SHALL HAVE NO LIABILITY WHATSOEVER FOR, CONSTRUCTION PERFORMED BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 26.05.191
Date: 07.23.2026
Drawn by: V. Antico
Project Manager: F. Rodriguez

542 N COUNTY ROAD

Project Address:
542 N County Rd
Palm Beach, FL, 33480

SHEET NAME

EXISTIG AND PROPOSED STREETVIEW PERSPECTIVES

SHEET NUMBER

A2.0



EXISTING STREETVIEW PERSPECTIVE - FROM S WOODS ROAD



PROPOSED STREETVIEW PERSPECTIVE - FROM S WOODS ROAD (NO VISIBLE CHANGE)

NO HARDSCAPE OR LANDSCAPE CHANGES ARE BEING PROPOSED

ARC-26-0057
ZON-26-0051

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251A ROYAL PALM WAY
PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0106
F: 561 461 0106
FL LIC. # AA26003943

BARTHOLEMEWPARTNERS.COM

CONSULTANTS

KOCHMAN & ZISKA PLC
LAND PLANNING ATTORNEY
222 LAKEVIEW AVENUE, SUITE 1500
WEST PALM BEACH, FL 33401
PHONE: 561-802-8960
EMAIL: MZISKA@FLORIDAWILLS.COM

RL VAUGHT & ASSOCIATES
SURVEYOR
P.O BOX 160
HOBE SOUND, FL 33475
PHONE: 772-546-8086
EMAIL: SURVEY@RLVAUGHT.COM

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # ID6422
AIA # 30425933 NCARB # 87929

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IT IS UNDERSTOOD AND AGREED THAT THE CLIENT HEREIN IS GENERALLY UNDERSTOOD, AND THAT B ARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEWS, ETC. THE CLIENT AGREES TO HOLD B ARTHOLEMEW + PARTNERS HARMLESS AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 26.05.191
Date: 07.23.2026
Drawn by: V. Antico
Project Manager: F. Rodriguez

542 N COUNTY ROAD

Project Address:
542 N County Rd
Palm Beach, FL, 33480

SHEET NAME

EXISTIG AND PROPOSED STREETVIEW PERSPECTIVES

SHEET NUMBER

A2.1



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE

NO HARDSCAPE OR LANDSCAPE CHANGES ARE BEING PROPOSED

ARC-26-0057
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EMAIL: SURVEY@RLVAUGHT.COM

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INTERIOR DESIGNER # ID6422
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CONSTRUCTION ADMINISTRATION: AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL CONSTRUCTION ADMINISTRATION SERVICES, THEN THE CLIENT ASSUMES ALL SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION PERFORMED BY CONTRACTORS NOT UNDER CONTRACT FOR CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 26.05.191
Date: 07.23.2026
Drawn by: V. Antico
Project Manager: F. Rodriguez

542 N COUNTY ROAD

Project Address:
542 N County Rd
Palm Beach, FL, 33480

SHEET NAME

EXISTIG AND PROPOSED PERSPECTIVES

SHEET NUMBER

A2.2

EXISTING BASKETBALL COURT



EXISTING AERIAL VIEW

NEW PADEL COURT INSTALLED ON TOP OF EXISTING BASKETBALL COURT. NO LIGHTING BEING PROPOSED



PROPOSED AERIAL VIEW

NO HARDSCAPE OR LANDSCAPE CHANGES ARE BEING PROPOSED

ARC-26-0057
ZON-26-0051

Bartholemew + Partners

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PROGETTO DI ARCHITETTURA

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL SERVICES DURING CONSTRUCTION, INCLUDING ON-SITE MONITORING, SITE VISITS, SHOP DRAWING REVIEW AND APPROVAL, AND THE LIKE, THEN BARTHOLEMEW + PARTNERS AND ITS PARTNERS AND EMPLOYEES + PARTNERS SHALL HAVE NO LIABILITY ARISING FROM, AND ITS PARTNERS AND EMPLOYEES + PARTNERS SHALL BE INDEMNIFIED AND HELD HARMLESS BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

Project no: 26.05.191
Date: 07.23.2026
Drawn by: V. Antico
Project Manager: F. Rodriguez

542 N COUNTY ROAD

Project Address:
542 N County Rd
Palm Beach, FL, 33480

SHEET NAME

EXISTIG AND PROPOSED AERIAL PERSPECTIVES

SHEET NUMBER

A2.3

ATMOSPHERE
DESIGN & ARCHITECTURE, PLLC

August 6, 2026

Project: ARC-26-0058
Proposed Zegna
251 Worth Avenue
Palm Beach, FL 33480

Attn: Sarah Purdue / Bradley Falco
Town of Palm Beach
Planning Zoning and Building Department
360 South County Road,
Palm Beach FL 33480

LETTER OF INTENT FOR DEVELOPMENT REVIEW

We hereby submit this Letter of Intent as part of our application (ARC-26-0058) to seek approval for the proposed Zegna store renovation project. The scope of work of this project will be primarily tenant interior work with enhancements to the exterior façade. These enhancements shall be limited to the following:

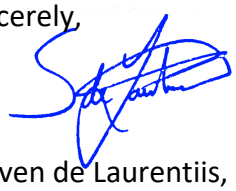
1. Installing a new storefront system consisting of one framed glass door, sidelites, and fixed glazing panels at the ground floor entry in the existing structural openings with bronze like cladding.
2. Installing a new awning and support structure. The awning is in compliance with zoning code section 134-1164 (d).
3. Removing a portion of the existing stucco facade on the first floor above glazing and replacing it with new stucco cladding across the width of the storefront. The stucco will have a staggered appearance. The stucco on the landlord neutral piers and second level shall remain.
4. Replacement of the existing second floor window with a new operable window style similar to existing to remain cohesive with building fenstation.

5. One sign is proposed within the area above the entry and complies with zoning section 134-2437. The sign is within the 20 sq. ft. allowed by the Zoning section 134-2438.

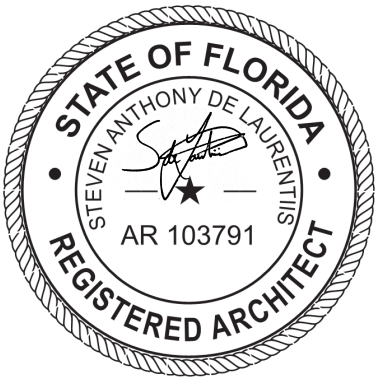
The existing footprint of the building will remain as existing.

Should any questions arise, feel free to contact us at the numbers below.

Sincerely,







Steven de Laurentiis, RA, NCARB
Atmosphere Design and Architecture PLLC
Florida License number 103791
Phone: (914) 741-1622

cc.
Ludovica Douglas - ADA
Andrea Perasti – Zegna
Umberto Guasone – Zegna

ISSUED FOR ARCOM

ZEGNA

Palm Beach

251 Worth Avenue
Palm Beach, FL 33480

Second Submission: 08/06/2026

1 PROJECT TITLE

		ISSUE FIRST SUBMITTAL 07/01/2026	FIRST ARCOM SUBMITTAL 07/22/2026	SECOND ARCOM SUBMITTAL 08/06/2026					REMARKS
ARCHITECTURAL									REMARKS
A-000	COVER SHEET	●	●	●					
A-001	LOCATION MAPS	●	●	●					
A-002	DRAWING FROM 1938 - CONCRETE & FOUNDATION PLANS		●	●					
A-003	DRAWING FROM 1938 - FLOOR PLAN		●	●					
A-004	DRAWING FROM 1938 - ELEVATIONS & SECTION		●	●					
A-005	HISTORICAL PHOTOS			●					
A-100	EXISTING CONDITIONS GROUND FLOOR		●	●					
A-101	EXISTING CONDITIONS SECOND FLOOR		●	●					
A-102	EXISTING CONDITIONS ROOF			●					
A-110	EXISTING FACADE		●	●					
A-120	EXISTING SITE PHOTOS		●	●					
A-121	EXISTING SURROUNDING PHOTOS		●	●					
A-122	EXISTING SURROUNDING PHOTOS		●	●					
A-123	EXISTING SURROUNDING PHOTOS		●	●					
A-124	EXISTING SURROUNDING PHOTOS		●	●					
A-130	PROPOSED FIRST FLOOR LAYOUT	●	●	●					
A-131	PROPOSED SECOND FLOOR LAYOUT	●	●	●					
A-132	PROPOSED CONSTRUCTION FENCE	●	●	●					
A-140	EXISTING STOREFRONT FACADE & PHOTO	●	●	●					
A-141	PROPOSED FACADE & PLAN DETAIL	●	●	●					
A-142	PROPOSED FACADE STUCCO PATTERN	●	●	●					
A-143	PROPOSED FACADE RENDERING	●	●	●					
A-144	PROPOSED FACADE RENDERING	●	●						
A-145	PROPOSED FACADE SIGNAGE		●	●					
A-146	PROPOSED STOREFRONT AWNING		●	●					
A-300	MATERIAL SAMPLES		●	●					
A-500	CONSTRUCTION STAGING AND SCREENING PLAN			●					

2 DRAWINGS LIST

OWNER
ZEGNA
STORE PLANNING
10 EAST 53RD STREET, 7TH FLOOR
NEW YORK, NY10022
www.zegna.com

ANDREA PERASTI
HEAD OF STORE PLANNING, AMERICAS
PHONE: (212) 767 9889

LANDLORD
HOLBROOK REAL ESTATE LLC
980 S. OCEAN BLVD.
PALM BEACH, FL 33480
PHONE 561-252-5332
EMAIL: HITANART@GMAIL.COM

ARCHITECT
ATMOSPHERE DESIGN GROUP
465 COLUMBUS AVENUE, SUITE 305
VALHALLA, NEW YORK 10595

STEVEN DE LAURENTIIS, AIA
ARCHITECT OF RECORD
FLORIDA LICENSE NO: 103791
PHONE: (631) 275 1450
EMAIL: SdeLaurentiis@atmosphere-dg.com

RICO GATMAITAN
PARTNER
PHONE: (914) 747-2344 ext. 114
EMAIL: rgatmaitan@atmosphere-dg.com

LUDOVICA DOUGLAS
ASSOCIATE + DIRECTOR OF PROJECTS
PHONE: (914) 747-2344 ext. 224
EMAIL: ldouglas@atmosphere-dg.com

3 PROJECT DIRECTORY N.T.S.

ARCHITECTURAL SCOPE FOR THE EXTERIOR SHALL INCLUDE THE FOLLOWING; REMOVING THE EXISTING STUCCO FACADE THE FIRST FLOOR ABOVE THE GLAZING AND REPLACING WITH STUCCO TEXTURE ACROSS THE WIDTH OF THE STOREFRONT. EXISTING STUCCO ON LANDLORD NEUTRAL PIERS AND SECOND FLOOR SHALL REMAIN. INSTALLING A NEW STOREFRONT SYSTEM CONSISTING OF FRAMED GLASS DOOR, SIDELITES, AND FIXED GLAZING PANELS AT THE GROUND FLOOR ENTRY IN THE EXISTING STRUCTURAL OPENING WITH BRONZE LIKE CLADDING, A NEW AWNING SUPPORT FRAME AND FABRIC AWNING. NEW CHANNEL LETTER SIGNAGE ON THE FACE OF THE BUILDING. REPLACE SECOND FLOOR FIXED WINDOW WITH OPERABLE WINDOW IN A SIMILAR STYLE WITH BRONZE FINISH. EXISTING SECOND FLOOR DOUBLE DOOR TO BALCONY TO REMAIN. THE OVERALL BUILDING MASSING TO REMAIN UNCHANGED.

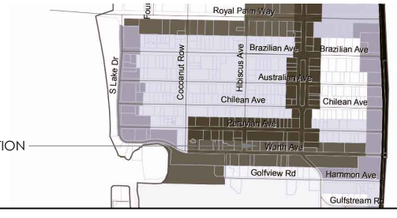
ONE SIGN IS PROPOSED ABOVE THE STOREFRONT DOOR. THE SIGN SHALL COMPLY WITH ZONING SECTION 134-2437. THE SQUARE FOOTAGE OF THE SIGN IS WITHIN THE 20 SQ. FT. ALLOWED BY THE ZONING SECTION 134-2438.

ARCHITECTURAL SCOPE ON INTERIOR SHALL INCLUDED ELECTRICAL UPDATES, NEW ELECTRICAL CIRCUITING, LIGHTING AND OUTLETS TO BE INSTALLED. UPDATES TO THE MECHANICAL EQUIPMENT AS NEED, EXISTING MECHANICAL ROOF UNIT TO REMAIN. NEW CEILING, INTERIOR PARTITIONS, MILLWORK AND FINISHES. NEW ACCESSIBLE RESTROOM TO BE INSTALLED.

4 SCOPE OF WORK N.T.S.

TOWN OF PALM BEACH ZONING MAP
Planning, Zoning & Building Department

- R-AA (Large Estate Residential)
- R-A (Estate Residential)
- R-B (Low Density Residential)
- R-C (Medium Density Residential)
- R-D(1) (Moderate Density Residential)
- R-D(2) (Heavy Density Residential)
- C-OPI (Commercial Off, Prof, Inst)
- C-PC (Commercial Planned Ctr)
- C-TS (Commercial Town Serving)
- C-WA (Commercial Worth Ave)
- C-B (Commercial Offices)
- C (Conservation District)
- PUD-A (Planned Unit Dev)
- PUD-B (Planned Unit Dev)
- PUD-C (Planned Unit Dev)
- BA (Beach Area)



LOCATION ADDRESS : 251 WORTH AVE

MUNICIPALITY: PALM BEACH

PARCEL CONTROL NUMBER: 50-43-43-23-05-015-0480

SUBDIVISION: ROYAL PARK ADD TO P B IN

OFFICIAL RECORDS BOOK/PAGE: 31193 / 750

LEGAL DESCRIPTION : ROYAL PARK ADD LTS 48 TO 51 INC BLK 15

LOT AREA - 7,003 SQ FT

FEMA FLOOD ZONE DESIGNATION - ZONE AE

5 ZONING INFORMATION N.T.S.

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DESIGN & ARCHITECTURE, PLLC
465 Columbus Ave., Valhalla NY 10595
(T) 914-747-2344
www.atmosphere-dg.com

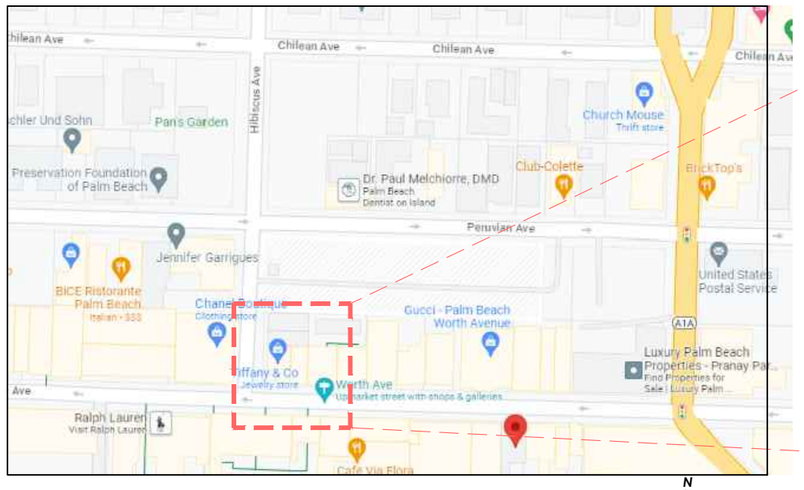
ZEGNA
251 WORTH AVE.
PALM BEACH, FL 33480

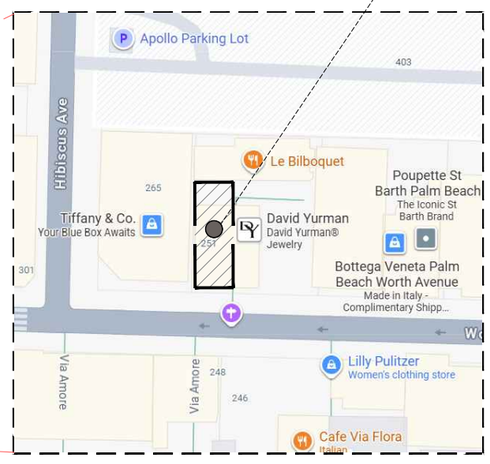
COVER SHEET

A-000



1 VICINITY MAP





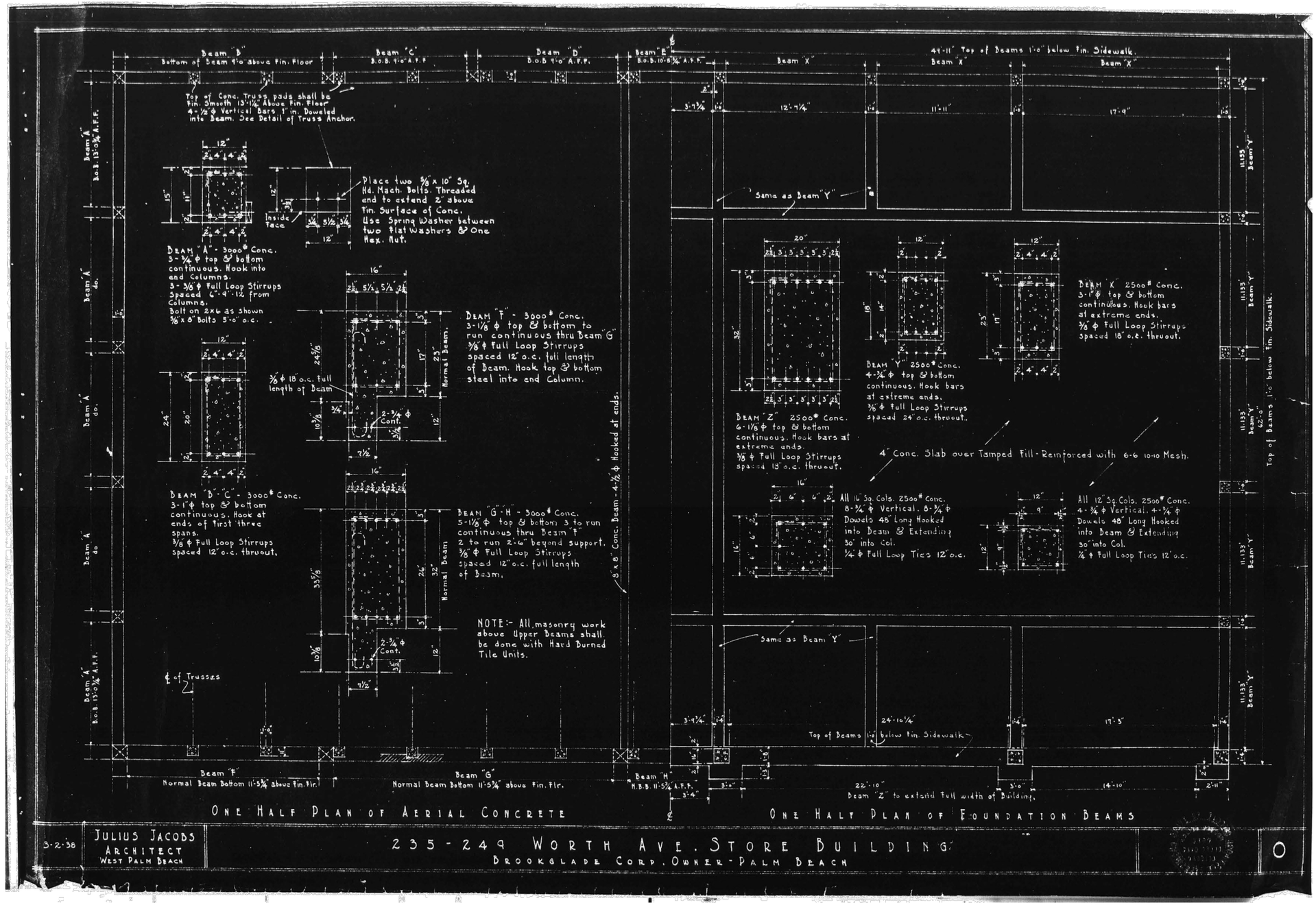
3 AREA LOCATION PLAN

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LOCATION MAPS

A-001



1 HISTORIC DRAWINGS

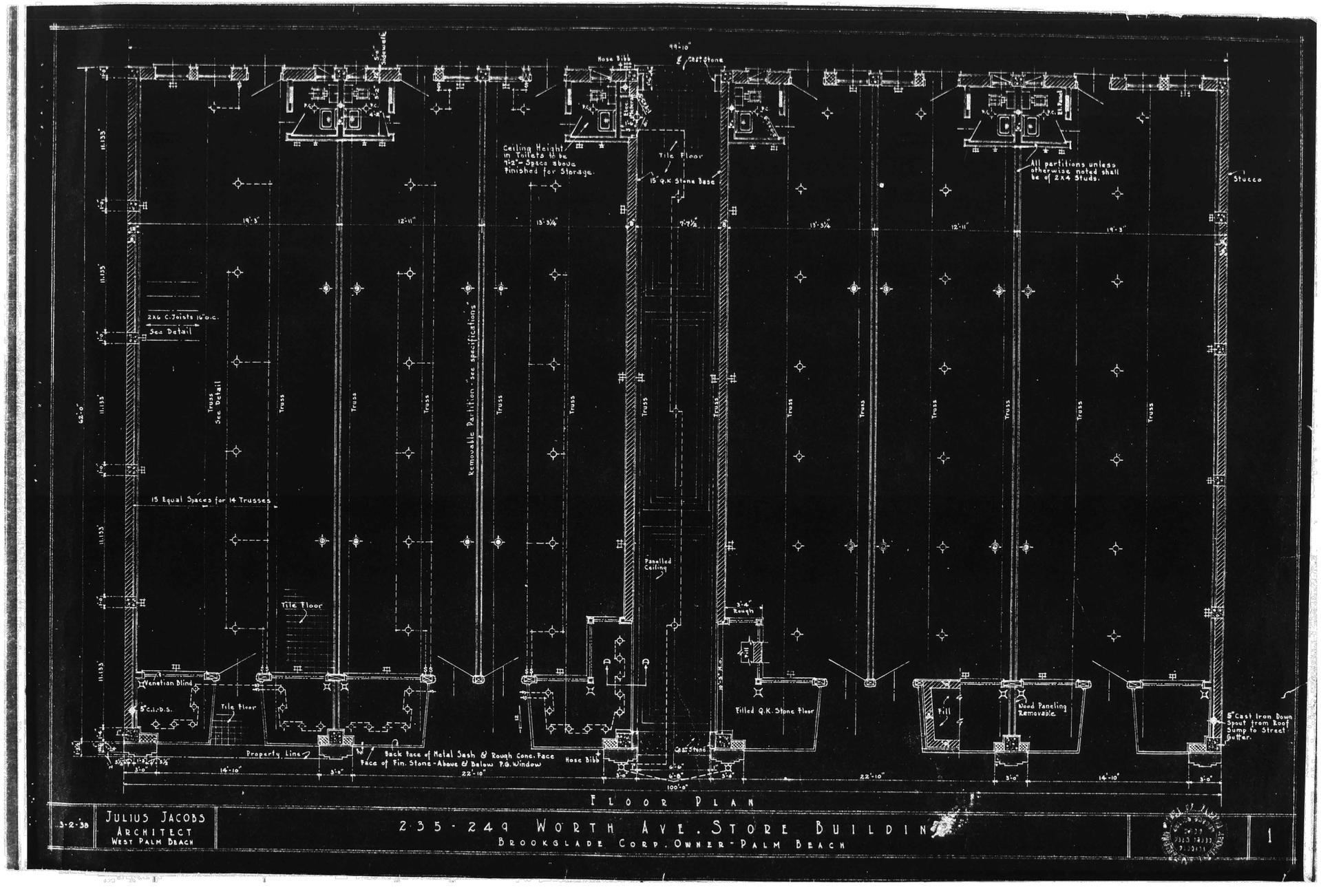
N.T.S

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PALM BEACH, FL 33480

DRAWING FROM 1938 -
CONCRETE &
FOUNDATION PLANS

A-002

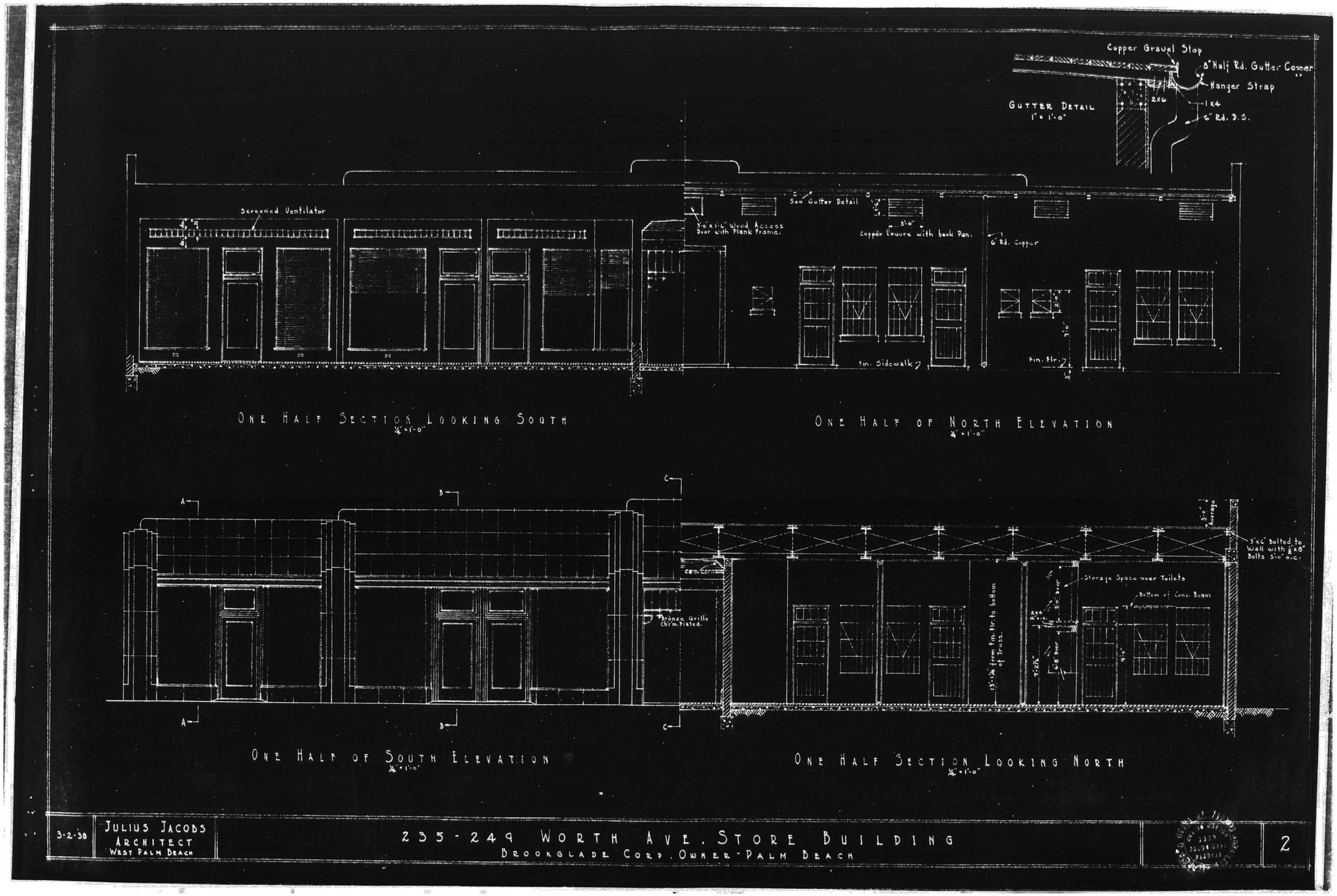


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PALM BEACH, FL 33480

DRAWING FROM 1938 -
FLOOR PLAN

A-003



1 HISTORIC DRAWINGS

N.T.S

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PALM BEACH, FL 33480

DRAWING FROM 1938 -
ELEVATIONS & SECTION

A-004



245 - 251 WORTH AVE. 1948



245 - 251 WORTH AVE. 1948

1 HISTORIC PHOTOS

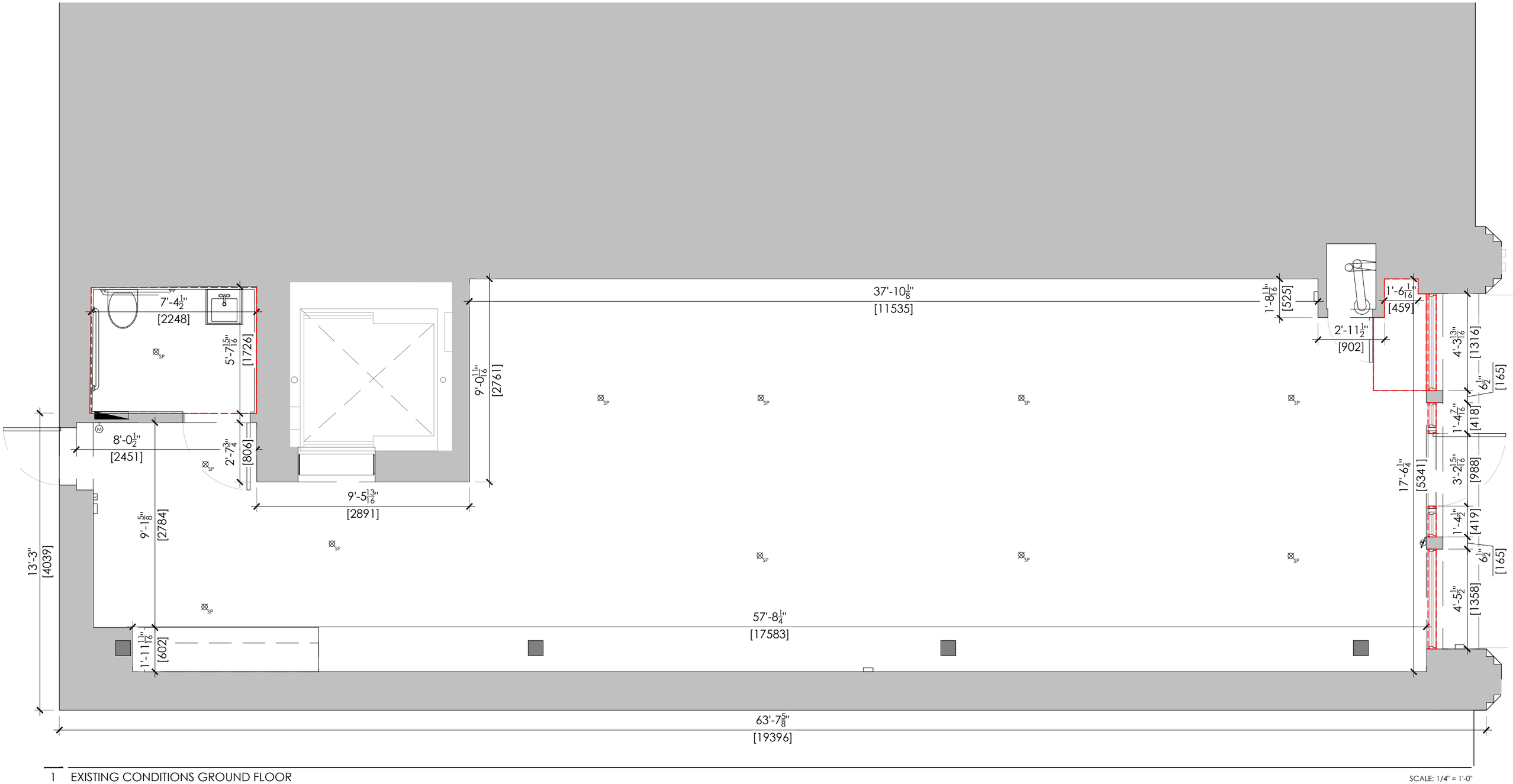
N.T.S

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PALM BEACH, FL 33480

HISTORICAL PHOTOS

A-005



1 EXISTING CONDITIONS GROUND FLOOR

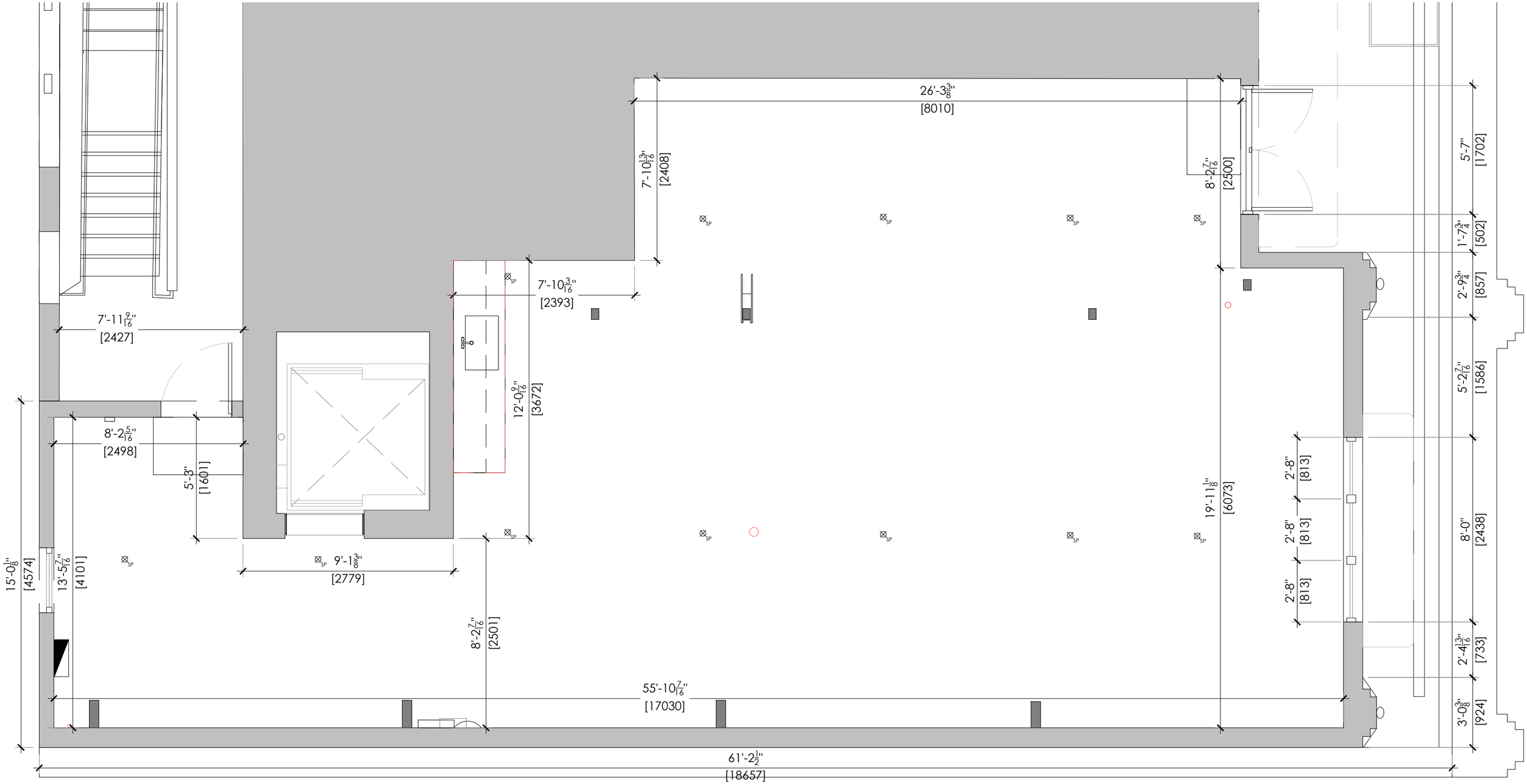
SCALE: 1/4" = 1'-0"

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EXISTING CONDITIONS
GROUND FLOOR

A-100



1 EXISTING CONDITIONS SECOND FLOOR

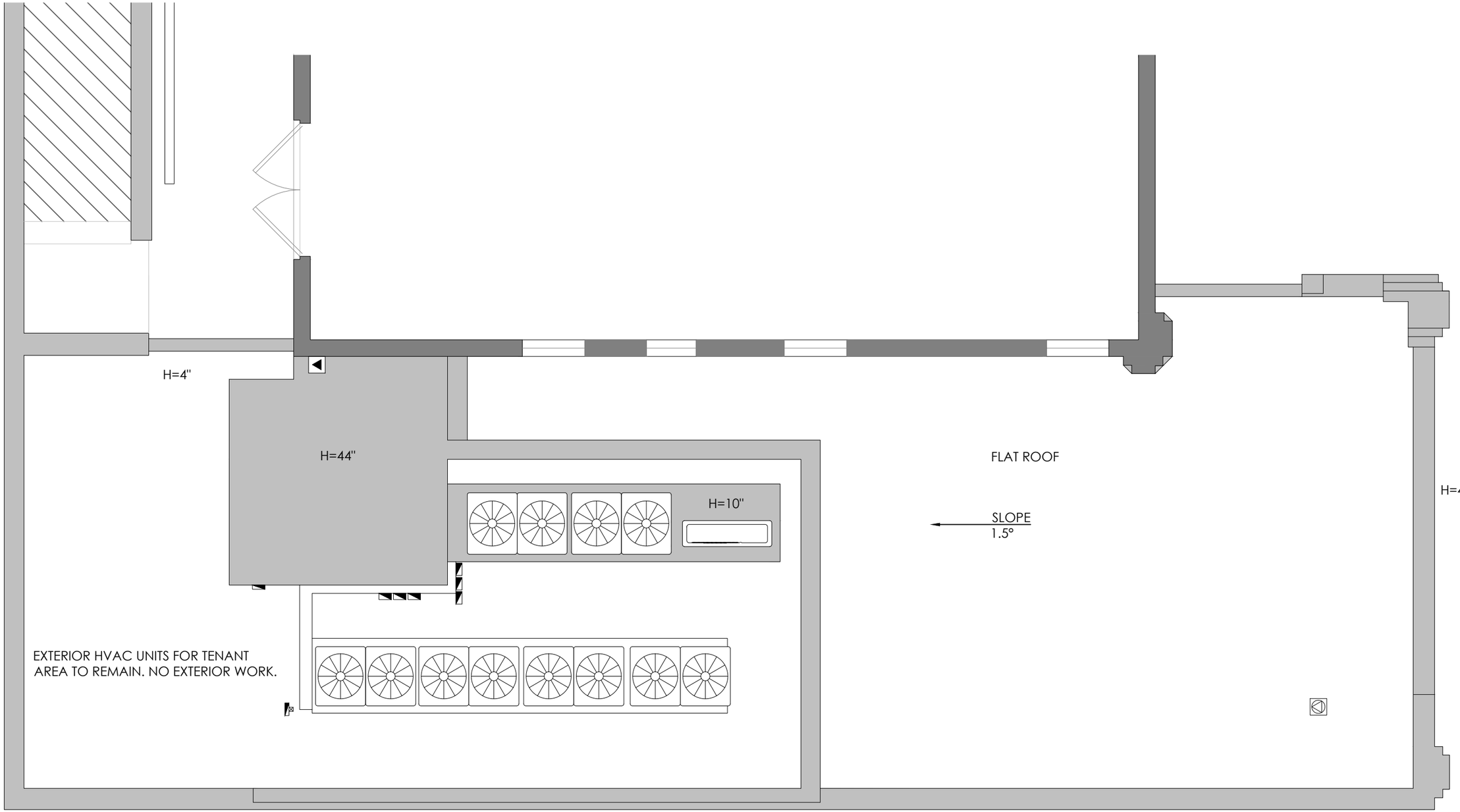
SCALE: 1/4" = 1'-0"

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251 WORTH AVE.
PALM BEACH, FL 33480

EXISTING CONDITIONS
SECOND FLOOR

A-101



1 EXISTING CONDITIONS ROOF

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

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251 WORTH AVE.
PALM BEACH, FL 33480

EXISTING CONDITIONS
ROOF

A-102



1 EXISTING FACADE

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

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EXISTING FACADE

A-110







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ZEGNA
251 WORTH AVE.
PALM BEACH, FL 33480

EXISTING SITE PHOTOS

A-120







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(T) 914-747-2344
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ZEGNA
251 WORTH AVE.
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EXISTING SURROUNDING
PHOTOS

A-121









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EXISTING SURROUNDING PHOTOS







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EXISTING SURROUNDING PHOTOS





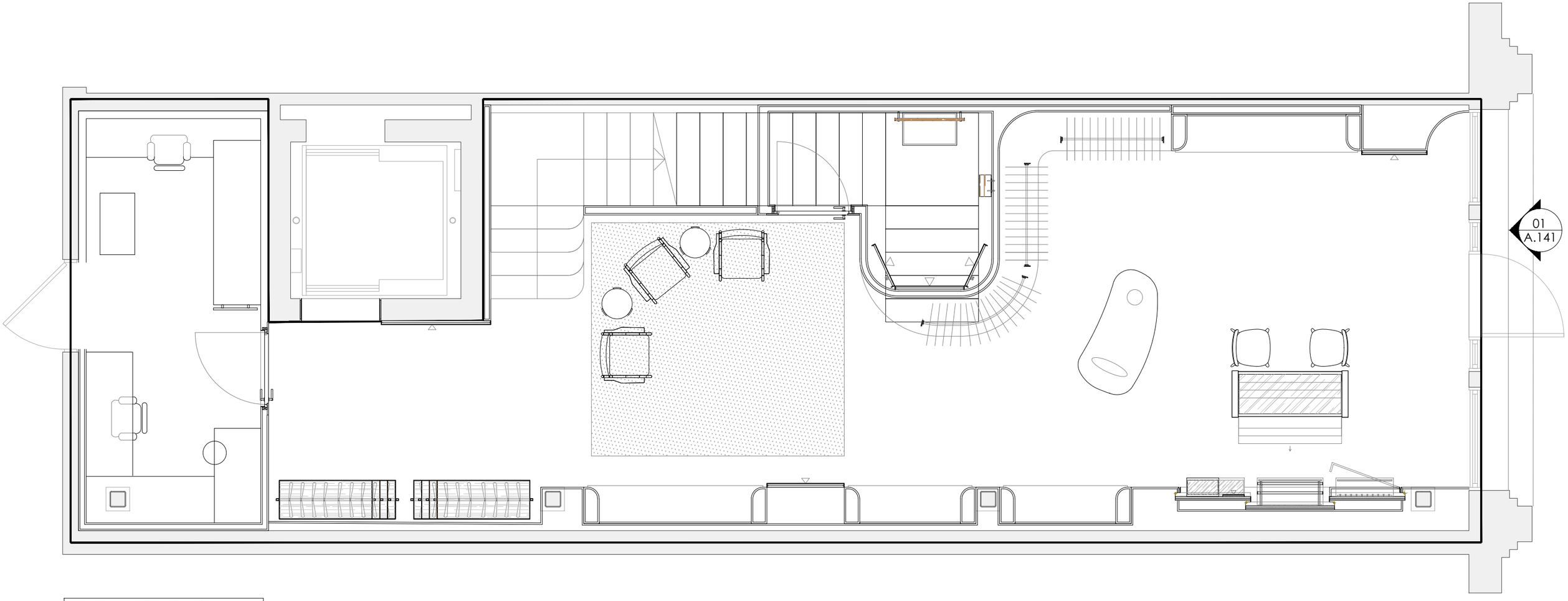




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EXISTING SURROUNDING PHOTOS



SQUARE FOOTAGE CALCULATIONS		
	SALES AREA	BOH
FIRST FLOOR	879 SQ. FT.	158 SQ. FT.
TOTAL	1037 SQ. FT.	

1 PROPOSED FIRST FLOOR PLAN LAYOUT

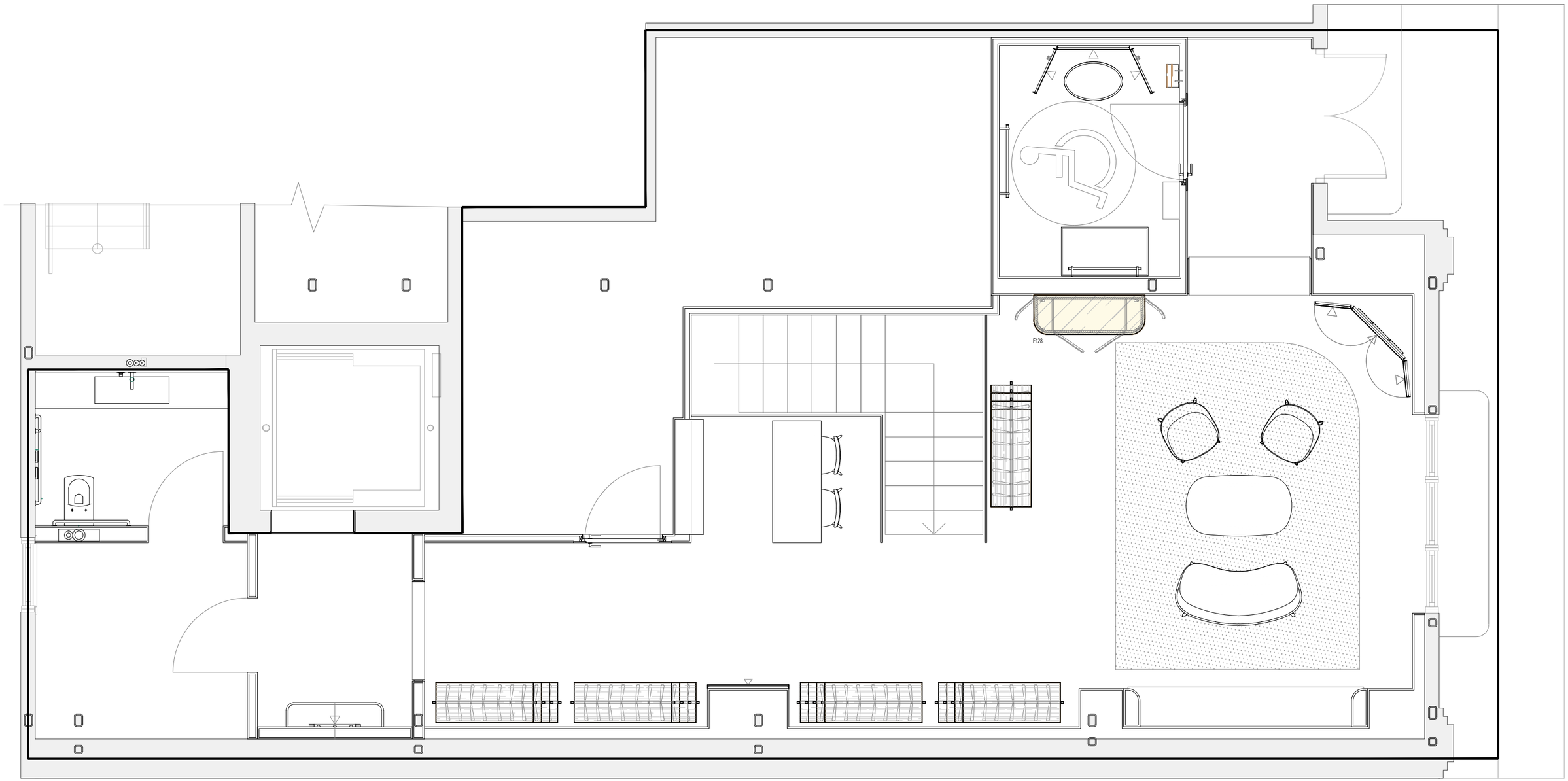
SCALE: 1/4" = 1'-0"

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PROPOSED FIRST
FLOOR LAYOUT

A-130



SQUARE FOOTAGE CALCULATIONS		
	SALES AREA	BOH
SECOND FLOOR	986 SQ. FT.	403 SQ. FT.
TOTAL	1389 SQ. FT.	

1 PROPOSED SECOND FLOOR PLAN LAYOUT

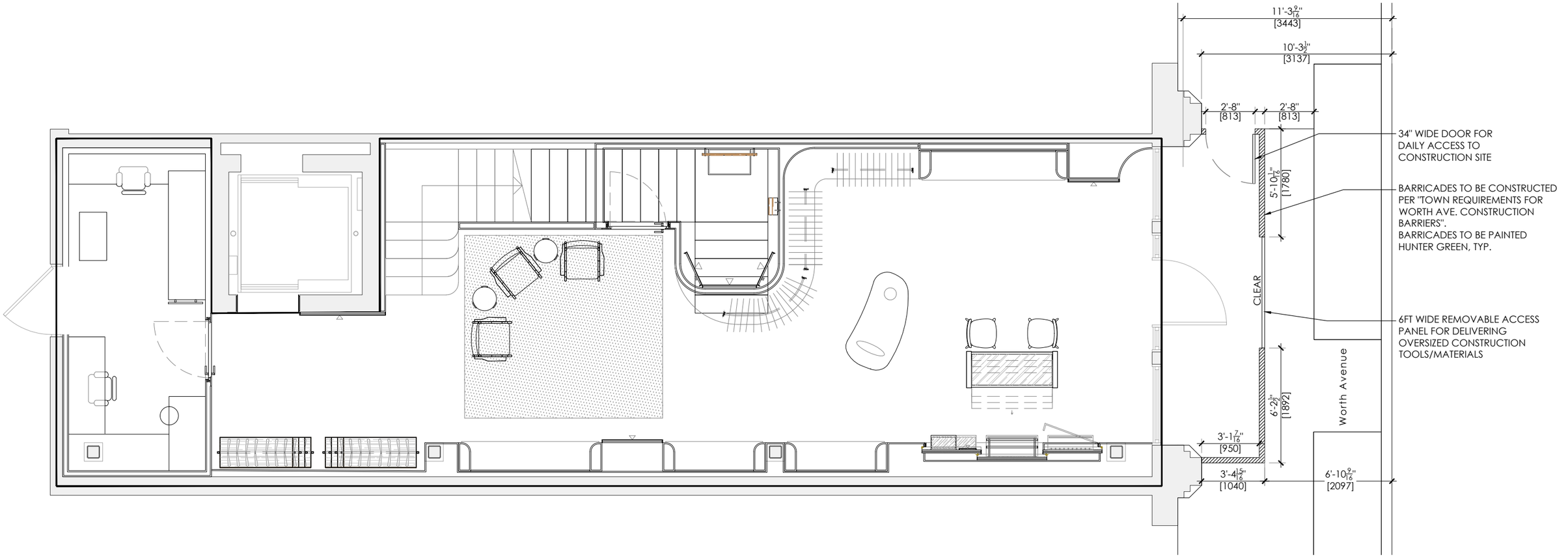
SCALE: 1/4" = 1'-0"

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PROPOSED SECOND FLOOR LAYOUT

A-131



1 PROPOSED BARRICADE PLAN

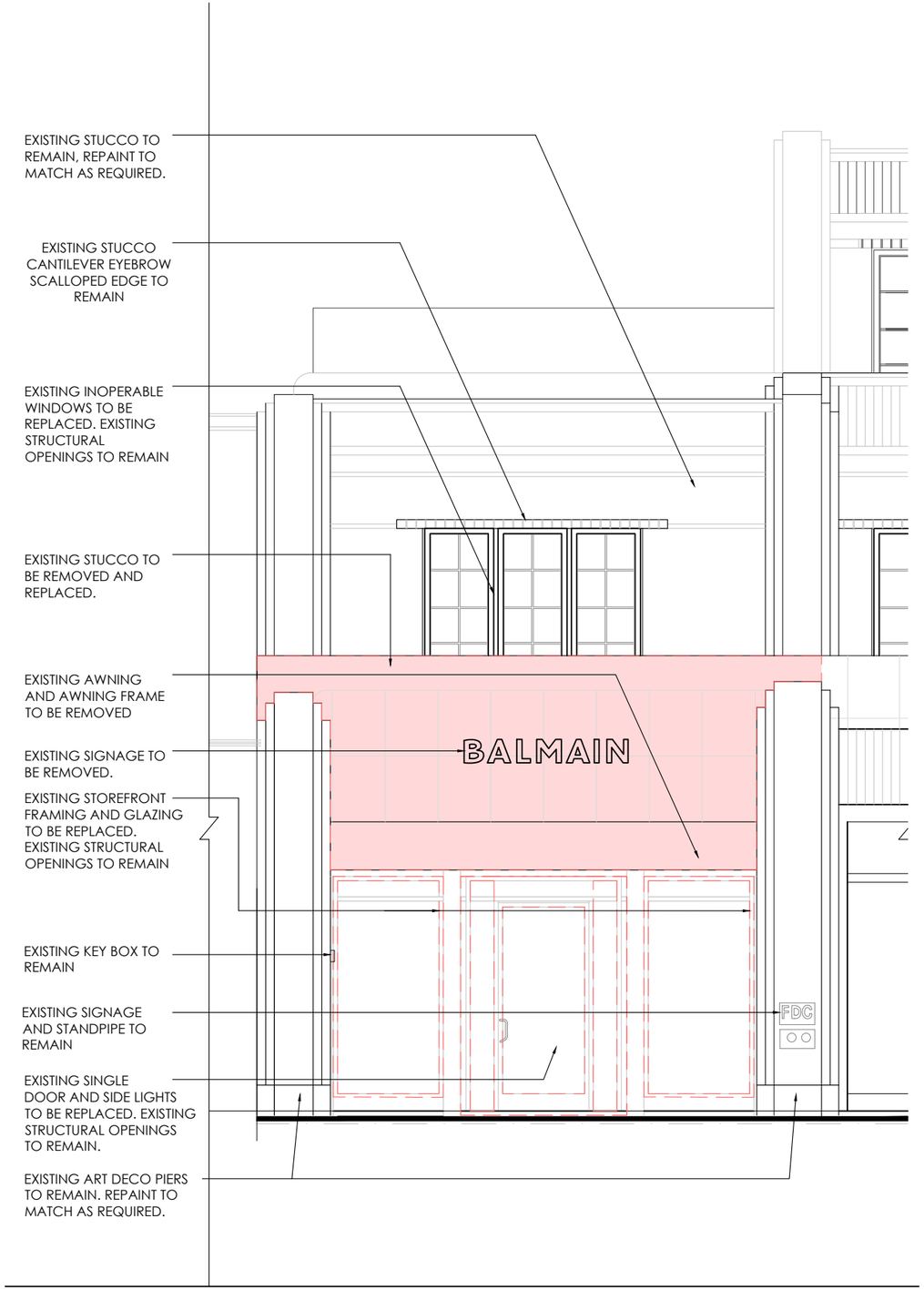
SCALE: 3/16" = 1'-0"

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PROPOSED
CONSTRUCTION FENCE

A-132



01 EXISTING STOREFRONT FACADE

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



02 EXISTING FACADE PHOTO

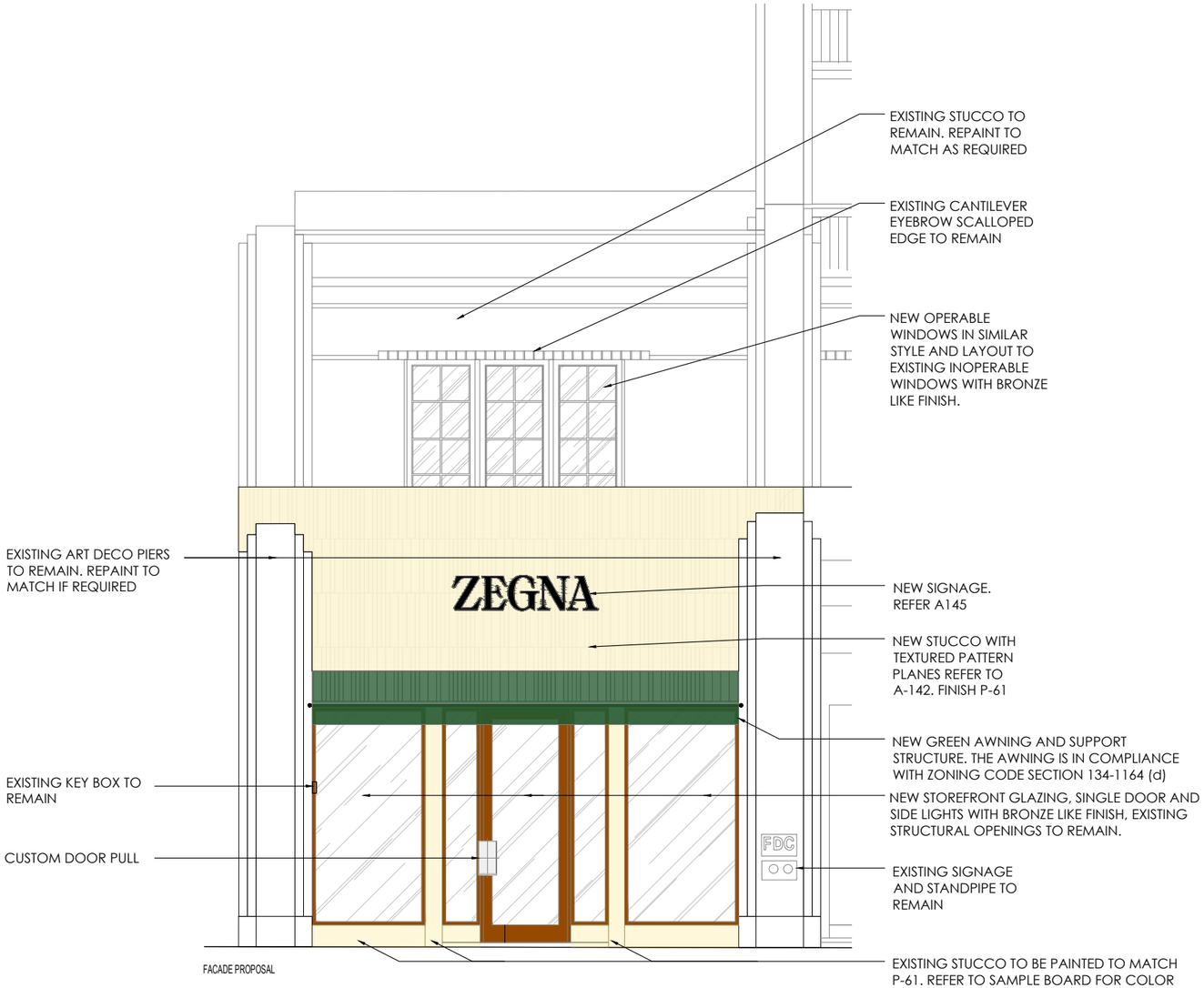
NTS

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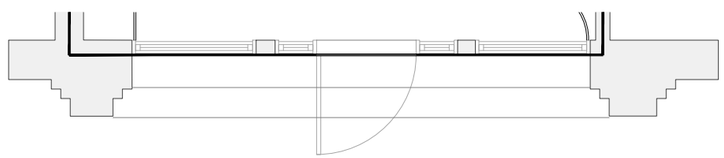
EXISTING STOREFRONT FACADE & PHOTO

A-140



01 PROPOSED STOREFRONT FACADE

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



NOTE:
REFER TO A145 FOR SIGNAGE ADDITIONAL INFORMATION.

02 PROPOSED STOREFRONT PLAN

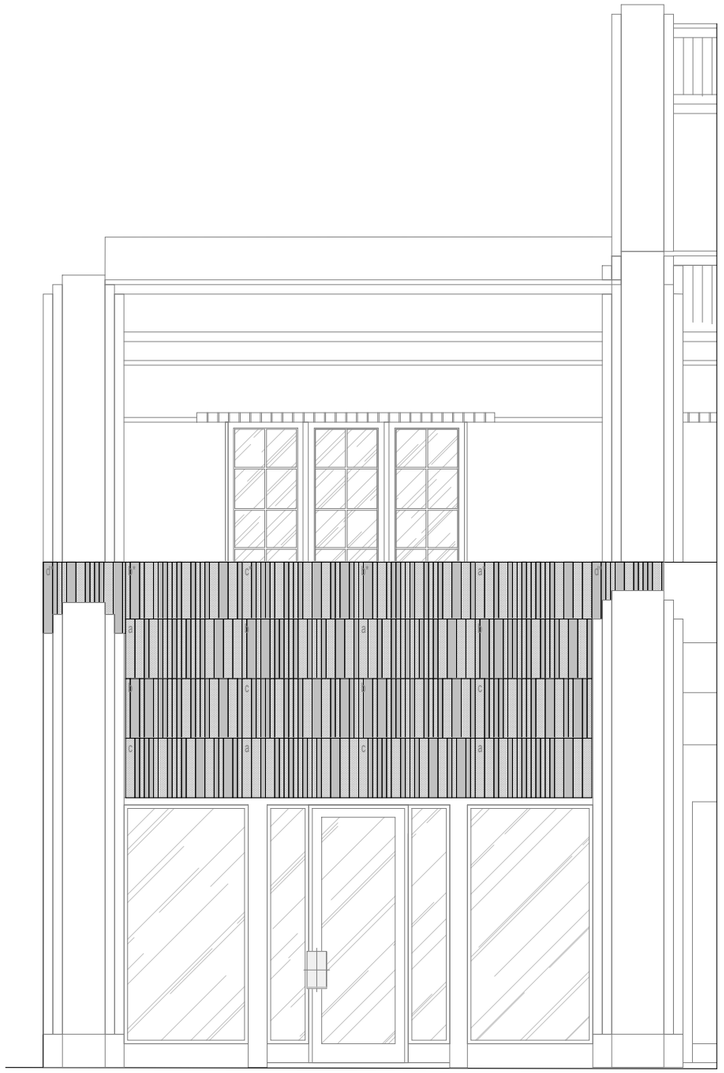
SCALE: 3/16" = 1'-0"

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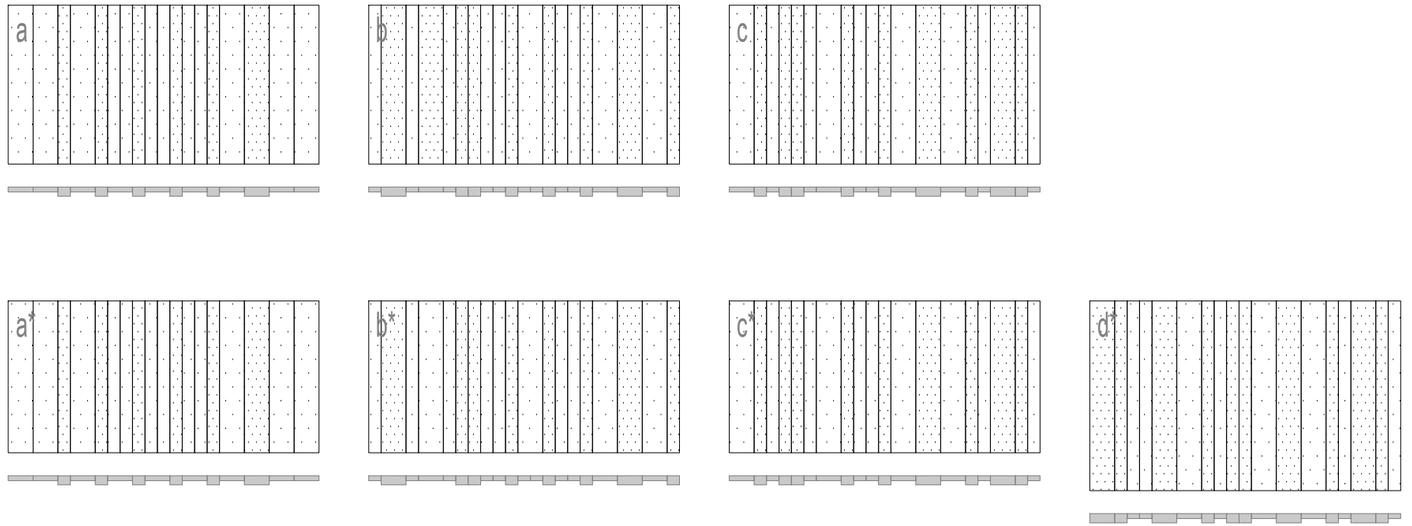
PROPOSED FACADE & PLAN DETAIL

A-141



NOTE:
REFER TO A145 FOR SIGNAGE ADDITIONAL INFORMATION.

02 PROPOSED STUCCO LAYOUT PLAN SCALE: 3/16" = 1'-0"



STUCCO TEXTURE PATTERN

3 / 4" (2MM FORWARD)

1 1 /2" (3.7MM FORWARD)

03 STUCCO TEXTURE PATTERN LAYOUT AT STOREFRONT FACADE SCALE: 1/2" = 1'-0"

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PROPOSED FACADE
CLADDING STONE
PATTERN

A-142



01 PROPOSED FACADE RENDERING

NTS

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www.atmosphere-dg.com

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251 WORTH AVE.
PALM BEACH, FL 33480

PROPOSED FACADE
RENDERING

A-143



FACADE PROPOSAL

SIGNAGE SQUARE FOOTAGE CALCULATIONS	
	SQUARE FOOTAGE
ZEGNA	7.4 SQ. FT.

NOTE:
ONE SIGN IS PROPOSED ABOVE THE STOREFRONT DOOR. THE SIGN SHALL COMPLY WITH ZONING SECTION 134-2437. THE SQUARE FOOTAGE OF SIGN IS WITHIN THE 20 SQ.FT. ALLOWED BY THE ZONING SECTION 134-2438.

01 PROPOSED STOREFRONT SIGNAGE

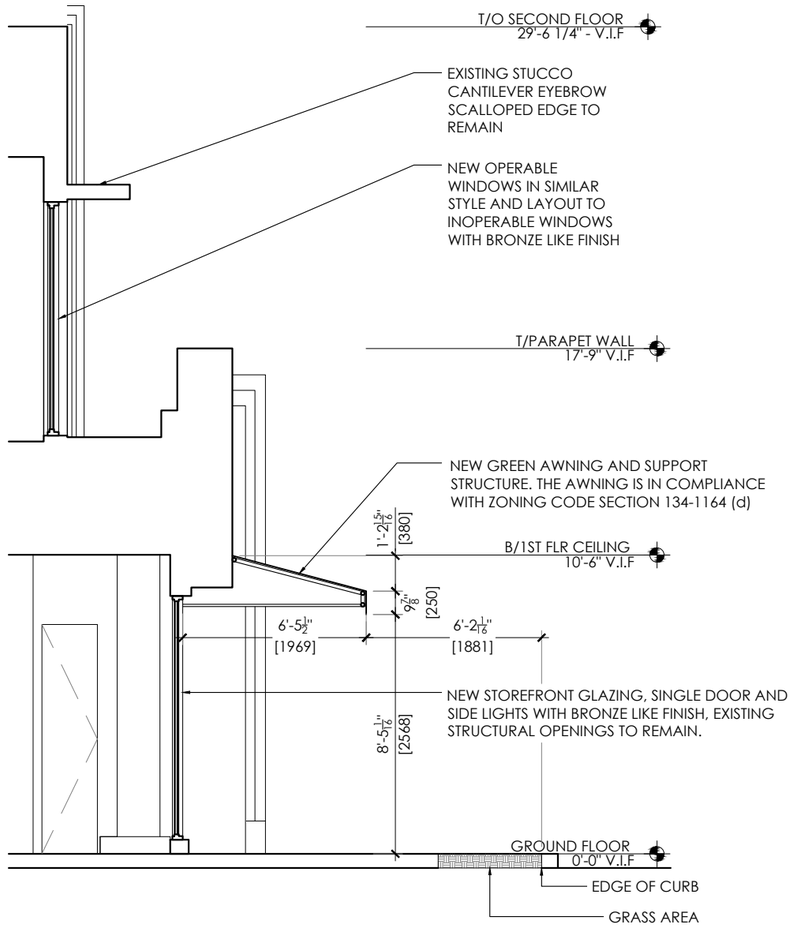
SCALE: 3/16" = 1'-0"

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PROPOSED FACADE
SIGANGE

A-145



01 PROPOSED STOREFRONT AWNING

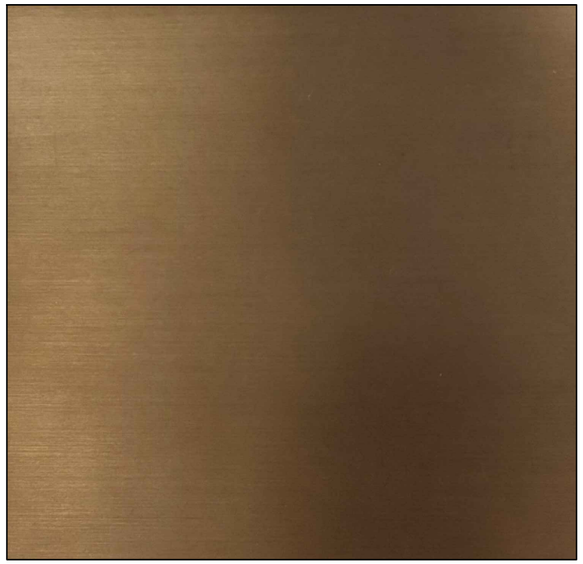
SCALE: 3/16" = 1'-0"

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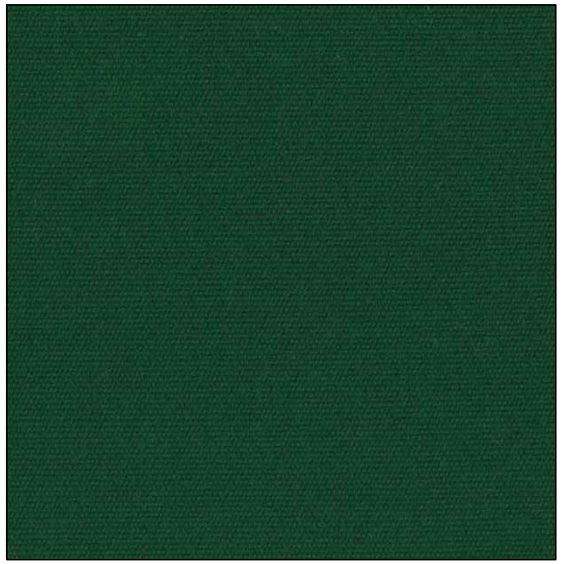
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PROPOSED STOREFRONT
AWNING

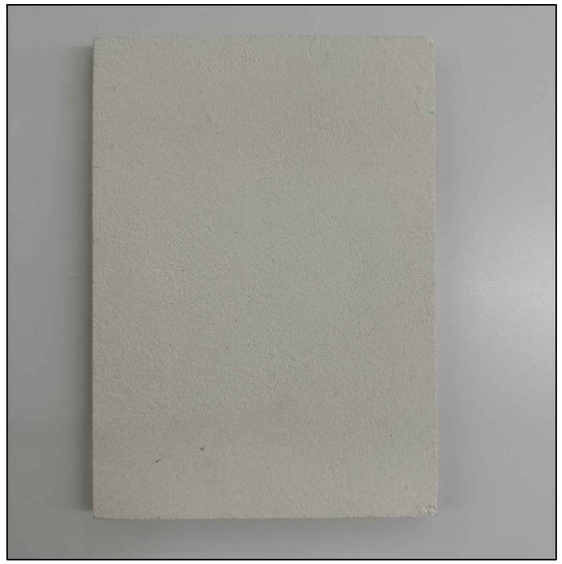
A-146



BRONZE-LIKE STOREFRONT FRAMING FINISH



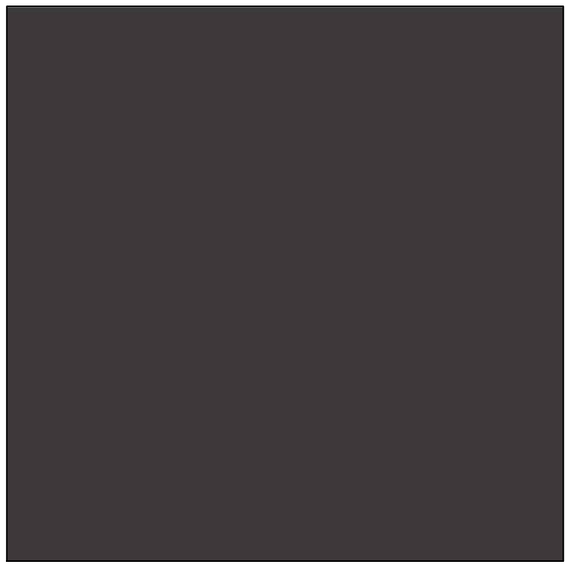
AWNING CANVAS FABRIC



STUCCO P-61



STOREFRONT GLAZING



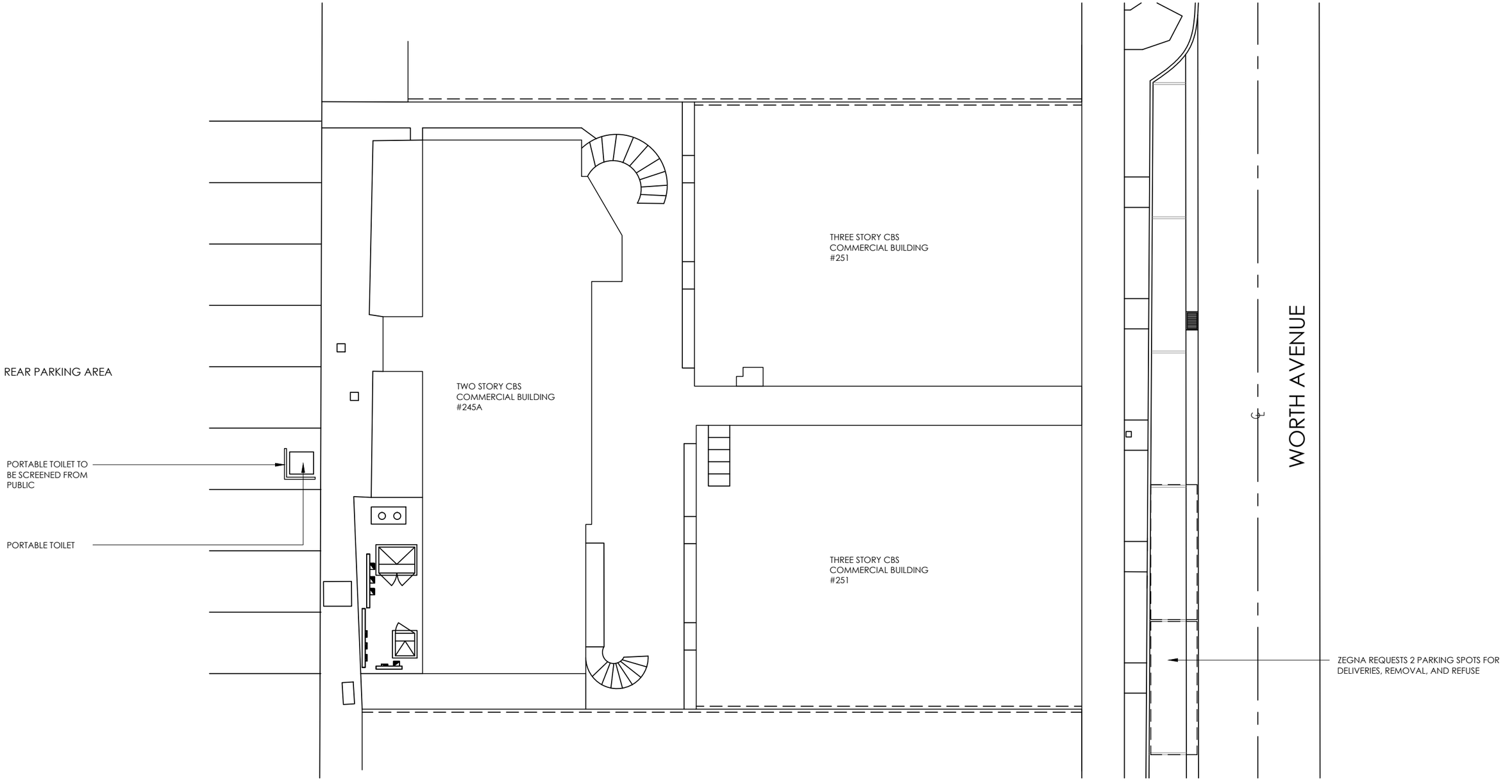
SIGNAGE - RAL 8019

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MATERIAL SAMPLES

A-300



1 CONSTRUCTION STAGING AND SCREENING PLAN

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

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CONSTRUCTION STAGING AND SCREENING PLAN

A-500

MP Design & Architecture, Inc.
217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480
AA#26001667
T: 561.833.7575 INFO@MPDAINC.COM F: 561.833.0575

Town of Pam Beach
360 S. County Rd.
Palm Beach, FL 33480

August 10, 2026

Letter of Intent

Re:
264 Dunbar Road, Palm Beach, FL 33480
ARC-XX-XXX

Please find attached drawings for the Arcom Application for 264 Dunbar Road, Palm Beach FL 33480. The scope of work includes the following:

- Provide two (2) new bullseye windows on the front facade to complement the revised front elevation design.
- Enlarge and reconfigure the front entry, including modifications to its overall shape and architectural appearance.

Respectfully,



Michael Perry

264 Dunbar Road Trust

264 Dunbar Road Palm Beach Fl. 33480



DESIGN & ARCHITECTURE

ARCHITECURE

MP DESIGN & ARCHITECURE

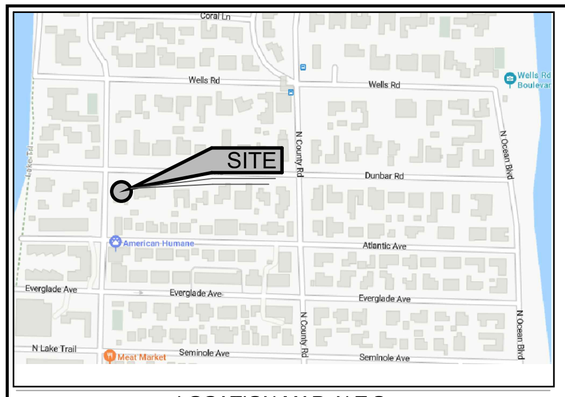
First Submital 08-27-2026
Second Submital 09-14-2026
Final Submittal 10-05-2026
Arcom Meeting 10-28-2026

PROPOSED SCOPE OF WORK

- Provide two (2) new bullseye windows on the front facade to complement the revised front elevation design.
- Enlarge and reconfigure the front entry, including modifications to its overall shape and architectural appearance.

SHEET INDEX

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	LOCATION PLAN
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A000.1	CURRENTLY PROPOSED SITE PLAN
A000.2	PREVIOUSLY AND CURRENTLY PROPOSED SITE PLAN
A001	STREETSCAPE, SITESCAPE
PHOTOS 1	SURROUNDING PROPERTY PHOTOS
PHOTOS 2	SURROUNDING PROPERTY PHOTOS
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A100	PROPOSED FIRST FLOOR PLAN
A100.1	PREVIOUSLY AND CURRENTLY PROPOSED FIRST FLOOR
A101.0	ARCOM APPROVED SECOND FLOOR PLAN
A101	PROPOSED SECOND FLOOR PLAN
A101.1	PREVIOUSLY AND CURRENTLY PROPOSED SECOND FLOOR
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A102	PROPOSED ROOF PLAN
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	RENDERS
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A201	ARCOM APPROVED PARTIAL EAST AND WEST ELEVATION
A201.1	ARCOM APPROVED PARTIAL EAST AND WEST ELEVATION
A202	ARCOM APPROVED SOUTH/NORTH ELEVATION- SECTION 1,2
A203	ARCOM APPROVED SOUTH/NORTH ELEVATION-SECTION 3,4
A204	ARCOM APPROVED PARTIAL EAST/WEST ELEVATION-SECTION 5,6
A204.1	ARCOM APPROVED PARTIAL EAST/WEST ELEVATION-SECTION 5,6
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	PROPOSED ENTRY ELEVATION DETAIL
	ARCOM APPROVED COLUMN DETAIL



LOCATION MAP N.T.S.

20 0 20 40 60

Scale 1" = 20'

REVISIONS:

LOT 54 | LOT 53 | LOT 52

P.I. FOUND 1/2" IRON ROD (NO ID.) (0.54'N, 0.35'E)

P.I. FOUND 1/2" IRON PIPE (NO ID.) (0.35'N, 0.34'W)

98.52'

DUNBAR ROAD
(50' R/W)
(20' PAVED)

FOUND NAIL & DISK (0.55'E, 0.01'S)

S89°08'14"E (B.R.)

SITE BENCHMARK #2
P.K. NAIL
EL.= 2.23

0.5' RAISED CURB

5' WALK

FOUND 1/2" IRON ROD (NO ID.) (0.03'N)

S89°08'14"E 100.00'

FOUND 1/2" IRON ROD (NO ID.) (0.16'E, 0.09'S)

FOUND 1/2" IRON ROD (NO ID.) (0.34'E, 0.04'S)

SITE BENCHMARK #1
NAIL IN UTILITY POLE
EL.= 4.70

LOT 4
"REPLAT OF LOTS 45 & 57, ADAMS ADDITION" (P.B. 26, PG. 3)

PLAT LIMITS

BRADLEY PLACE
("ADAMS PLACE" - PLAT)
(30' R/W)
(23.5' PAVED)

N00°42'16"E 196.48'

UNDER CONSTRUCTION FORM BOARDS ONLY

LOT 58

PROPOSED F.F. ELEV. = (7.00')

SUBJECT LOT AREA = 19,587 SQ. FT. (0.4497 ACRES)

UNDER CONSTRUCTION FORM BOARDS ONLY

LOT 59

S00°51'46"W 196.32'

LOT 59
LOT 60

EAST LINE OF P.C.N: 50-43-43-14-07-000-0590 (O.R.B. 24283, PG. 1847)

SITE SPECIFIC LEGEND:
TOF = TOP OF FORM

LOT 5
"REPLAT OF LOTS 45 & 57, ADAMS ADDITION" (P.B. 26, PG. 3)

2' CURB & GUTTER

5' WALK

CHAIN LINK FENCE

2.5' PRESCRIPTIVE U.E.

N89°13'41"W 99.46'

FOUND NAIL & DISK (0.37'N, 0.07'E)

C.B.S. WALL

PLAT LIMITS

*SET 1/2" IRON ROD & CAP (#6838)

LOT 77 "ORANGE GROVE PARK" (P.B. 5, PG. 97)

LOT 76 "ORANGE GROVE PARK" (P.B. 5, PG. 97)

LOT 75 "ORANGE GROVE PARK" (P.B. 5, PG. 97)

LOT 74 "ORANGE GROVE PARK" (P.B. 5, PG. 97)

LOT 7 "ORANGE GROVE PARK" (P.B. 5, PG. 97)

P.I. FOUND NAIL & DISK (0.81'N, 0.36'E)

NORTH R/W LINE OF "ATLANTIC AVENUE"

SURVEY NOTES:

1.) Lands shown hereon were prepared without the benefit of a title search for easements, rights of way, or other matters of record.
2.) Area of subject property = 19,587 square feet (0.4497 acres).
3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
   a) Originating benchmark = Leica Global Positioning System.
   b) x 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".

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	WM	= WATER METER				
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING	x x	= CHAIN LINK FENCE	FH	= FIRE HYDRANT				
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	o o	= WOOD FENCE	CB	= CATCH BASIN				
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK	o o	= METAL FENCE	SMH	= SANITARY MANHOLE				
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE						
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		= OVERHEAD LINES						
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE						

CERTIFIED TO: 264 DUNBAR LLC.
PROPERTY ADDRESS: 264 Dunbar Road, Palm Beach, FL 33480
FLOOD ZONE: AE (FIRM120220-12099C0581F 10/05/2017)
BASE FLOOD ELEVATION = 6' (NAVD 88)
DESCRIPTION: Lot 58, Adams Addition To Palm Beach, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 68, of the Public Records of Palm Beach County, Florida.

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 Y241124

AS-BUILT SURVEY
FORM BOARD

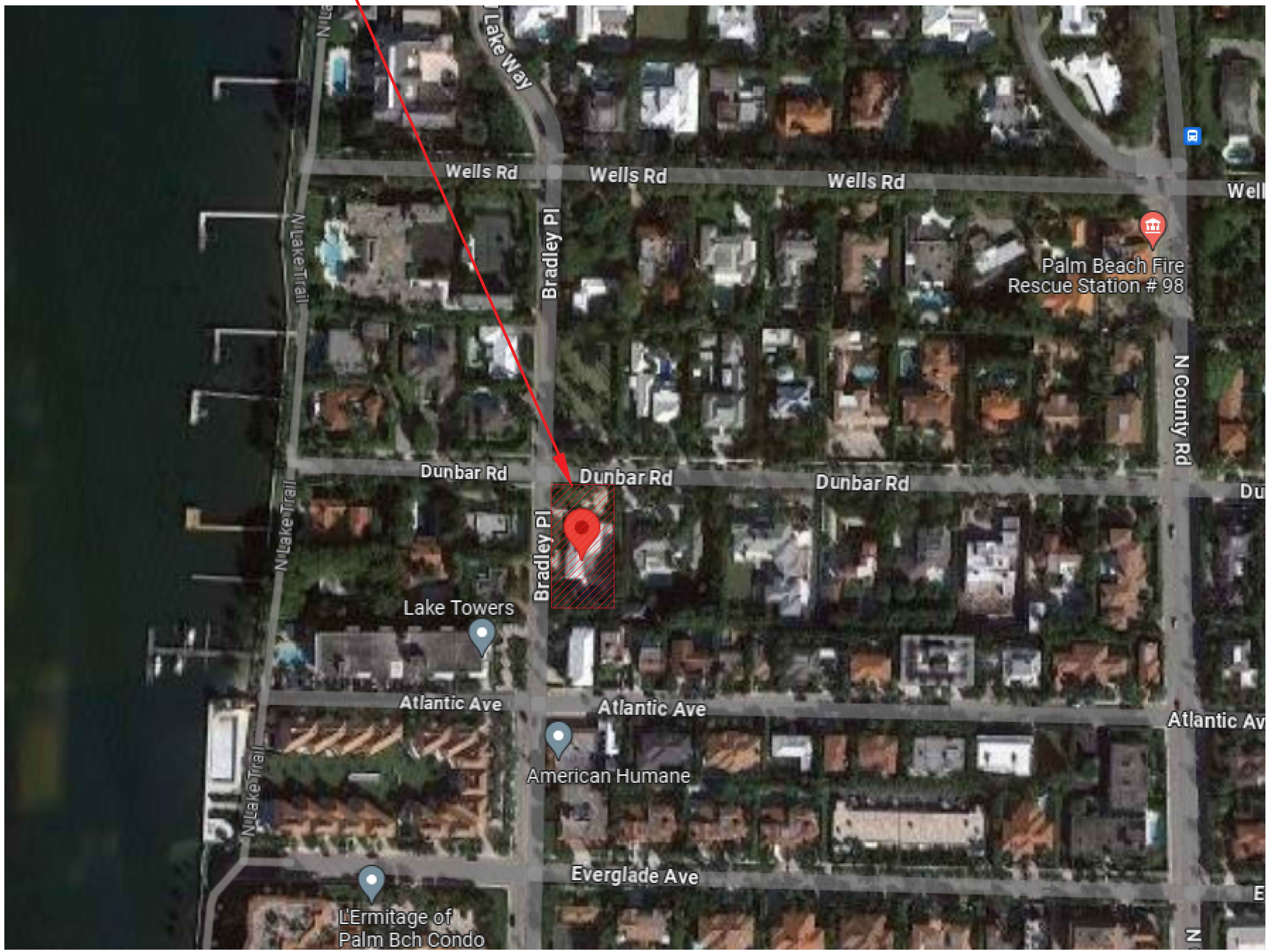
SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	LUIS
DATE:	10/30/2024

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:	W-48/40 W-49/44 A-92/23 T-50/36
PREV.	Y240649
JOB NO'S.	Y240888 Y240995
JOB NO.	Y241124

M - Y240649 - C

SUBJECT PROPERTY



Vicinity Location Map

Scale n.t.s.

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480
264 Dunbar Road

ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
Vicinity
Location
Map



Location Plan

Scale n.t.s.

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480
264 Dunbar Road

ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
FARC0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
Location Plan



301 Dunbar Rd



267 Dunbar Rd



257 Dunbar Rd



251 Dunbar Rd

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480
264 Dunbar Road

ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
FARC016539

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ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
Photos
1



242 Dunbar Rd



260 Dunbar Rd



264 Dunbar Rd
(Subject Property)



300 Dunbar Rd

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480
264 Dunbar Road

ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016539

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ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.

Photos
2

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:**	264 DUNBAR ROAD		
2	**Zoning District:**	RB		
3	**Lot Area (sq. ft.):**	19,586 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	100' x 196.32'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	**FEMA Flood Zone Designation:**	Flood Zone AE (Elevation: 6'-0")		
7	**Zero Datum for point of meas. (NAVD)**	7'-0"		
8	**Crown of Road (COR) (NAVD)**	2.87		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%	23.0%(4,503 SF)	23.0%(4,503 SF)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	7,081 SF	7,101 SF
12	*Front Yard Setback (Ft.)	30'	32'-2"	32'-2"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"E, 25'-0"W	12'-6"E, 27'-5"W	12'-6"E, 27'-5"W
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"E, 30'-0"W	15'-1"E,30'-0"W	15'-1"E,30'-0"W
15	*Rear Yard Setback (Ft.)	10'	18'-0"	18'-0"
16	Angle of Vision (Deg.)	100	100	100
17	Building Height (Ft.)	22'	20'-0"	20'-0"
18	Overall Building Height (Ft.)	30'	28'-0"	28'-0"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.91(76,245 CCR)+5%	3.93 (76,852 CCR)	3.93 (76,852 CCR)
20	** Max. Fill Added to Site (Ft.)	2.11	2.11	2.11
21	Finished Floor Elev. (FFE)(NAVD)	7'-0"	7'-0"	7'-0"
22	Base Flood Elevation (BFE)(NAVD)	-	6'-0"	6'-0"
23	Landscape Open Space (LOS) (Sq Ft and %)	45%	50.7% 9,941 SF	50.7% 9,941 SF
24	Perimeter LOS (Sq Ft and %)	2,762 SF (50%)	4,622 SF (84%)	4,622 SF (84%)
25	Front Yard LOS (Sq Ft and %)	40%	52.4% 1,310 SF	52.4% 1,310 SF
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



Location Map

Scale n.t.s.

ZONING & SITE CALCULATIONS

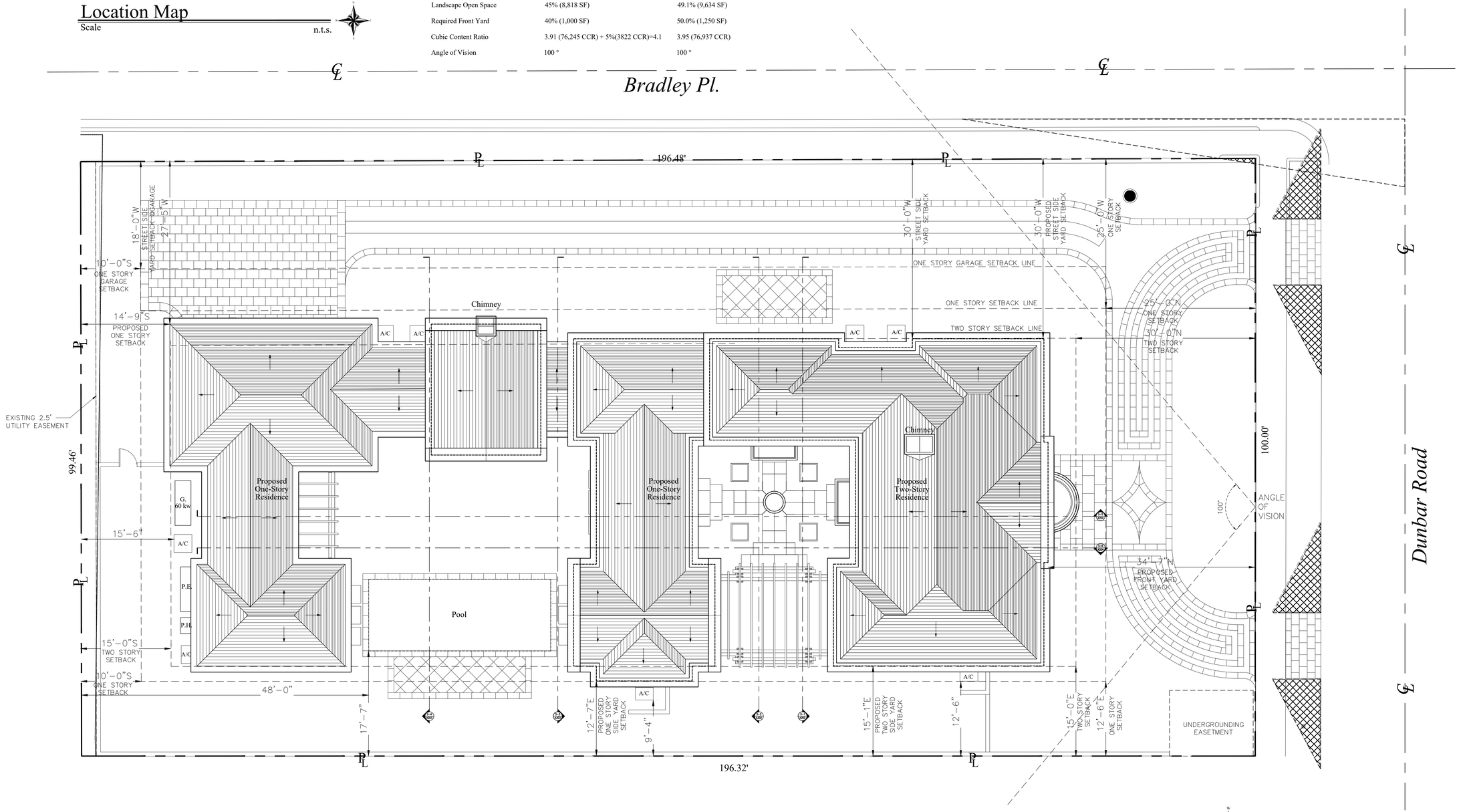
Zoning Item	Required/Allowed	Proposed
Zoning District	RB	RB
Lot Area	10,000 SF	19,586 SF
Lot Width	100'	100'
Lot Depth	100'	196.32'
Front Yard Setback	30' 2-Story	34'-7"
Side Yard Setback - East	15'-0" 2-Story	15'-1"
Street Side Yard Setback - West	18' @ One-Story Garage	27'-5"
Rear Yard Setback	10'-0" 2-Story	14'-9"
Maximum Building Height	14' 1-Story 22' 2-Story	10-0" 20'-0"
Maximum Overall Height	30'	27'-0"
Lot Coverage	30% 2-Story (5,875 SF)	26.5% (5,201 SF)
Landscape Open Space	45% (8,818 SF)	49.1% (9,634 SF)
Requried Front Yard	40% (1,000 SF)	50.0% (1,250 SF)
Cubic Content Ratio	3.91 (76,245 CCR) + 5%(3822 CCR)=4.1	3.95 (76,937 CCR)
Angle of Vision	100 °	100 °

AREAS SF CALCULATIONS

First Floor AC	3,997 SF
Second Floor AC	1,996 SF
Total AC	5,993 SF
Garage	730 SF
Loggia	250 SF
Pergolas	224 SF

LEGAL DESCRIPTION

LT 58 ADAMS ADDITION, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida recorded in Plat Book 7, Page 68.



Arcom Approved Site Plan

Scale 1/8 " = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO. 2606

DATE 08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
264 Dunbar Road
Palm Beach FL 33480

STATE OF FLORIDA
REGISTERED
ANGELO DAVILA
ARCHITECT
Angelo Davila
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO. A000



Location Map

Scale n.t.s.

ZONING & SITE CALCULATIONS

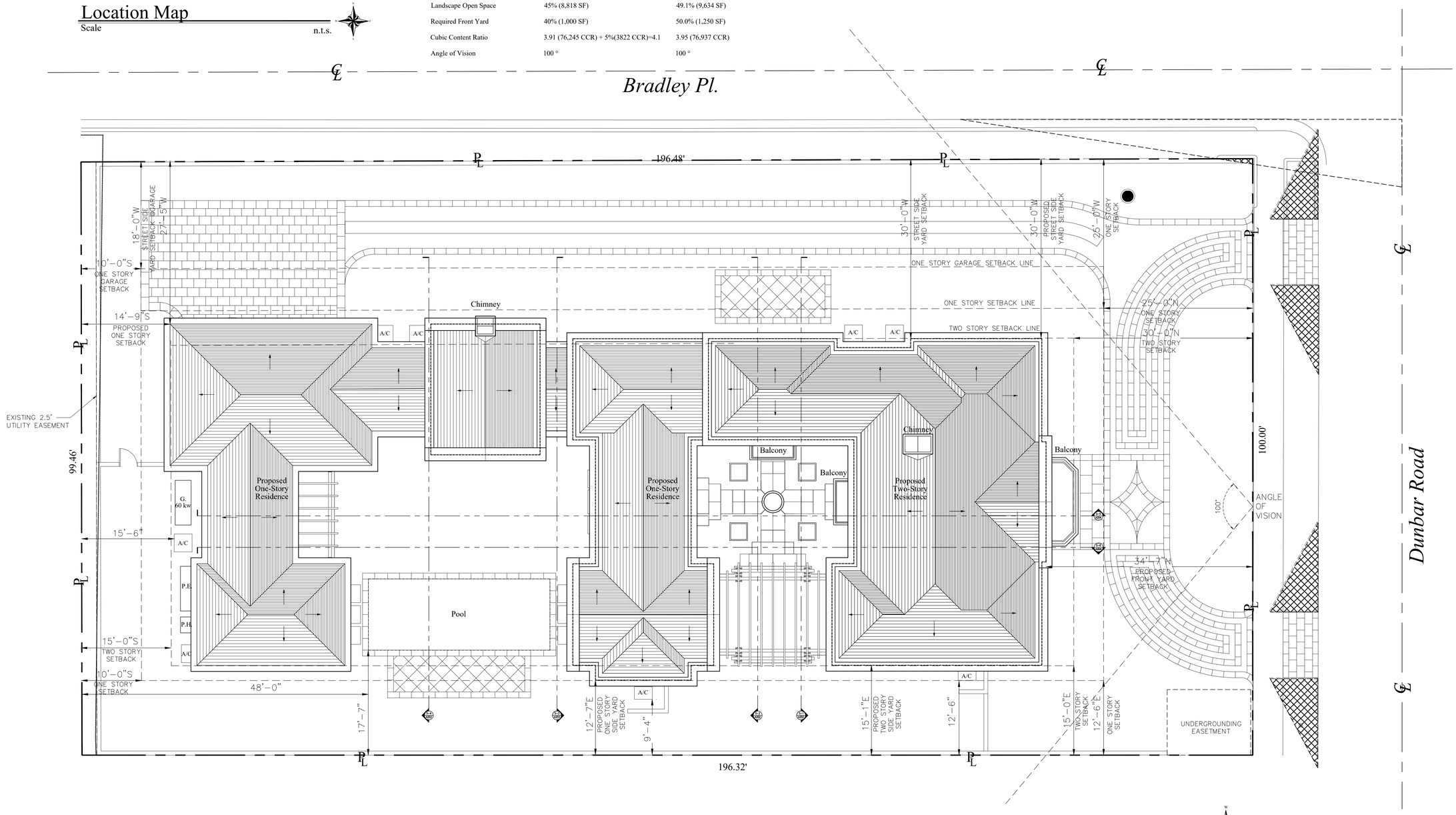
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Proposed Site Plan

Scale 1/8 " = 1'-0"

MP DESIGN & ARCHITECTURE

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A New Residence for

264 Dunbar Road Trust

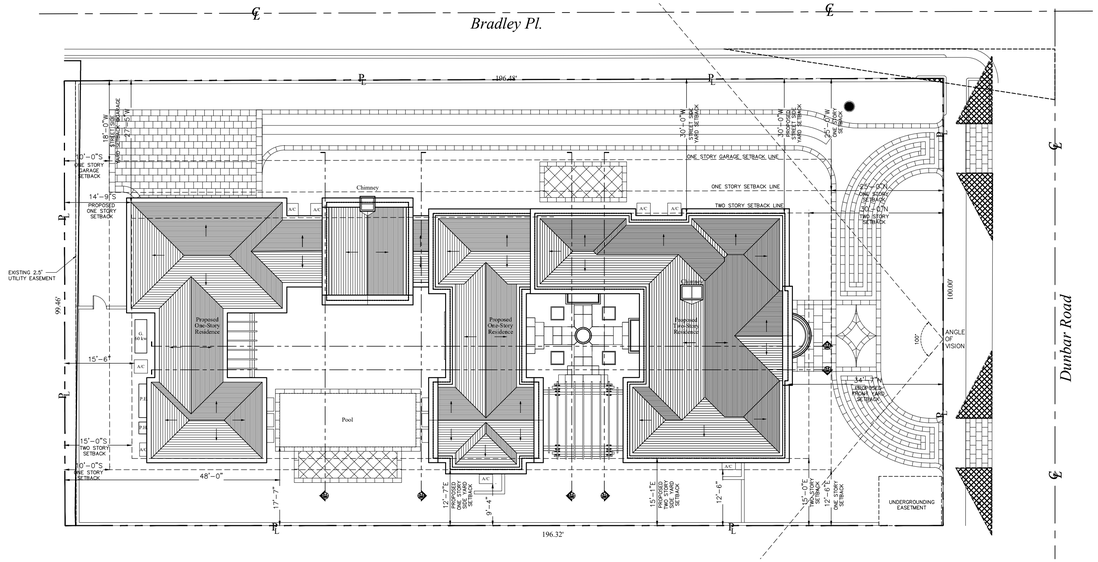
Palm Beach FL 33480

264 Dunbar Road

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FLORIDA REG. ARCH.
#AR0016639

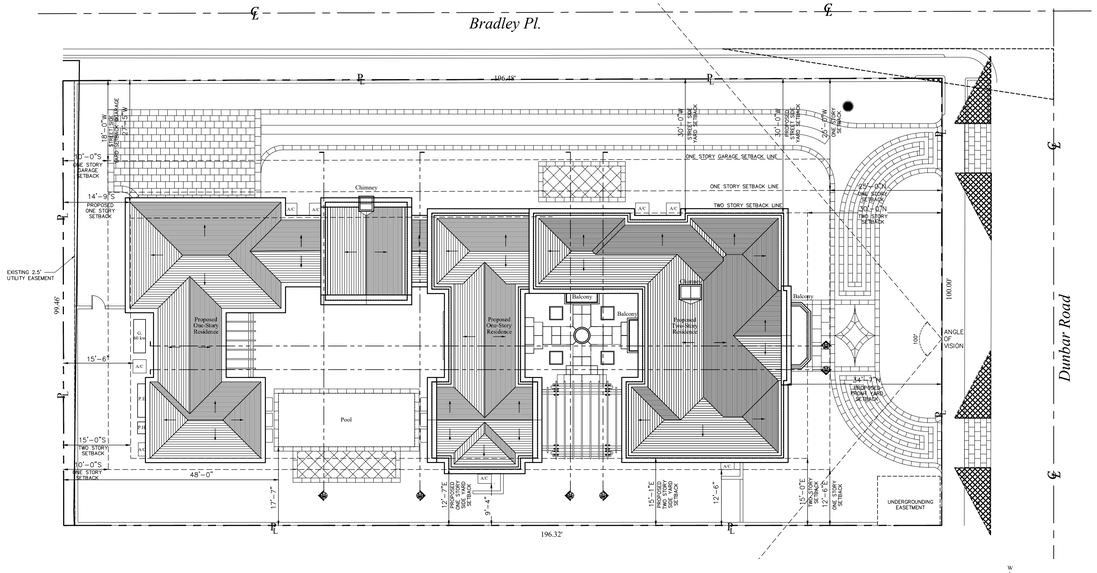
MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO. A000.1



Arcom Approved Site Plan

Scale 1/16"=1'-0"



Proposed Site Plan

Scale 1/16"=1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
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DATE
08-05-26

REVISIONS

A New Residence for

264 Dunbar Road Trust

Palm Beach FL 33480

264 Dunbar Road

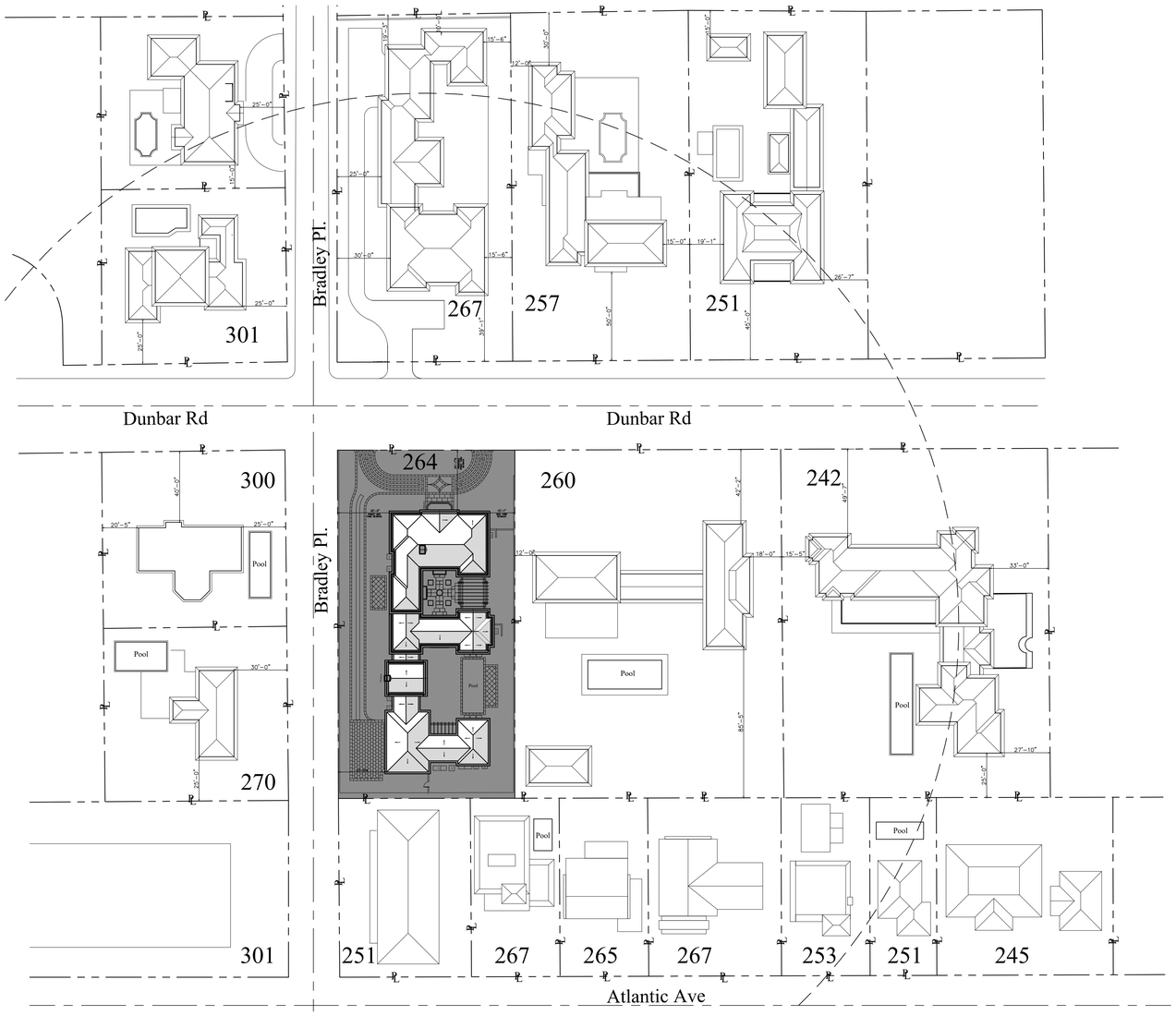
STATE OF FLORIDA
REGISTERED
ANGELO DAVILA
LANDSCAPE ARCHITECT

ANGELO DAVILA A.L.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN &
ARCHITECTURE, INC
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319 CLEMATIS STREET, SUITE 1000
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561.833.7575

SHEET NO.

A000.2



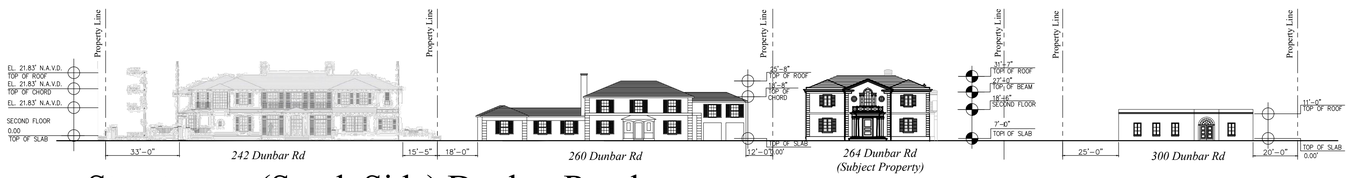
Sitescape

Scale 1/64" = 1'-0"



Streetscape (North Side) Dunbar Road

Scale 1/32" = 1'-0"



Streetscape (South Side) Dunbar Road

Scale 1/32" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for

264 Dunbar Road Trust

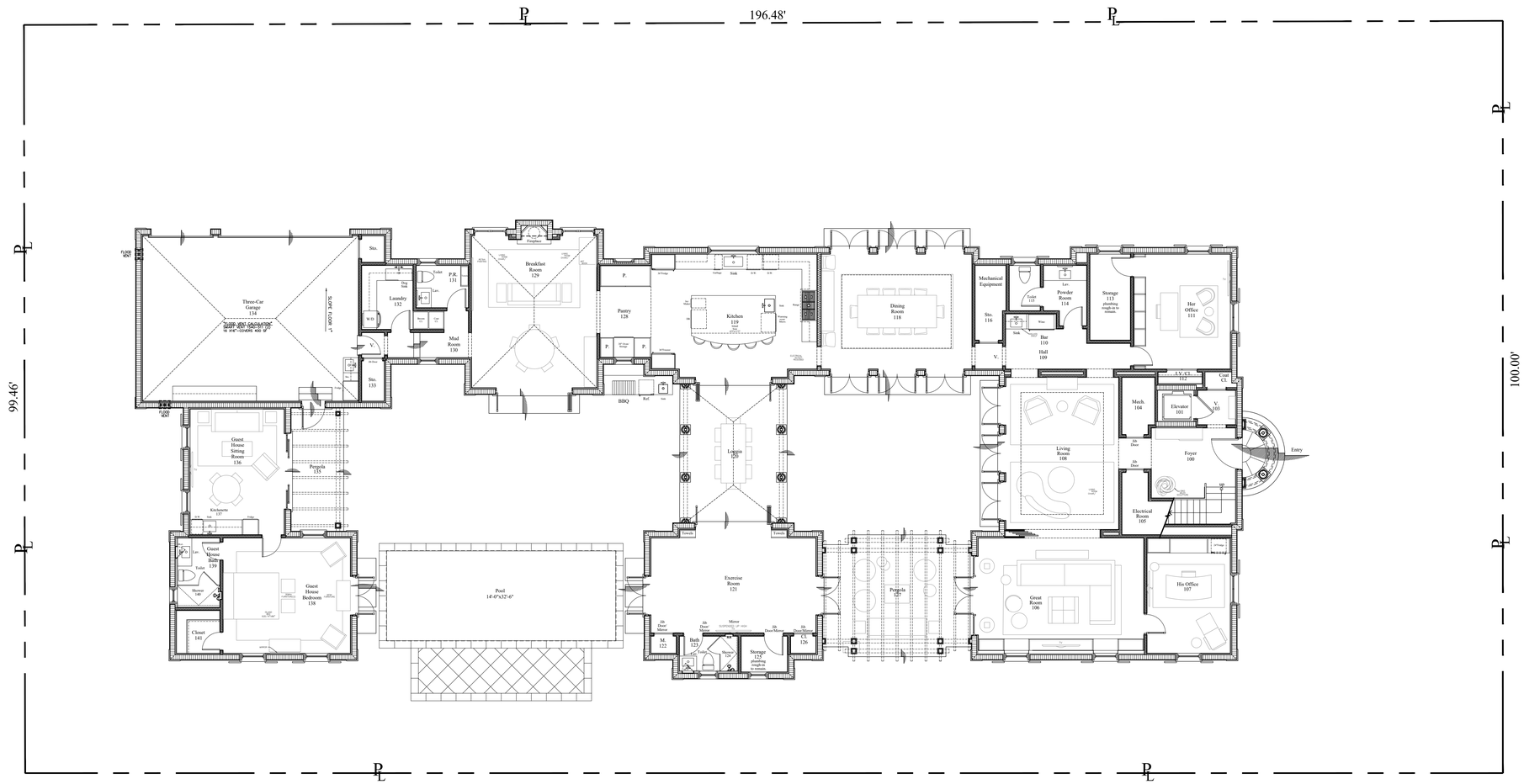
264 Dunbar Road Palm Beach FL 33480

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COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

STATE OF FLORIDA
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ARCHITECT
ANGELO DAVILA
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016039

SHEET NO.

A001



Arcom Approved First Floor Plan

Scale 1/8 " = 1'-0"

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319 CLEMATIS STREET, SUITE 1000
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561.833.7575

COMM NO.
2606

DATE
08-05-26

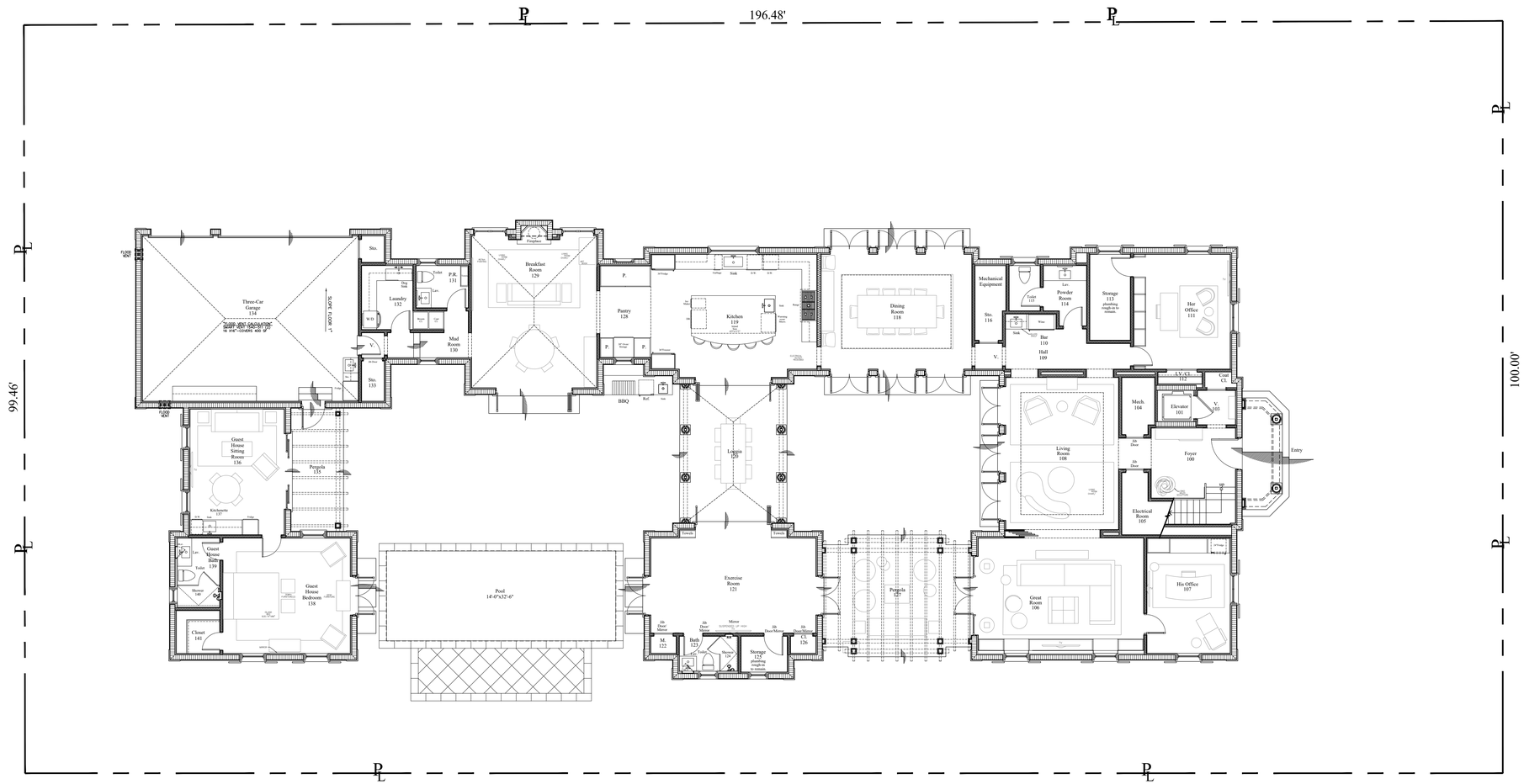
REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480

264 Dunbar Road

STATE OF FLORIDA
ANGELO DAVILA
LICENSED
ARCHITECT
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

SHEET NO.
A100.0



Proposed First Floor Plan

Scale 1/8 " = 1'-0"

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COMEAU BUILDING
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561.833.7575

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#AR0016639

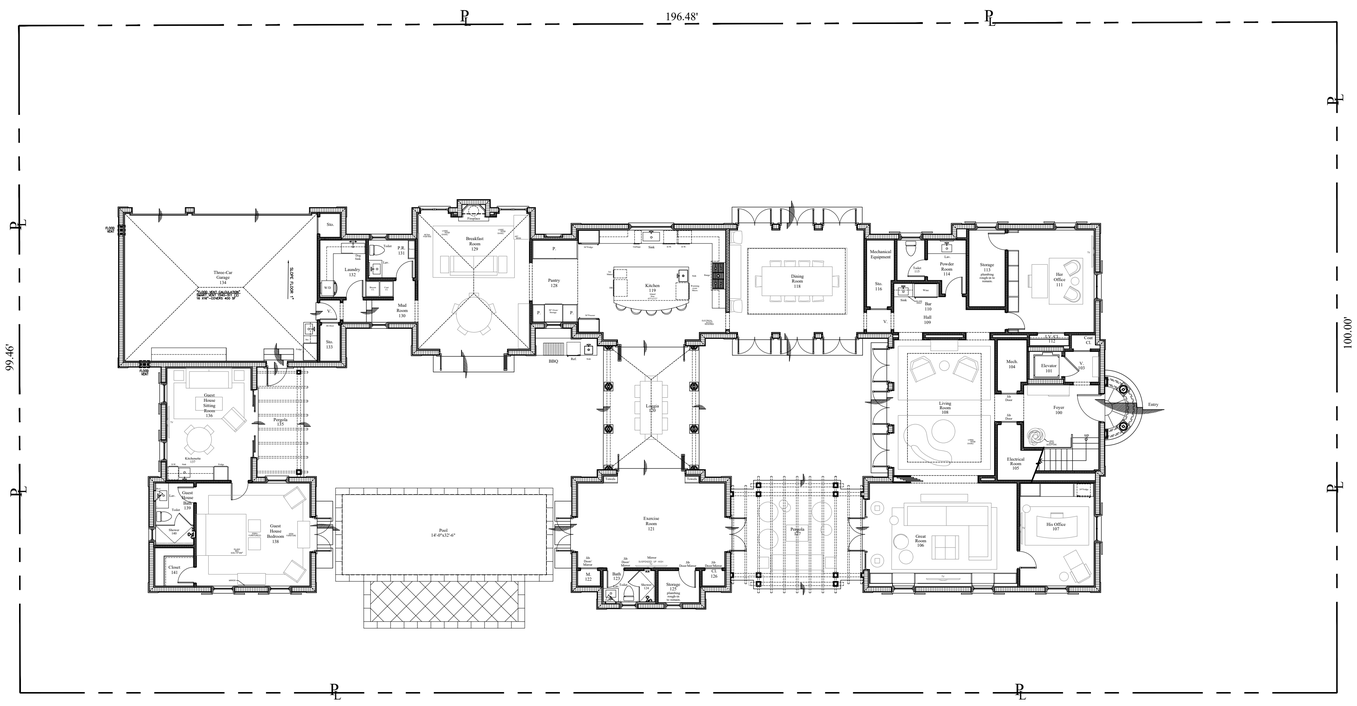
COMM NO.
2606

DATE
08-05-26

REVISIONS

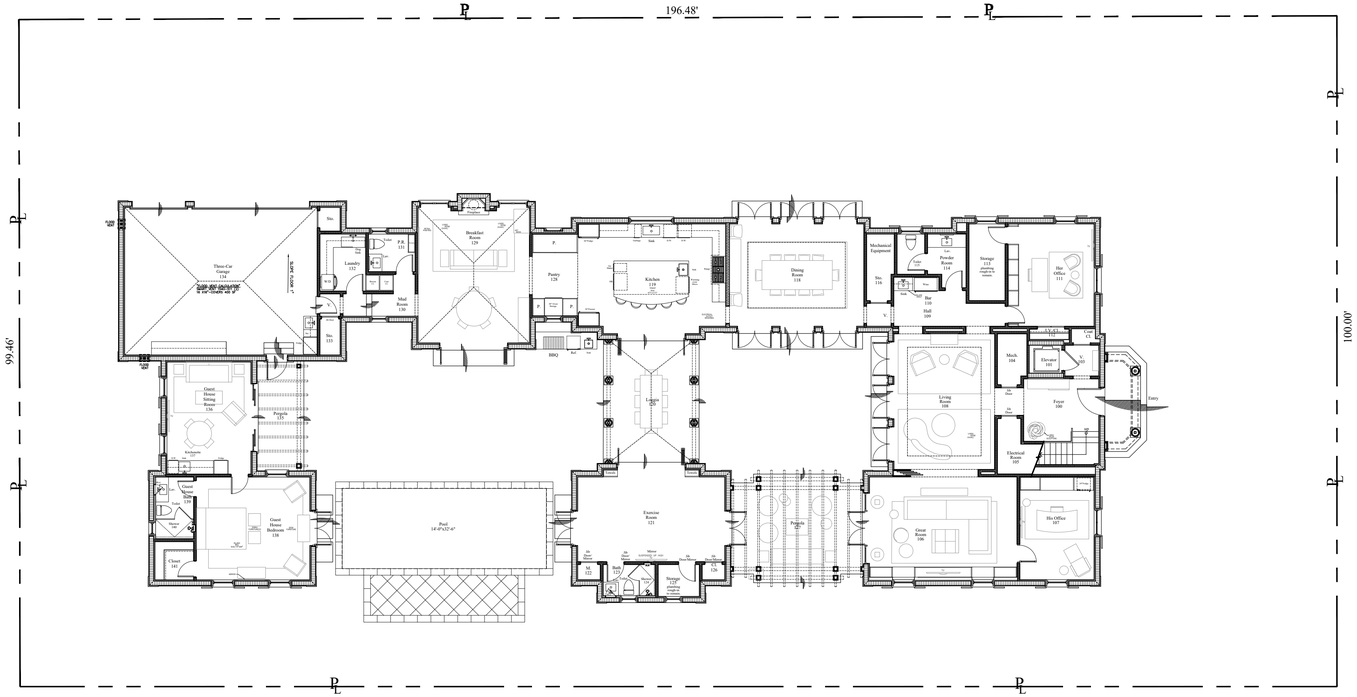
A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480
264 Dunbar Road

SHEET NO.
A100



Arcom Approved First Floor Plan

Scale 1/8 " = 1'-0"



Proposed First Floor Plan

Scale 1/8 " = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2606

DATE
08-05-26

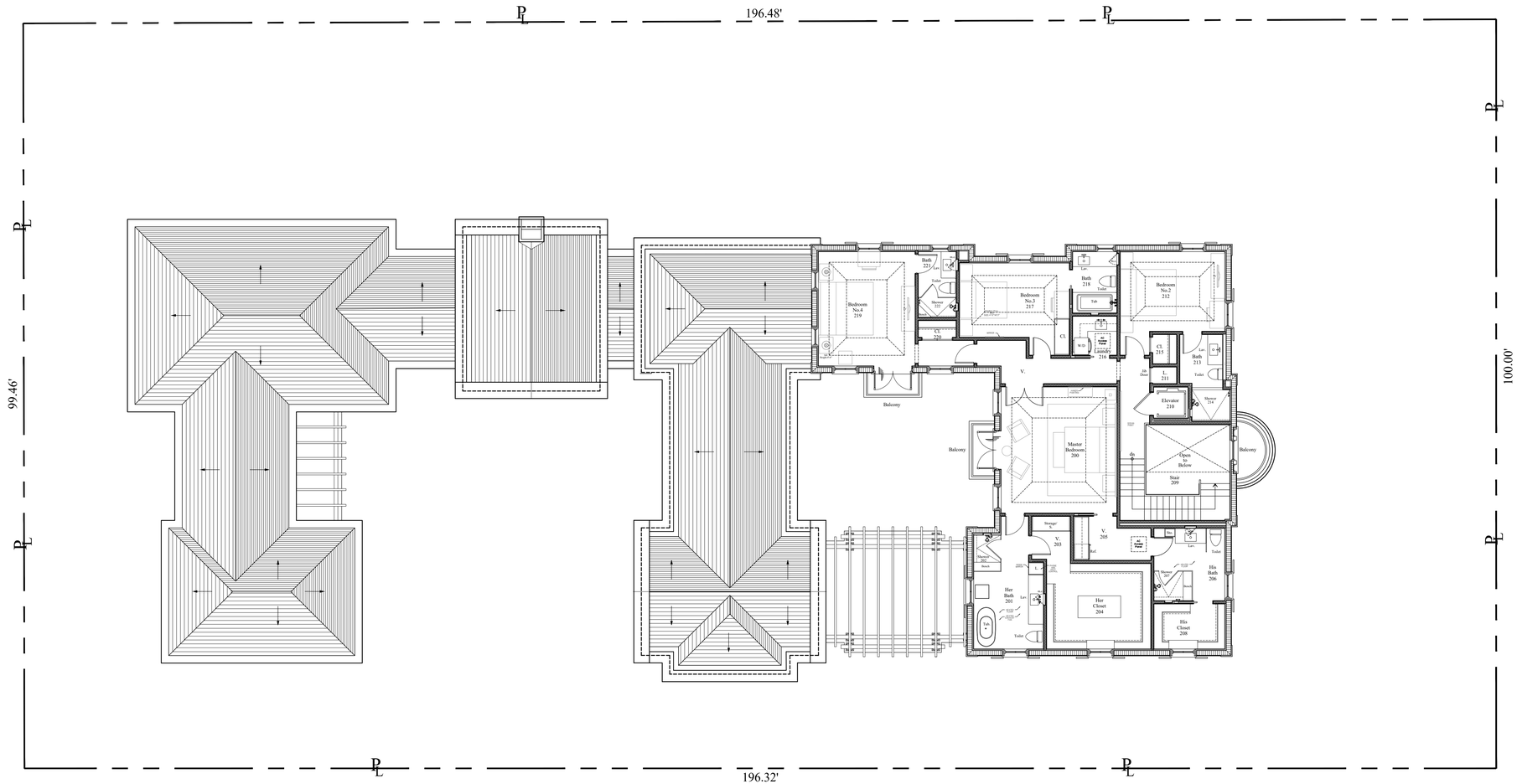
REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480
264 Dunbar Road

STATE OF FLORIDA
ANGELO DAVILA
REGISTERED ARCHITECT
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
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319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
A100.1



Arcom Approved Second Floor Plan

Scale 1/8 " = 1'-0"

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for

264 Dunbar Road Trust

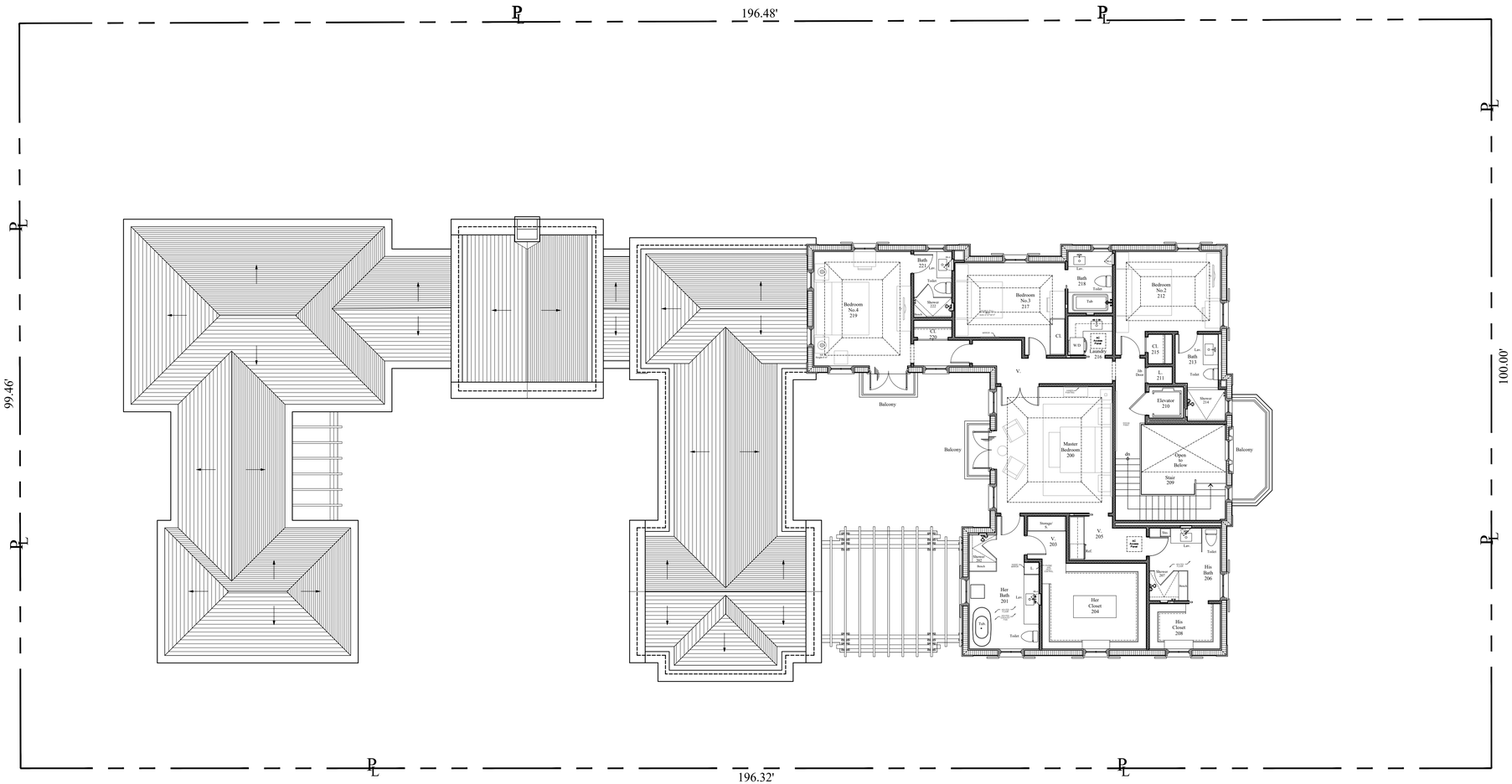
264 Dunbar Road Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
REGISTERED
ANGELO DAVILA, A.I.A.
FLORIDA REG. ARCH.
#AR0016639

MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.

A101.0



Proposed Second Floor Plan

Scale 1/8 " = 1'-0"

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for

264 Dunbar Road Trust

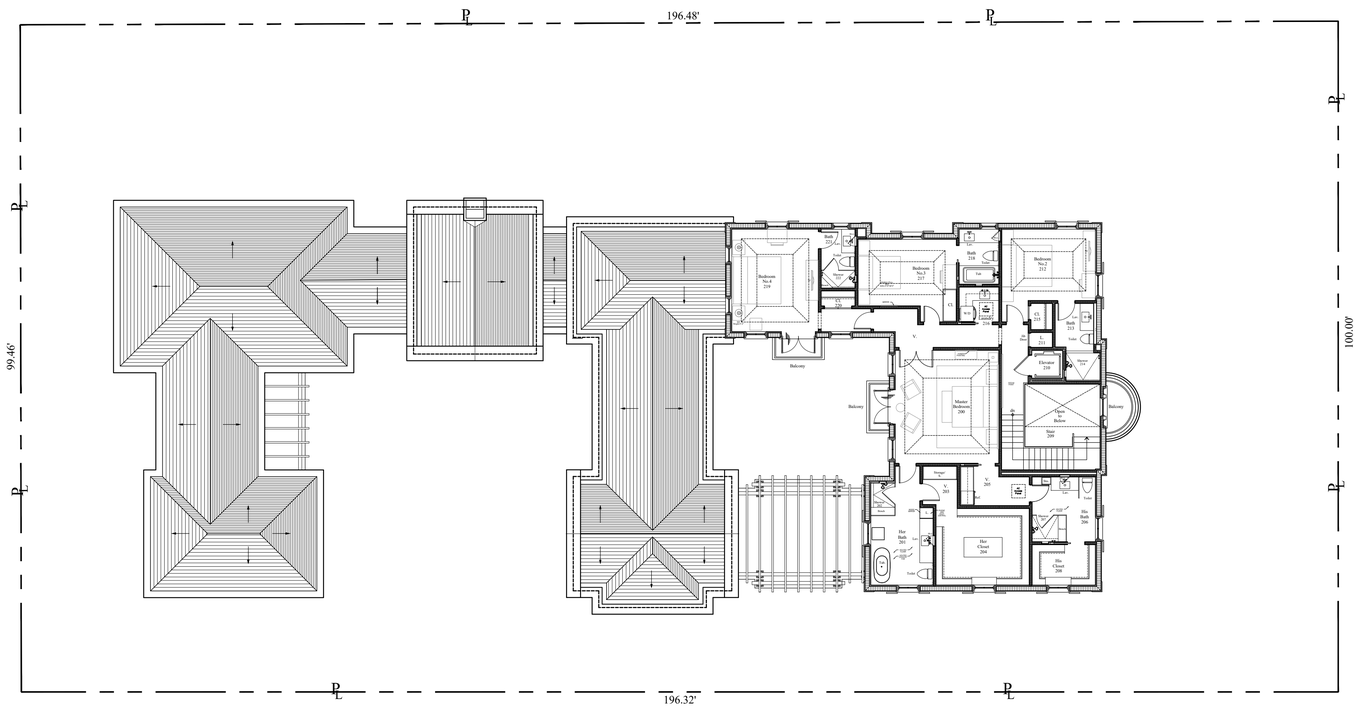
264 Dunbar Road Palm Beach FL 33480

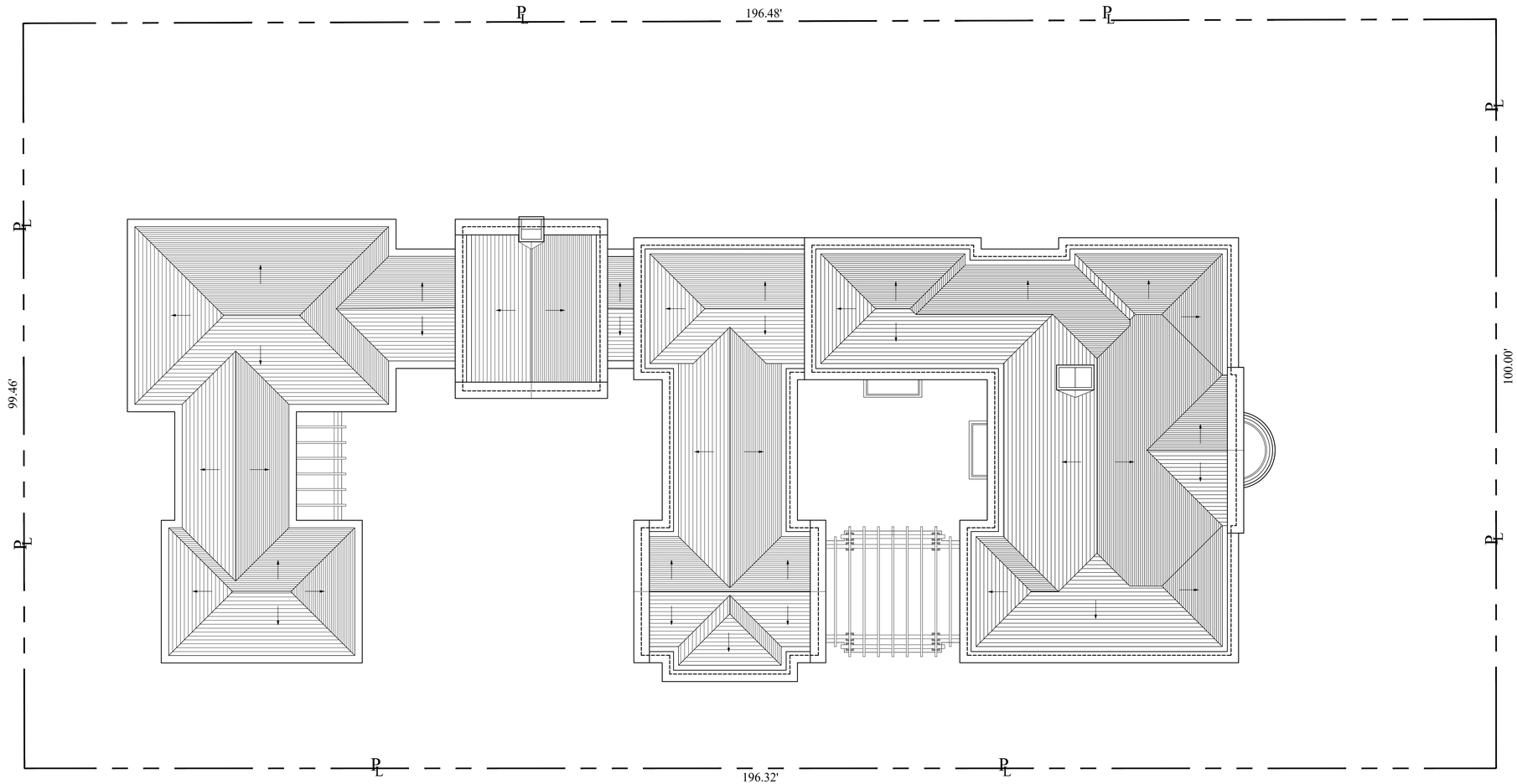
STATE OF FLORIDA
ANGELO L. DAVILA
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MP DESIGN & ARCHITECTURE, INC
COMEAU BUILDING
319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.

A101


196.48'
99.46'
100.00'
196.32'
Bedroom No.4 219
Bath 215
Bedroom No.3 217
Bath 218
Bedroom No.2 212
Fan
CL 213
CL 214
Bath 211
Elevator 210
Master Bedroom 200
Open Below
Stair 209
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Hall 2575
Hall 2576
Hall



Arcom Approved Roof Plan

Scale 1/8 " = 1'-0"

MP DESIGN & ARCHITECTURE, INC
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561.833.7575

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ANGELO L. DAVILA
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AR0016639

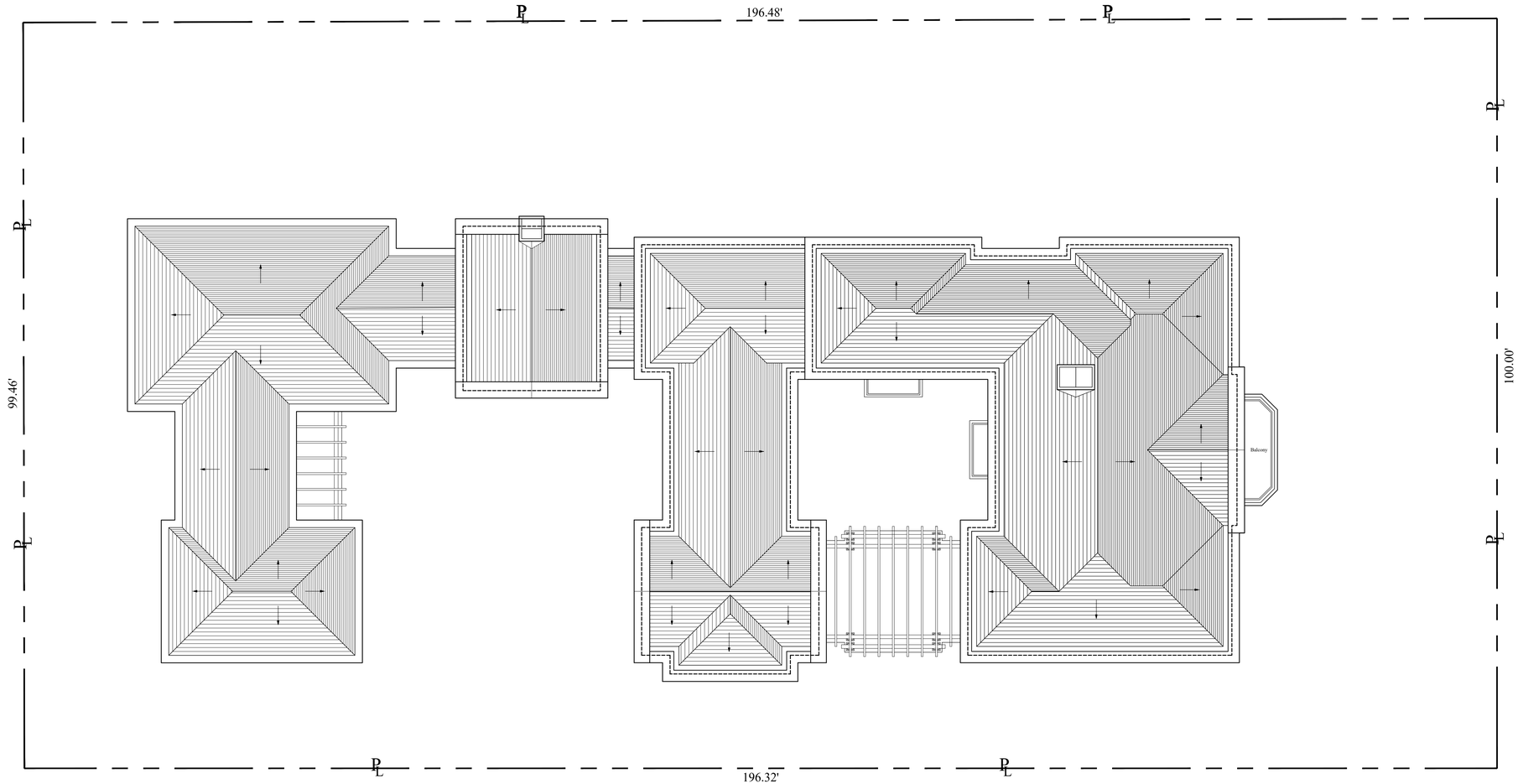
COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
264 Dunbar Road Palm Beach FL 33480

SHEET NO.
A102.0



Proposed Roof Plan

Scale 1/8 " = 1'-0"

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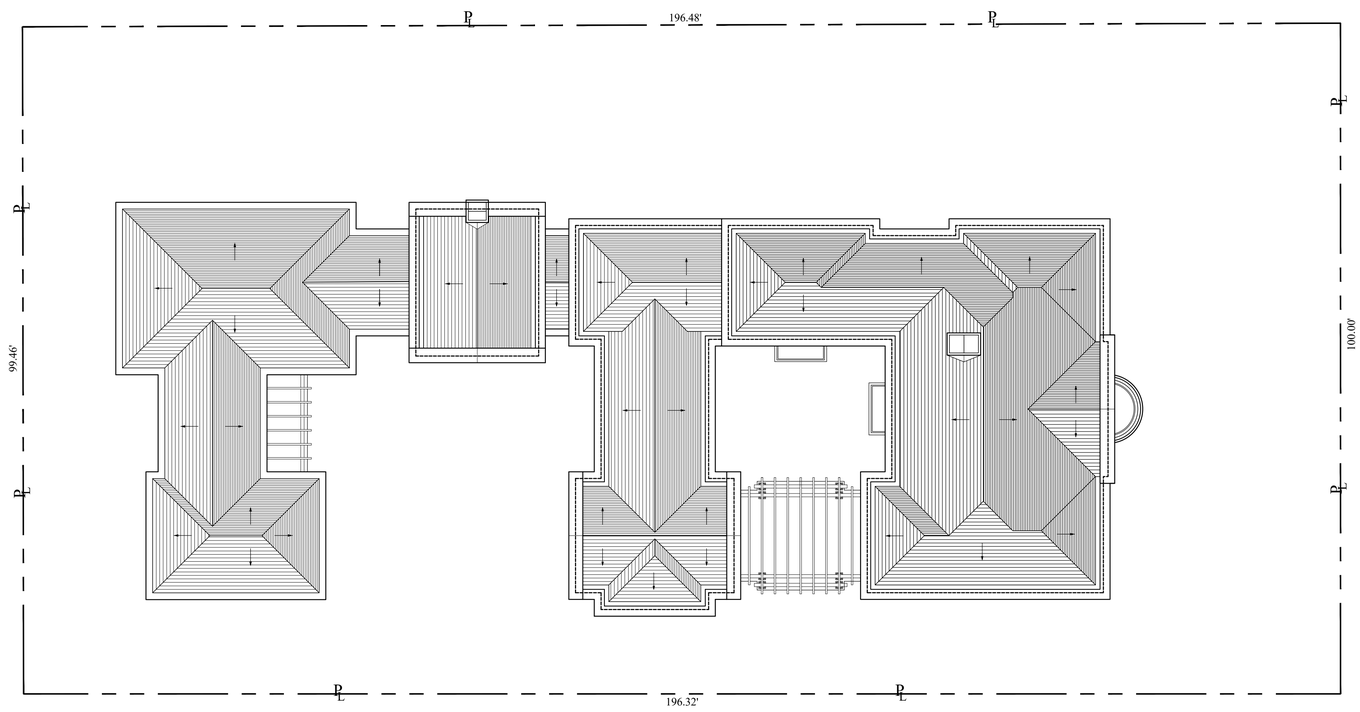
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A New Residence for
264 Dunbar Road Trust
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ARCHITECT
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FLORIDA REG. ARCH.
#AR0016639

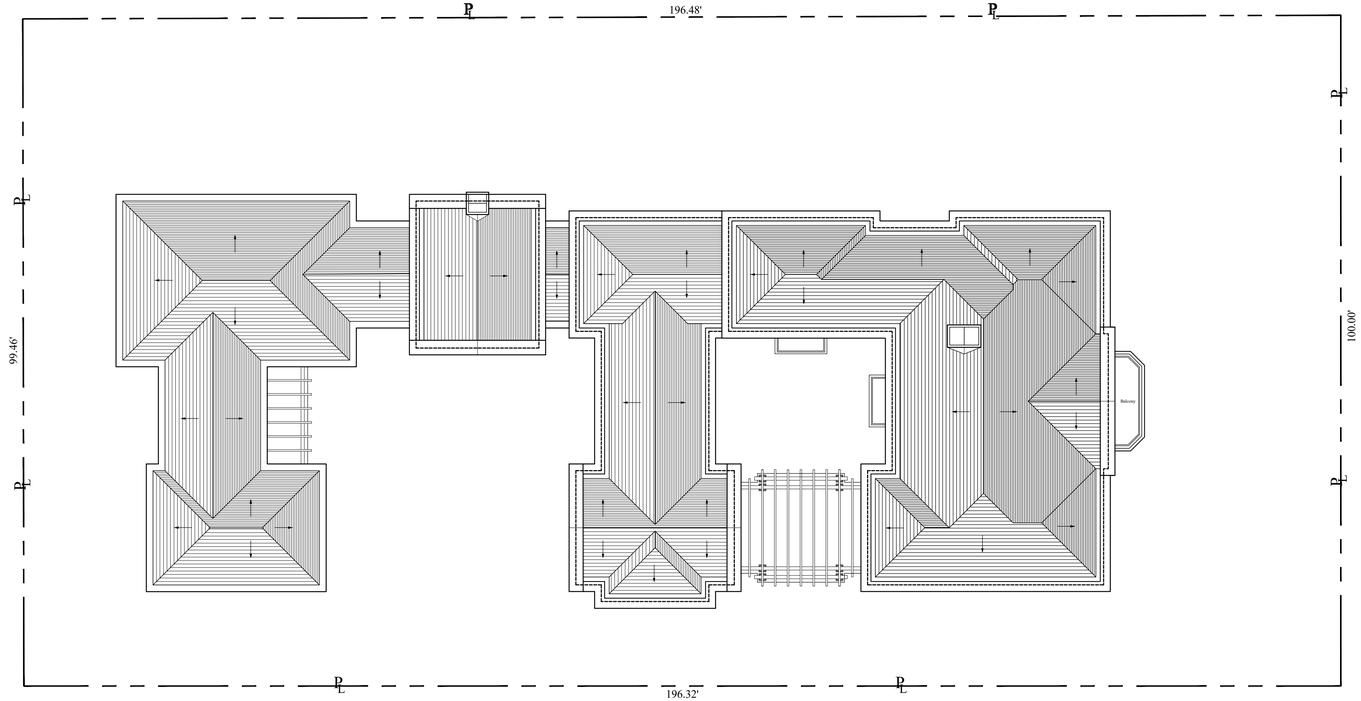
MP DESIGN & ARCHITECTURE, INC
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561.833.7575

SHEET NO.
A102



Arcom Approved Roof Plan

Scale 1/8 " = 1'-0"



Proposed Roof Plan

Scale 1/8 " = 1'-0"

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2606

DATE
08-05-26

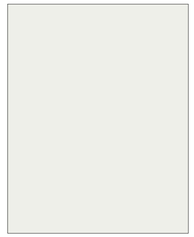
REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480
264 Dunbar Road

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ARCHITECT
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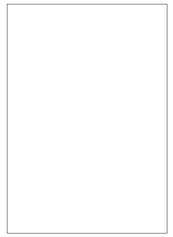
SHEET NO.
A102.1



OC-150

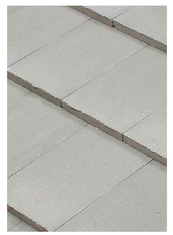
Benjamin Moore

Building Color



White

Railing, Doors, Windows, Trims and Details



White

Flat Cement Roof Tile



Charcoal Linen 2133-40

Benjamin Moore

Front Door and Shutters

Arcom Approved Building Colors

MP DESIGN & ARCHITECTURE

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480
264 Dunbar Road

STATE OF FLORIDA
REGISTERED
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ANGELO DAVILA A.L.A.
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#AR0016639

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561.833.7575

SHEET NO.
Colors





ARCOM Approved North Elevation

Scale n.t.s.



Proposed North Elevation

Scale n.t.s.

MP DESIGN & ARCHITECTURE

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480
264 Dunbar Road

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
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561.833.7575

SHEET NO.
A200



ARCOM Approved South Elevation - No Work

Scale 1/4" =1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
264 Dunbar Road
Palm Beach FL 33480

STATE OF FLORIDA
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ARCHITECT
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561.833.7575

SHEET NO.
A200.1



Arcom Approved Partial East Elevation - No Work

Scale 1/4" =1'-0"



Arcom Approved Partial West Elevation - No Work

Scale 1/4" =1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480
264 Dunbar Road

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
#AR0016639

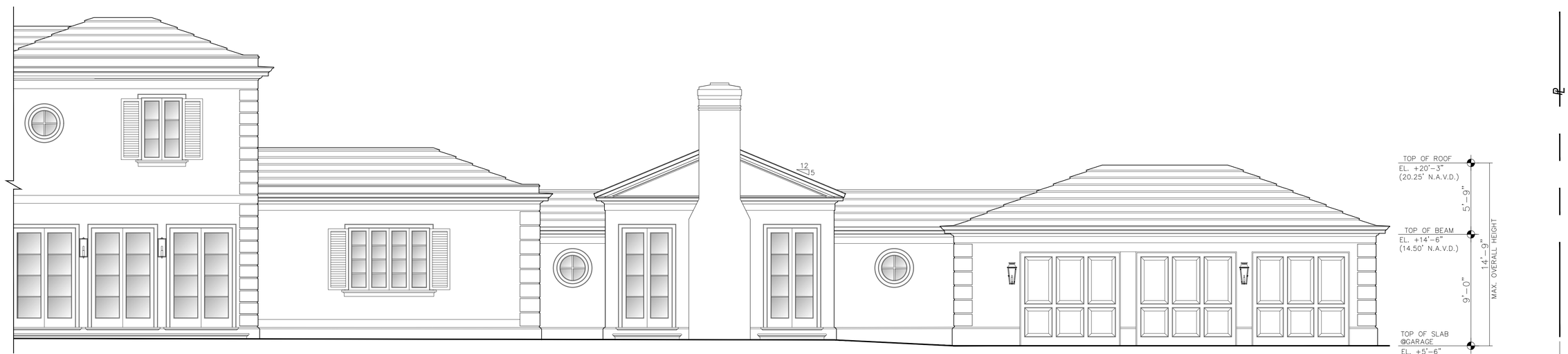
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561.833.7575

SHEET NO.
A201



Arcom Approved Partial East Elevation - No Work

Scale 1/4" =1'-0"



Arcom Approved Partial West Elevation - No Work

Scale 1/4" =1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480

264 Dunbar Road

STATE OF FLORIDA
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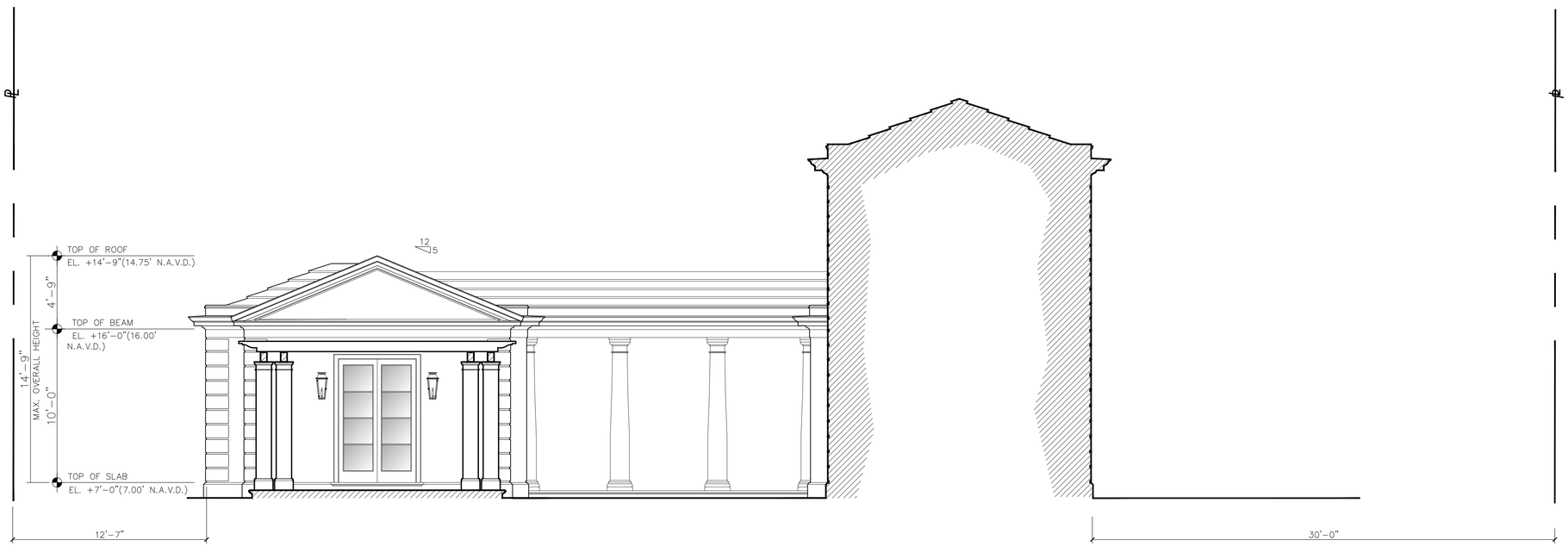
SHEET NO.

A201.1



Arcom Approved South Elevation - Section 1 - No Work

Scale 1/4" =1'-0"



Arcom Approved North Elevation - Section 2 - No Work

Scale 1/4" =1'-0"

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
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264 Dunbar Road

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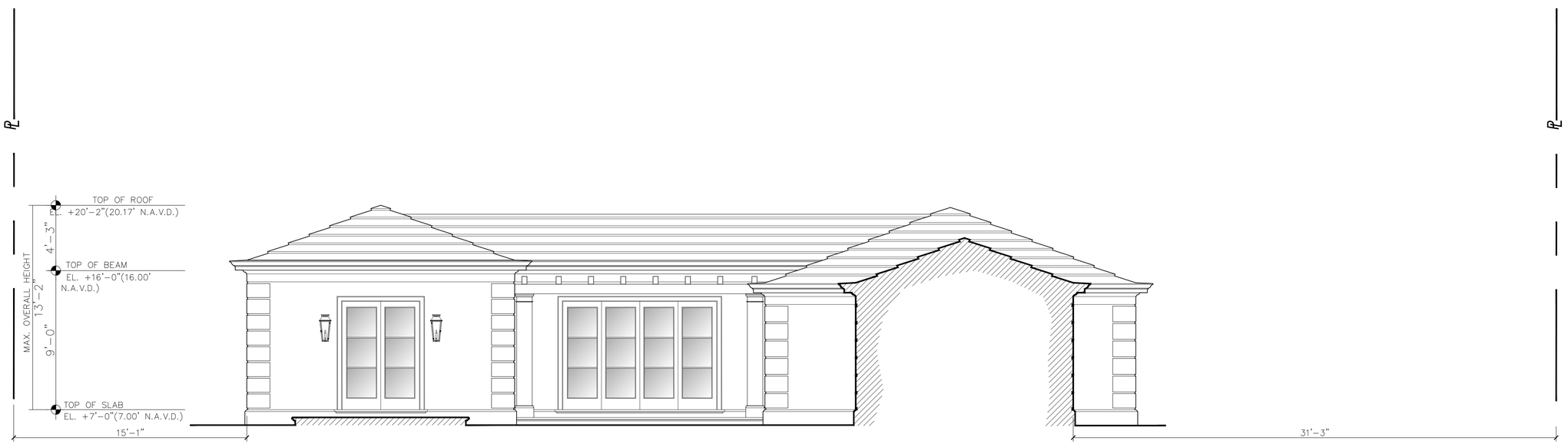
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WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
A202



Arcom Approved South Elevation- Section 3 - No Work

Scale 1/4" =1'-0"



Arcom Approved North Elevation- Section 4 - No Work

Scale 1/4" =1'-0"

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480

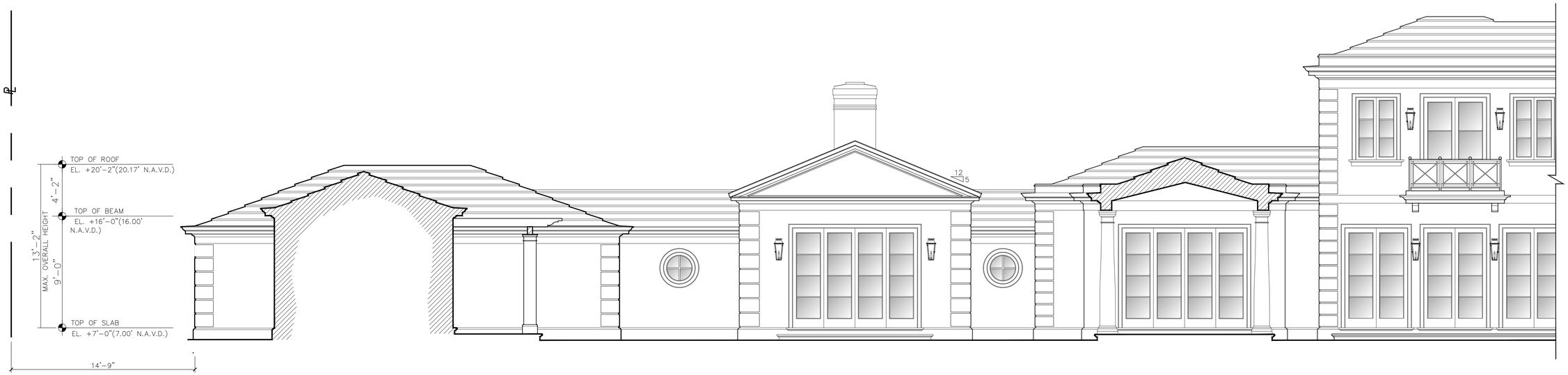
264 Dunbar Road

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#AR0016639

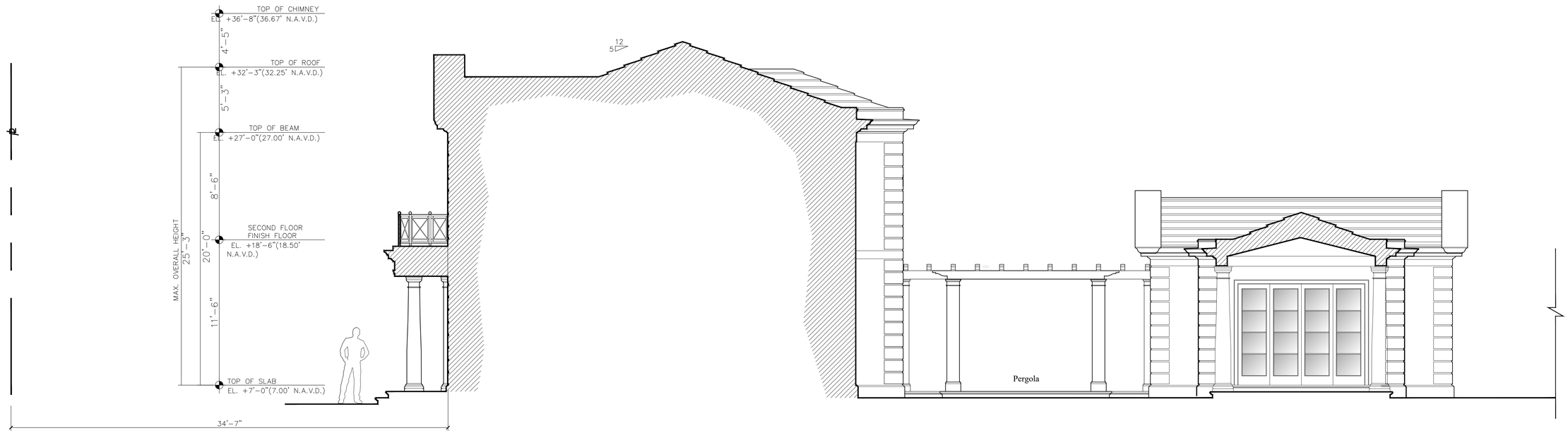
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561.833.7575

SHEET NO.
A203



Arcom Approved Partial East Elevation- Section 5 - No Work

Scale 1/4" =1'-0"



Arcom Approved Partial West Elevation- Section 6 - No Work

Scale 1/4" =1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
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264 Dunbar Road

STATE OF FLORIDA
ANGELO L. DAVILA
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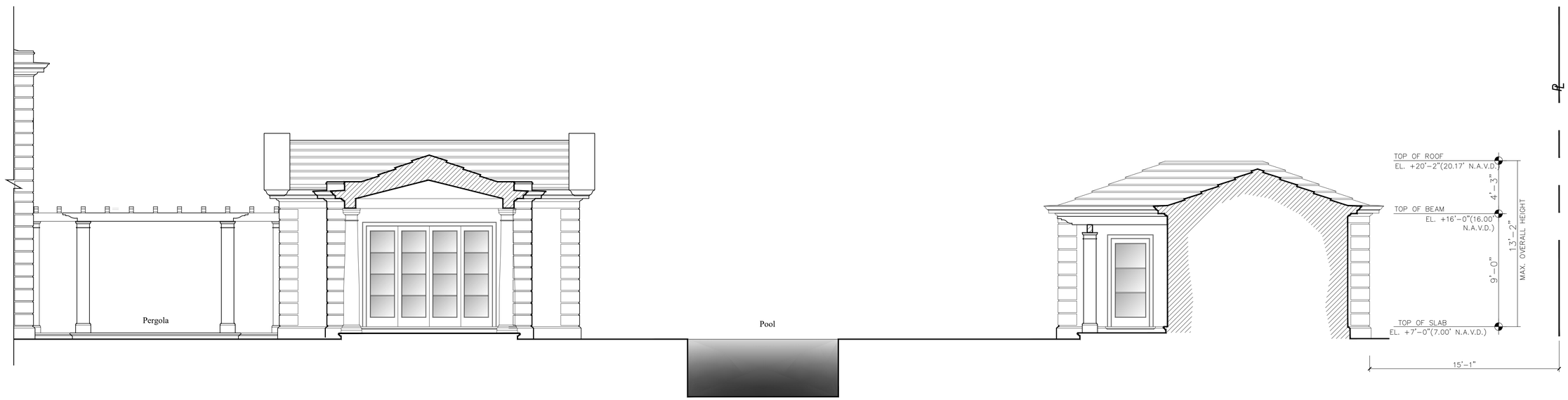
MP DESIGN & ARCHITECTURE, INC
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319 CLEMATIS STREET, SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575

SHEET NO.
A204



Arcom Approved Partial East Elevation- Section 5 - No Work

Scale 1/4" =1'-0"



Arcom Approved Partial West Elevation- Section 6 - No Work

Scale 1/4" =1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2606

DATE
08-05-26

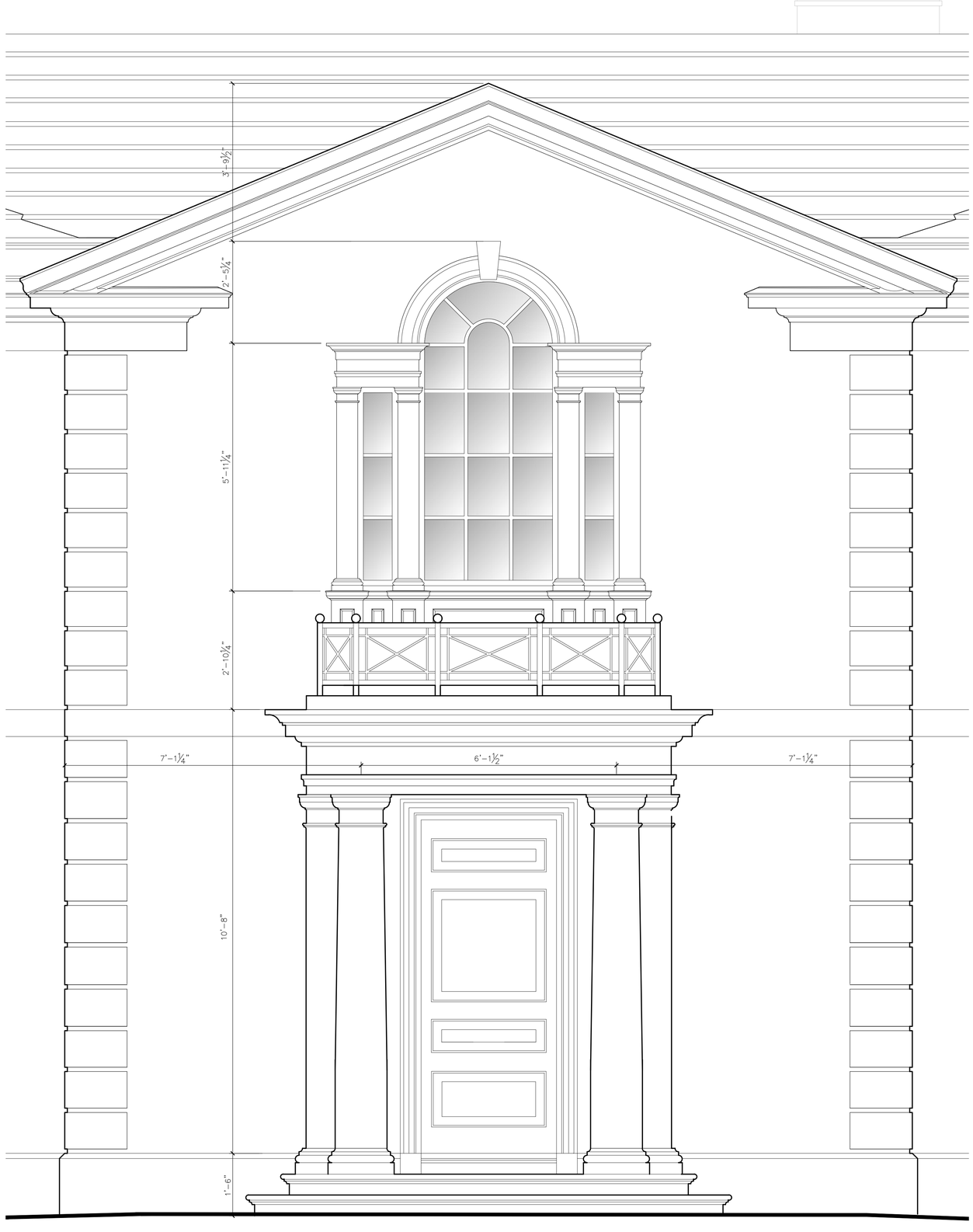
REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480
264 Dunbar Road

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SHEET NO.
A204.1



Arcom Approved Entry Elevation Detail

Scale 3/4" = 1'-0"

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DATE
08-05-26

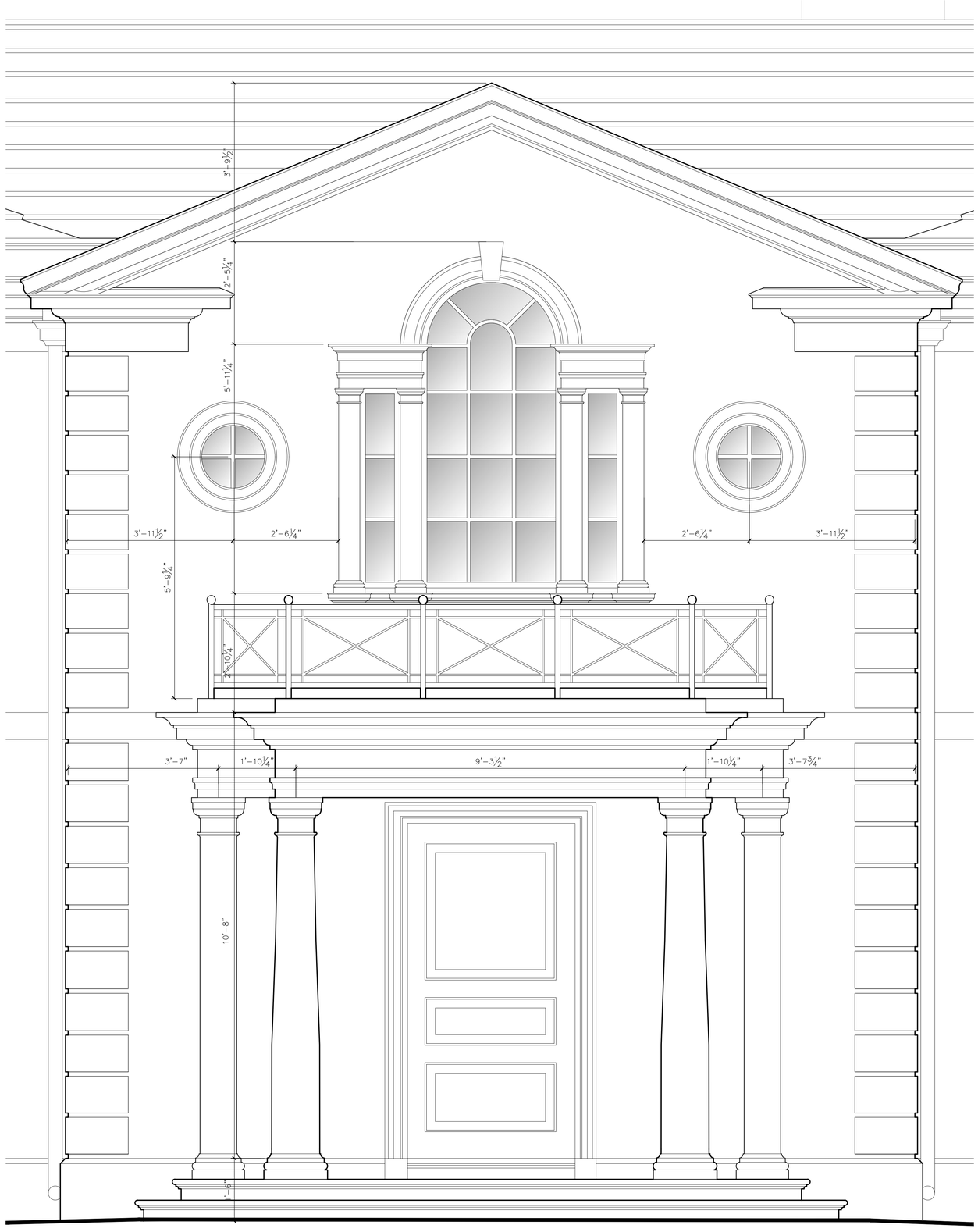
REVISIONS

A New Residence for
264 Dunbar Road Trust
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264 Dunbar Road

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ANGELO DAVILA A.I.A.
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SHEET NO.
Entry Elevation Detail



Proposed Entry Elevation Detail

Scale 3/4" = 1'-0"

MP DESIGN & ARCHITECTURE

COMM NO.
2606

DATE
08-05-26

REVISIONS

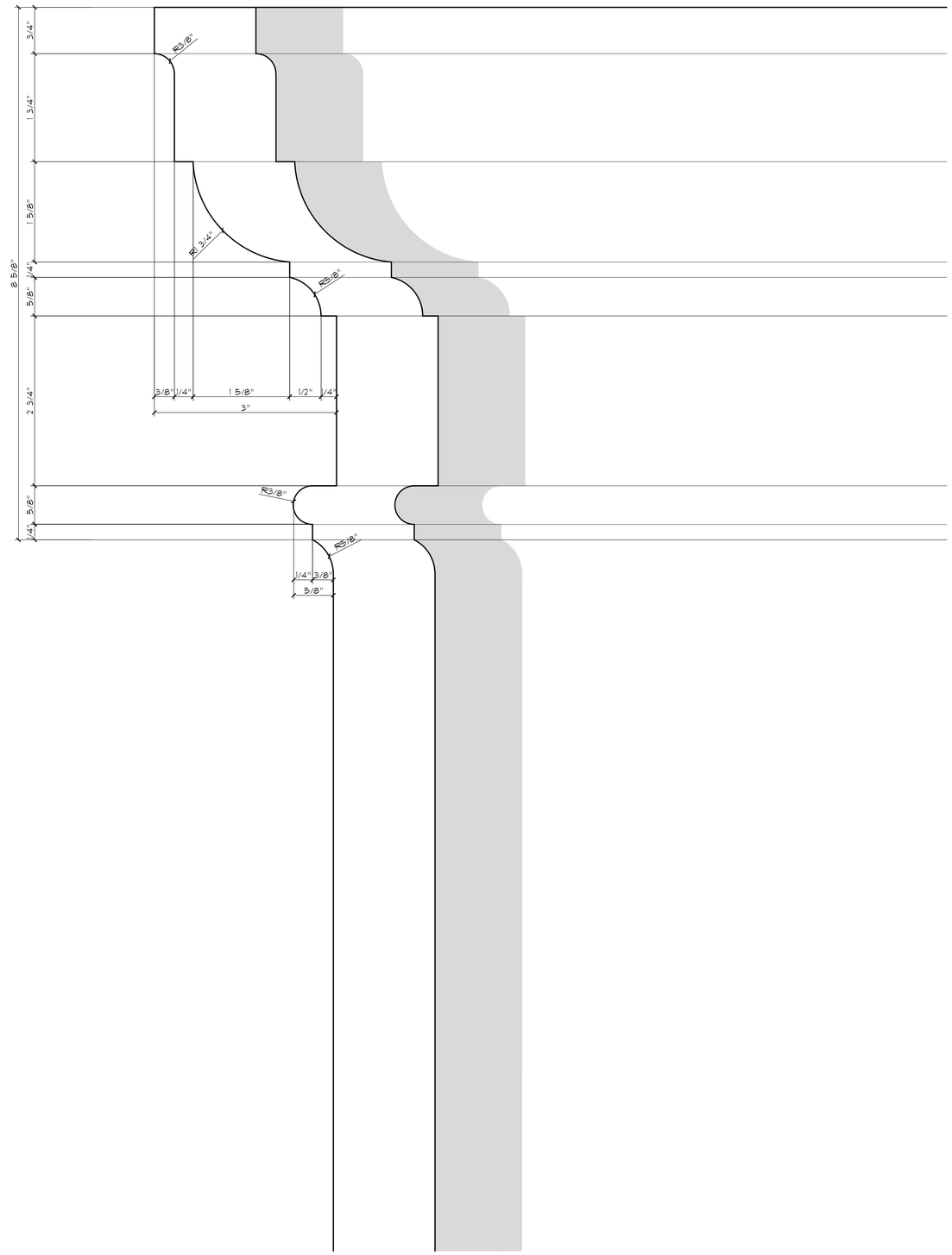
A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480

264 Dunbar Road

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ARCHITECT
ANGELO DAVILA A.I.A.
FLORIDA REG. ARCH.
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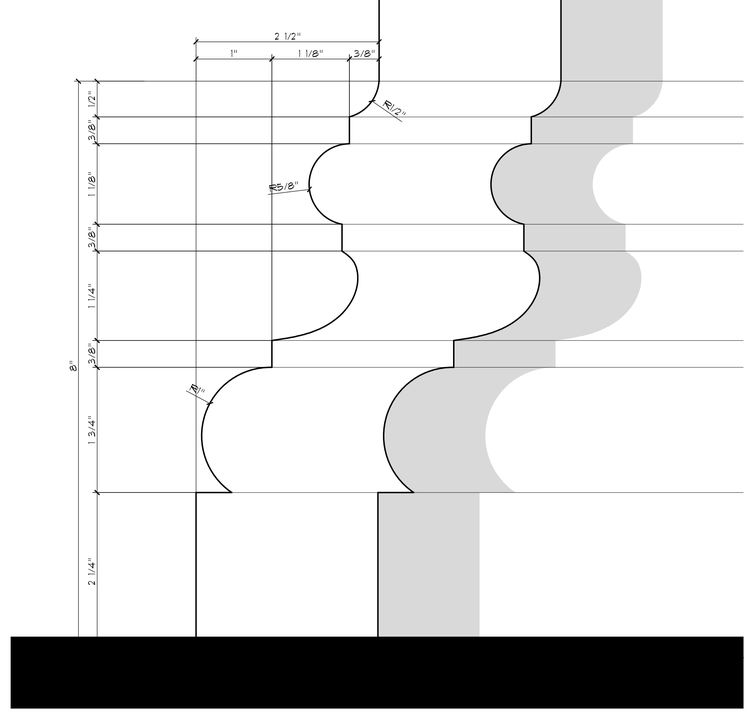
MP DESIGN & ARCHITECTURE, INC
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SHEET NO.
Entry Elevation Detail



Column Cap Detail

Scale Full Size



Column Base Detail

Scale Full Size

ARC-24-008
ZON-24-047

COMM NO.
2606

DATE
08-05-26

REVISIONS

A New Residence for
264 Dunbar Road Trust
Palm Beach FL 33480

264 Dunbar Road

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SHEET NO.

Column Detail

04-07-2026

233 Miraflores Drive

ARC-24-066

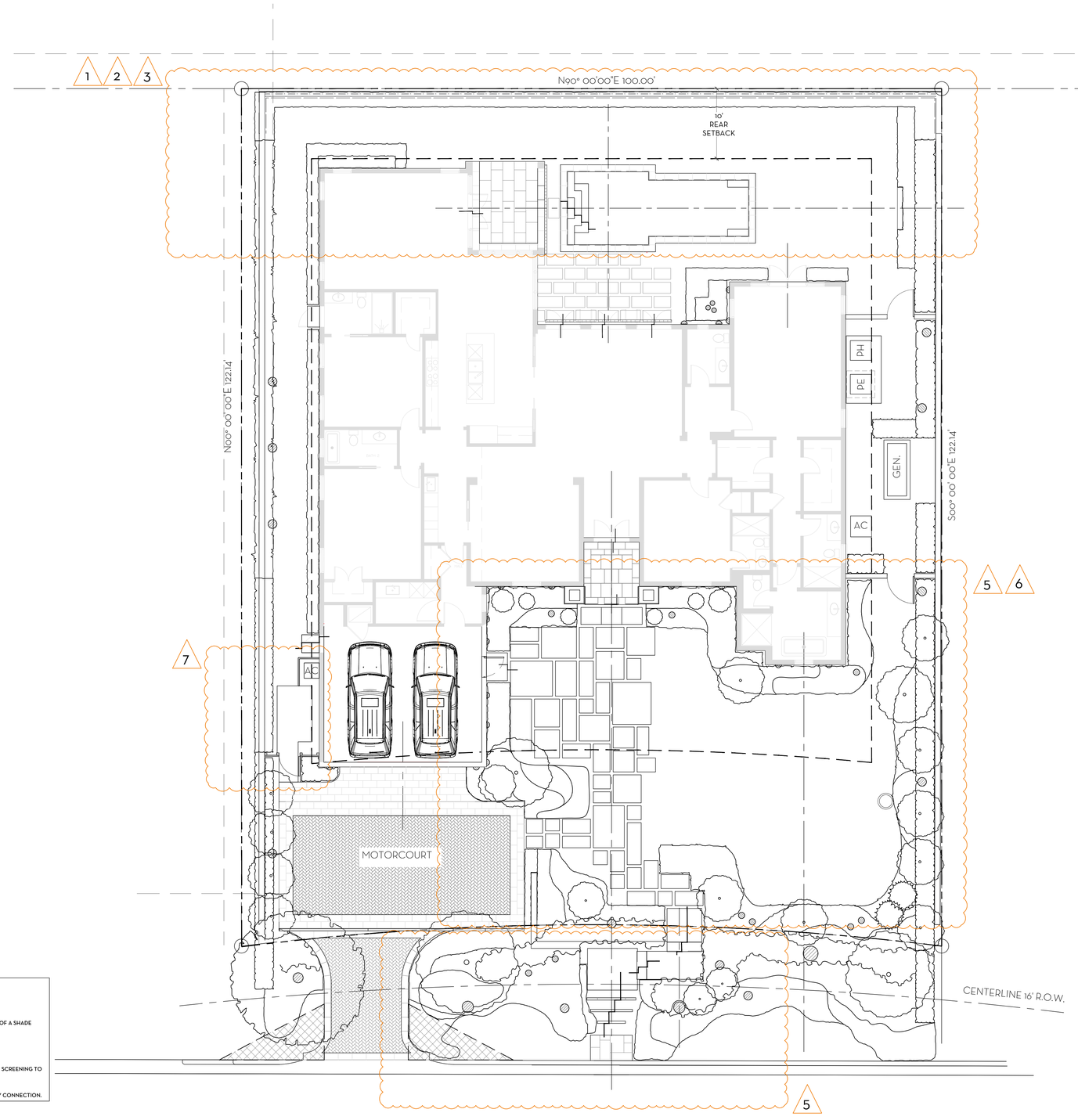
Summary of Changes

This submission includes revisions to the set of plans previously approved by ARCOM. The owner is seeking abandonment of the rear easement separately. This application request captures the associated expansion of landscape along with field adjustments to the currently approved set of drawings.

The changes made to 233 Miraflores Drive are as follows:

1. The proposed plans address the owner's decision to seek abandonment of the north easement. The landscape buffer is shifted to the property line, and a retention wall is being proposed encompassing the additional area.
2. Site/retention wall proposed is not to exceed 7' HT max as measured from lowest adjacent grade. As an extension of the existing wall, stucco finish and paint to match. These changes are noted on sheet L1 with a detailed wall section provided on sheet D1.
3. Proposed landscape adjustments include foundation planting along the west and north of the house with buffer hedges placed at the property line. Changes noted on sheet LP1 and reflected in the landscape schedule on sheet LP3.
4. The planting schedule has been updated to more accurately reflect the requirements and categories of materials. Previous submittals have shown inaccurate information with silver saw palmetto listed under shrubs, cocoplum under ground cover, etc. Town landscape legend on sheet LP2 has been updated to reflect the changes. OS4 diagram is included reflecting the IRC native requirements.
5. Landscape materials in the front yard and streetside have been adjusted and changed per client comments. Paving footprint of pedestrian area in the right of way has reduced in overall width.
6. Front yard paving footprint has been adjusted to reduce the square footage of paving within the area and allow for more lawn and green space per client request.
7. Client requested slab for waste and recycling container storage was added to the interior of the west pedestrian gate.
8. Landscape open space calculations have been revised to reflect modifications to the paving adjustments. Open space diagrams have also been updated and provided within the enclosed set.
9. Grading plan is provided within the set reflecting the existing grades within the north easement with proposed wall and interior landscape grades.

CURRENTLY PROPOSED



OWNER IS SEEKING EASEMENT
ABANDONMENT UNDER A SEPARATE APPLICATION

NOTES:

ARC-24-066

PER THE DEVELOPMENT ORDER, THIS PLAN IS APPROVED WITH THE FOLLOWING CONDITIONS:

1. APPLICANT SHALL MIRROR THE PROPOSED CURB CUT ON THE OTHER SIDE ALLOWING FOR INSTALLATION OF A SHADE TREE.
2. APPLICANT SHALL ELONGATE LANDSCAPE STRIP ALONG SOUTH PROPERTY LINE.
3. APPLICANT SHALL REDUCE DRIVEWAY TO 12' WIDE MAXIMUM.

RESPONSE:

1. DRIVEWAY CURB CUT LOCATION HAS BEEN SHIFTED AND LANDSCAPE ADJUSTED TO PROVIDE ADDITIONAL SCREENING TO GARAGE DOORS.
2. LANDSCAPE STRIP HAS BEEN ELONGATED PER REVISION NOTED ABOVE.
3. DRIVEWAY WIDTH HAS BEEN REDUCED TO 12'.
4. GARDEN ENTRY STEP STONE PATH HAS BEEN REDUCED AND NARROWED AT TOP OF STAIRS AND DRIVEWAY CONNECTION.

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,071	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,431.95	SQ FT	45%
EXISTING =	5,460.33	SQ FT	47%
PROPOSED =	5,438	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,303	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	921.2	SQ FT	40%
EXISTING =	1,373	SQ FT	59.5%
PROPOSED =	1,458	SQ FT	63%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,036	SQ FT
MINIMUM LANDSCAPE:		
(50% OF 5,431.95 SF) = 2716 REQUIRED		
EXISTING =	3,635	SQ FT
PROPOSED =	3,341	SQ FT

CENTERLINE

MIRAFLORES DR.

8

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN

PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

12 MAR 2026
15 JAN 2026
28 JULY 2025
11 JULY 2025
19 MAY 2025
31 JULY 2024
20 JUNE 2024
12 JUNE 2024

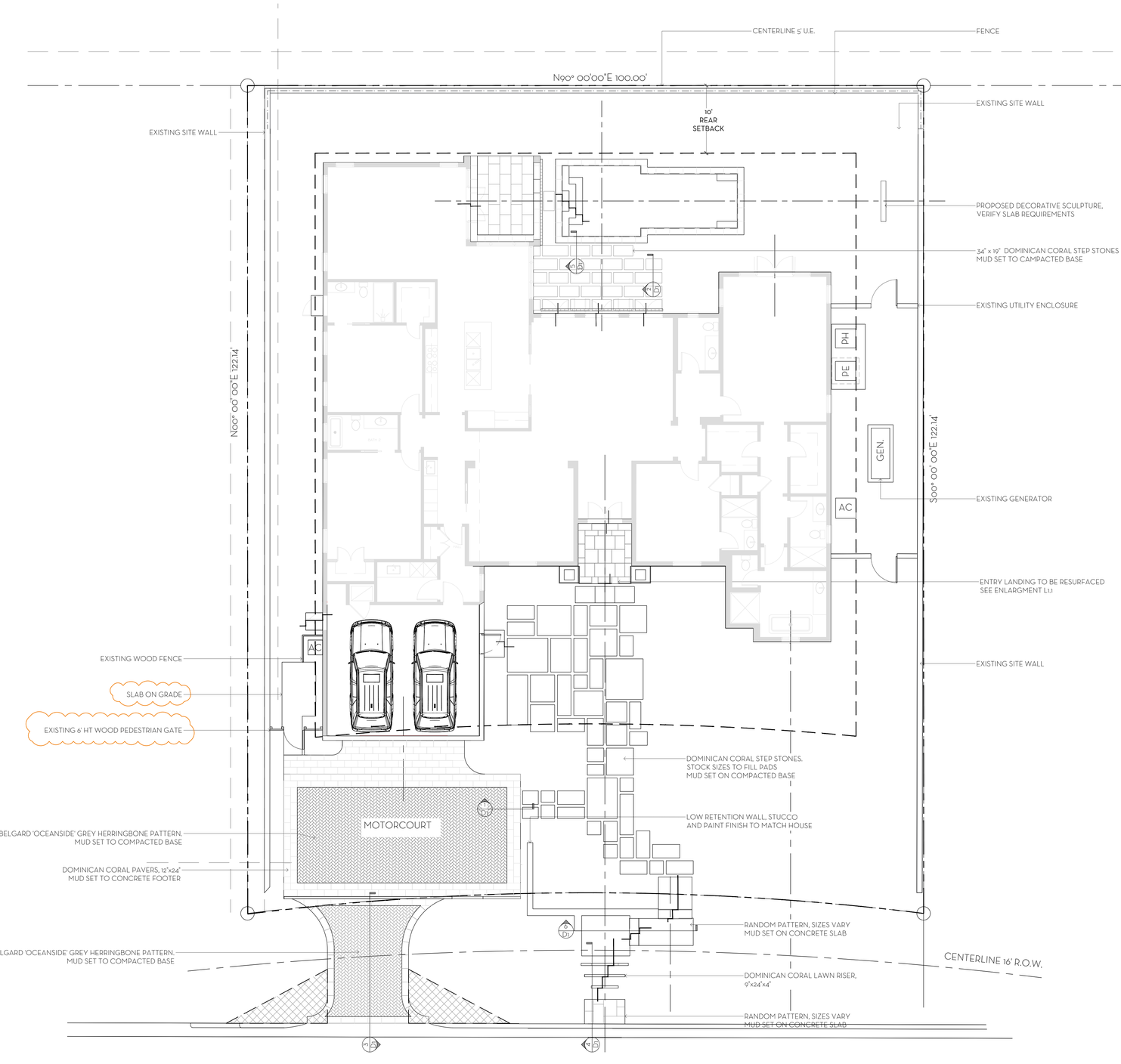
NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

SITE

ARC-24-066



AMMENDED TO ADDRESS STAFF COMMENTS
04-30-2026

N
W E
S

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN
PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

12 MAR 2026
15 JAN 2026
28 JULY 2025
11 JULY 2025
19 MAY 2025
31 JULY 2024
20 JUNE 2024
12 JUNE 2024

NIEVERA WILLIAMS
DESIGN

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

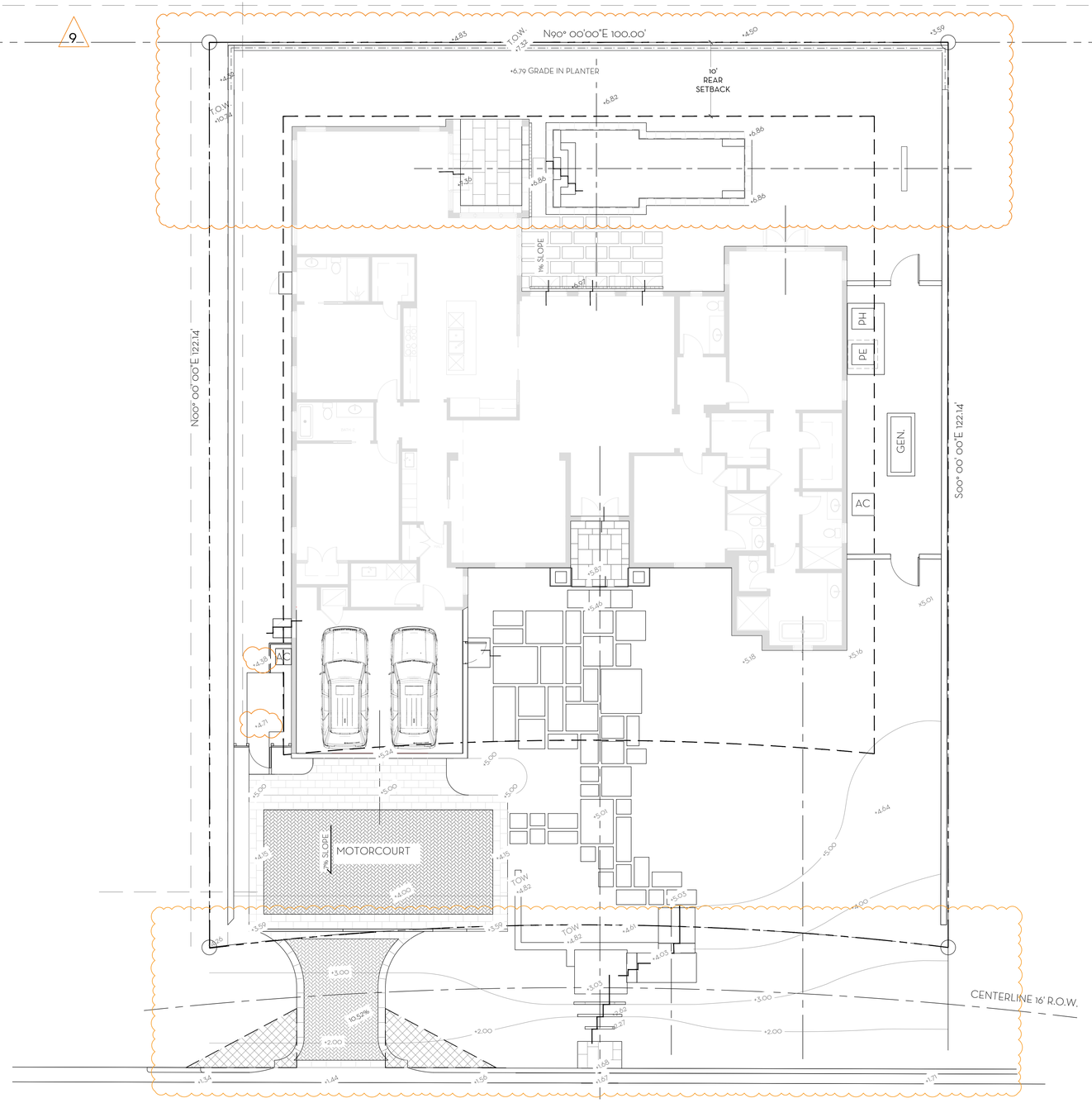
NIEVERAWILLIAMS.COM

L1

ARC-24-066

REVISION SUMMARY:		
REV. NO.	DATE	DESC.
1	03/13/25	EXTENSION OF RETAINING WALL BY DRIVE
2	04/01/25	GRADES CONVERTED TO NAVD
	09/09/25	CONTOURS REVISED WITHIN R.O.W.

9



AMMENDED TO ADDRESS STAFF COMMENTS
04-30-2026

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

N
W E
S

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

GRADING PLAN
PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

12 MAR 2026
15 JAN 2026
28 JULY 2025
11 JULY 2025
19 MAY 2025
31 JULY 2024
20 JUNE 2024
12 JUNE 2024

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

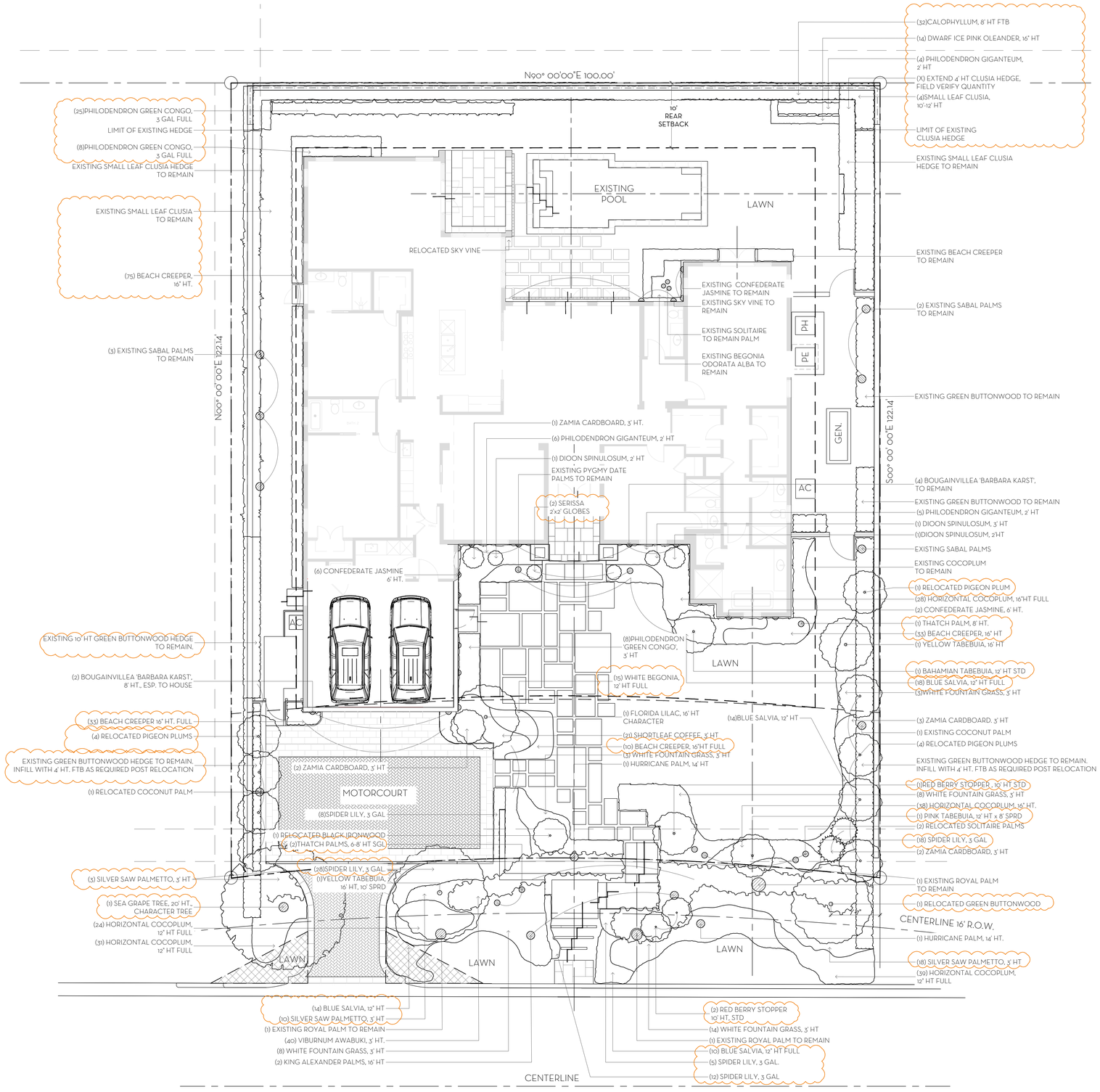
NIEVERA WILLIAMS
DESIGN

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

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ARC-24-066



AMMENDED TO ADDRESS STAFF COMMENTS
04-30-2026

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

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W E
S

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

LANDSCAPE PLAN

PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

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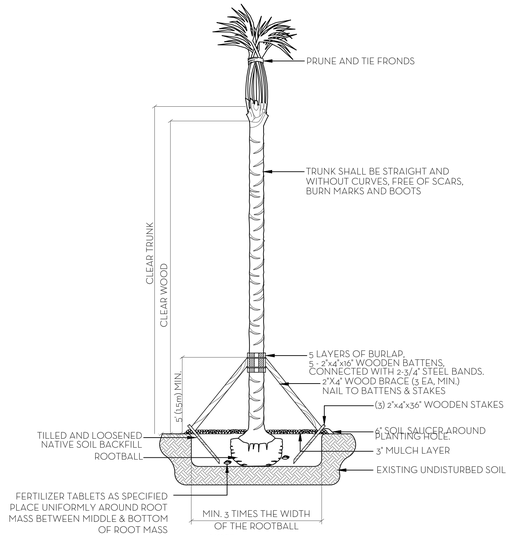
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ARC-24-066

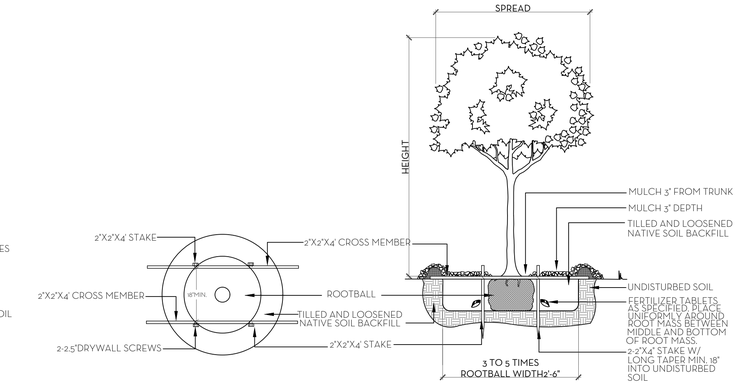
CURRENTLY PROPOSED



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

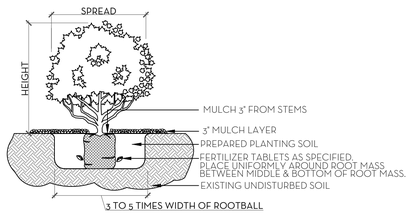
PALM PLANTING DETAIL
N.T.S.

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



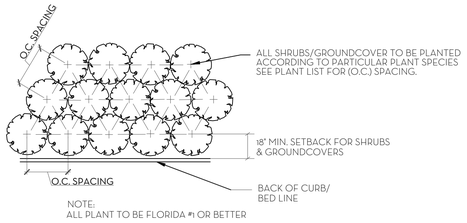
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE;
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

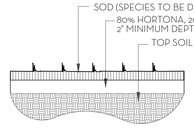
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE;
ALL PLANT TO BE FLORIDA #1 OR BETTER

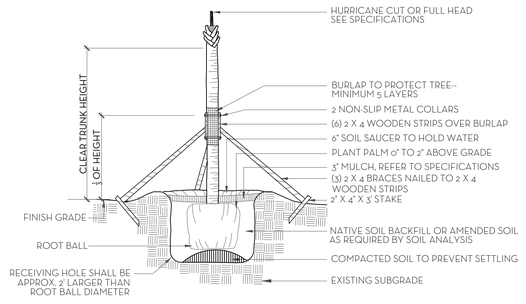
PLANT SPACING DETAIL
N.T.S.

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



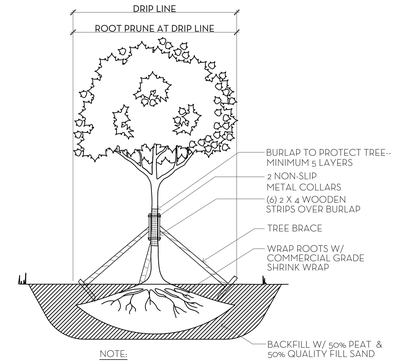
SOD PLANTING DETAIL
N.T.S.

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



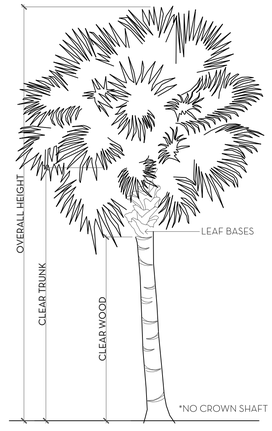
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

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

233 Miraflores Drive

April 8th, 2026

Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES				
Sea Grape Tree	Coccoloba uvifera	1	20' HT, character	*IRC
Red Berry Stopper	Eugenia Confusa	1	12' HT, 8' SPRD	*IRC
Red Berry Stopper	Eugenia Confusa	2	10' HT STD	*IRC
Yellow Tabebuia	Tabebuia caraiba	2	16' HT	
Pink Tabebuia	Handroanthus Gemmiflora	1	12' HT, 8' SPRD	
Bahamian Tabebuia	Tabebuia Bahamensis	1	12' HT STD	
Green Buttonwood	Conocarpus erectus	1	RELOCATED	*IRC
Pigeon Plum	Coccoloba diversifolia	9	RELOCATED	*IRC
Black Ironwood	Krugiodendron ferreum	1	RELOCATED	*IRC
Florida Lilac	Lonchocarpus violaceus	1	16' HT, Character	
PALMS				
Thatch Palm	Coccothrinax argentea	1	8' HT	
Thatch Palm	Coccothrinax argentea	2	6-8' HT SGL	
King Alexander Palm	Archontophoenix alexandrae	2	16' HT	
Silver Saw Palmetto	Serenoa repens 'Cinerea'	31	3' HT	*IRC
Coconut Palm	Cocos nucifera	1	RELOCATED	
Solitaire Palm	Ptychosperma elegans	2	RELOCATED	*
Hurricane Palm	Dictyosperma album	2	14' HT	
HEDGE/SHRUB/VINES				
Viburnum Awabuki	Viburnum odoratissimum awabuki	40	3' HT.	
Blue Salvia	Salvia 'Mystic Spires Blue	56	12" HT FULL	
Spider Lily	Hymenocallis littoralis	71	3 GAL	*
White Begonia	Begonia odorata 'Alba'	15	12" HT FULL	
White Fountain Grass	Pennisetum setaceum 'Alba'	38	3' HT.	
Shortleaf Coffee	Psychotria tenuifolia	21	3' HT.	*IRC
Serissa	Serissa japonica	2	2'X2' GLOBES	
Horizontal Cocoplum	Chrysobalanus icaco	94	12" HT.	*IRC
Horizontal Cocoplum	Chrysobalanus icaco	66	16" HT.	*IRC
Philodendron Giganteum	Philodendron Giganteum	11	2' HT	
Philodendron Green Congo	Philodendron 'Congo'	8	3' HT	
Zamia Cardboard	Zamia furfuracea	8	3' HT	
Dioon Spinulosum	Dioon Spinulosum	2	2' HT	
Dioon Spinulosum	Dioon Spinulosum	1	3' HT	
Green Buttonwood	Conocarpus erectus	7	4' HT FTB	*IRC
Green Buttonwood	Conocarpus erectus	3	8' HT FTB	*IRC
GROUNDCOVER / VINES				
Bougainvillea 'Barbara Karst'	Bougainvillea 'Barbara Karst'	2	8' HT Esp. To Wall	
Confederate Jasmine	Trachelospermum jasminoides	8	6' HT Esp. To Wall	
Beach Creeper	Ernodea littoralis	76	16" HT.	*IRC
SOD				
Diamond Zyosia				

* Indicates Native Status For Palm Beach for IRC Database
IRL Indicates Native Status For Palm Beach for IRC Database

NIEVERA WILLIAMS DESIGN

233 Miraflores Drive

April 08 ,2026

Common Name	Botanical Name	Quantity	Install Specification	Native Status
HEDGE/SHRUB/VINES				
Dwarf Ice Pink Oleander	Nerium oleander 'Dwarf Pink Ice'	14	16" HT	*
Calophyllum	Calophyllum	32	8' HT FTB	*
Philodendron Green Congo	Philodendron 'Congo'	33	3 GAL	
Philodendron Giganteum	Philodendron Giganteum	4	2' HT	
Small Leaf Clusia	Clusia guttifera	16	10'12' HT FTB, Match Existing	
GROUNDCOVER / VINES				
Beach Creeper	Ernodea littoralis	75	16" HT.	*IRC
SOD				
Diamond Zyosia				

* Indicates Native Status For Palm Beach for IRC Database
IRL Indicates Native Status For Palm Beach for IRC Database

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

Native Landscape Legend

Line #	Property Address:	233 Miraflores Dr	
4		Required	Proposed
5	Lot Size (sq ft)	12,071 SF	12,071 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	5,431.95 (45%)	5,438(45%)
7	Perimeter LOS (Sq Ft and %)	2,018(50%)	2,889(71%)
8	Front Yard LOS (Sq Ft and %)	921.2(40%)	1,225.28(53%)
9	Native* Trees %	7 (35%)	15 (75%)
10	Native* Palms %	14 (35%)	31 (76%)
11	Native* Shrubs %	190(35%)	191 (35%)
12	Native* Vines / Ground Cover %	56 (35%)	156 (94%)

To determine appropriate native vegetation, the Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.*

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

Note: Native ca+A1.D15culations are based on proposed installation planting only. Per Town Of Palm Beach Landscape Ordinances.

REVISION SUMMARY:		
REV. NO.	DATE	DESC.
1	07/17/25	VE PLANTING REVISIONS
2	07/28/25	LANDSCAPE MODIFICATIONS

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

12 MAR 2026
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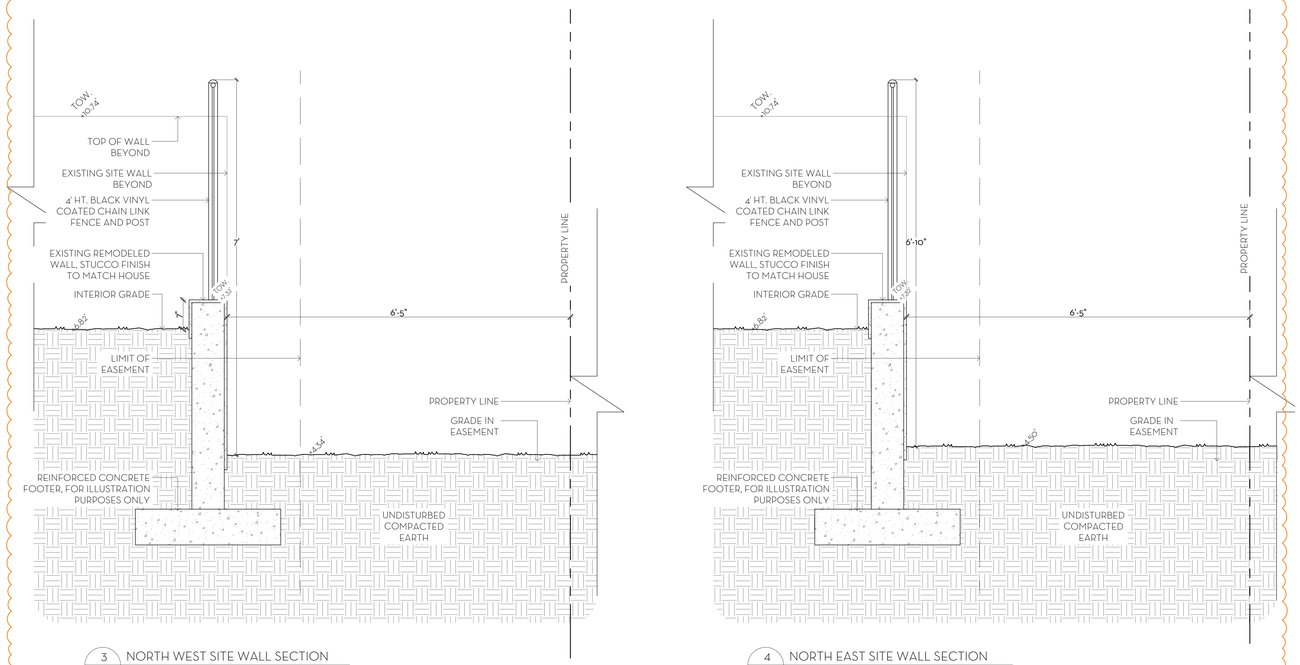
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LP3

ARC-24-066

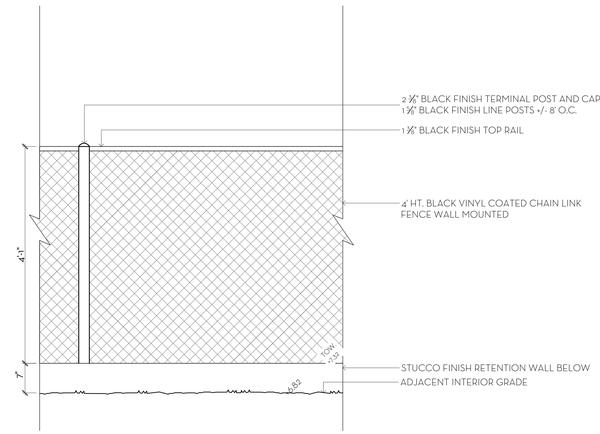
CURRENTLY PROPOSED

2



3 D1 NORTH WEST SITE WALL SECTION
SCALE: 3/4"=1'-0"

4 D1 NORTH EAST SITE WALL SECTION
SCALE: 3/4"=1'-0"



5 D1 SITE WALL ELEVATION
SCALE: 3/4"=1'-0"

AMMENDED TO ADDRESS STAFF COMMENTS
04-30-2026

* NOTE : ALL SPOT ELEVATIONS PROVIDED IN NAVD

MARIO F. NIEVERA

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6666856

DETAILS

PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

SCALE: SEE DETAIL

12 MAR 2026
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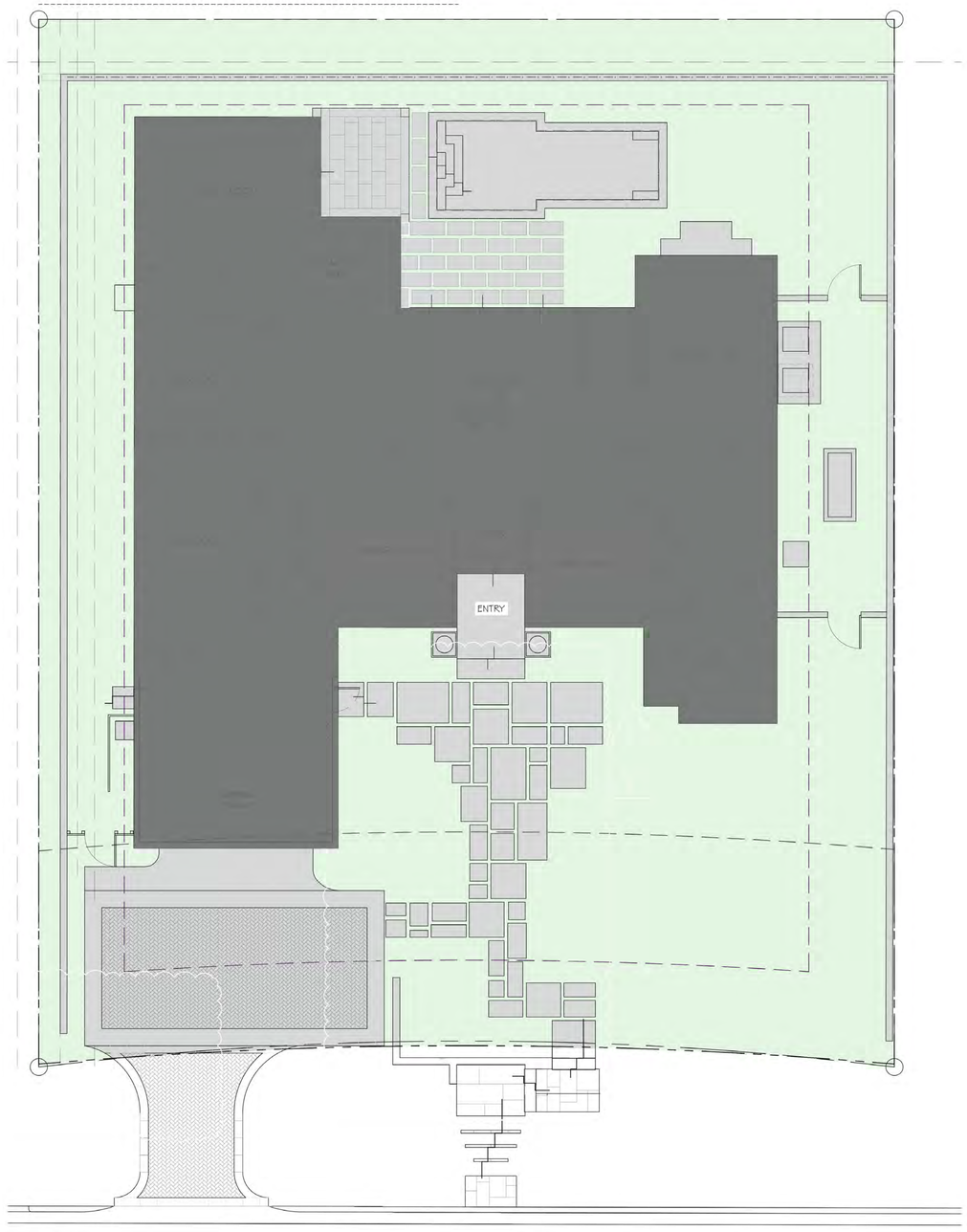
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D1

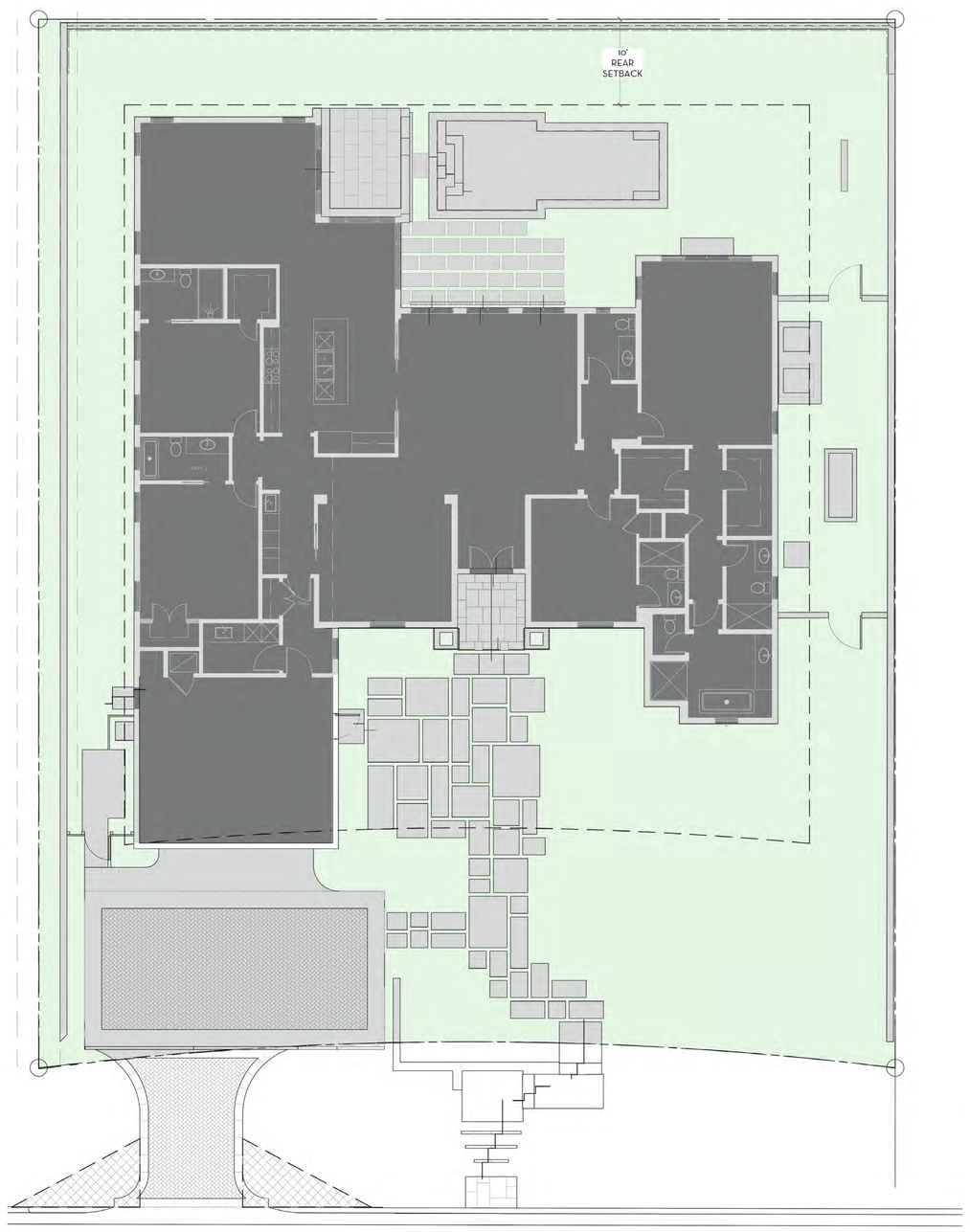
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REVISION SUMMARY:		
REV. NO.	DATE	DESC.
1	04/15/24	T.O.C.REVISED ORDER
2	04/15/24	EXISTING MATERIAL UPDATED
3	04/15/24	EXISTING PIGEON PLUM
4	04/15/24	PAVING FRONT YARD
5	04/15/24	SITE CALCULATIONS
6	04/15/24	REV. LANDSCAPE/SPECS WITH LEGEND

PREVIOUSLY PROPOSED



CURRENTLY PROPOSED



LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 12,071 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 5,431.95 SQ FT 45%

EXISTING = 5,680.33 SQ FT 47%

PROPOSED = 5,438 SQ FT 45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 2,303 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 921.2 SQ FT 40%

EXISTING = 1,371 SQ FT 59.5%

PROPOSED = 1,458 SQ FT 63%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 4,036 SQ FT

MINIMUM LANDSCAPE:

(50% OF 5,431.95 SF) = 2716 REQUIRED

EXISTING = 3,635 SQ FT

PROPOSED = 3,341 SQ FT

8

0 1 4 8 16 FEET

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

N W E S

MARIO F. NIEVERA

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

OPEN SPACE DIAGRAM-OVERALL

PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

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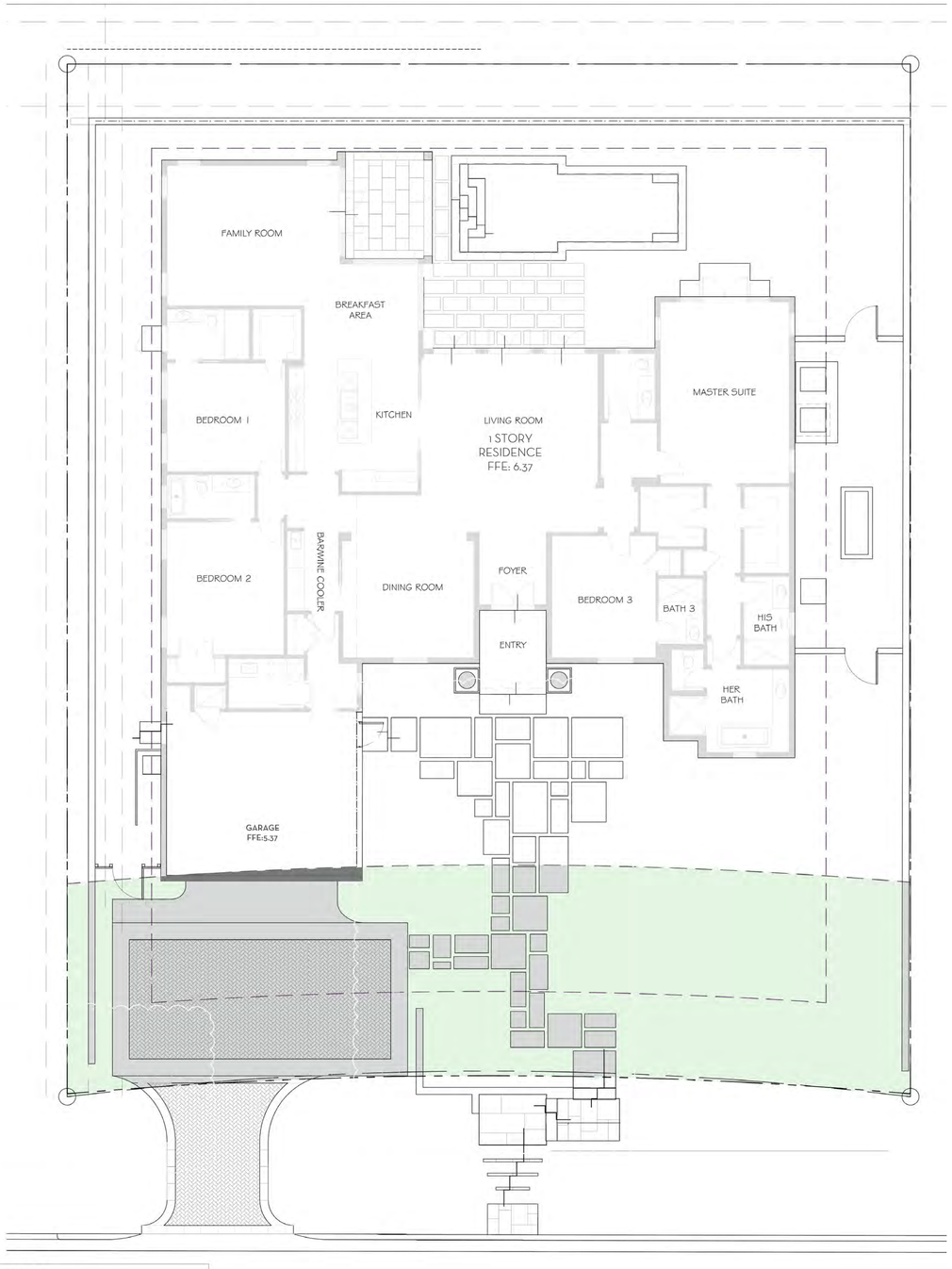
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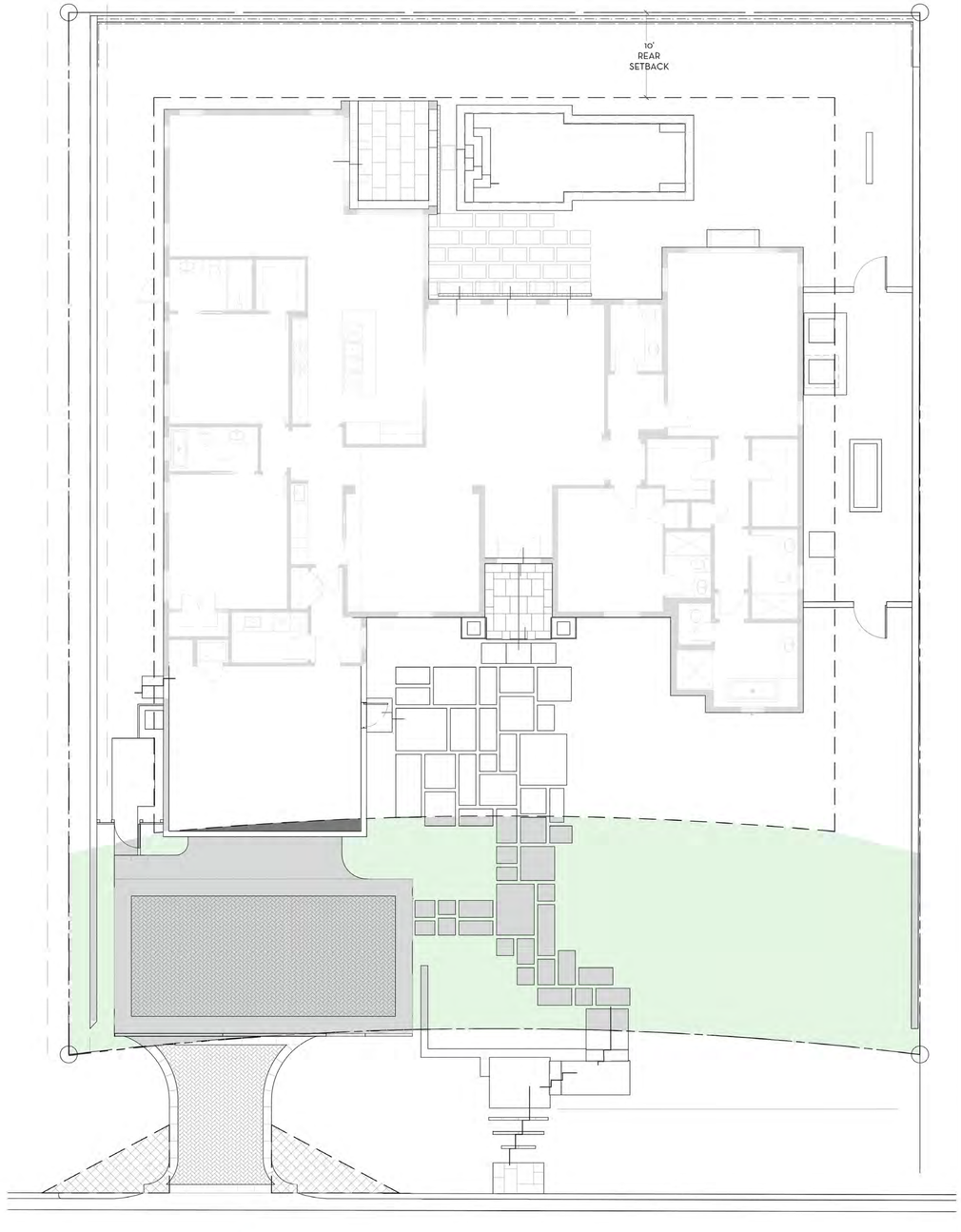
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PREVIOUSLY PROPOSED



CURRENTLY PROPOSED



LEGEND
OPEN SPACE
HARDSCAPE
BUILDING/STRUCTURE

4

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,071	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,431.95	SQ FT	45%
EXISTING =	5,680.33	SQ FT	47%
PROPOSED =	5,438	SQ FT	45%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,303	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	921.2	SQ FT	40%
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10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,036	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 5,431.95 SF) = 2716 REQUIRED			
EXISTING =	3,635	SQ FT	
PROPOSED =	3,341	SQ FT	

8

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5	04/15/24	SITE CALCULATIONS
6	04/15/24	REV. LANDSCAPE/SPECS WITH LEGEND

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OPEN SPACE DIAGRAM-FRONT SETBACK

PRIVATE RESIDENCE

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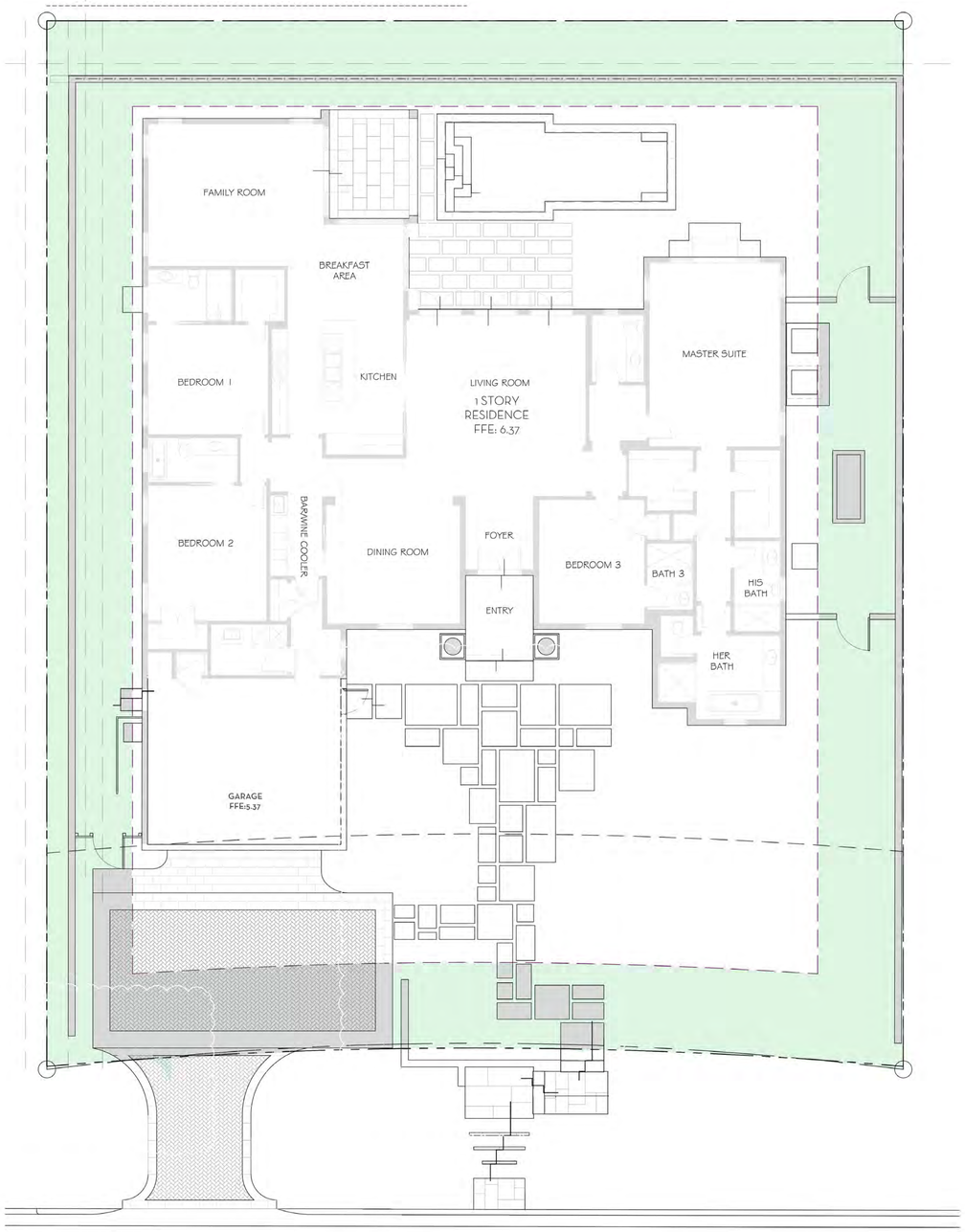
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OS2

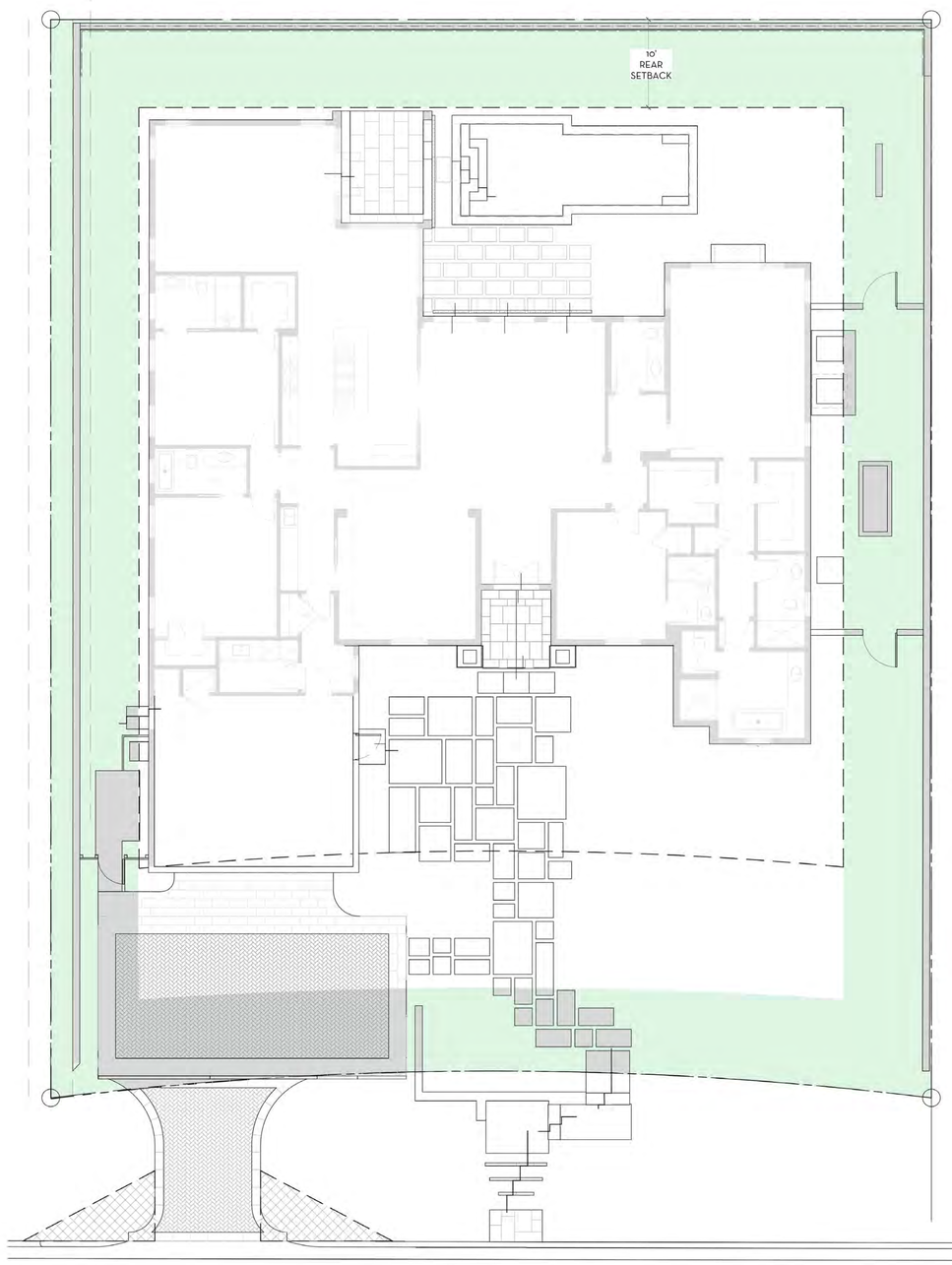
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PREVIOUSLY PROPOSED



CURRENTLY PROPOSED



LEGEND	
OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

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

N E S W

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

OPEN SPACE DIAGRAM-PERIMETER

PRIVATE RESIDENCE

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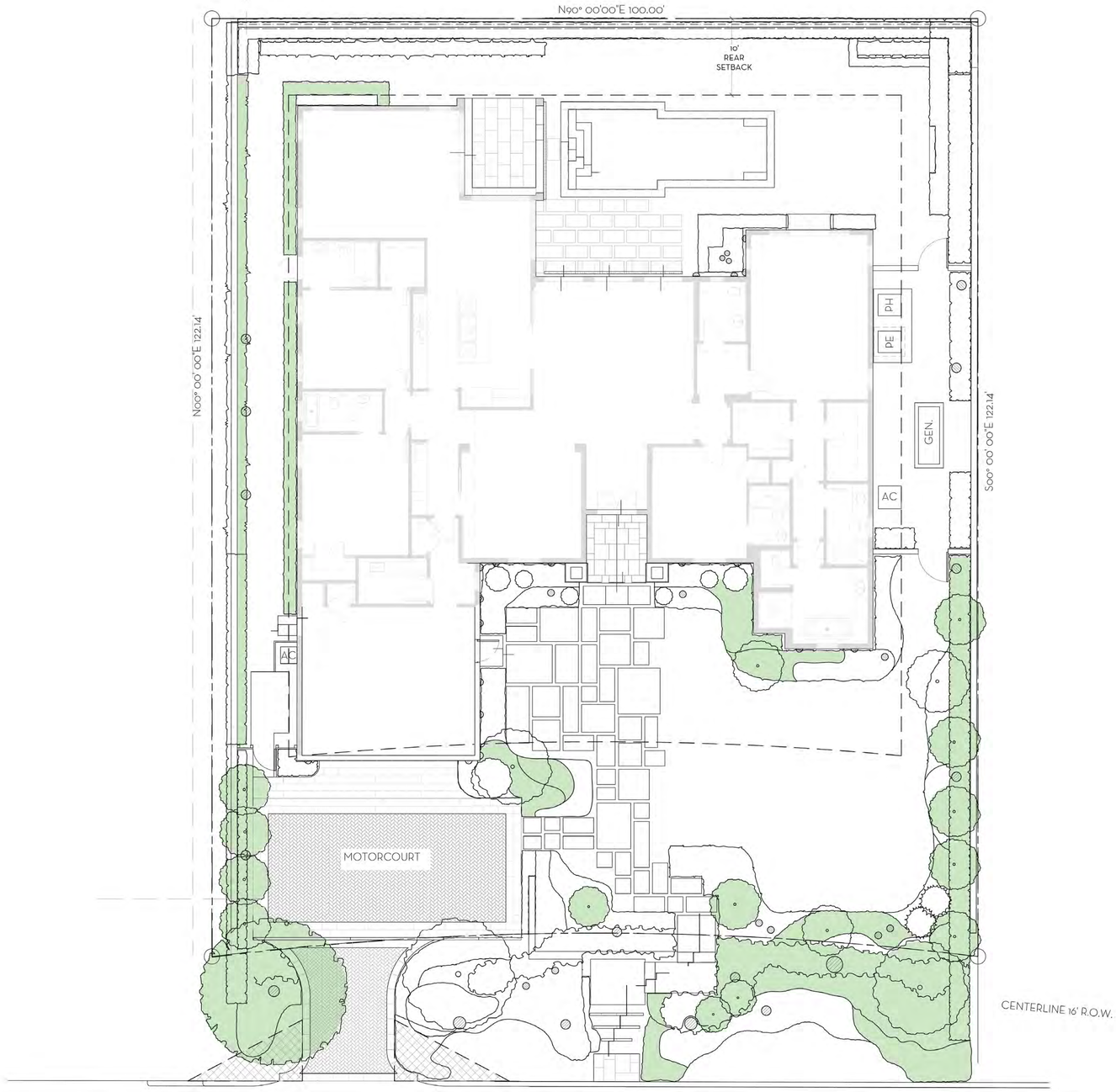
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OS3

ARC-24-066

REVISION SUMMARY:		
REV. NO.	DATE	DESC.
1	04/15/24	T.O.P. REVISED ORDER
2	04/15/24	EXISTING MATERIAL UPDATED
3	04/15/24	EXISTING PIGEON PLUM
4	04/15/24	PAVING FRONT YARD
5	04/15/24	SITE CALCULATIONS
6	04/15/24	REV. LANDSCAPE/SPECS WITH LEGEND



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:	233 MIRAFLORES DR	
2	Lot Area (sq. ft.):	12,071 SF	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,431.95 (45%)	5,438 (45%)
5	LOS to be altered (Sq Ft and %)	N/A	2,793 SF
6	Perimeter LOS (Sq Ft and %)	2,018 SF (50%)	3,194 SF (73.5%)
7	Front Yard LOS (Sq Ft and %)	821.2 SF (40%)	1,377.4 SF (59%)
8	Native Trees %	7 (30%)	15 (61%)
9	Native Shrubs & Vines %	117 (30%)	167 (42%)
10	Native Groundcover %	45 (50%)	300 (100%)

8

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

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

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

See Ord. 003-2023 *REV BF 20230727*

LEGEND

NATIVES

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-NATIVE

PRIVATE RESIDENCE

233 MIRAFLORES, PALM BEACH, FL.

12 MAR 2026
15 JAN 2026
28 JULY 2025
11 JULY 2025
19 MAY 2025
31 JULY 2024
20 JUNE 2024
12 JUNE 2024

NIEVERA WILLIAMS
DESIGN

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OS4

ARC-24-066