TENTATIVE:
SUBJECT TO
REVISION

TOWN OF PALM BEACH

PLANNING, ZONING, & BUILDING DEPARTMENT

TOWN COUNCIL MEETING DEVELOPMENT REVIEW

TOWN HALL
COUNCIL CHAMBERS - SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

MARCH 5, 2025

9:30 AM

Welcome

For information regarding procedures for public participation at Town Council Meetings, please refer to the end of this agenda.

I. CALL TO ORDER AND ROLL CALL

Danielle H. Moore, Mayor
Bobbie D. Lindsay, President
Lew Crampton, President Pro Tem
Julie Araskog
Ted Cooney
Bridget Moran

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. COMMENTS OF MAYOR DANIELLE H. MOORE

IV. COMMENTS OF TOWN COUNCIL MEMBERS

V. COMMUNICATIONS FROM CITIZENS - 3 MINUTE LIMIT PLEASE

VI. APPROVAL OF AGENDA

VII. CONSENT AGENDA

A. Royal Poinciana Plaza - Assignment of Declaration of Use Agreement Pg. 8

B. RESOLUTION NO. 019-2025: 347 Worth Ave., Everglades Club - Tax Abatement Pg. 10

RESOLUTION NO. 019-2025: A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions For The Property Hereinafter Described And Stating That The Subject Property Meets The Criteria Set Forth In Chapter 54, Article V Of The Code Of Ordinances Of The Town Of Palm Beach, Relating To Landmarks Preservation And Titled "Tax Exemptions."

C. RESOLUTION NO. 020-2025: 350 Worth Ave., Everglades Club - Tax Abatement Pg. 18

RESOLUTION NO. 020-2025: A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions For The Property Hereinafter Described And Stating That The Subject Property Meets The Criteria Set Forth In Chapter 54, Article V Of The Code Of Ordinances Of The Town Of Palm Beach, Relating To Landmarks Preservation And Titled "Tax Exemptions."

VIII. MATTERS PULLED FROM CONSENT AGENDA, IF NEEDED

IX. RESOLUTIONS

A. **RESOLUTION NO. 005-2025**: A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As **1250 North Ocean Boulevard** Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach. ***[The property owner is opposed to this designation. The Landmarks Preservation Commission voted 7-0 for Landmarking.] [This matter was deferred from the January 15, 2025, Town Council meeting.] [At the applicant's request, this was deferred to the March 5, 2025, Town Council meeting.]*** Pg. 29

B. **RESOLUTION NO. 014-2025:** A Resolution of the Town Council Of The Town of Palm Beach, Palm Beach County, Florida, Ratifying and Confirming the Determination of the Landmarks Preservation Commission Pg. 87

that the Property Known as **163 Seminole Ave.** Meets the Criteria Set Forth in Ordinance No. 2-84, Also Known as Chapter 54, Article IV of The Code of Ordinances of the Town of Palm Beach; and Designating said Property as a Town of Palm Beach Landmark Pursuant to Ordinance No. 2-84, Also Known as Chapter 54, Article IV of The Code of Ordinances of the Town of Palm Beach. (PALM BEACH COUNTY LISTS THE PROPERTY AS 165 SEMINOLE AVENUE) Owner: Dale Coudert, 2012 Steven H. Rose Trust. ***[The property owner is supportive of this designation. The Landmarks Preservation Commission voted 7-0 for Landmarking.]***

C. **RESOLUTION NO. 029-2025**: A Resolution of the Town Council Of The Town of Palm Beach, Palm Beach County, Florida, Ratifying and Confirming the Determination of the Landmarks Preservation Commission that the Property Known as **126 Root Trail** Meets the Criteria Set Forth in Ordinance No. 2-84, Also Known as Chapter 54, Article IV of The Code of Ordinances of the Town of Palm Beach; and Designating said Property as a Town of Palm Beach Landmark Pursuant to Ordinance No. 2-84, Also Known as Chapter 54, Article IV of The Code of Ordinances of the Town of Palm Beach. Owner: Sheila McHenry and William McHenry. [***The property owner is opposed to this designation. The Landmarks Preservation Commission voted 7-0 for Landmarking.]*** Pg. 119

X. DEVELOPMENT REVIEWS

A. Variances, Special Exceptions, and Site Plan Reviews

1. Old Business

a. **ZON-24-0063 (ARC-24-0106) 260 COLONIAL LN (COMBO) – SPECIAL EXCEPTION W/ SITE PLAN REVIEW.** The applicants, Thomas & Meredith Hunt, have filed an application requesting Town Council review and approval of a Special Exception with Site Plan Review to permit the redevelopment of an existing nonconforming parcel of land in the R-B zoning district which is deficient in lot depth and lot area. The Architectural Commission shall perform design review of the application. Pg. 143

b. **ZON-24-0093 (ARC-24-0128) 203 VIA VIZCAYA (COMBO)—SPECIAL EXCEPTION & VARIANCE**. The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting Town Council approval for a special exception for redevelopment of a nonconforming parcel and one (1) variance for deficient landscape open space as it relates to development of a new residence. The Architectural Commission shall perform design review of the application. Pg. 152

c. **ZON-24-0035 (HSB-24-0005) 854 SOUTH COUNTY RD (COMBO)—VARIANCE** The applicant, Dustin Mizell with Environmental Design Group on behalf of owner 854 So County Rd., LLC, has filed an application requesting review and approval

for one (1) variance to permit a second guest house with bedrooms and bathrooms on site. The Landmarks Preservation Commission will perform the design review for the proposed structure on site modifications. ***[This project shall be deferred to the April 9, 2025, Town Council meeting pending Landmark Commission design review.]***

d. **ZON-24-0066 (ARC-24-0108) 1519 N OCEAN WAY (COMBO) – SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES.** The applicant, 1519 N Ocean Way #1 LLC & 1519 N Ocean Way #2 LLC (Maura Ziska, Attorney), has filed an application requesting Town Council review and approval for a special exception with site plan review for redevelopment of an existing parcel which is nonconforming to minimum lot width requirements in the R-A zoning district. Additionally, three variances are requested to (1) exceed maximum building height and (2) to exceed maximum overall building height for the portions of the structure located west of the CCCL and (3) to permit improvements (steps) within the 50' ocean bulkhead setback area. The Architectural Commission shall review the application as it pertains to zoning relief/approval. ***[This project shall be deferred to the April 9, 2025, Town Council meeting pending Architectural Commission design review.]***

e. **ZON-24-0092 (ARC-24-0114) 1010 N LAKE WAY (COMBO)— VARIANCES.** The applicant, 1010 North Lake Trust LLC, has filed an application requesting Town Council review and approval for five (5) variances to exceed maximum lot coverage, encroach into side setbacks and construct a lower equipment screening wall that required, as part of an application for elevation, shifting and renovation of a two-story house, addition of a loggia, new pool, hardscape. The Architectural Commission shall perform design review of the application. ***[This project shall be deferred to the April 9, 2025, Town Council meeting pending Architectural Commission design review.]***

2. New Business

a. **ZON-24-0062 (ARC-24-0109) 1739 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION.** The applicant, Peter Eyckeler, has filed an application requesting Town Council review and approval for one (1) special exception to reduce required vehicle stacking dimensions for a new vehicular gate. The Architectural Commission shall perform design review of the application. Pg. 170

b. **ZON-24-0067 (ARC-24-0111) 175 BRADLEY PL (COMBO) SPECIAL EXCEPTIONS AND SITE PLAN REVIEW AND VARIANCES.** The applicant, DOCPALMBEACH PPLC, has filed an application requesting Town Council review and approval for a Special Exception for a second floor in the C-TS Pg. 176

zoning district and four (4) variances including (1) to not provide the required parking for a new residential unit, (2) to reduce the required open space for two-story buildings, (3) to reduce the required front (west) setback, and (4) to reduce the required rear (east) setback, for the construction of a new second floor addition for a residential unit to the existing one-story commercial building with existing nonconforming setbacks and landscape open space. The Architectural Commission shall perform design review of the application.

c. **ZON-24-0073 (ARC-24-0121) 1030 N LAKE WAY (COMBO) - VARIANCE** The applicant, David and Jennifer Fischer, has filed an application requesting Town Council review and approval for one (1) variance to exceed maximum cubic content ratio as part of an application to enclose a second story terrace. The Architectural Commission shall perform design review of the application. Pg. 250

d. **ZON-24-0075 (ARC-24-0127) 210 VIA LINDA (COMBO) - VARIANCE** The applicants, Diana Wood and Robert Pinkney, have filed an application requesting Town Council review and approval for one (1) variance to reduce the minimum required side setback as part of a garage addition. The Architectural Commission shall perform design review of the application. Pg. 258

e. **ZON-25-0001 (ARC-24-0066) 324 PLANTATION RD (COMBO)–VARIANCES** The applicant, Wendy Schriber Trust (Environment Design Group), has filed an application requesting Town Council review and approval for one (1) variance to exceed the maximum allowable height of a pergola within a setback. The Architectural Commission shall review the application as it pertains to zoning relief/approval. Pg. 265

f. **ZON-24-0091 (COA-24-0033) RIGHT-OF-WAY IMPROVEMENTS – WELLS RD/CRESCENT DR/N COUNTY RD (COMBO) – SPECIAL EXCEPTION AND SITE PLAN REVIEW** The applicant, Town of Palm Beach, has filed an application requesting Town Council review and approval for Special Exception and Site Plan Review right-of-way and park improvements consisting of hardscape and landscape changes along the intersection of Wells Road, Crescent Drive, and North County Road within the Wells Road Scenic Vista. The Landmarks Preservation Commission shall perform design review of the application. ***[This project shall be deferred to the April 9, 2025, Town Council meeting, pending Landmark Commission design review.]***

B. Time Extensions and Waivers

1. Requesting a Waiver of Town Code Section 18-237, for Building Permit Extension at **86 Middle Road.** Pg. 270

2. Requesting a Waiver of Town Code Section 42-199, for Construction Hours at **500 S. County Road.** Pg. 287

3. Requesting a Waiver of Town Code Section 18-237, for Building Permit Extension at **128 Seabreeze Ave.** Pg. 294

4. Three Strike - Stop Work Order - **128 Seabreeze** Pg. 307

XI. ANY OTHER MATTERS

XII. ADJOURNMENT

Procedures for Public Participation:

Note 1: **Live Stream audio:** To watch/listen live, visit the 'Public Meetings' webpage on the Town's website at www.townofpalmbeach.com and select the "View Event" or "Click Here to Listen" button.

Note 2: Any citizen is entitled to be heard concerning any matter under the sections entitled 'Communications from Citizens' and 'Public Hearings', subject to the three-minute limitation. The public also can speak to any item listed on the agenda, including the consent agenda, at the time the agenda item comes up for discussion. Citizens desiring to address the Town Council should proceed toward the public microphones when the applicable agenda item is being considered to enable the Town Council President to acknowledge you. In-person or virtual Public Comment is limited to three minutes and must be preceded by your name and address for the record. As a public business meeting, the Town Council President retains the right to limit discussion on any issue.

Alternative public comment is also welcome for Town Council Meetings via four methods:

1. To make a virtual public comment, please register for the Microsoft Teams meeting. This link will be available prior to the meeting on the Public Meeting page or on the Town's calendar of events, which both can be found at townofpalmbeach.com.

2. Written public comment submittals should be sent to publiccomment@townofpalmbeach.com.

3. Direct written entry into the public meeting record through the eComment portal on the Public Meetings webpage.

4. Mail or in-person submittal of written document to the Town Clerk's Office at Town Hall no later than the Friday prior to the meeting.

Note 3: **Appeals:** 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.

Note 4: Disabled persons needing accommodations to participate in this meeting are requested to call the Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda
Consent Agenda

Agenda Title
Royal Poinciana Plaza - Assignment of Declaration of Use Agreement

Presenter

ATTACHMENTS:

- **Letter of Intent**

Gunster

Our File Number: 42126.00002
Writer's Direct Dial Number: (561) 650-0333
Writer's Direct Fax Number: (561) 671-2538
Writer's E-Mail Address: jcrowley@gunster.com

February 6, 2025

VIA EMAIL

Wayne Bergman
Director, Planning, Zoning and Building Department
Town of Palm Beach
360 S. County Road
Palm Beach, Florida 33480

Re: Royal Poinciana Plaza – Assignment of Declaration of Use Agreement

Dear Wayne:

As we have discussed, and as the construction project at The Royal Poinciana Playhouse nears completion, the Glazer family has created a 501(c)(3) non-profit organization, Palm Beach Cultural Innovation Center, d/b/a Glazer Hall (the "Glazers"), to facilitate funding for the construction and ultimate operation of the new cultural arts center at The Royal Poinciana Plaza. We would respectfully request that, pursuant to Article X of the Declaration of Use Agreement by and between the Town, RPP Palm Beach Property LP, and Innovate Corp., recorded at OR Book 33725, Page 0393, of the Official Records of Palm Beach County, the Town Council approve the assignment of the Declaration of Use Agreement from Innovate Corp. to the Glazers. RPP Palm Beach Property LP fully endorses the assignment of the Declaration of Use, as there is nothing more Town Serving than a local family willing to invest its time and resources, as the Glazers have so generously done, to reopen this iconic theater to Town residents. RPP would remain a party to the Declaration of Use, and all parties would be bound to the terms and conditions of the original Declaration of Use.

I have drafted a proposed assignment of the Declaration of Use for review and approval by the Town Council and execution by all of the relevant parties. Please place this item on the first available agenda for review by the Town Council. Thank you for your attention to this matter.

Sincerely,

James M. Crowley
Shareholder

JMC/op
Enclosure
cc: Joanne O'Connor (*via email*)

35579698.1

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda
Consent Agenda

Agenda Title
RESOLUTION NO. 019-2025: 347 Worth Ave., Everglades Club - Tax Abatement

RESOLUTION NO. 019-2025: A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions For The Property Hereinafter Described And Stating That The Subject Property Meets The Criteria Set Forth In Chapter 54, Article V Of The Code Of Ordinances Of The Town Of Palm Beach, Relating To Landmarks Preservation And Titled "Tax Exemptions."

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Resolution No. 019-2025**
- **Photos of Completed Work**

TOWN OF PALM BEACH
Information for Town Council Meeting on: March 5, 2025

To: Mayor and Town Council

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

Re: Tax Abatement: 347 Worth Avenue
Resolution No: 019-2025

Date: March 5, 2025

STAFF RECOMMENDATION

Staff recommends that the Town Council approve Resolution No. 019-2025, granting Tax Abatement to the property at 347 Worth Avenue.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Preservation Commission has approved all changes to this property using the Secretary of Interior (Federal) Standards for Rehabilitation as required in the Tax Abatement program.

GENERAL INFORMATION

1. Project Summary: The above-mentioned applicant has applied for participation in the Town's Tax Abatement Program.

   The Everglades Club was designated as a Landmark of the Town of Palm Beach on May 22, 1980. Via Parigi was designated on April 12, 1983.

   The Landmark Preservation Commission (LPC) approved the Tax Abatement Application in 2023. The improvements to the property include the replacement of the roofing material on several portions of The Everglades Club buildings. The completed work has been reviewed and found to be in compliance with the LPC approval.

2. Town Council approval is required to grant this abatement and forward same to Palm Beach County.

3. A written application for ad valorem tax exemption has been presented to Town staff as prescribed by Section 54-199 of Town Code. As additionally required by Section 54-200, the property owner must enter into a covenant or agreement with

the Town, the form of which is established by the Department of State, requiring that the character of the property and the qualifying improvements be maintained during the exemption period. The covenant must be entered into prior to the submittal to the County and Property Appraiser's Office.

FUNDING/FISCAL IMPACT

Action will abate ad valorem Town of Palm Beach property tax increase (new incremental value only) for a period of ten years. Full value assessment will be applicable after the ten-year program.

The estimated cost of the improvement as provided by the property owner is $527,000. The Palm Beach County Property Appraiser will determine the value of the tax abatement using its own methodology.

TOWN ATTORNEY REVIEW

Resolution No. 019-2025 has been approved by the Town Attorney for legal form and sufficiency.

Cc: Friederike Mittner, Design and Preservation Manager
Emily Stillings, Murphy Stillings, LLC

RESOLUTION NO. 019-2025

The Everglades Club, 347 Worth Avenue
Roofing Replacement

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREINAFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH IN CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH, RELATING TO LANDMARKS PRESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREAS, pursuant to the provisions of Chapter 54, Article V, Code of Ordinances of the Town of Palm Beach, the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHEREAS, those improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2. The landmark is owned by The Everglades Club, Inc. and is located at 347 Worth Avenue, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number: 50-43-43-23-05-014-0010

Legal Description: ROYAL PARK ADD LTS 1 & 2, LT 3 (LESS SLY 13.9 FT OF ELY 15.6 FT), LT 4 (LESS SLY 13.9 FT OF WLY 3.5 FT), LTS 5 THRU 8, LT 51, LT 52 (LESS SLY 33.35 FT OF NLY 36.82 FT OF WLY 2 FT) LT 53 (LESS NLY 3.42 FT OF WLY 3.5 FT & SLY 33.35 FT OF NLY 36.82 FT), LT 54 (LESS NLY 3.4 FT OF ELY 15.6 FT, SLY 38 FT OF NLY 41.4 FT OF WLY 16.2 FT OF ELY 21.75 FT, ELY 5.55 FT OF SLY 33.4 FT OF NLY 36.8 FT & SLY 23.3 FT OF NLY 26.7 FT OF WLY 3.45 FT), LT 55

(LESS SLY 23.3 FT OF NLY 26.7 FT OF ELY 15.75 FT)
& LT 56

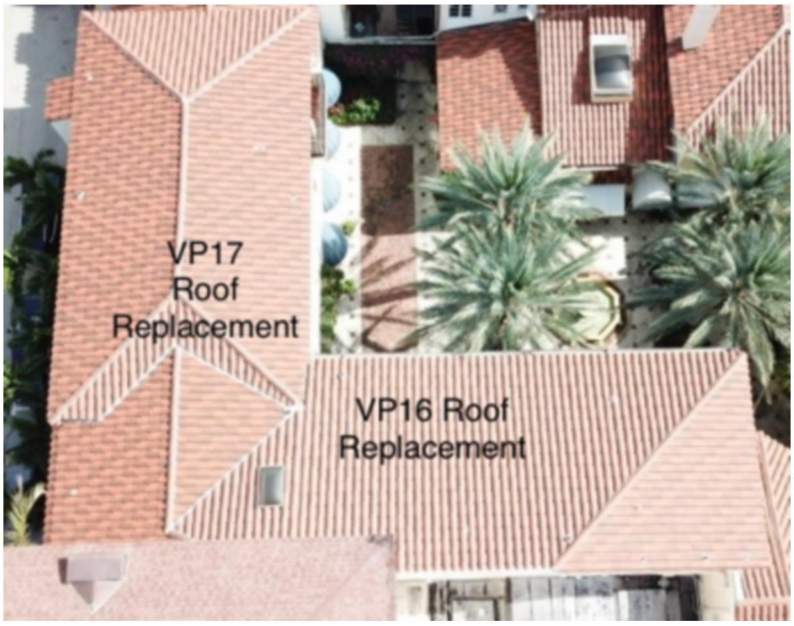
Section 3. The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

Section 4. A copy of this Resolution with completed application for Ad Valorem Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjournment session of the Town Council of the Town of Palm Beach assembled this 5th day of March 2025.

_____	_____
Danielle H. Moore, Mayor	Bobbie Lindsay, Town Council President
	_____
	Lewis S.W. Crampton, Town Council President Pro Tem
	_____
ATTEST:	Julie Araskog, Town Council Member
	_____
	Edward A. Cooney, Town Council Member
_____	_____
Kelly Churney, CMC, Town Clerk	Bridget Moran, Town Council Member

347 Worth Avenue
Completed Work Photographs



347 Worth Avenue
Completed Work Photographs

347 Worth Avenue
Completed Work Photographs

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda
Consent Agenda

Agenda Title
RESOLUTION NO. 020-2025: 350 Worth Ave., Everglades Club - Tax Abatement

RESOLUTION NO. 020-2025: A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions For The Property Hereinafter Described And Stating That The Subject Property Meets The Criteria Set Forth In Chapter 54, Article V Of The Code Of Ordinances Of The Town Of Palm Beach, Relating To Landmarks Preservation And Titled "Tax Exemptions."

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Resolution No. 020-2025: 350 Worth Ave.**
- **Photos of Completed Work**

TOWN OF PALM BEACH
Information for Town Council Meeting on: March 5, 2025

To: Mayor and Town Council

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

Re: Tax Abatement: 350 Worth Avenue
Resolution No: 020-2025

Date: March 5, 2025

STAFF RECOMMENDATION

Staff recommends that the Town Council approve Resolution No. 020-2025, granting Tax Abatement to the property at 350 Worth Avenue.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Preservation Commission has approved all changes to this property using the Secretary of Interior (Federal) Standards for Rehabilitation as required in the Tax Abatement program.

GENERAL INFORMATION

1. Project Summary: The above-mentioned applicant has applied for participation in the Town's Tax Abatement Program.

   The Everglades Club was designated as a Landmark of the Town of Palm Beach on May 22, 1980.

   The Landmark Preservation Commission (LPC) approved the Tax Abatement Application in 2021. The improvements to the property include the replacement of the roofing material on several portions of The Everglades Club buildings. The completed work has been reviewed and found to be in compliance with the LPC approval.

2. Town Council approval is required to grant this abatement and forward same to Palm Beach County.

3. A written application for ad valorem tax exemption has been presented to Town staff as prescribed by Section 54-199 of Town Code. As additionally required by Section 54-200, the property owner must enter into a covenant or agreement with

the Town, the form of which is established by the Department of State, requiring that the character of the property and the qualifying improvements be maintained during the exemption period. The covenant must be entered into prior to the submittal to the County and Property Appraiser's Office.

FUNDING/FISCAL IMPACT

Action will abate ad valorem Town of Palm Beach property tax increase (new incremental value only) for a period of ten years. Full value assessment will be applicable after the ten year program.

The estimated cost of the improvement as provided by the property owner is $2,201,200. The Palm Beach County Property Appraiser will determine the value of the tax abatement using its own methodology.

TOWN ATTORNEY REVIEW

Resolution No. 020-2025 has been approved by the Town Attorney for legal form and sufficiency.

Cc: Friederike Mittner, Design and Preservation Manager
Emily Stillings, Murphy Stillings, LLC

RESOLUTION NO. 020-2025

The Everglades Club, 350 Worth Avenue
Roofing Replacement

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREINAFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH IN CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH, RELATING TO LANDMARKS PRESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREAS, pursuant to the provisions of Chapter 54, Article V, Code of Ordinances of the Town of Palm Beach, the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHEREAS, those improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2. The landmark is owned by The Everglades Club, Inc. and is located at 350 Worth Avenue, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number:	50-43-43-23-05-019-0010
Legal Description:	ROYAL PARK ADD LTS 1 THRU 18 BLK 19 & UN#D LT LYG BET BLKS 19 & 20 (LESS W 25 FT) & 27-43-43, FILLED LANDS LYG WLY OF & ADJ TO LT 1 BLK 19 & SLY OF & ADJ TO UN#D LT LYG BET BLKS 19 & 20 (LESS W 25 FT)

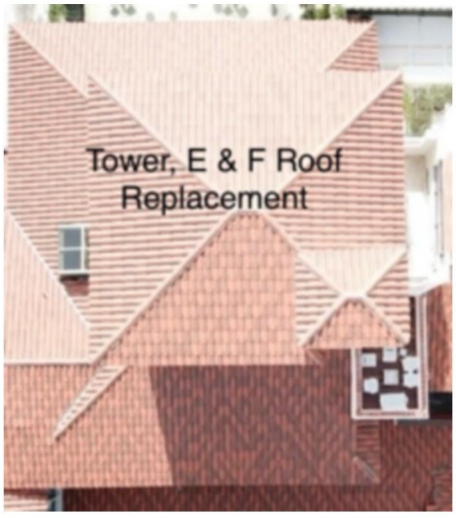
Section 3. The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

Section 4. A copy of this Resolution with completed application for Ad Valorem Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

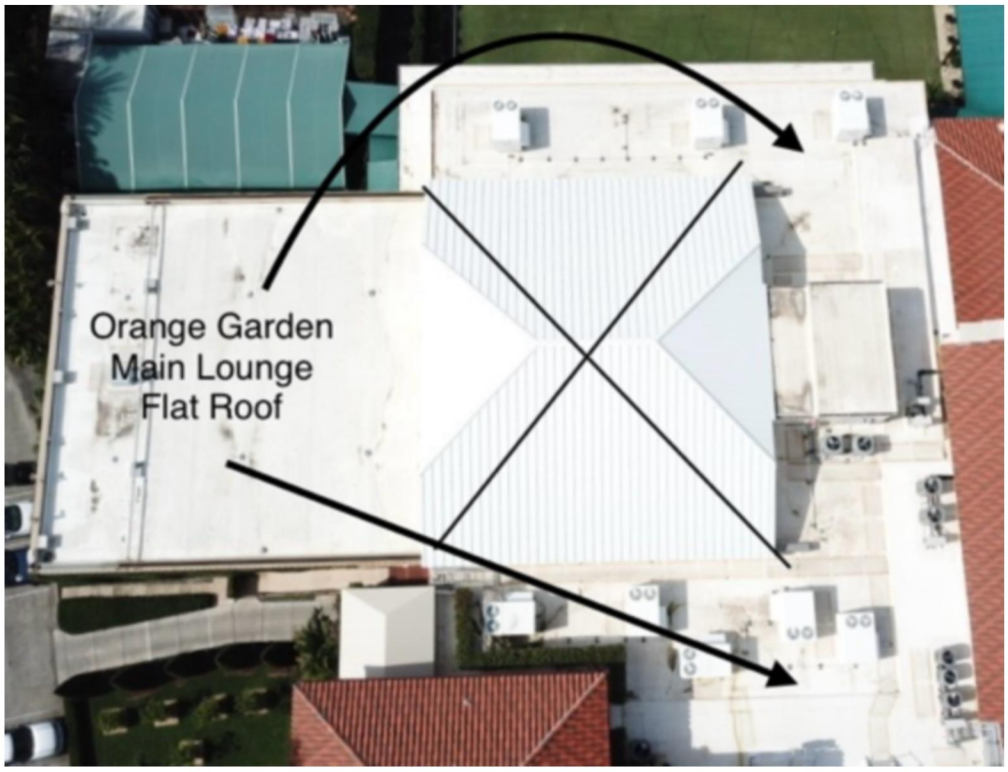
PASSED AND ADOPTED in a regular, adjournment session of the Town Council of the Town of Palm Beach assembled this 5th day of March 2025.

_____	_____
Danielle H. Moore, Mayor	Bobbie Lindsay, Town Council President
	_____
	Lewis S.W. Crampton, Town Council President Pro Tem
	_____
ATTEST:	Julie Araskog, Town Council Member
	_____
	Edward A. Cooney, Town Council Member
_____	_____
Kelly Churney, CMC, Town Clerk	Bridget Moran, Town Council Member

350 Worth Avenue
Completed Work Photographs



350 Worth Avenue
Completed Work Photographs



350 Worth Avenue
Completed Work Photographs

350 Worth Avenue
Completed Work Photographs

Apartment G

Archway

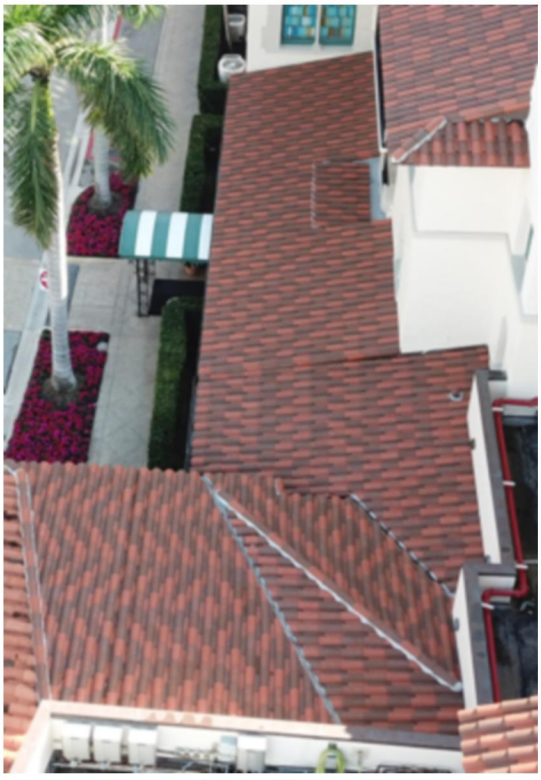
350 Worth Avenue
Completed Work Photographs

Armada Room

Coral Room

350 Worth Avenue
Completed Work Photographs

Library Apartments



Main Entry

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda
Resolutions

Agenda Title
RESOLUTION NO. 005-2025: A Resolution Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Ratifying And Confirming The Determination Of The Landmarks Preservation Commission That The Property Known As **1250 North Ocean Boulevard** Meets The Criteria Set Forth In Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach; And Designating Said Property As A Town Of Palm Beach Landmark Pursuant To Ordinance No. 2-84, Also Known As Chapter 54, Article IV Of The Code Of Ordinances Of The Town Of Palm Beach. ***[The property owner is opposed to this designation. The Landmarks Preservation Commission voted 7-0 for Landmarking.] [This matter was deferred from the January 15, 2025, Town Council meeting.] [At the applicant's request, this was deferred to the March 5, 2025, Town Council meeting.]***

Presenter

ATTACHMENTS:

- **Resolution No. 005-2025**
- **Designation Report**
- **Excerpt from Landmarks Preservation Commission Minutes of November 20, 2024**
- **Landmark Designation Procedure**
- **Letter of Opposition from Property Owner**
- **Owner Photographs**

RESOLUTION NO. 005-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, RATIFYING AND CONFIRMING THE DETERMINATION OF THE LANDMARKS PRESERVATION COMMISSION THAT THE PROPERTY KNOWN AS 1250 NORTH OCEAN BOULEVARD MEETS THE CRITERIA SET FORTH IN ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH; AND DESIGNATING SAID PROPERTY AS A TOWN OF PALM BEACH LANDMARK PURSUANT TO ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH.

WHEREAS, pursuant to the provisions of Ordinance No. 2-84, (Chapter 54, Article IV, Code of Ordinances of the Town of Palm Beach) the Landmarks Preservation Commission of the Town of Palm Beach held a public hearing and recommended to the Town Council that certain landmarked property described herein be designated as a landmark as described in said Ordinance and Code; and

WHEREAS, after due notice to the property owner(s) affected, a public hearing was held at which all parties interested were given an opportunity to be heard and express their views and opinions with respect to the property and its designation as a landmark; and

WHEREAS, the Town Council does hereby find and determine that the property described herein meets the criteria required by the Ordinance to designate a landmark and shall be designated as a landmark.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The foregoing recitals are hereby ratified and confirmed.

Section 2. The recommendation and determination of the Landmarks Preservation Commission as to the property hereinafter described in Section 3 of this Resolution, being designated as a landmark is hereby ratified, approved, and confirmed.

Section 3. The landmark herein amended, pursuant to the provisions of Ordinance No. 2-84, and the provisions of the Town Code described herein, is known as 1250 North Ocean Boulevard and the property to be landmarked is legally described as follows: **Lots 25 and 25A, ALTO LIDO, 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 11, at Page 36, of the Public Records of PALM BEACH County, Florida.**

Section 4. The Town Clerk is hereby ordered to furnish the property owner of the landmarked property a copy of this Resolution.

Section 5. Within thirty (30) days from the date of adoption of this Resolution, the Landmarks Preservation Commission shall cause to be filed in the Office of the Recorder of Deeds in and for Palm Beach County, Florida, a certificate that the above-described property comprises a landmark, as described above and as defined in and subject to the provisions of Ordinance No. 2-84 and the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled this 5th day of March 2025.

Danielle H. Moore, Mayor

Bobbie D. Lindsay, Town Council President

Lew Crampton, Town Council President Pro Tem

ATTEST:

Julie Araskog, Town Council Member

Edward A. Cooney, Town Council Member

Kelly Churney, CMC, Town Clerk

Bridget Moran, Town Council Member

1250 North Ocean Boulevard

DESIGNATION REPORT

April 21, 2021

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

1250 North Ocean Boulevard

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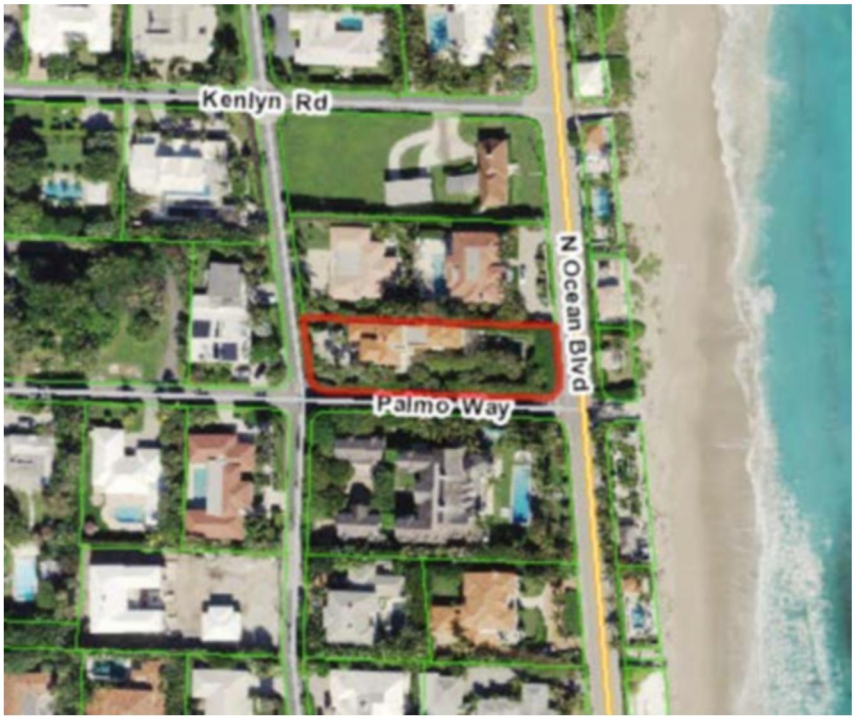
Report produced by Murphy Stillings, LLC

I. General Information

Location:	1250 North Ocean Boulevard Palm Beach, Florida
Date of Construction:	1925
Original Owner:	Harvey C. “H.C.” Bartholomew
Original Name:	Casa Degna
Current Owner:	Marsha C. Beeson
Builder/Contractor:	Eugene Bartholomew
Present Use:	Residential
Present Zoning:	RB
Palm Beach County Tax Folio Number:	50-43-43-03-08-000-0250
Current Legal Description:	Alto Lido Lots 25 and 25-A

II. Location Map

1250 North Ocean Boulevard



III. Architectural Information

The residence at 1250 North Ocean Boulevard was designed and constructed in 1925 by Eugene "Gene" Bartholomew for his brother developer Harvey C. "H.C." Bartholomew. Located on a deep narrow lot on the northwest side of North Ocean Boulevard and Palmo Way in Palm Beach's north end, 1250 N. Ocean Boulevard is an interesting three-story example of the Mediterranean Revival style with Venetian influences.

View Looking Northwest[1]

The Mediterranean Revival style of architecture was popular in Palm Beach during the Land Boom of the 1920s and is still considered the signature style of the Island. The Mediterranean Revival style is an eclectic style incorporating architectural elements derived from the area around the Mediterranean Sea, especially Italy and Spain. The style is found most frequently in states that have a Spanish Colonial heritage, but its use gained national popularity after the Pan-American Exhibition held in San Diego in 1915. In Palm Beach, the style was first popularized in 1919 by Addison Mizner's design for the Everglades Club and

[1] This photo (also shown on cover page) was located on Realtor.com website from a sales listing dated August 12, 2013.

the popularity of the style soared in the 1920s for both commercial and residential buildings. The style remained a pervasive influence on building design until World War II. Buildings of this style are often decorated with ornate cast-stone columns, pilasters and window surrounds. Arched openings, balconies, asymmetrical massing and windows of varying sizes and shapes are also common features. In addition, stone or stucco facades, decorative wrought ironwork, tile floors, pecky cypress ceilings and clay barrel tile roofs are typical features of Mediterranean Revival style buildings. Venetian influences began to be incorporated in Mediterranean Revival structures in Palm Beach in 1921 with Mizner's design for Casa De Leoni at 450 Worth Avenue. Following Casa De Leoni, Mizner, as well as other Palm Beach architects, continued to incorporate Venetian details such as Venetian Gothic arches and cast stone surrounds into the Mediterranean Revival residences in Palm Beach.[2] The Bartholomew brothers were associated with Mizner and other prominent Palm Beach architects and they were likely influenced by their designs.

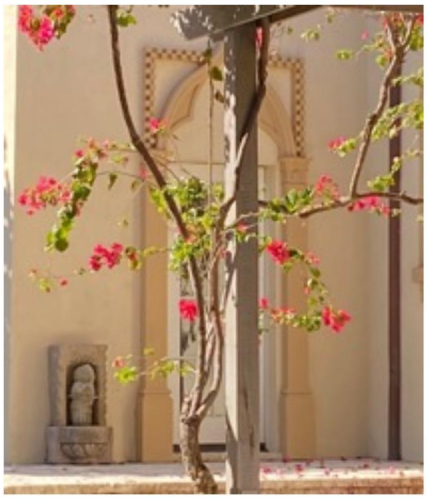
The residence at 1250 North Ocean Boulevard was constructed of wood framing surfaced with stucco in an irregular plan running east-west. The asymmetrical design of the home is emphasized through its massing, multiple barrel tile hipped roofs at varying heights and fenestration placement. The residence is primarily two-stories with one-story elements and features a third-story tower room that accesses a sundeck which faces the ocean.

[2] Additional Venetian influenced examples of Mizner designed houses that the Bartholomew brothers were likely familiar with include the Arthur Chaflin Residence, 800 S. County Road (1923), Playa Riente, 947 N. Ocean Boulevard (1923), Residence of Daniel H. Carstairs, 280 N. Ocean Boulevard (1923), Casa Florencia, 910 S. Ocean Boulevard (1923), Villa Flora, 110 Dunbar Avenue (1923), and The Cloister at Boca Raton (1925). Marion Sims Wyeth is another Palm Beach architect who incorporated Venetian design elements, an example is 181 Clarendon Avenue (1924).

The main entrance to the home faces east and is located on the south façade of the residence. The entrance features a metal and glass door with a cast stone door surround and is sheltered by a wood pergola that runs along the south and east facades. A set of three arched windows, located on the south façade just west of the entrance, provides additional light into the entry vestibule.

South Façade (Looking Northwest)

The home's fenestration is comprised primarily of multi-light sash windows and French doors, some of which are grouped in sets of three or four and feature Venetian Gothic arch surrounds that are a focal point of the residence.



Other decorative features of the residence include cast stone window and door surrounds, cast stone sills with brackets, wood balconies and railings, arched windows, and multiple chimneys with barrel tile chimney caps.

The east façade of the residence features a second floor loggia that was created in 1994 with arches and cypress columns and railings.[3] A swimming pool is located to the east of the residence. Across North Ocean Boulevard is a one-story beach cabana that was constructed in 1955.

East Facade[4]

A two car garage is located on the west facade and features a wide wood garage door. A storage area was constructed in 1999 to the south of the garage.

West Facade

[3] Originally the loggia was an interior portion of the residence.
[4] This photo was located on Realtor.com website from a sales listing dated August 12, 2013.

A January 26, 2007 Palm Beach Daily News article titled "Seaside Seclusion" described the house as a six bedroom and six and ½ bath romantic and charming seaside house. It described the home's octagonal vestibule that is capped by a pecky-cypress ceiling that soars 20 feet and arched and colonnaded windows. Other interior features mentioned are an inner glass-and-iron door that leads to a receiving area and a stucco multilevel stairwell, an arched colonnade that separates the foyer from the living room, beamed ceilings of pecky cypress, a French stone fireplace, and a courtyard on the east side that encloses the pool and gardens with coral patios, walkways and arbors covered with bougainvillea and mature sea grape trees which overhanging the pool.

Over the years additional exterior alterations include re-roofing, the replacement of windows, doors and railings, and the addition of window and door surrounds to some of the openings.[5]

IV. Historical Information

This residence at 1250 North Ocean Boulevard was one of the earliest residences built in the far north end of Palm Beach. The context of the dwelling's development includes early Palm Beach attractions, platting of north end subdivisions and residential development of the Town's far north end.

Prior to World War I, Henry Flagler had established Palm Beach as the winter capital of American high society. Most came by rail and stayed for the January to February season at one of Flagler's luxury hotels, the Royal Poinciana or the Breakers. Activities centered around the hotels yet there were other attractions north of the hotels that appealed to the hotel guests. One of the favorite attractions was the Garden of Eden, the 250-acre botanical garden that Frances and Charles Craigin began developing in the late 1880s north of the Royal Poinciana Hotel. Island visitors could enlist a driver to take them northward to the garden in the chief conveyance in Palm Beach – then oversized wicker wheelchairs mounted to the front of bicycles that drivers pedaled from behind. To get to the botanical wonderland required about a three-mile ride along the lakeside path as there were no roads going north at that time.[6] By 1903, the Florida Gun Club had been established two miles north of the Royal Poinciana Hotel on the lakefront. Guests of the hotel could travel there by boat or by wheelchair along the Lake Trail as

[5] Town of Palm Beach Building Permits 1925-2021.

[6] The Craigin's villa, Reve d'Ete, was one of the show places of Palm Beach and visits to the garden from a social viewpoint helped to make Palm Beach the fashionable center of the country. Palm Beach Post, 8 January 1922, Page 3.

roads were still not constructed going that far north. The Palm Beach Country Club, which was originally used by guests of the Breakers and Royal Poinciana Hotels, was built in 1916 on the oceanfront grounds of the Florida Gun Club, and by this time could be accessed by North County Road.[7]

Following World War I, the season became longer and many of Palm Beach's wealthy residents built grand mansions along the ocean and the lake. The Stotesbury's started this trend in 1919 when they hired Addison Mizner to design El Mirasol, a magnificent Mediterranean Revival style lake to ocean estate approximately one mile north of the Royal Poinciana Hotel. That same year, just north of El Mirasol, Mizner designed Louwana and Amado, two adjoining Mediterranean Revival style estates along the ocean for brothers Gurnee and Charles Munn.[8] The 1920s land and building boom in Palm Beach followed featuring numerous Mediterranean Revival style dwellings in town and large estates along the ocean and the lake. The two most northern estates were Playa Riente, the largest Mizner-designed house constructed in 1923 for Joseph Cosden stretching between the lake and the ocean just north of the Palm Beach Country Club golf course and the Rodman Wannamaker Mizner designed estate, La Querida, built in 1923 just north of Playa Riente at what is now 1095 N. Ocean Boulevard.[9] This was likely the northernmost dwelling in Palm Beach in 1923.[10]

In 1925, H.C. Bartholomew and his development company platted the Alto Lido, Bello Lido and Inlet subdivisions in Palm Beach's far north end.[11] Though some lots were sold, the only two dwellings known to be built in these subdivisions during the 1920s were 1250 North Ocean Boulevard, in the Alto Lido subdivision, and 1510 North Ocean Boulevard, in the Inlet subdivision. Both of these dwellings were developed by H.C. Bartholomew and designed by Gene Bartholomew in the Mediterranean Revival style.[12] Though the area remained virtually undeveloped, the inlet dock on the northern tip of Palm Beach was built in 1929 by the Town of Palm Beach and the Port of Palm Beach for port pilots and town residents. The dock became a popular meeting place for residents and visitors, and despite the

[7] Later North County Road turned into North Ocean Boulevard at the Palm Beach Country Club. President Warren G. Harding was known to have golfed at the club in both 1922 and 1923.
[8] Louwana was built for Gurnee Munn at what is today 475 N. County Road and Amado was built for Charles Munn at what is today 455 N. County Road. Both are Town of Palm Beach landmarked buildings.
[9] Playa Riente was located at 947 N. Ocean Boulevard and demolished in 1957.
[10] In 1924-1925, Pierre Lorillard Barbey, an early member of the Palm Beach Colony, built a Spanish style estate along the ocean between Playa Riente and La Querida. He left his earlier house on North Ocean Boulevard in 1924 because it was inadequate for his needs.
[11] The full name of the Inlet subdivision is the Boca Ratone Company Inlet Subdivision
[12] 1250 North Ocean Boulevard had the address 1414 North Ocean Boulevard until 1961 when addresses along North Ocean Boulevard were changed.

long drive, a popular destination for people taking drives along oceanfront roads from the south. In 1932, the Sailfish Club established their presence at 1338 N. Lake Way, bringing members to the far north end. Another popular attraction established in the early 1930s was the Parke Marine Museum run by Fred C.N. Parke next to the Inlet dock. The Parke Marine Museum displayed 160 varieties of mounted fish found in waters off Palm Beach and displayed to simulate their appearance in the water. In addition to the fish exhibits, there were interesting collections of shells, coral and stuffed animal life. Interest in local marine life was attested by the fact that the free museum attracted an average of 300 visitors daily. The museum was also popular for school field trips.

Though the1920s land and housing boom was flourishing in Palm Beach from the near north end through Town to the Estate Section with the addition of large estates along the ocean and lake, the far north end of the Island did not witness much residential development until the post-Depression era of the mid to late 1930s.[13] A Palm Beach Post article from February 1937, provides information about this development:

> "Announcement Saturday of the purchase by the firm of Carlberg & Cook of a number of lots in the Inlet Subdivision at the extreme north end of Palm Beach brought out the interesting fact that more than 40 lots have been sold in that section since October 1, 1936, following a lapse of activity in that property since late 1925. The Palm Beach Company, owners of the Inlet Subdivision, constructed several new streets in that section last summer, which was followed by sudden interest being shown in the property by many well-known resort visitors and residents."[14]

Prior to this, much of the far north end was considered wilderness with few dwellings constructed. When Mr. & Mrs. Harold Sweatt began building their winter retreat Windandsea in 1937 at what is today 1545 North Ocean Way it was often referred to as Sweatt's Folly due to its location on the Island's distant north end. Though residential development was not robust in the far north end until after World War II, there were scattered clusters of development along Queens Lane, Orange Grove Road, Monterey Road, El Pueblo Way and along the lake and ocean.[15]

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[13] The near north end at this time would end at Wells Road as the Stotesbury estate was just north of Wells Road and there was little development north of this area except for early dwellings and estates along the lake and the ocean; the south end of the Estate section is approximately Woodbridge Road.

[14] The Palm Beach Post. "Many Resorters Plan to Build Homes At Inlet." 15 February 1937.

[15] Much of this was likely speculative development like on Queens Lane where Arnold Construction Company hired prominent Palm Beach architects to design houses that they built on speculation.

The first owner of 1250 N. Ocean Boulevard, H.C. Bartholomew, was an early resident who had been living and working in Palm Beach since 1911 and visiting the Town even earlier with his family. In the 1916 Palm Beach City Directory he is listed as an architect, contractor, builder and craftsman. During the 1920s Land and Housing Boom, Bartholomew devoted his attention to the developments of subdivisions and ocean front properties of distinction in Palm Beach. Among the most notable subdivisions H.C. Bartholomew platted and later developed were Palm Beach's Bello Lido, Alto Lido and Inlet subdivisions. It is likely that he had his brother Gene Bartholomew design and build 1250 North Ocean Boulevard in 1925 as a speculative house with the intent to attract other developers and potential buyers to the far north end's newly platted subdivisions. H.C. Bartholomew was one of the largest stockholders in the Mizner development at Boca Raton and was vice-president of the Boca Raton Company that owned several miles of Palm Beach County's ocean front property. He was also a director in the First Bank and Trust Company of Palm Beach and contributed his time and experience to civic growth and betterment projects. Prior to becoming a real estate developer, H.C. Bartholomew was a trained city planner.

The first known occupant owners of 1250 N. Ocean Boulevard were Ross J. and Mildred Beatty who were living there by 1932 when the house was known as Casa Degna.[16] The Beatty's were long-time seasonal residents from Highland Park, Illinois. Mr. Beatty was a steel magnate who founded the Midland Steel Company in Chicago. The Beatty's appeared to have an appreciation for excellent architecture as two of the houses Ross J. Beatty commissioned in Highland Park are listed as architecturally significant on the National Register of Historic Places.[17] Mrs. Beatty was an artist, musician and member of the Palm Beach Quills who hosted recitals at the house. Some well-known Island residents who attended the recitals included Mr. & Mrs. Roscoe Tate Anthony, Mr. and Mrs. C. Vanderbilt Barton, Mrs. Earle Perry Charlton, Mrs. Hugh Dillman, Mr. & Mrs. Karl Dodge, Mrs. Frederick Guest, Mr. and Mrs. Ralph H. Norton, Mrs. Harold W. Sweatt, Miss Paula Uihlein and Mr. & Mrs. Marion Sims Wyeth. In 1939, the Beatty's daughter Veronese was married to Melville Campbell Branch, Jr. of Richmond, Virginia in a wedding that took place at the house, with over one

[16] At this time the house had the address 1414 North Ocean Boulevard. The addresses in the far north end on North Ocean Boulevard changed in 1961 when this house's address became 1250 North Ocean Boulevard.
[17] The Ross Beatty House was the first of two houses built for Ross J. Beatty in Highland Park. Built in1893, the house was primarily designed in the Queen Anne style, but also incorporates elements of Classical Revival architecture. The second house, the Ross J. Beatty House, a mansion also known as Halcyon Hall, was built in 1909 in the Tudor Revival-style. Both houses are listed on the National Register of Historic Places as important historic houses.

hundred people attending the exceptional event. After selling the dwelling, Mrs. Mildred Beatty bought Malmaison, the lake front house, once part of El Mirasol, which Addison Mizner originally designed for Mrs. Edward Stotesbury as a tea house that was later turned into a guest house.

By 1949, Sidney and Rose Nathan were living at 1250 N. Ocean Boulevard. The Nathan's were world travelers who also had a country house in Shrub Oak, Northern Westchester, New York. Sidney Nathan passed away in February 1973 at the age of eighty-years old. In 1974 the house was sold to Reinaldo and Mary Paniagua Diez. Reinaldo Paniagua Diez was a Puerto Rican politician who served as the Puerto Rico Secretary of State from 1977-1979 under Governor Carlos Romero Barcelo and served as acting Governor when the Governor was traveling. After resigning from Secretary of State in 1979, he acquired a Puerto Rican professional baseball team.

In 1979, the Paniagua Diez's sold 1250 South Ocean Boulevard to Frank and Virginia Zimmer who owned the house for nine years before selling it to Toga Corporation who owned the property for six years before selling it to Philip M. Quartararo in 1994.[18] Three years later, in 1997, Phillip M. Quartararo sold the house to North American Communications, Inc. whose president was Robert Paltrow. For thirteen years, between 1997 and 2014, Robert Paltrow owned the house through his North American Communications company and later together with his Aspetong Partners, a New York Limited Partnership. Robert Paltrow was the uncle of actress Gwyneth Paltrow, being the brother of her late father Bruce Paltrow. In 2014, Robert Paltrow and Aspetong Partners LP sold the house to the current owner Marsha Cross Beeson of Houston, Texas. Marsha Beeson has been an excellent steward of 1250 North Ocean Boulevard for the past seven years.

V. Builder's Biography

Eugene H. "Gene" Bartholomew was born in 1885 in Chicago, Illinois. He and his family spent time in Pittsburgh before moving to Palm Beach in 1919. A July 9, 1919 Palm Beach Post article "E. H. Bartholomew Associated with Brother H.C. Bartholomew in Contracting Business" states:

> "E. H. Bartholomew of Pittsburgh, PA, has come to Palm Beach to go into Partnership with his brother H. C. Bartholomew, in the real estate and

[18] Phillip M. Quartararo was an American music industry executive having held positions as CEO at Virgin Records, Warner Brothers Records and EMI.

> contracting business. They will open offices on the West Palm Beach side as well as maintaining a Palm Beach office. Under the firm name of Bartholomew Brothers, they will have charge of the Sidney Maddock properties on both sides of the lake."

Another article published January 29, 1925 in the Palm Beach Post provided additional information about Eugene Bartholomew:

> "E.H. Bartholomew, familiarly known as "Gene" is a well-known person in Palm Beach and West Palm Beach. For the past seven years he has been a builder of exclusive houses and his work will be seen with frequency on the main streets and avenues of Palm Beach as well as West Palm Beach. His building operations cover a wide and large scope of clientele among the best. Mr. Bartholomew was born in Chicago where he spent his early life. When quite young, he moved to Pittsburgh where he was engaged in architectural work and from there coming to Palm Beach."[19]

According to newspaper articles and lists of his projects, Gene Bartholomew designed and constructed mostly Spanish style houses from 1919-1926 in Palm Beach and West Palm Beach. In 1923, he was the contractor and builder for the Pine Ridge Hospital in West Palm Beach designed by prominent architects Harvey & Clarke. That same year he was also the builder and contractor for a number of Palm Beach houses in the prominent Estate Section. His two existing designs in the far north end of Palm Beach, 1250 North Ocean Boulevard and 1510 North Ocean Boulevard both constructed in 1925, are important as the earliest Mediterranean Revival style buildings constructed in the then undeveloped far north end of Palm Beach. Gene Bartholomew, like many others in the building industry, also became involved in real estate sales and development during the 1920s land and housing boom. In 1924, he teamed up with Harman and Seward to create the firm of Bartholomew-Harman-Seward that became a successful real estate brokerage firm in the mid-1920s.

An obituary of Eugene's mother, Mrs. Rita Tryon Bartholomew, published March 19, 1929, sheds more light on the Bartholomew family in Palm Beach:

[19] "Bartholomew-Harman-Seward Company Made Up of Men Who Know Field." 29 January 1925. Palm Beach Post.

> "Rita Tyron Bartholomew had been coming to Palm Beach each winter since 1893, her father Owen Laubach, being a pioneer plantation owner at Lantana. Throughout a busy lifetime her love of Florida was exemplified in her work as an artist and a writer. She was the author of a number of articles on Florida in magazines and newspapers, and her work as an artist was well known in Palm Beach as she was a member of the Art League. She was also active in the Women's Club. Surviving are two sons, Gene and H. C. Bartholomew. She was married in 1884 to H. E. Bartholomew who died a number of years ago and they had traveled much of Europe in their late years."

Mae E. Bartholomew, Gene's wife, was a pioneer resident having lived in Palm Beach since 1913. They had two children, Elrita and Eugene, Jr. Elrita married St. John Terrell and continued to live in Palm Beach, though also spent years in Stockton, New Jersey. In Palm Beach, Elrita returned to her roots and opened Bartholomew Realty. After a career in real estate in Palm Beach, Eugene Bartholomew, Jr. moved to Fort Myers in 1950 where he continued to work in real estate sales and development.

VI. Statement of Significance

The residence at 1250 North Ocean Boulevard is an excellent example of a very early Mediterranean Revival style residence with Venetian influences in Palm Beach's far north end. It is also a very good representation of the design work of Eugene Bartholomew, a prolific builder who was responsible for many residential and commercial buildings in Palm Beach and the surrounding areas.

VII. Criteria For Designation

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

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

The residence at 1250 North Ocean Boulevard reflects the broad cultural, economic and social history of the Town of Palm Beach. The house was developed in by Harvey C. Bartholomew in 1925 in the Alto Lido Subdivision

that he platted that same year. It was likely built on speculation to promote the new subdivision and potential for properties to be developed in the far north end during the 1920s Land and Housing Boom. Although much of Palm Beach from the near north end to the Estate Section flourished during the 1920's Boom Time era, the far north end of the Island remained mostly undeveloped until the late 1930s post-Depression Era and the post-World War II second Boom time era in Palm Beach when the far north end thrived with new development. The Bartholomew brothers were important early residents, builders and real estate developers of Palm Beach.

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

1250 North Ocean Boulevard is an excellent example of the Mediterranean Revival style architecture with Venetian influences popularized in Palm Beach during the Land Boom of the 1920s. The residence embodies distinctive Mediterranean Revival characteristics including asymmetrical massing, multi-leveled barrel tile covered roofs, tower elements, arched windows, decorative cast stone surrounds, columns, pecky cypress details, and Venetian Gothic arched window and door surrounds.

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

The residence at 1250 North Ocean Boulevard is a very good representation of the design and construction work of Eugene Bartholomew. The residence is an example of Bartholomew's abilities as both a designer and a builder. He was a prominent builder in the Palm Beach area during the 1920s land boom constructing both residences and commercial buildings by the area's most prominent architects, as well as constructing many of his own designs.

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IX. Florida Master Site File Form

Page 1

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site# PB09410
Field Date 11-11-2019
Form Date 8-1-2020
Recorder # MAP

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1250 N Ocean Blvd — Multiple Listing (DHR only) _____
Survey Project Name Palm Beach Historical Site Survey — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
1250	N	Ocean	Boulevard	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name RIVIERA BEACH — USGS Date 1987 — Plat or Other Map _____
City / Town (within 3 miles) Palm Beach — In City Limits? ☒yes ☐no ☐unknown — County Palm Beach
Township 43S — Range 43E — Section 03 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name: _____
Tax Parcel # 50434303080000250 — Landgrant _____
Subdivision Name ALTO LIDO — Block 000 — Lot 0250
UTM Coordinates: Zone ☐16 ☒17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1925 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1925 — To (year): 2020
Current Use Private Residence (House/Cottage/Ca — From (year): 1925 — To (year): 2020
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: _____ Nature windows, entry
Additions: ☐yes ☐no ☒unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.)

BEESON MARSHA C

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe _____

DESCRIPTION

Style Mediterranean Revival — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Barrel tile 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Hip extension 2. _____
Windows (types, materials, etc.)

grouped 8/8 replacement, paired 8/8 & 4/4 replacement w fanlights in belvedere

Distinguishing Architectural Features (exterior or interior ornaments)

hip roofs w overhang & boxed eaves & exposed rafters, recessed balconies/patios w arched openings & stone columns, arch details

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

long corner lot, hedges, fountain, stamped concrete drive, masonry drive

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐yes ☐no Date _____ NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

HR6E046R0319, effective 05/2016
Rule 1A-46.001, F.A.C.

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site # 8 PB09410

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Stucco 2. _____

Structural System(s): 1. Masonry - General 2. _____ 3. _____

Foundation Type(s): 1. Continuous 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Main Entrance (stylistic details)

double, arched heads, metal relief

Porch Descriptions (types, locations, roof types, etc.)

recessed under balcony projection

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

This 1925 Mediterranean Revival building is in fair condition as it is mostly obscured from the right-of-way.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys)	☐ library research	☐ building permits	☒ Sanborn maps
☐ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☒ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS)	☒ historic photos	☐ interior inspection	☐ HABS/HAER record search

☒ other methods (describe) City Staff

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☐ no ☒ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☐ no ☒ insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

More information is need to determine the individual and district eligibility of this structure because it is mostly obscured from the right-of-way.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. _____ 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Patricia Davenport-Jacobs Affiliation Environmental Services, Inc.

Recorder Contact Information 7220 Financial Way, Suite 100, Jacksonville, FL 32256/9044702200/pdavenport

(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

XI. DESIGNATION HEARINGS

4. ITEM 3: 1250 N OCEAN BLVD.

Owner: Marsha C Beeson
Mses. Brooker, Metzger, and Mr. Ives disclosed ex-parte communications.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history of the Mediterranean Revival style residence. Ms. Murphy pointed out the design features of the residence. Ms. Murphy testified that the buildings met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship,
Sect. 54-161 (4) Is representative of the notable work of a master builder, designer, or architect whose individual ability has been recognized or who influenced his age.

A motion was made by Mr. Ives and was seconded by Ms. Albarran to make the designation report for 1250 N. Ocean Blvd. part of the record. The motion was carried unanimously, 7-0.

Ms. Patterson asked for confirmation on proof of publication. Ms. Mittner provided confirmation.

Ms. Patterson called for public comment.

Attorney James Green, representing the owner, stated Mr. John Beeson, the owner, would explain why it was not worthy of designation.

The owner, John Beeson, discussed the faux material on the home's exterior and added that behind that material was rot.

Wes Blackman, CWB Associates, half of Mr. Beeson, historic preservation planner, stated that work is ongoing regarding water penetration into the building. He stated the reasons he did not believe this structure should be landmarked.

Ms. Murphy indicated that when researching the property, the work explained had not been permitted through the town. Seeing the pictures of the property, she still believed the home was worthy of designation.

Mr. Green stated that the owner sent a letter with photographs to the Town indicating the home's condition.

Aimee Sunny, The Preservation Foundation of Palm Beach, felt this request for a landmark was tricky. She found the history in the designation report very interesting but did not have personal knowledge of the structure.

Despite its disrepair, Ms. Patterson thought the home was worthy of the landmark designation.

Ms. Fairfax questioned when the home was initiated for designation. Ms. Murphy stated that the report was written almost four years ago. Ms. Fairfax did not believe she had enough information on which to base her decision.

Ms. Murphy thought the house would be more visible if the landscaping were removed.

Ms. Fairfax questioned how the house got to the Landmarks Preservation Commission since it could not be seen from the road due to the landscaping. Ms. Murphy said the house was discovered when historical research was being done.

Mr. Ives thought the home met the criteria outlined in the designation report and supported the property's landmarking.

Ms. Herzig-Desnick thought the home should be repaired if designated, and some guidelines should be provided to the homeowner. She thought the home was worthy of designation.

A motion was made by Mr. Ives and was seconded by Ms. Fairfax to recommend 1250 N. Ocean Blvd. to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161 and with the acknowledgment that the owners of the residence opposed the designation. The motion was carried unanimously, 7-0.

The Palm Worth
2850 South Ocean Boulevard

DESIGNATION REPORT
November 20, 2024
Landmark Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

The Palm Worth

2850 South Ocean Boulevard

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Report produced by Murphy Stillings, LLC

I. General Information

Location:	2850 South Ocean Boulevard Palm Beach, Florida
Date of Construction:	1961-1962
Architect:	Edgar S. Wortman
Developer:	New Era, Inc.
Builder:	Stephens Construction Company
Original Owner:	Palm Worth Cooperative Apartment, Inc.
Current Owners:	Multiple Owners (See Attached List)
Present Use:	Residential Cooperative Building
Legal Description:	North 182 Feet of the South 682 Feet of Tracts 1 and 2 East of AIA, Section 23, Township 44, Range 43E

Unit Numbers, Owners and Parcel Control Numbers

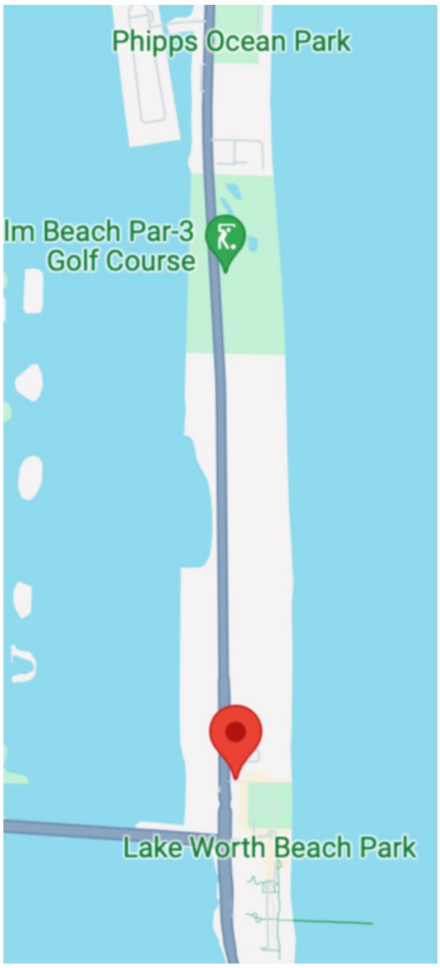
000	Palm Worth #113 Trust	50-43-44-23-14-000-0000
100	Richard F. Sammons & Anne F. Ellett	50-43-44-23-14-000-1000
101	Curtis Family Trust	50-43-44-23-14-000-1010
102	Juanita Rose Leary & JRL Trust	50-43-44-23-14-000-1020
103	Junita E. & Brian M. Leary	50-43-44-23-14-000-1030
104	Mary A. Obryan	50-43-44-23-14-000-1040
105	Gary C. & Barbara E. Ashe	50-43-44-23-14-000-1050
106	Gary & Rosemary Tiplick	50-43-44-23-14-000-1060
107	David A. & Edythe A. Hubson	50-43-44-23-14-000-1070
108	Newton Family Trust	50-43-44-23-14-000-1080
109	Kwgn Sui Ho & Suk Chun Tam	50-43-44-23-14-000-1090
110	Robert T. Tiplick	50-43-44-23-14-000-1100
111	Robert T. Tiplick	50-43-44-23-14-000-1110
112	Margaret Morris & Helen Obrien	50-43-44-23-14-000-1120
113	Carol Marie & Leonard P. Lilyholm	50-43-44-23-14-000-1130
114	Rika 114 Revocable Land Trust	50-43-44-23-14-000-1140
201	Curtis Family Trust 201	50-43-44-23-14-000-2010
202	Henry E. & Sandra A. Moran Trust	50-43-44-23-14-000-2020
203	Elaine Bartholomew	50-43-44-23-14-000-2030

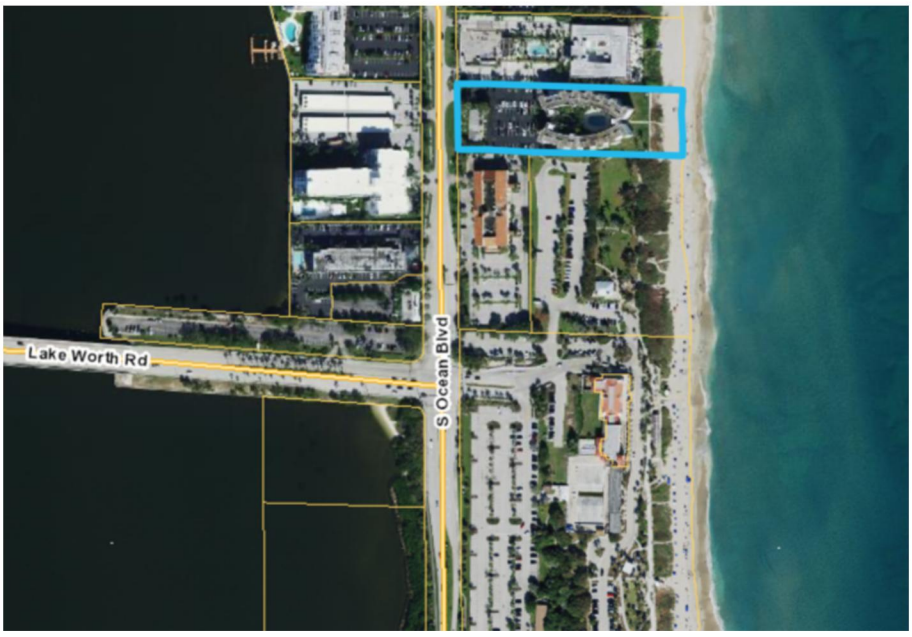
204	Cheryl L. Chase Trust	50-43-44-23-14-000-2040
206	George R. Jr. & Sharyls Overhiser	50-43-44-23-14-000-2060
207	Grace B. Madsen	50-43-44-23-14-000-2070
208	Donna Marie & Stephen Friedman Trust	50-43-44-23-14-000-2080
209	Susanne & James Apostolico Trust	50-43-44-23-14-000-2090
210	William A. Bohn Trust	50-43-44-23-14-000-2100
211	Glenn W. & Sue A. Keller	50-43-44-23-14-000-2110
212	Peter & Maria Likourentzos	50-43-44-23-14-000-2120
214	Mark H. & Eileen Eggen	50-43-44-23-14-000-2140
301	Daniel Patrick Schrage Trust	50-43-44-23-14-000-3010
302	Scot Northrup & Lynda Ackerman	50-43-44-23-14-000-3020
303	Mary Susan Stinson Trust	50-43-44-23-14-000-3030
304	Donald T. & Linda B. Auld	50-43-44-23-14-000-3040
305	Linda Sullivan	50-43-44-23-14-000-3050
306	Barbara J. Altenburg & Rose Dudley Hill	50-43-44-23-14-000-3060
307	Valerie & Samuel Nemirow	50-43-44-23-14-000-3070
308	Richard & Jeanette Duffy	50-43-44-23-14-000-3080
309	Richard & Jeanette Duffy	50-43-44-23-14-000-3090
310	Kenneth E. & Linda M. Johnson	50-43-44-23-14-000-3100

311	311 Palm Worth Rev. Land Trust & Robert Murphy Trustee	50-43-44-23-14-000-3110
312	Tracy & Tamara Luther	50-43-44-23-14-000-3120
313	Tracy & Tamara Luther	50-43-44-23-14-000-3130
314	Deborah S. Breeback Trust	50-43-44-23-14-000-3140
401	Palm Worth 401 Trust	50-43-44-23-14-000-4010
402	Shirley McKinney Trust	50-43-44-23-14-000-4020
403	Shirley McKinney & Shirley McKinney Trust	50-43-44-23-14-000-4030
404	Adam Love	50-43-44-23-14-000-4040
405	Glenn E. & Corinne E. Watson Trust	50-43-44-23-14-000-4050
406	Louis and Alicia Lessard Trust	50-43-44-23-14-000-4060
407	Debra Sergeant	50-43-44-23-14-000-4070
408	Thomas W. Wallis Trust	50-43-44-23-14-000-4080
409	Jeanne G. & Thomas W. Wallis	50-43-44-23-14-000-4090
410	Karen Durkin & David O. Twaddell	50-43-44-23-14-000-4100
411	David L. Roth Trust & Kathy H. Trovecke Trust	50-43-44-23-14-000-4110
412	David A. Brooks	50-43-44-23-14-000-4120
413	David A. Brooks	50-43-44-23-14-000-4130
414	414 Palm Worth Land Trust	50-43-44-23-14-000-4140

501	Donna R. Whitlock QPRT Trust	50-43-44-23-14-000-5010
502	Bruce R. & Barbara A. Whitely Trust	50-43-44-23-14-000-5020
504	Heather A. Chase Trust	50-43-44-23-14-000-5040
505	David G. Vicki I. Gerwig	50-43-44-23-14-000-5050
506	Jeffrey D. Graves Trust	50-43-44-23-14-000-5060
507	Donald C. Graves Pers Resident Trust & Nellie J. Graves Trust	50-43-44-23-14-000-5070
508	Eileen P. Woodley	50-43-44-23-14-000-5080
509	Robert W. & Karen B. Wallis Trust	50-43-44-23-14-000-5090
511	Photios & Panayiota Georgiou	50-43-44-23-14-000-5110
512	William R. Block Trust	50-43-44-23-14-000-5120
513	Joseph B. Faga	50-43-44-23-14-000-5130
514	Marylou H. & James E. Grinnell, Jr.	50-43-44-23-14-000-5140

II. Location Map





III. Architectural Information

The Palm Worth cooperative is a notable Mid-Century Modern oceanfront property located at 2850 South Ocean Boulevard just north of the Lake Worth Bridge, Lake Worth Casino Building, and R.G. Kreusler Park. The Palm Worth was developed by New Era, Inc. as one of the earliest mid-rise residential projects built in the south end of Palm Beach during the area's development boom of the 1960s-70s.

In the years following World War II Modern architecture styles were becoming more popular throughout the country and Palm Beach was no exception. A by-product of post-war optimism, architects and designers moved away from period architectural styles and were adapting various modernist movements to create new designs, including what would become known as the Mid-Century Modern style. A further development of Frank Lloyd Wright's principles of organic architecture combined with elements reflected in the International and Bauhaus movements, Mid-Century Modern architecture used modern materials and building techniques and was defined by clean lines, functionality, simplicity in details, and a relationship to the environment. Mid-Century Modern architecture generally features geometric forms, flat or low-pitched roofs, facades surfaced with smooth stucco, large amounts of

glass, concrete eyebrows or cantilevers running the length of the building, asymmetrical compositions, decorative grilles or ornamental masonry elements known as screen block or breeze block, angular details, and minimal ornamentation.

West Facades

The Palm Worth property features two Mid-Century Modern style crescent shaped buildings, designed by Edward Wortman in 1961, which face each other and frame a tropical courtyard and pool area. The two five-story residential structures were constructed of concrete block finished with smooth stucco and have flat roofs. Located on the eastern portion of the property, the dual facing crescent design creates an oval internal courtyard with a wider opening at the western end of the buildings which provides access into the community and an exterior staircase at the eastern end which attaches the two buildings.

East Facades

Wortman designed the central courtyard to be a tropical oasis featuring a series of interconnected waterfalls and pools, tropical plantings, and ramped walkways that lead to a swimming pool and gathering area. The design provides a picturesque private sanctuary for the residents which acts as an outdoor living room for the community. The ramped walkways are due to the site's topography which also allowed for basement areas at the western ends of the two buildings. Original advertising for the community included that an air-raid and fallout shelter was provided for the residents in the basement area.

View of the Courtyard, Looking East

The entrance into the buildings is framed by the west exterior staircases which feature one the Palm Worth's Mid-Century Modern character defining features, geometric screen blocks. Screen blocks are also used for basement areas and the cantilevered covered concrete balconies that run the full length of the buildings' interior curves. The balconies provide access to the units and overlook the central courtyard. Screen block, also known as breeze block, is a cast concrete block with a geometric or organic pattern that creates an architectural decorative screen wall. While screen blocks date back to the 1930's, it was during the Mid-Century Modern

era of the 1950's and 1960's that they became fashionable. They were especially popular in warm climates as they provided shade and privacy while allowing breezes to flow through.

West Facades

Western end of the North Building

View of the Courtyard looking Southeast

Additional Mid-Century Modern character defining features of the property include the use of concrete eyebrow overhangs located at the staircase entrances on the west facades, simple stucco window banding, and jalousie windows and doors. While a few of the jalousies have been replaced, the Palm Worth residents have made a

concerted effort to retain and restore the jalousie windows and doors due to their desire to preserve the original Mid-Century Modern characteristics of the building.

The north and south facing exterior façades of the buildings feature enclosed balconies that project outward from the units. Many of these balconies, which were originally open with aluminum framing and screens, were enclosed over the years. In 2001, a comprehensive plan was carried out to enclose and harmonize the balconies with stucco bases and headers, and single-light casement and fixed windows.

South and East Facades, Looking Northwest

Palm Worth Under Construction
Courtesy of the Palm Worth

The western portion of the property includes the vehicular entrance with signage, a parking area, and a one-story structure that was designed by Herman Fernau in 1960. The one-story structure runs parallel to South Ocean Boulevard and was originally designed as a model unit for the sale of the soon to be built cooperative and a lounge area which likely originally acted as the sales office. Also designed in the Mid-Century Modern style, this building was constructed of concrete block surfaced with stucco and features a flat roof with deep overhangs that are supported with angled beams. Over the years there have been modifications to the building including some changes to the fenestration and the removal of a screen block wall that sheltered the area under the overhang on the west façade. The building currently includes one residential unit, a community meeting room, and an office.

West Façade

East Façade at Community Meeting Room

The Palm Worth's Board and residents greatly value Wortman's stylish Mid-Century Modern design and have been excellent stewards of the property. Renovations and restorations have been undertaken to preserve the property's significant architectural features. Over the years there have been very minimal alterations to the exteriors of the structures and the overall design has been maintained and the property's historic and architectural integrity has been preserved.

Courtesy of the Palm Worth

IV. Historical Information

The history of Palm Beach started long ago when Native Americans inhabited the island, with the Jaega people arriving at least 3,000 years ago. White settlers began arriving in modern-day Palm Beach by 1872 with Hiram F. Hammon making the first homestead claim in 1873 in present day Palm Beach. Along the coast of Palm Beach, the *Providencia* wrecked in 1878 with a cargo of 20,000 coconuts, which were quickly planted and later was the inspiration for the town's name Palm Beach. Not long after, the Star Route, also known as the Barefoot Mailman Route, began serving the area for mail service along the southeastern coast and the first

schoolhouse in southeast Florida, known as the Little Red Schoolhouse, opened in in 1886 to educate the children of early pioneer families. However, the area did not grow significantly until Standard Oil tycoon Henry Flagler became instrumental in transforming the island of jungles and swamps into a preeminent winter resort by extending his Florida East Coast Railway southward to the area and opening the Royal Poinciana Hotel in 1894 and the Breakers Hotel in 1896.

Prior to World War I most of the seasonal residents resided in the hotels but following the war there was a 1920s land and housing boom where grand estates were built by some of the richest people in America and upper middle class neighborhoods, attractive commercial corridors and luxury hotels were built to accommodate the arrival of new residents and tourists. Palm Beach did experience effects of the late 1920s land and housing bust and the following Great Depression, however, following World War II Palm Beach flourished and grew exponentially. Part of this substantial growth was the result of a zoning law passed by Town Council in 1947 which raised the housing density in midtown as well as in the stretch of land starting at Sloan's Curve and running south to Palm Beach's southern border, which included the land where the Palm Worth building was constructed.[1] In addition, prior to the devastating hurricane of 1947, State Road A1A (South Ocean Boulevard) was located along the ocean. However, the hurricane washed out the road so from Manalapan's Vanderbilt Curve to Palm Beach's Sloan's Curve, A1A was relocated west of the ocean, resulting in a windfall for South End developers.[2]

The Ambassador Hotel, built in 1947, was the first major building constructed in Palm Beach south of Sloan's Curve following the Town's rezoning law. The hotel was a success and became a popular destination for tourists and new residents following the War[3]. Despite the hotel's success, there was little development in the South End during the 1950s except for a few smaller projects and the Bessemer Property's initial development of Ibis Isle.[4]

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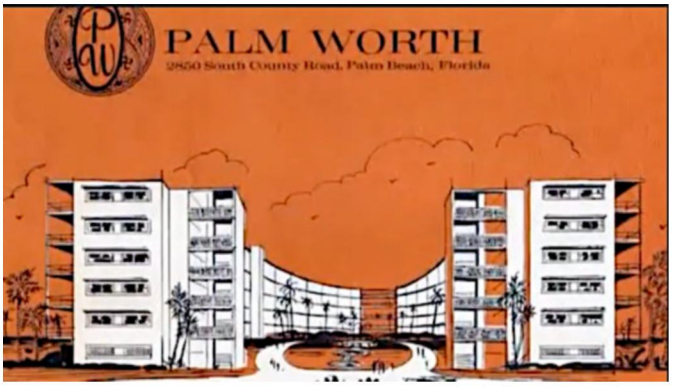
[1] It was a controversial zoning law the created a building boom that endured for decades.

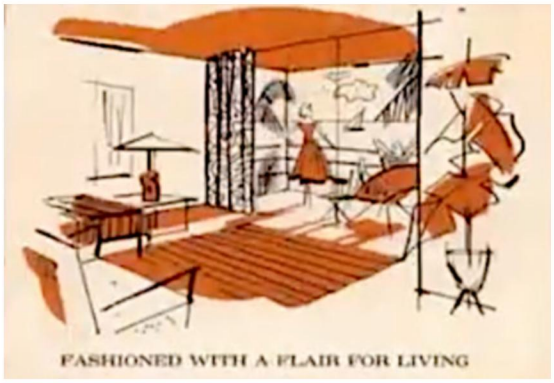
[2] Brinson Construction Company started construction of the new road between the Sloan Estate and the Lake Worth Casino in June of 1950.

[3] According to a January 1950 article in *Palm Beach Life*, "The exquisitely beautiful hotel rises like a Taj Mahal on the golden strands of Lake Worth and the blue Atlantic. Today it has become the mecca for a discriminating clientele."

[4] In the early 1950s, the Phipps family owned Bessemer Property began filling in Penner Island which was located in Lake Worth just west of Palm Beach. In 1952 they built a bridge to connect Penner Island to the mainland and in 1953 they platted a subdivision and renamed the island Ibis Isle. The Phipps family owned much land in the south end of Palm Beach, including the property they donated that became Phipps Ocean Park.

Beginning in 1960, more developers became attracted to the stretch of Palm Beach south of Sloan's Curve to the Town of South Palm Beach as it was mostly undeveloped ocean and lakefront land. By 1960, New Era, Inc. bought property and in 1961 took the opportunity to build the Palm Worth cooperative apartment building on the ocean just north of the Lake Worth Casino and Causeway.[5] As the developers, New Era, Inc. hired architect Edgar S. Wortman to design the building and Stephens Construction Company to build it. The first permit for the apartment house was No. 21461 dated May 4, 1961, and specified that it would be an 82,160 square foot 70-unit, 5-story cooperative apartment building with an estimated cost of $750,000.





Original Marketing Material
Courtesy of the Palm Worth Cooperative

The Palm Worth's uniquely open oval shaped structure with a garden and waterfall at the entry was developed as a residential cooperative building with one- and two-bedroom units. New Era's sale brochure *Fashioned with a Flair for Living* section promoted the buildings amenities and enticing Florida lifestyle:

> *"There is a home planned for you in the new Palm Worth designed for a pleasant leisurely life uncluttered with the annoyances and responsibilities of home maintenance. In laying out the plan experts and specialists combined their talents to give every apartment the spaciousness and convenience so necessary to comfortable relaxed living. A modern, well-planned electric kitchen with custom cabinets and the tile bathrooms have the latest design, color and the finest quality fixtures that are available. Take your choice of 1- or 2-bedroom apartments, either offers a magnificent view of the wide blue Atlantic Ocean and the famed Intracoastal Waterway. For swimming and sunning take your choice of our own sun-drenched private beach or our*

[5] In October 1960 New Era, Inc. hired architect Herman Fernau and builder Glenn R. Campbell to build a one-story duplex at the west side of the property. This became the model apartment and New Era, Inc. sales office. Today it is a separate apartment and the Palm Worth meeting room and manager's office.

freshwater pool, set like a gem amid lush tropical landscaping. Each apartment has its own private screened-in balcony, bringing the soft warmth and tropical enchantment of Florida."

The brochure also touted Palm Worth's excellent location "conveniently located within easy walking distance from the magnificent new fishing pier and several fine restaurants, and just a moments up the beach from the superb new golf course located on the ocean at A1A."

Being completed in 1962, the Palm Worth building was one of the first buildings constructed in Palm Beach south of Sloan's curve to the southern border of Palm Beach. However, between 1963 and 1970 there was a fervor of building in Palm Beach's south end when nineteen condominiums were constructed between Sloan's Curve and the Town of South Palm Beach.[6]

The intensity of condominium development, however, did not please everyone in Palm Beach as the Palm Beach establishment saw the town as an enclave for the few while developers saw Palm Beach as a metropolis for the many. With a change in its members, the 1970 Town Council tightened building codes and zoning restrictions to reduce the town's population density.[7] By March 1970, the town had curbed high rises, setting a five-story limit on apartments and a three-story limit on commercial usage.[8] Despite the new building codes and zoning restrictions, demand for condominium development in the south end of Town continued to surge with twenty-one more condominiums constructed between Sloan's Curve and the Town of South Palm Beach in the 1970s and fourteen more in the 1980s. In just three decades more than fifty condominiums were constructed along this three-and-one-half mile ocean to lake narrow strip, ever changing the south end Palm Beach landscape.[9]

During its sixty-two-year history, the Palm Worth cooperative has been a popular building with many long-term owners who enjoy the unique modern

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[6] In 1963, the State of Florida passed the Condominium Act, which allowed for the construction of condominiums and the conversion of apartment buildings to condominiums. Nine of these condominiums were built on Ibis Isle in the late 1960s. They are low-rise condominiums developed as the French Villas each with a French name.

[7] Augustus Mayhew, "High-Rise Palm Beach: Changes in Altitude." Palm Beach Daily News, January 20, 2019.

[8] Ibid. In response to the decades of high-rise residential and commercial development, the Town's 1969 and 1970 council elections proved revolutionary. In 1969, George Matthews won a council seat opposing nine-time Councilman John Cushman and the following year, Robert Grace and "Deedy" Matrix were elected. Their incumbent opponents had appeared lax in protecting the town against over development. Matthews, Grace and Matrix kept their pledge to scale Palm Beach back to sea level.

[9] Murphy Stillings, LLC. The Reef Condominium Landmark Designation Report, November 2019.

architecture and the amenities offered. Its location on the Atlantic Ocean in close proximity to the Lake Worth Beach Casino and the convenience of the Lake Worth Bridge are further reasons residents choose the Palm Worth building.[10] In addition, the sustained commitment from the owners to preserve the architectural design and features of the Palm Worth makes it a building that will continue to be properly maintained and be recognized as an important modern design in the Town of Palm Beach.

V. Architect Biography

Edgar Symonds Wortman

Edgar S. Wortman was born July 22, 1906, in Bellefontaine, Ohio. After graduating high school he went to Ohio State University and later completed his architectural degree at Chicago Technical College (University of Chicago). He moved to West Palm Beach ca. 1935 and from his residence at 223 Vallowe Court in West Palm Beach, he applied for state architectural licensure and was granted Certificate #AR0001047 on December 7, 1935.[11] At this time, Edgar had an office in the Guaranty Building in West Palm Beach where he was briefly associated with colleague William Manly King. By 1937, Wortman was associated with L. Phillips Clarke and together they designed the Clewiston Inn in 1938. In 1941, Wortman was awarded the contract to design the Lake Worth Public Library, which he did in the Mediterranean Revival style to complement other buildings in downtown Lake Worth. Through his ROTC training in college, Wortman was a Reserve Officer in the U. S. Army Engineers and during World War II he was called-up to duty in the Army Corps of Engineers where he served as Captain and managed the construction of military buildings and bridges throughout Europe.[12] At the end of the war, having reached the rank of Lieutenant Colonel, he was put in charge of a town in Germany as Provost Marshall to keep order and direct the clean-up and the beginning of restoration of bombing devastation. Rather than pursue a military career, he returned to Florida and established his own practice in Lake Worth in 1945.

In Wortman's post-war career, he specialized in bank and school architecture from his office at 1122 North Dixie Highway in Lake Worth. Some of his banks included Bank of Palm Beach and Trust Company, Commerce Bank of Lake Worth and First

[10] The Lake Worth Bascule Bridge spans the Intracoastal Waterway (ICW) on FL 802 in Lake Worth at ICW Mile Marker 1028.8.
[11] At this time he was also admitted to practice in Georgia, South Carolina, North Carolina, and Mississippi.
[12] United States Department of the Interior. National Park Service. National Register of Historic Places. Clewiston Inn, Clewiston, Hendry County, Florida, 1991.

Federal Savings and Loan Association of Lake Worth. From 1946-1962, Wortman served as the Chief Architect for the Palm Beach County Board of Public Education. While serving in this position, Palm Beach County witnessed a post-World War II population boom which created the need for many new and enlarged schools. In this position he designed numerous new school buildings as well as additions and alterations to many more.[13] Also during his post-war career, Wortman designed many noteworthy residential buildings including two distinguished nautical Moderne houses at 810 and 812 South Lakeside Drive, and an important Lake Worth public building, the Lake Worth Casino (1948) which was constructed after the original casino building was badly damaged by the 1947 hurricane.[14]

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Edgar S. Wortman had an active civic life. Wortman served as president of the West Palm Beach Chapter of the American Institute of Architects and president of the State of Florida AIA. In Lake Worth, he served as a City Commissioner (1947-1949), member of the Zoning Board and the Board of Examiners and Appeals, and Director of the Chamber of Commerce. He was married to Kathryn J. Wortman but had no children and passed away January 15, 1969, at the age of 62.

VI. Statement of Significance

The Palm Worth cooperative is an excellent example of the Mid-Century Modern architectural style and the modern architectural movement in Palm Beach. Modernism became Palm Beach's paradigm of style during the post-World War II period, found among South End and Midtown's co-ops and condominiums, as well as commercial buildings along Worth Avenue, County Road and Royal Palm Way.[15] Designed by noted architect Edgar S. Wortman in 1961, the Palm Worth was one of the earliest mid-rise communities developed south of Sloan's Curve during a time of significant growth in the south end of the Town, and the Palm Worth's design helped to advance the style's prominence in Palm Beach's south end.

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[13] Some of the schools he designed or designed additions to include Forest Hill High, South Olive Elementary, Seacrest High, Osborne, Jefferson Davis Junior High, Barton Elementary, Lake Worth High, Poinciana Elementary, Carver High, South Bay Elementary, Lake Shore, Riviera Beach High, Boca Raton High, Delray Junior High, Palm Beach Junior College, Meadow Park Elementary, Palm Springs Elementary, Conniston Junior High, Seventh Avenue Elementary and East Lake Elementary.

[14] Some of Wortman's residential designs in Lake Worth Beach include 237 Princeton Drive, 428 North Palmway, 722 North Lakeside Drive, 1001 North Lakeside Drive, 731 North J Street, 419 North Ocean Breeze, 230 North Palmway, 212 Vanderbilt Drive, 1516 South Palmway, 501 South M Street, and the Carolyn Apartments at 23 South Lakeside Drive. Some of his Palm Beach designs include 301 Brazilian Avenue, 215 South County Road, 425 Seaspray Avenue, and 200 La Puerta Way.

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

VII. Criteria for Designation

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

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

The Palm Worth cooperative building reflects the broad cultural, economic, and social history of the nation, state, and town. Built in 1961-1962, the Palm Worth reflects the beginning of significant growth in Palm Beach's south end as one of the first large apartment buildings constructed between Sloan's Curve and the Lake Worth Casino. This significant growth was fueled by relaxed Palm Beach zoning restrictions, State Road AIA shifting west after the 1947 hurricane, and the continued popularity of south Florida with nonstop arrival of new residents attracted to the area. In addition, the Palm Worth building was designed in the Mid-Century Modern style during the time when Modernism was one of the most popular Post World War II styles for multi-family and commercial architecture throughout the United States, Florida and in Palm Beach. Furthermore, the Palm Worth's unique architectural and landscape design along with its preserved historic features make it a distinct and special building.

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

The Palm Worth cooperative is an excellent representation of Mid-Century Modern architecture and embodies distinguishing characteristics of the style. The Palm Worth's mirrored crescent design with a central tropical courtyard highlights the style's characteristics of clean lines, functionality, simplicity in details, and a relationship to the environment, while the stucco facades, flat roofs, screen block railings, staircases and walls, window banding, overhangs, and jalousie windows and doors represent distinctive character defining features of the Mid-Century Modern style.

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

Edgar S. Wortman was a talented architect who practiced in Palm Beach County from the mid-1930s until 1969, with time spent as a Captain in the Army Corps of Engineers during WWII. Wortman designed buildings in multiple styles but is best known for his modern designs as most of his career was during the post-WW II era when many architects moved away from period architectural styles and were adapting various modernist movements to create new designs. While he designed a number of distinguished commercial and residential buildings, his years as Chief Architect for the Palm Beach County Board of Public Education were his most prolific and provided a lasting legacy. Wortman also had an important civic life serving the City of Lake Worth as well as leadership roles with the local and state chapters of the American Institute of Architects. His design of the Palm Worth building was exceptional for its time and remains an exceptional building today.

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BEESON
PROPERTIES
KNA PARTNERS

November 9, 2021

Town of Palm Beach
Landmark Preservation Commission
c/o Mr. Richard Rene Silvin
P.O. Box 2029
Palm Beach, Florida 33480

Sent via CRRR, *via first class mail & electronic mail*

Re: Hearing for Landmark Designation 1250 N Ocean Blvd., Palm Beach

Dear Mr. Silvin & Landmark Preservation Commission:

I am writing you in response to the proposed consideration and designation of my property located at 1250 N. Ocean Blvd, hereinafter referred to as (the "property"). I truly appreciate the work that Landmark Designation Commission is doing for the city of Palm Beach but believe the selection of my property is a mistake and is based on unfounded statements and is misguided. I am opposed to the Landmark Preservation Commission's proposed designation of my property as a Landmark and believe it will have a detrimental impact to the landmark commission and the integrity of future designations. My objection to the proposed landmark designation includes but is not limited to the following matters:

Errors in the Designation Report of Significance:

- The property was re-built in 1994 and during that construction changed the majority of the original design work of Eugene Bartholomew including but not limited to the windows, doors and archways.

- "The residence at 1250 North Ocean Boulevard was constructed of wood framing surfaced with stucco." To the contrary, the property exterior surface doesn't contain any stucco and is made of dryvit.

- The referenced stone facades / cast-stone surrounds and columns are constructed of Styrofoam

- The referenced "Pecky cypress ceilings" is faux and actually stained plywood

- The property doesn't have cast stone window and door surrounds, nor does it have cast stone sills with brackets. All are made of Styrofoam with drivit over them

- The referenced tile floors are misstated and false as the only flooring in the property is made of wood

Despite the vast amount of background information provided in the Designation Report dated April 21, 2021, it doesn't consider or accurately recite all the significant changes and substantial remodeling completed to the property. I have provided pictures of the property that will further illustrate the construction changes. Accordingly, should the Commission proceed with designating this property as a Landmark will to have a detrimental impact and will set a bad precedence to the landmark commission and future designations.

Sincerely,

John S. Beeson
Husband of Marsha Beeson

cc: Sarah C. Pardue
Historic Preservation Planner
Sent via electronic mail *spardue@townofpalmbeach.com*

w/ Enclosures

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda
Resolutions

Agenda Title
RESOLUTION NO. 014-2025: A Resolution of the Town Council Of The Town of Palm Beach, Palm Beach County, Florida, Ratifying and Confirming the Determination of the Landmarks Preservation Commission that the Property Known as **163 Seminole Ave.** Meets the Criteria Set Forth in Ordinance No. 2-84, Also Known as Chapter 54, Article IV of The Code of Ordinances of the Town of Palm Beach; and Designating said Property as a Town of Palm Beach Landmark Pursuant to Ordinance No. 2-84, Also Known as Chapter 54, Article IV of The Code of Ordinances of the Town of Palm Beach. (PALM BEACH COUNTY LISTS THE PROPERTY AS 165 SEMINOLE AVENUE) Owner: Dale Coudert, 2012 Steven H. Rose Trust. ***[The property owner is supportive of this designation. The Landmarks Preservation Commission voted 7-0 for Landmarking.]***

Presenter

ATTACHMENTS:

- **Resolution No. 014-2025: 162 Seminole Ave.**
- **Designation Report**
- **Excerpt from the March 22, 2023 Landmarks Preservation Commission Meeting Minutes**
- **Landmark Designation Procedure**

RESOLUTION NO. 014-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, RATIFYING AND CONFIRMING THE DETERMINATION OF THE LANDMARKS PRESERVATION COMMISSION THAT THE PROPERTY KNOWN AS 163 SEMINOLE AVE MEETS THE CRITERIA SET FORTH IN ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH; AND DESIGNATING SAID PROPERTY AS A TOWN OF PALM BEACH LANDMARK PURSUANT TO ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH.

WHEREAS, pursuant to the provisions of Ordinance No. 2-84, (Chapter 54, Article IV, Code of Ordinances of the Town of Palm Beach) the Landmarks Preservation Commission of the Town of Palm Beach held a public hearing and recommended to the Town Council that certain landmarked property described herein be designated as a landmark as described in said Ordinance and Code; and

WHEREAS, after due notice to the property owner(s) affected, a public hearing was held at which all parties interested were given an opportunity to be heard and express their views and opinions with respect to the property and its designation as a landmark; and

WHEREAS, the Town Council does hereby find and determine that the property described herein meets the criteria required by the Ordinance to designate a landmark, and shall be designated as a landmark.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The foregoing recitals are hereby ratified and confirmed.

Section 2. The recommendation and determination of the Landmarks Preservation Commission as to the property hereinafter described in Section 3 of this Resolution, being designated as a landmark is hereby ratified, approved, and confirmed.

Section 3. The landmark herein amended, pursuant to the provisions of Ordinance No. 2-84, and the provisions of the Town Code described herein, is known as 163 Seminole Ave and the property to be landmarked is legally described as follows: **Lots 21, 22, 23 And 24 and the East 15 feet of Lot 20, Block 2, Ocean Park H.W. Robbins' Addition to Palm Beach, Florida, according to the map or plat thereof as recorded in Plat Block 6, Page 78, Public Records of Palm Beach County, Florida.**

Section 4. The Town Clerk is hereby ordered to furnish the property owner of the landmarked property a copy of this Resolution.

Section 5. Within thirty (30) days from the date of adoption of this Resolution, the Landmarks Preservation Commission shall cause to be filed in the Office of the Recorder of Deeds in and for Palm Beach County, Florida, a certificate that the above-described property comprises a landmark, as described above and as defined in and subject to the provisions of Ordinance No. 2-84 and the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled this 5th day of March 2025.

_____
Danielle H. Moore, Mayor

_____
Bobbie Lindsay, Town Council President

_____
Lewis S. W. Crampton, Town Council President Pro Tem

ATTEST:

_____
Julie Araskog, Town Council Member

_____
Edward A. Cooney, Town Council Member

_____
Kelly Churney, CMC, Town Clerk

_____
Bridget Moran, Town Council Member

Villa Dei Fiori

163 Seminole Avenue

DESIGNATION REPORT

February 17, 2023

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

Villa Dei Fiori
163 Seminole Avenue

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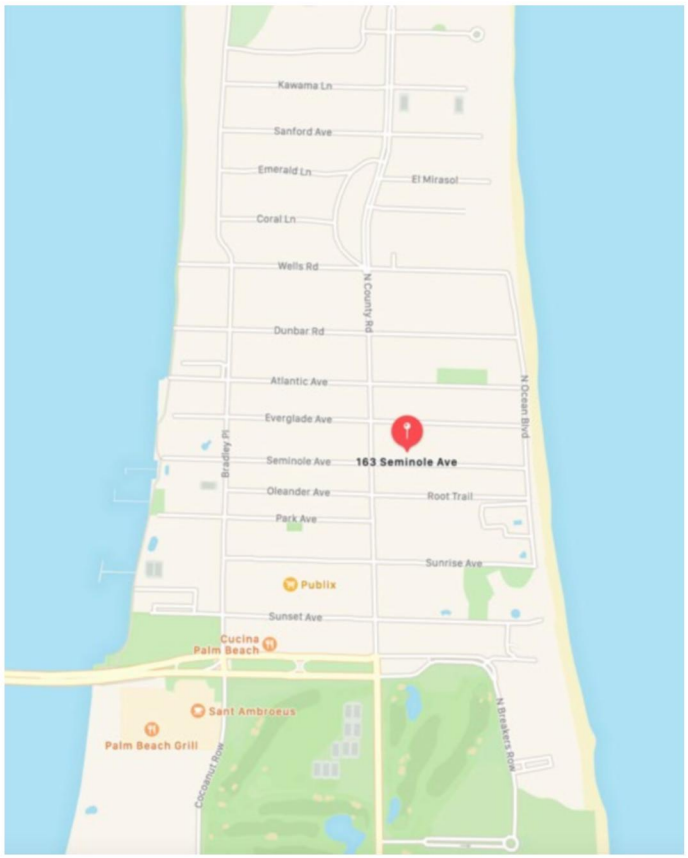
Report produced by Murphy Stillings, LLC

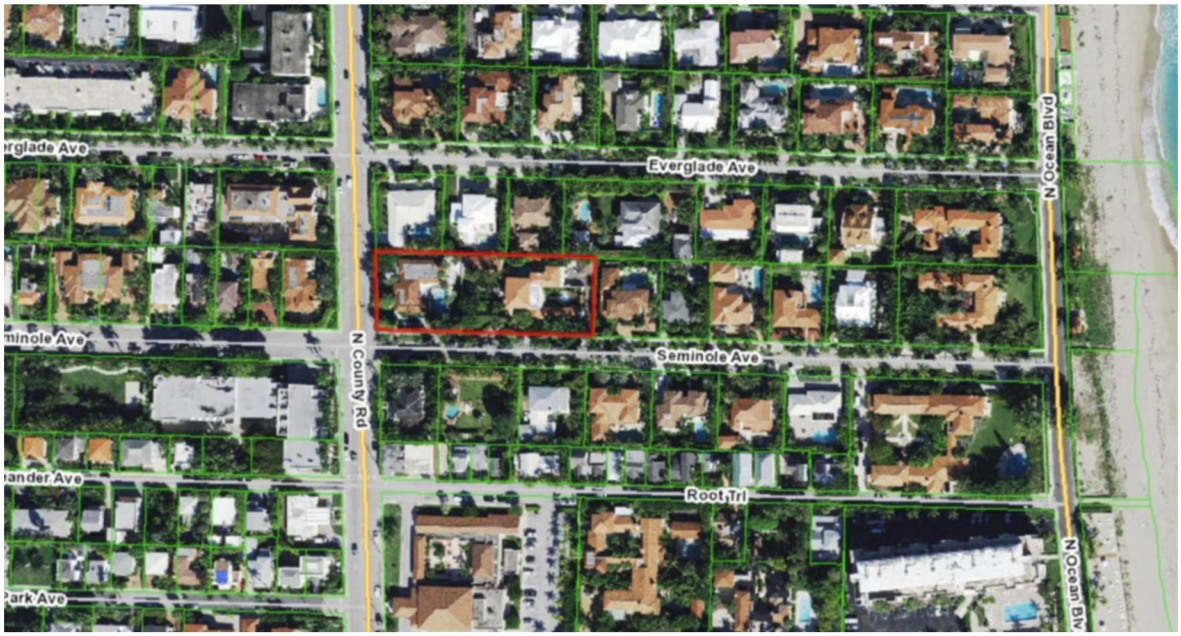
I. General Information

Location:	163 Seminole Avenue Palm Beach, Florida
Date of Construction:	1921
Historic Name:	Villa Dei Fiori
First Owner:	Orator Frank Woodward
Architect:	Addison Mizner
Builder/Contractor:	Theodore B. Eissfeldt
Current Owner:	Dale Coudert, Steven H. Rose Trust
Present Use:	Residential
Present Zoning:	R-B
Palm Beach County Tax Folio Number:	50-43-43-14-10-002-0180
Current Legal Description:	Ocean Park H W Robbins Addition Lot 18 (Less W 10 Ft N County Road R/W), & Lots 19 Thru 24 Block 2

II. Location Map

163 Seminole Avenue





III. Historical Information

Villa Dei Fiori, House of Flowers, at 163 Seminole Avenue was designed by Addison Mizner in 1921 for Orator Frank Woodward. By World War I, Henry Flagler had established Palm Beach as the winter capital of American high society. Most came by rail and stayed for the early January to February season at one of Flagler's luxury hotels, the Royal Poinciana or the Breakers. However, following World War I, this practice shifted as the season became longer and many of the society's wealthy built houses in Palm Beach. The early architect of choice was Addison Mizner who had come to Palm Beach with Paris Singer in 1918 and designed Singer's Mediterranean Revival-style Everglades Club in 1918-1919. The club not only became the new center of social life for Palm Beach's wealthiest and most socially prominent residents, but it also introduced Mizner's Mediterranean Revival style to the island.

163 Seminole Avenue is one of Mizner's earlier designs and is located in the Ocean Park subdivision which was established in 1917 and is one of the oldest platted residential areas in the Town of Palm Beach.[1] The original 125 residential sites ran from the ocean to the lake and were conveniently located near Palm Beach's popular hotels, as well as between two of Palm Beach's main shopping areas – Main Street (now Royal Poinciana Way) and the Fashion Beaux Arts plaza.

Orator "Frank" Woodward was the second of six children born in 1884 to Orator Frank and Cora Talmage Woodward in the Village of LeRoy, New

[1] The H. W. Robbins addition was created from land H.W. Robbins and his wife sold to Peter J. Mack in January 1917.

York. The elder father, Orator Frank Woodward, started inventing things at a young age with some early success and then started the Genesee Pure Food Company to market various packaged food products. The company had first-rate products and an excellent sales staff, but nothing became very profitable. Neighbors of the Woodwards in Leroy were the couple Pearle Bixby Wait and his wife May. They ran a cough syrup business but after years of barely scraping by, they decided to branch out into the food business and focus on desserts. They obtained a patent for powdered gelatin and started mixing it with their syrups to make the gelatin taste better and they named the dessert Jell-O.[2] Unfortunately, the Waits lacked the capital and experience to market their product and in September 1899, the couple sold the formula, patent and Jell-O name to their Leroy neighbor, Orator Frank Woodward, owner of the Genesee Pure Food Company for $450. To promote the product, Woodward dressed his salesmen in fancy suits and had them offer free samples to homemakers. They employed many ways to get grocers to stock their shelves with boxes of Jell-O, yet sales still sagged. In 1904, everything changed when Woodward decided to take some of the money he earned from other products he made and invest it into ads for Jell-O in the national syndicated *Ladies Home Journal*. The ads were a huge success and sales quickly jumped to $250,000. Soon beautiful hand drawn pictures marketing the product including the Jell-O Girl were everywhere in addition to recipe books and fancy Jell-O molds. What was once a dessert for the wealthy due to the elaborate and time consuming process of making gelatin was now available to the masses. Orator passed away in 1906 and Cora took over as president of the Genesee Pure Food Company working with her eldest child Ernest who later succeeded her as president. Due to brilliant marketing, Jell-O became one of the most well-known brands in America. In 1923, understanding the power of the name, the Woodward's changed the name of Genesee Pure Foods Company to simply The Jell-O Company. Two years later, in 1925, the Woodward's sold the company to Postum Cereal Company for $67 million.[3]

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[2] Gelatin, the main ingredient in Jell-O, was an after dinner delicacy for the wealthy dating back to at least the 15th century. During the Victorian era in Europe decorative gelatin molds were a symbol of high society and served to royalty. Desserts with gelatin were for the elite who had cooks and servants to labor through the elaborate and time consuming process of making gelatin. By the early 19th century gelatin dessert became popular with Americans and Thomas Jefferson was known to serve it at official banquets at Monticello. In the mid-19th century, gelatin was so high in demand that there was a need to make the creation of it easier. In 1845, a patent for powdered gelatin was obtained by industrialist Peter Cooper, that was easy to manufacture and easier to use in cooking, but it was not marketed well. It was not until the Woodward's took over the Jell-O brand that it became a great success.

[3] Postum Cereal Company was founded by C.W. Post. After his death in 1914, his daughter Marjorie Merriweather Post and her second husband E. F. Hutton ran the business. The Jell-O Company was the Postum Companies first major acquisition. In 1929 they acquired the frozen food company owned by

O. "Frank" Woodward, as mentioned previously, was the second son of Orator Frank and Cora Woodward, and was a young man during his family's successful venture with the Jell-O brand. With profits from the thriving business, Frank started spending the winter season in Palm Beach and in 1921 commissioned Mizner to design a house for he and his first wife Persis Earle Davis who he married in March of 1909. Together, they had two children, Orator Frank, Jr. and Ruth. With his second wife Mary Trask, he had a son Ernest. The house stayed in the Woodward family until 1947 when O. Frank Woodward sold it to Karl W. Krause and his wife Rose. Rose and their daughter Annette were both accomplished artists who often contributed to shows at the Norton Museum of Art and the Society of the Four Arts. During the 1950s Annette Krauss Rose was chair of the Palm Beach Art League and was instrumental in establishing an open-air art fair that permitted local artists to show their work around Memorial Fountain. In March of 1958, Annette and Dr. Steven Rose were married at Villa Dei Fiori. Dr. Steven Rose, originally of Hamburg, came to New York when he was 13 and was a graduate of New York University College of Arts and Pure Sciences and of New York Medical School where he obtained a degree in dentistry. After the passing of her parents, Annette Krauss inherited the house and she and her husband Dr. Steven H. Rose moved into Villa Dei Fiori. Annette passed away in 1990 and three years later he met and married Dale Coudert. At about the same time, Rose retired from dentistry and took up sculpting where he became very accomplished and displayed his work in the patios of Villa Dei Fiori.[4] The current owner, Dale Coudert, founded the Coudert Institute in Palm Beach in 2001. The institute is a non-partisan, non-ideological organization designed to tackle ideas and drive positive global change. For over two decades, the institute's programming has united the Palm Beach community, with many of the lectures and meetings taking place in the Villa Dei Fiori house and gardens.[5]

In circa 1932, O. Frank Woodward commissioned Frank E. Geisler to photograph Villa Dei Fiori's interior, exterior and grounds. F. E. Geisler was an accomplished and sought-after professional photographer based in New York City. He began his career in 1886 specializing in society portraiture, theatrical photography and architectural photographs. From 1919-1921, as one of his theater projects, he worked with Flo Ziegfeld photographing the Ziegfeld

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Clarence Birdseye called General Foods Company, and in 1932 they changed the Post company name to General Foods Corporation. Since then there have been numerous acquisitions and mergers.

[4] Dr. Steven Rose passed away in 2017.

[5] This information is found on the Coudert Institute website.

Follies. Ziegfeld spent much time in Palm Beach and convinced Geisler to operate his New York studio on a seasonal basis and spend the winter in Palm Beach photographing high society and resort architecture. Geisler began spending the winters in Palm Beach in the early 1920s and in 1928 he was commissioned to photograph the architecture of Addison Mizner, which was compiled into the book The Florida Architecture of Addison Mizner, which documented a number of. Mizner's great Mediterranean Revival estates. After its completion Geisler continued to photograph houses of many of the top Palm Beach architects as commissioned by the owners until his death in 1935. The Villa Dei Fiori photo album is an excellent example of Geisler's work and an important resource in documenting the history of the property.[6]

III. Architectural Information

Villa Dei Fiori was built in 1921 in the Mediterranean Revival style of architecture and is currently sited between two patios as well as between the ocean and the lake in Palm Beach's Ocean Park subdivision. The original dwelling was designed by Addison Mizner with later additions by Maurice

[6] Dale Coudert has the leatherbound Villa Dei Fiori photo album, and the Historical Society of Palm Beach County has copies of the photographs. The date is circa 1932 because the photos include the later Howard Major patio, though the photos could have been taken anytime from 1932-1935. The historic photographs in this report are photographs taken of the photographs in the photo album at the house.

Fatio of Treanor and Fatio and Howard Major.[7] Unlike most houses, Mizner sited the house facing west, perpendicular to Seminole Avenue.

The Mediterranean Revival style is an eclectic style incorporating architectural elements derived from the area around the Mediterranean Sea including Spanish, Italian, Portuguese and Moorish elements. The style is found most frequently in states that have a Spanish Colonial heritage, but its use gained national popularity after the Pan-American Exhibition held in San Diego in 1915. In Palm Beach, the style was first popularized in 1919 by Addison Mizner's design for Paris Singer's Everglades Club, and Mizner soon became the most sought-after architect to design Mediterranean Revival style estates in Palm Beach. The popularity of the style soared in the 1920s for both commercial and residential buildings and the style remained a pervasive influence on building designs until World War II. Buildings of this style are often decorated with ornate cast-stone, arched openings, clay barrel tile roofs, balconies, irregular floor plans, asymmetrical massing and windows of varying sizes and shapes.

The original Villa Dei Fiori Mizner designed house is two stories in height and constructed of hollow clay tile covered with stucco. The original floor plan included a front entry hall flanked by the living room on the south and dining room on the north with a loggia behind the living room, a bath off the center hall, and a pantry and kitchen behind the dining room. The second floor included five bedrooms and two baths, with several small servants' rooms and a bath.[8] This was a significant house built for a wealthy client, but it was not a grand estate like others that Mizner was also designing at this time.[9]

Early photographs of Villa Dei Fiori show an asymmetric design, irregular massing, a mix of rectangular and arched casement windows, large arched loggia openings and a roof with wide overhanging eaves, exposed carved rafter tails all covered with red clay barrel tiles. The front facade included the off-centered entrance with a stone surround with Corinthian columns topped by a

[7] Though the plans for the 1928 addition are from the office of Treanor and Fatio, Maurice Fatio was the architect based in Palm Beach and would have been the architect designing or overseeing this project, while Treanor was based in New York.

[8] According to Donald Curl, author of Mizner's Florida: American Resort Architecture, the floor plan for the Woodward's house was similar to the one he utilized for Alfred Kay's house, Audita at 582 S. Ocean Boulevard (now 89 Middle Road) and Charles J. Winn's house at 121 El Bravo Way, both also designed in 1921.

[9] In 1921, Mizner designed Casa Bendita, a grand estate for John S. Phipps at 434 North County Road. It has since been demolished.

broken pediment flanked by finials and entered through a heavy paneled wood door.[10] Other features of the original front facade include rectangular and arched divided-light casement windows and a large exterior chimney south of the front entry that reaches high above the roofline with arched openings in the top and covered by clay barrel tiles. The side and rear elevations contain a mix of rectangular and arched wood divided-light casement and double-hung windows many which are paired. Several of the arched casement windows have slender Corinthian pilasters between them. Originally the rear loggia behind the living room had three large arched openings and one smaller arched opening also with Corinthian pilasters between them.[11]

In addition to designing Villa Dei Fiori, like many of his other commissions, Mizner also provided many of the interior decorative building materials as well as furniture and ornamentation. At Villa Dei Fiori, Mizner hired decorator Charles of London to fill the public room interiors with early English antiques, many of which remain at the house today, contributing to the ambiance of the

[10] At some point, three arched windows on the first story were replaced with a bay window and the front door surround and pediment were altered to its current design. This may have been done by Howard Major in 1932 or Marion Sims Wyeth in 1936,, but there are no drawings to document this in the Town's microfiche and the early photographs are not dated. Further research could be conducted.

[11] The earliest photographs found are from the March 1923 publication of *The Architectural Forum*. It provides a photo of the original entrance, a general view from the street looking northeast and a view of the rear garden and loggia looking northwest. This article inaccurately states that the house was completed in 1920. In 1923, Cooper Lightbown took out a permit # 85 for a $5000 addition to the house. Lightbown did many commissions for Mizner as well as in his own designs, so this may have been a Mizner designed addition or one that Lightbown designed. Unfortunately, there are no found drawings of what this addition entailed. Previous reports stated that Lightbown was the contractor for the 1928 Fatio addition, but this is not correct. The Lightbown permit is dated March 28, 1923, not 1928. The builder for the Fatio addition was R.C. McNeil, Inc.

original Mizner design. Original floors, ceilings and light fixtures also remain providing authenticity to Mizner's vision for the house.

In 1928, O. Frank Woodward wanted to enlarge the dwelling and hired Maurice Fatio to design a den and loggia addition and a two story garage apartment. The small den was constructed on the southeast corner of the original house abutting the original rear loggia to the south and providing a connector for the new loggia that stretched to the east creating an east wing to the house as well as forming the south wall to a formal patio. The new loggia had seven bays of shouldered arched openings with square columns meeting a scalloped crown with gabled and hipped roofs covered with clay barrel tiles and exposed rafter tails. The south wall of the loggia featured arched windows with decorative turned wooden spindles on the interior. The loggia provided space that took advantage of Florida's mild winter climate by providing integrated interior and exterior living, dining and entertaining areas. The design also included a chimney at the east end to provide warmth if the temperatures dropped. At this same time, Fatio designed walls to the east and north creating a formal patio. The eastern entry for this patio is a substantial Spanish style gate with a large ornate carved wooden door topped with a decorative arched wrought iron transom, a clay barrel tile roof, and a decorative metal gate on the east side which is seen when entering from the east driveway.[12] Within this landscaped patio is an attractive fountain with a statue of a minstrel boy in the tiled pool.

[12] Originally along the east wall of this patio flanking the entry gate were two windows with shutters and decorative carved spindles. These were moved to the loggia when it was enclosed.

In 1932, O. Frank Woodward hired architect Howard Major to create an enclosed garden and patio space west of the dwelling for the cost of $20,000 with Smith & Riddle as the contractors. The design included pavilions, a twelve foot high brick perimeter wall caped with clay tile, a tea house, trellis, fountains and niches with statues.[13] To enter the garden and patio space, Major designed a brick pavilion with a heavy stone arched door surround with a prominent keystone on both the north and south facades, arched wood entry door, a decorative wrought iron gate with an ornate transom, and a decorative brick cornice all covered by a hipped roof with clay barrel tiles.[14] There is another similar pavilion on the southwest corner of the property that is connected to this entry pavilion by a twelve foot high brick wall capped with clay barrel tile that continues to wrap the patio. Once through the entry pavilion, one enters the large garden patio. To the west running the length of the patio is a trellis with square brick piers that terminate at the southwest pavilion. To the east is the original Mizner designed house and on the northern wall running east west is a tall, one story brick loggia teahouse with three large arched opening with keystones and a decorative brick cornice covered with a clay barrel tile roof. Statues of Venus and Diana are placed in niches along the north patio wall to the east and west of the teahouse. In the center of the patio and along the western wall are attractive fountains that provide picturesque water features. The walls of the patio and teahouse are lined with stunning imported Portuguese azulego antique tiles.[15] Various ornate designs of the antique tile are used as wainscoting along the walls while above are panels depicting nobles and elegantly dressed ladies engaging in chivalrous acts in pastoral settings inspired by their Delft counterparts which are similar in color, design, format, and genre. These tiles, which are thought to be over 300 years old, make this tranquil patio a special place of art.

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[13] Within the archives housed at the Historical Society of Palm Beach County, there are numerous drawings from the Treanor and Fatio firm dating from 1926 -1928 for the O. Frank Woodward house on Seminole Avenue (this property). A number of these drawings show pavilions and a loggia tea house very similar to what was built in 1932 under Howard Major. Speculation would suggest that the owner asked Major to incorporate Fatio's designs into the new patio. This is subject to more thorough study of the 1926-1928 Fatio drawings.

[14] The decorative wrought iron transom closely matches the transom on the entry gate of the east patio.

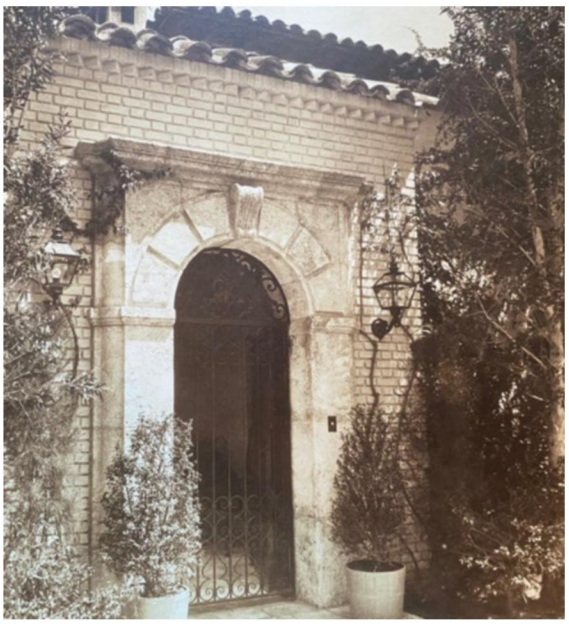
[15] It is not known who purchased the Portuguese azulego antique tiles. They may have been purchased by the owner O. Frank Woodward as according to his son Orator E. Woodward, he traveled to Europe often. However, according to Augustus Mayhew, Howard Major utilized Portuguese tile murals to enhance his work at several Palm Beach residences (Palm Beach Social Diary, "America First: Howard Major at Palm Beach", January 12, 2017). Augustus Mayhew documented these tiles, and the photographs are now part of the archives at the Historical Society of Palm Beach County.

Over the years there have been additions and alterations to the property in addition to those already mentioned. The original rear loggia was enclosed and is now used as a sunroom, the Fatio east wing loggia was enclosed as was the loggia teahouse, providing additional interior living space. All of these loggias were enclosed in a manner that the original arches are apparent and could be reopened. On the original front facade, the front door surround and pediment above have been altered and arched windows were replaced by a bay window. On the property, the two-story garage was replaced with a one-story garage, a swimming pool was added on the north side of the dwelling, storage areas have been added and there have been roof repairs and replacement of most of the roof tiles.

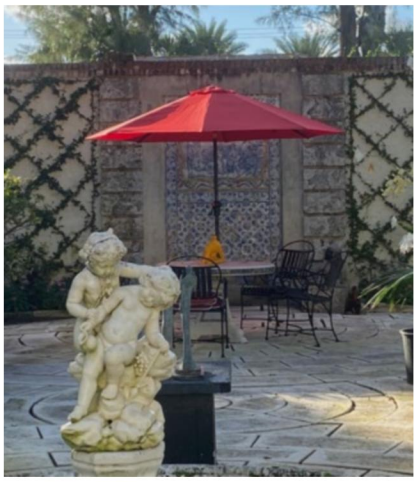
Historic & Current Photos of East Wing Loggia

Historic & Current Photos of Teahouse

Historic & Current Photos of Entrance Pavilion



Historic & Current Photos of Courtyard, Trellis and Murals



IV. Architects & Builder's Biographies

Architects' Biographies

Addison Mizner

Addison Cairns Mizner was one of Palm Beach's most flamboyant architects from the time of his arrival on the Island in 1918 to his death in 1933. With Richard M. Hunt and Stanford White, he was known as one of the "great society architects." Mizner socialized with the wealthy, and through his contacts introduced Mediterranean Revival architecture to Palm Beach, revolutionizing the shape of the town.

Mizner was born in 1872 in Benicia, California, the son of a prominent California pioneer family. Although he never studied architecture at the university level, Mizner absorbed design concepts "in the field" while his father was an ambassador to Central America. Fluent in Spanish from his time in Guatemala City, Mizner travelled to Spain where he lived in Salamanca for less than a year. Despite the fact that his time in Spain was short, his travels left a lasting imprint on his life and work.

From 1893 to 1896 Mizner expanded his knowledge of Spanish style architecture by serving an apprenticeship with a leading proponent of the style, Willis Polk, in San Francisco. His apprenticeship taught him draftsmanship and construction techniques and eventually led to a partnership with Polk. From California Mizner traveled to New York City where he benefitted from a friendship with Stanford White, who helped him become established in the city.

Mizner first visited Palm Beach in 1918 while recovering from an accident. Already established as a New York architect, he stayed with Paris Singer, son of Sewing Machine mogul Isaac Singer and husband of dancer Isadora Duncan. Singer was interested in developing Palm Beach as a resort for the wealthy of New York. Mizner received a $6000 per year retainer from Singer to encourage his New York society cliental to build vacation homes in Palm Beach.

The Everglades Club, designed in 1918, was Mizner's first project and set the tone for the new Palm Beach. Addison Mizner moved away from the shingle cottage style town of Henry Flagler and moved toward a resort of fashion and elegance.

In the Town of Palm Beach, Mizner buildings included dozens of mansions, Via Mizner, Via Parigi, office buildings, apartments, and shops. One of Mizner's unique attributes was his ability to adapt to circumstances. When the elements of his Spanish style buildings became unavailable (iron work, tiles, etc. that help define the Mediterranean Revival style) he established Mizner Industries to produce the needed materials. Eventually he produced the new and "antique" furniture to decorate his houses.

After the collapse of Mizner's project in Boca Raton, and the failure of the Mizner development there, he continued to live in Villa Mizner but had financial trouble maintaining his lifestyle. Mizner died of a heart attack on February 5, 1933.

Maurice Fatio

Maurice Fatio was one of the Palm Beach's top architects from the 1920s to the early 1940s. His firm, Treanor & Fatio, was one of the largest architectural firms in Palm Beach and Fatio's distinctive designs can be seen throughout the Island, in Boca Raton and Miami, Florida.

Fatio was born in 1897 in Geneva, Switzerland. He studied architecture under Karl Moser at the Zurich Polytechnical. After graduation in 1920, Fatio came to America and apprenticed with Harrie T. Lindeberg, a prominent New York architect of Norman and English style country houses.

In 1921, Fatio formed a partnership with William A. Treanor, another architect in Lindeberg's firm. They quickly achieved a great deal of success, constructing

numerous houses, primarily Colonial, on Long Island as well as buildings in Manhattan, including Beekman Tower on the East River.

Fatio's association with Florida can be traced to his employment with Lindeberg, when he received the commission for eight small houses in New Smyrna, Florida. In October,1923, Treanor and Fatio were asked to be the architects for the Olympia Beach development, now Jupiter Island. The next year Fatio opened an office in Palm Beach.

Fatio's many commissions for houses and commercial buildings in Palm Beach were based on his reputation in New York as well as his charm, good looks, and European manner. During his career in Florida, Fatio designed in many diverse styles. Mediterranean Revival, more specifically, Italianate houses incorporating tower blocks, were designed for William McAneeny (195 Via Del Mar), the Coopers (801 South County Road), Mortimer Schiff (920 South Ocean Boulevard), and Daniel McCarthy (550 South Ocean Boulevard). More horizontal, symmetrical, and formal Florentine houses were designed for Otto Kahn (690 North County Road) and Joseph Widner (1500 South Ocean Boulevard) all between 1928 and 1930.

In addition to Fatio's many commissions for houses and commercial buildings, he also was hired to design additions and alterations to numerous existing buildings. Despite the 1926 Florida land bust, 1928 was an extremely busy year for Maurice Fatio. In a letter written on April 14, 1928, Fatio states, "I find myself with nineteen building sites and a work volume three times bigger than last year's. It is the best year which we have ever had - about two million dollars in construction."[16] At least ten of these projects, including the addition for 163 Seminole Avenue, were additions to existing residences.

In the mid-30s, Fatio began designing in the Georgian and British Colonial styles. Large commissions for Albert Worswick (1860 South Ocean Boulevard), E. F. Hutton (1768 South Ocean Boulevard), and Wolcott Blair (1960 South Ocean Boulevard) with their simple materials and uncluttered lines reflected the sober, economic climate and set the pace for the smaller Colonial and Regency commissions that followed them.

[16] Alexander Fatio, Maurice Fatio, Architect (Stuart, Florida: Southeastern Printing, 1992 p. 62.)

During this time, Fatio also worked in the modern style, producing such modern masterpieces as "The Reef" built for Mrs. Barclay Douglas (Jo Hartford). Other modern houses were designed for Messmore Kendall, aviator pioneer Grover Loening, and Prince and Princess Zalstem-Zalessky (Evangeline Johnson Merrill).

World War II brought a halt to construction in Palm Beach. Although Fatio was already beginning to suffer from cancer, he entered the Office of Strategic Services in June of 1943. He died of cancer later that same year, on December 2, 1943.

Howard Major

Howard Brougham Major (1882–1974) was born in New York, the grandson of a lithographer and the son of a printer's artist. Major studied at the Pratt Institute and the New York Atelier of Beaux-Arts. As the chief draftsman for architect Charles Alonzo Rich, he designed a building at Dartmouth College and country houses for Long Island socialites. He opened his own firm on Fifth Avenue and married Katherine Clark (1899-1958) in 1920, with whom he traveled overseas during most of 1920 and 1921. In 1923 he joined Addison Mizner's firm and began his Palm Beach career by designing Spanish style houses for Nelson Odman and Richard Cowell in Palm Beach, and Howard Whitney in Gulfstream.

Although Major started his Florida career in the Spanish style he soon became disenchanted with the results and opened his own architectural office. In a 1926 article for Architectural Forum entitled "A Theory Relating to Spanish and Italian Houses in Florida." he suggested that other styles of architecture were more appropriate to the Florida climate and the "national character." Major also was the author of a book entitled Domestic Architecture of the Early American Republic: The Greek Revival. He favored the Greek Revival style and was also a proponent of the British Colonial style and all its variants, including the Monterey style.

In Palm Beach Howard Major is best known for designing "Major Alley," a small complex of six Bermuda style town homes constructed on Peruvian Avenue in 1925. These homes are currently listed as Landmarks of the Town of Palm Beach. He also completed a home for Charles Merrill called "Merrill's Landing" that has been demolished. After the Depression, Major's more subdued style became more popular when showplaces may have been considered in poor taste. Some examples of Major's residential work that are

protected by the Palm Beach Landmarks Preservation Commission, include Major Alley at 417 Peruvian Away, 235 Banyan Road, 234 El Bravo Way, 124 Via Bethesda, 745 Hi-Mount Road, 270 Queens Lane, 135 El Vedado Road, 224 and 228 Phipps Plaza, and 421 Peruvian Avenue. In 1929, Major renovated one of the earliest Palm Beach houses to be landmarked, the Vicarage on North Lake Way built in 1897, and the Majors lived there for many years.

Besides his work in Palm Beach, Howard Major did projects in Hobe Sound and Gulfstream, Florida. In Naples he laid out the development of Port Royal and designed the "Church of Trinity-by-the-Sea." In Nassau, Bahamas, Major designed the Porcupine Club and residences for Arthur Vining Davis and Edward Lynch.

The following excerpt from Gene Pandula's "Architects on Architects Talk" provides additional insight into the architectural career of Howard Major:

"Like Addison Mizner, architect Howard Major designed country homes on Long Island, N.Y., in the early days of his career before opening shop in Palm Beach. Major began working for Mizner's Worth Avenue office in 1923 and moved to Palm Beach two years later. The two could not have been more different in their professional approach and preferences. Mizner learned architectural design through an apprenticeship; Major gained a formal education in architecture in New York. Mizner was known for having a pet monkey and a more freewheeling design process. Though Mizner's design of The Everglades Club and other projects made Mediterranean Revival style the dominant style in Palm Beach, Major carved out a successful career designing homes in the Greek Revival, Georgian and British Colonial styles.

Major was a cerebral person. He did research. He formed theses and opinion and his practice was rigorous in putting these ideas forward. Major's book, The Domestic Architecture of the Early American Republic: The Greek Revival, was published in 1926. He believed very strongly that America had a style of architecture. Major had two reasons for writing the book. One was to bring to light the fallacy of the impression that the 19th century was devoid of artistic expression. And the second was to place before the public irrefutable evidence that Greek Revival is America's national expression in architecture — the classic revival of the Greece and Rome styles perhaps more accurately called the federal style. Major didn't use the latter label because he didn't want to confuse people.

Though Major also designed Mediterranean Revival style houses in Palm Beach, he was the first to criticize it. The style became popular in Palm Beach but he believed it was not being refined for the United States from its origins.

And he bases those comments on travels to Cuba, to Spain, to Portugal and other locales where he was very studious about crafting articles about essentially Spanish architecture. He claims it was not a simple matter for the Anglo-Saxon to assimilate to this form of architecture. Major even had a series of eight articles published in the Palm Beach Post dissecting Mediterranean Revival style that were designed to prod his cohorts into better design. He wanted architectural restraint.[17]

Builder's Biography

Theodore Eissfeldt

In the 1920 City Directory, Theodore Eissfeldt was listed as an architect but following that he was listed as a contractor working for many years in Palm Beach, West Palm Beach, and Lake Worth. Some of his Palm Beach commissions included 267 Atlantic Avenue (Landmark), 305 Seabreeze Avenue, 409 Seabreeze Avenue, and 337 Brazilian Avenue though he was associated with Mizner early in Palm Beach and likely had other early commissions. In 1925, Eissfeldt began construction of thirty houses in West Palm Beach's Northwood Hills neighborhood, including his own Mediterranean Revival style house at 3815 Eastview Avenue. In 1926, he is listed in the City Directory as President of High Mound Construction Company. By 1932, Eissfeldt was president of Northwood Millworks, Inc. and from 1935-1942 he was president of Builder's Supply Company.

V. Statement of Significance

Villa Dei Fiori is a very good example of Mediterranean Revival style architecture designed in 1921 by Addison Mizner, the architect who introduced the Mediterranean Revival style to Palm Beach. Early compatible additions creating loggias and outdoor patios by important Palm Beach architects, Maurice Fatio and Howard Major, add to the significance of the property. In addition, Orator Frank Woodward, the original owner, was a member of the family that was responsible for the early success of the Jell-O brand.

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[17] Rogers, David. "Howard Major 'Rigorous' in Putting Idea Forward, Pandula says in Architect's Talk." Palm Beach Daily News. 22 January 2011.

VII. Criteria For Designation

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

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

Villa Dei Fiori at 163 Seminole Avenue reflects the broad cultural, economic, and social history of the Town of Palm Beach. The dwelling was built in 1921 during Palm Beach's first building boom and at a time when many of America's wealthiest came to Palm Beach for the winter season and commissioned a dwelling to enjoy the season and entertain guests. Orator Frank Woodward, the first owner who commissioned Mizner to design the house, was a young adult when his family took the Jell-O product from a fledging dessert to one of the most popular and well-known brands in the country.Jell-O provided access to a dessert that had formerly been a high end luxury dessert available only to the rich and made it accessible to the mainstream. The success of the Jell-O brand made it possible for Woodward to commission Palm Beach's most sought after architect to design a house on a large property, and though not a grand estate, it was designed in the latest Palm Beach style and decorated with fine materials and antiques.

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

Villa Dei Fiori is a very good example of the Mediterranean Revival style of architecture popularized by its architect Addison Mizner in during the Land Boom of the 1920s. Mediterranean Revival style elements of Mizner's design include its asymmetric design, irregular massing, a mix of rectangular and arched casement windows some paired with slender Corinthian pilasters between, large arched loggia openings, an off-centered entrance, a large exterior chimney, and a roof with wide overhanging eaves and exposed carved rafter tails all covered with red clay barrel tiles. Key Mediterranean Revival features of the Fatio addition included a long arched loggia with clay barrel tile roofs and arched casement windows along with the Spanish style gate

pavilion at the east entry. In the Howard Major designed garden and patio space, the pavilions, perimeter wall, tea house, niches and gates were all designed in the Mediterranean Revival style to complement the original dwelling as well as the east patio. The beautiful decorative Portuguese azulego antique tiles add greatly to the patio's Mediterranean character. Villa Dei Fiori is an example of how both Maurice Fatio and Howard Major could add to an existing Mizner designed Mediterranean Revival house and enhance the overall design and livability of the property.[18]

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

Villa Dei Fiori is a notable work of renowned architect Addison Mizner with well-designed complimentary additions by two other distinguished Palm Beach architects, Maurice Fatio and Howard Major. Villa Dei Fiori is representative of the many Mizner houses that became larger as he and other architects added to them over the years. Maurice Fatio, in particular, was well-known for designing loggia additions to provide interior and exterior spaces to enjoy the mild south Florida climate.

Mizner's influential career in Palm Beach spanned only fifteen years but he is recognized as the creator of the Mediterranean Revival "Palm Beach" style. Prior to Mizner arriving in Palm Beach, most buildings were frame cottages, shingled bungalows, or classical revival designs. By 1925, Mizner's influence could be seen in almost every new structure built in town and even some owners of earlier houses remodeled to conform to the new style, illustrating Mizner's substantial influence.[19]

[18] Research Atlantica, 163 Seminole Avenue Designation Report (Entry Gate). April 19, 2000.
[19] Donald Curl, Florida Architecture of Addison Mizner. Page133.

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X. DESIGNATIONS

3. ITEM 3: 163 SEMINOLE AVENUE

(Palm Beach County Lists the Property As 165 Seminole Avenue)
Owner: Dale Coudert, 2012 Steven H. Rose Trust

Call for disclosure of ex parte communication: Disclosure by Mses. Moran, Metzger, and Mr. Ives.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history for this Mediterranean Revival Style residence. Ms. Murphy pointed out the design features of this building. Ms. Murphy testified that the building met the following criteria for designation as a landmark:
Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction of use of indigenous materials or craftsmanship.
Sec. 54-161 (4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

Ms. Patterson asked for confirmation on proof of publication. Ms. Churney provided confirmation.

Motion made by Ms. Moran and seconded by Ms. Metzger to make the designation report for 163 Seminole Avenue part of the record. Motion carried unanimously, 7-0

Ms. Patterson called for any public comment on the designation.

Aimee Sunny, Preservation Foundation of Palm Beach, provided her support for the designation.

Motion made by Ms. Moran and second by Ms. Albarran to recommend 163 Seminole Avenue to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161, and with staff's acknowledgment and belief that the owner is supportive of the designation. Motion carried unanimously, 7-0.

ARTICLE IV. - DESIGNATION PROCEDURE

Sec. 54-161. - Criteria for landmarks and landmark sites.
Sec. 54-162. - Creation of historic districts.
Sec. 54-163. - Commission powers with respect to landmarks, landmark sites and historic districts.
Sec. 54-164. - Landmark, landmark site and historic district designation and undesignation procedures.
Sec. 54-165. - Voluntary restrictive covenants.
Secs. 54-166—54-195. - Reserved.

Sec. 54-161. - Criteria for landmarks and landmark sites.

A landmark or landmark site shall meet at least one of the following criteria:

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

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

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

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

(Code 1982, § 16-38)

Sec. 54-162. - Creation of historic districts.

(a) *Authorized.* For preservation purposes, the commission shall identify geographically defined areas within the town to be designated as historic districts and shall cite the guideline criteria upon which such designation shall be made. An historic district may be designated for any geographic area of particular historic, architectural or cultural significance to the town that:

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

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

(3) Embodies distinguishing characteristics of one or more architectural types, or contains specimens inherently valuable for the study of a period, style or methods of construction or use of indigenous materials or craftsmanship.

(4) Is representative of the notable works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age.

(5) Constitutes a unique area of architecture, landscaping and planning.

(b) *Petition for special historic district category.* Following the designation of each landmark or landmark site, the commission may petition the town council for the categorizing of such

property as special district H. Following the designation of each historic district, the commission may petition the town council for the categorizing of each property in such district to special district HD.

(Code 1982, §§ 16-38.1, 16-39)

Sec. 54-163. - Commission powers with respect to landmarks, landmark sites and historic districts.

The commission has the power to:

(1) Designate a building, together with its accessory buildings and its lot of record, or a vacant site or a district as historic and worthy of preservation as a landmark, landmark site or historic district, as the case may be, within the jurisdiction of the commission, provided such designation is ratified by the town council.

(2) Recommend appropriate legislation for the preservation of any building, site or district which it has so designated.

(3) Make application for public and private funds when appropriate and available for the purposes set forth in this article subject to the approval of the town council.

(4) Review applications proposing erection, alteration, restoration or moving of any building it has so designated or any building located in a district it has so designated, and to issue or deny certificates of appropriateness accordingly.

(5) Review applications for demolition permits proposing demolition of all or part of any landmark or any building located in an historic district, and to issue certificates of appropriateness or to deny them for one year.

(6) Cooperate with the owner of a landmark or a property located in an historic district throughout the year following a refusal to issue a certificate of appropriateness pursuant to an application for a demolition permit, and to seek alternative economic uses for such landmark or property.

(7) Review its denial of a certificate of appropriateness for demolition of such landmark or property annually, during a public hearing at which time the owner of the affected landmark or property shall be afforded an opportunity to appear with counsel and to present testimony.

(8) Prohibit the issuance of building, exterior remodeling or demolition permits affecting any property under consideration for landmark designation without a certificate of appropriateness, this prohibition to remain in effect for the length of time required by the commission and the town council for final action on the proposed designation. The commission shall accomplish such prohibition by furnishing the building official a list of all property under consideration for landmark designation.

(Code 1982, § 16-42)

Sec. 54-164. - Landmark, landmark site and historic district designation and undesignation procedures.

(a) The following procedure shall be adhered to by the commission in designating any building, building site or district that is worthy of preservation:

(1) The commission shall consider for landmark designation any property proposed by the owner of record or by a member of the commission.

(2)

Notice of a proposed designation shall be sent by certified mail to the owner of record of property proposed for designation as a landmark or landmark site and to each owner of record of property in a district proposed for designation as an historic district, describing the property proposed and announcing a public hearing by the commission to consider such a designation to be held not less than 30 days after the mailing of such notice.

(3) The commission shall also cause notice of each such proposed designation to be posted at least 30 days prior to the public hearing on the bulletin board in the lobby of the town hall, and in addition the commission shall cause such notice to be published in a newspaper having general circulation in the town.

(4) The commission may retain or solicit expert testimony regarding the historic and architectural importance of the buildings and districts under consideration for designation.

(5) The commission may present testimony or documentary evidence of its own to establish a record regarding the historic and architectural importance of the proposed landmark, landmark site or historic district.

(6) The commission shall afford the owner of each affected property reasonable opportunity to present testimony or documentary evidence regarding the historic and architectural importance of such property.

(7) The owner of each affected property shall be afforded a right of representation by counsel and reasonable opportunity to cross examine witnesses presented by the commission.

(8) Any interested party may present testimony or documentary evidence regarding the designation of a proposed landmark, landmark site or historic district at the public hearing and may submit to the commission documentary evidence within three days after the hearing.

(9) Within not more than 30 days after a public hearing, the commission shall render a final decision regarding the proposed designation and give written notice of its decision to each owner of property affected by the designation, setting forth the reasons for the decision.

(10) The commission shall maintain a record of testimony and documentary evidence submitted to it for consideration of the designation of a proposed or previously designated landmark, landmark site or historic district.

(11) In accordance with section 54-163(1), the town council shall, within 90 days of the commission's final decision, hold a public hearing to consider ratification of the determination of the commission prior to the designation of a property as a landmark or landmark site or of a district as an historic district becoming effective. Absent ratification by the town council, the commission's determination shall be ineffective.

(12) Within 30 days of the date on which the town council ratifies the commission's designation of a landmark, landmark site or historic district, the commission shall cause to be filed in the office of the county recorder of deeds a certificate of notification that such property is designated a landmark or landmark site or is located within a district designated an historic district; and the certificate of notification shall be maintained on the public record until such time as such designation may be withdrawn by the commission and the town council.

(b) Designation and undesignation hearings before the commission shall be held only during the months of November, December, January, February, March and April.

(c)

Designation of a landmark, landmark site or a historic district may be withdrawn by following the same procedure as listed above.

(Code 1982, § 16-43)

Sec. 54-165. - Voluntary restrictive covenants.

The owner of any landmark or landmark site may, at any time following the designation of his property, enter into a restrictive covenant on the property after negotiation with the commission. The commission may assist the owner in preparing such a covenant in the interest of preserving the landmark or the landmark site. The owner shall record such covenant in the office of the county recorder of deeds and shall notify the town clerk, building official and town council and may notify the office of the county property appraiser of such covenant and the conditions thereof.

(Code 1982, § 16-48)

Secs. 54-166—54-195. - Reserved.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda
Resolutions

Agenda Title
RESOLUTION NO. 029-2025: A Resolution of the Town Council Of The Town of Palm Beach, Palm Beach County, Florida, Ratifying and Confirming the Determination of the Landmarks Preservation Commission that the Property Known as **126 Root Trail** Meets the Criteria Set Forth in Ordinance No. 2-84, Also Known as Chapter 54, Article IV of The Code of Ordinances of the Town of Palm Beach; and Designating said Property as a Town of Palm Beach Landmark Pursuant to Ordinance No. 2-84, Also Known as Chapter 54, Article IV of The Code of Ordinances of the Town of Palm Beach. Owner: Sheila McHenry and William McHenry. [***The property owner is opposed to this designation. The Landmarks Preservation Commission voted 7-0 for Landmarking.]***

Presenter

ATTACHMENTS:

- **Resolution No. 029-2025**
- **Designation Report**
- **Excerpt from the February 19, 2025 Landmarks Preservation Commission Meeting Minutes**
- **Landmark Designation Procedure**
- **Letter of Opposition from Owner**

RESOLUTION NO. 029-2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, RATIFYING AND CONFIRMING THE DETERMINATION OF THE LANDMARKS PRESERVATION COMMISSION THAT THE PROPERTY KNOWN AS 126 ROOT TRAIL MEETS THE CRITERIA SET FORTH IN ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH; AND DESIGNATING SAID PROPERTY AS A TOWN OF PALM BEACH LANDMARK PURSUANT TO ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH.

WHEREAS, pursuant to the provisions of Ordinance No. 2-84, (Chapter 54, Article IV, Code of Ordinances of the Town of Palm Beach) the Landmarks Preservation Commission of the Town of Palm Beach held a public hearing and recommended to the Town Council that certain landmarked property described herein be designated as a landmark as described in said Ordinance and Code; and

WHEREAS, after due notice to the property owner(s) affected, a public hearing was held at which all parties interested were given an opportunity to be heard and express their views and opinions with respect to the property and its designation as a landmark; and

WHEREAS, the Town Council does hereby find and determine that the property described herein meets the criteria required by the Ordinance to designate a landmark, and shall be designated as a landmark.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The foregoing recitals are hereby ratified and confirmed.

Section 2. The recommendation and determination of the Landmarks Preservation Commission as to the property hereinafter described in Section 3 of this Resolution, being designated as a landmark is hereby ratified, approved, and confirmed.

Section 3. The landmark herein amended, pursuant to the provisions of Ordinance No. 2-84, and the provisions of the Town Code described herein, is known as 126 Root Trail and the property to be landmarked is legally described as follows: **Starting from a point in the center of County Road on the South line of Root Trail as shown on the Plat of ROOTS SUBDIVISION on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, run thence eastward on the South Line of said Root Trail as shown on said Plat 678.7 feet; thence South 10 feet to the Point of Beginning; run East 50 feet thence South 88.88 feet;**

thence West 50 feet; thence North 88.88 feet to the Point of Beginning; being a part of Government Lot 2, Section 14, Township 43 South, Range 43 East, Palm Beach County, Florida. Subject to restrictions, reservations, and easements of record, if any, and taxes subsequent to 1994.

Section 4. The Town Clerk is hereby ordered to furnish the property owner of the landmarked property a copy of this Resolution.

Section 5. Within thirty (30) days from the date of adoption of this Resolution, the Landmarks Preservation Commission shall cause to be filed in the Office of the Recorder of Deeds in and for Palm Beach County, Florida, a certificate that the above-described property comprises a landmark, as described above and as defined in and subject to the provisions of Ordinance No. 2-84 and the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled this 5th day of March, 2025.

_____
Danielle H. Moore, Mayor

_____
Bobbie Lindsay, Town Council President

_____
Lewis S. W. Crampton, Town Council President Pro Tem

ATTEST:

_____
Julie Araskog, Town Council Member

_____
Edward A. Cooney, Town Council Member

_____
Kelly Churney, CMC, Town Clerk

_____
Bridget Moran, Town Council Member

126 Root Trail

DESIGNATION REPORT

February 19, 2025

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT
126 Root Trail

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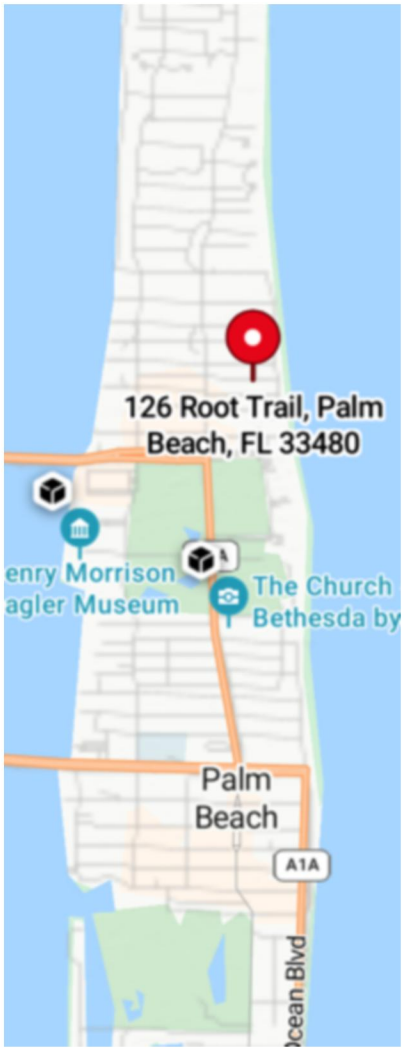
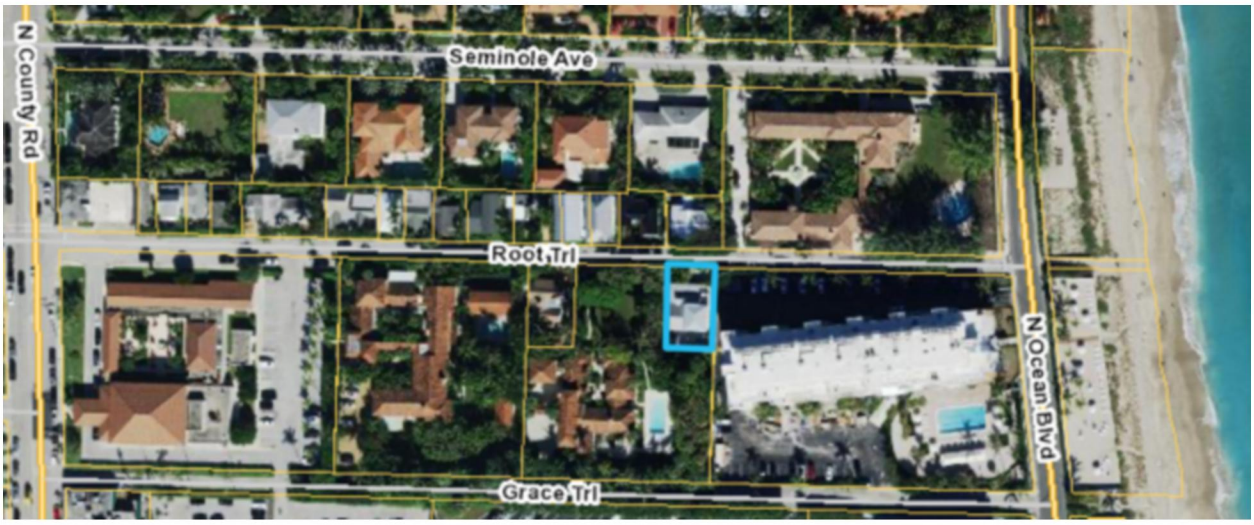
Report produced by Murphy Stillings, LLC

I. General Information

Location:	126 Root Trail Palm Beach, Florida
Date of Construction:	Early 1900s to circa 1912
Historic Name:	Sea Shell Cottage
Architect:	Unknown; Likely Local Builder
Present Owner:	William F. & Sheila C. McHenry
Present Use:	Residential
Present Zoning:	R C
Palm Beach County Tax Folio Number:	50-43-43-14-00-002-0030
Current Legal Description:	14-43-43, East 50 Feet of West 728.7 Feet of Subdivision P of Government Lot 2

II. Location Map





III. Architectural Information

The house located at 126 Root Trail is a Frame Vernacular dwelling built circa 1900-1912 during the turn of the century Flagler Era in Palm Beach. It is located on the south side of Root Trail between North Ocean Boulevard and North County Road. Root Trail is a narrow one-way street running west to east with mostly narrow lots with early Frame Vernacular houses lining the street.[1]

126 Root Trail is a very good example of an early twentieth century South Florida Frame Vernacular residence. Frame Vernacular buildings represent the most typical method of construction used by South Florida and Palm Beach's early pioneers. The term "vernacular" refers to a structure that is not of a pure design style but is loosely based on the features of other architectural styles and is inherently practical and functional. Frame Vernacular structures were generally built by local builders using traditional techniques, locally available materials and influenced by the climate of the area in which they were constructed. Identifying features of this style include a wood frame structure surfaced with wood siding, a gable or hip roof, and limited decoration including wood trim, exposed rafter tails, vents and brackets. In Palm Beach and other South Florida communities, wide overhanging eaves, porches, wood sash windows and pier foundations are additional common features found in Frame Vernacular dwellings.

[1] Originally the east end of Root Trail had frame dwellings, but in 1922 Mizner designed the William Warden house on the north side of Root Trail at 200 N. Ocean Boulevard and in 1968 the Ocean Towers North Condominium was constructed on the south side of Root Trail at 170 N. Ocean Boulevard.

126 Root Trail is a one-story dwelling with a partial second-story addition constructed of wood framing on masonry piers and surfaced with wood siding. The structure is covered by gable and hip roofs surfaced with standing seam metal while much of the foundation is bordered by lattice screening. The side and rear gable roofs have overhanging eaves with simple exposed rafter tails. The front entrance is composed of a multi-light door fronted by a screen door and is sheltered under a covered entry porch supported by square posts with brackets and surrounded by a wood porch rail. Also within this entrance porch on the front facade are two-over-two sash windows, including a pair west of the entrance flanked by shutters along with a single window further west and a single window east of the entrance. The eastern end of the porch terminates at the kitchen which is flush with the north edge of the porch and features an entry door on the west side entered from the front porch as well as two narrow three-over-three sash windows on the front elevation. Above this section is a small deck surrounded by a lattice rail that can be accessed by multilight wood doors facing north. In the rear of the property is a one-story frame accessory building with side gabled roofs.[2] Access to the rear of the property is through simple wood gates on both the east and west sides of the dwelling.[3]

[2] Neither the rear of the property nor the accessory building can be seen from the public right-of-way. The 1919 Sanborn Map shows an accessory building at this property so it likely was built at the same time as the dwelling.
[3] The front of the property features a narrow driveway, a stone walkway and a white picket fence while the east end of the property has a large masonry wall separating it from the parking lot of the Ocean North Condominium.

126 Root Trail has had additions and alterations since its construction well over 100 years ago. While the house was constructed in the early years of the twentieth century, the first building permit for the property on file with the Town of Palm Beach was not taken out until 1939 when the owner Marguerite Gallard took out a permit for repairs.[4] The major renovation and additions to the property took place in 1989 when owners Wendy Cohen and Bruce Helander commissioned architect Alexis Anderson to design a second story addition and an interior remodel. At the time the property had five units, and the owners restored it to a single family residence utilizing as much of the original design and materials as possible.[5] In 2016 and 2020 a number of windows and doors were changed to hurricane impact windows and doors.[6] At an unknown date decorative brackets replaced simple brackets on the front porch posts and a more decorative screen door replaced an unadorned screen door at the main entrance. Despite these additions and alterations, the house maintains the original character of the dwelling and its size, scale and style make it an important building in retaining the Old Florida ambiance along historic Root Trail.[7]

[4] The second permit wasn't taken out until 1964 when owner Marguerite Gallard took out a permit for repairs to the porch roof.
[5] There were no floor plans or elevations of this project, but from building permit descriptions it appears that the second story and front roof deck were added, the crawl space was enclosed by lattice, a new roof was installed, the back patio was tiled, the driveway and hardscape were altered and the interior had demolition and reconstruction work including new mechanical systems to change the five-unit building into a single family residence.
[6] This is according to permits applied for in 2016 and 2020.
[7] The added decorative front porch posts and screen door could easily be changed back to their simpler appearance.

2nd Story Rear Addition

IV. Historical Information

The houses on Root Trail are distinctive in Palm Beach as they are the oldest remaining collection of dwellings from the pre-1920s boom time era and the early history of 126 Root Trail is deep-rooted in pioneer families that were instrumental in the founding of Palm Beach and its earliest real estate transactions.[8]

The history of Palm Beach started long ago when Native Americans inhabited the island, with the Jaega people arriving at least 3,000 years ago. White settlers began arriving in modern-day Palm Beach following the Civil War with Hiram F. Hammon making the first homestead claim in 1873 in present day Palm Beach.[9] Following Hammon, homesteads were claimed by numerous Palm Beach pioneers who after their homestead obligations were complete were able to sell off their land and become the early "realtors" of Palm Beach.[10] However, not all land was acquired through homestead claims and many early settlers purchased their land from the State of Florida through the Internal Improvement Trust Fund created in 1855 to manage land transferred to the state by the federal government.

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[8] Murphy Stillings, LLC 138 Root Trail Landmark Designation Report, 2018.

[9] Hiram Hammon filed the first homestead claim in what would later be named Palm Beach taking advantage of the Homestead Act that Congress had passed in 1862 that enabled any U.S. citizen to claim up to 160 acres of surveyed government land as long as the person agreed to live on it and improve it for five years. Hammon's homestead amounted to 169 acres, according to Florida homestead records, and it included present-day Worth Avenue and Hammon Avenue and stretched the entire width of the island, from the ocean to the lake. He settled on the land in 1873 and built a thatched palmetto shack he shared with friend and fellow pioneer William Lanehart who took an adjoining homestead. When Hammon sold his land for over a million dollars around 1918, it was believed to be the country's most valuable claim filed to date.

[10] Some of these better known early pioneers included George and William Lainhart, Albert Geer, Moore, Frank and Elisha Dimmick, David and Roswell Brown, Enoch Root, and Edmund, John and Dolinda Brelsford.

In the 1880s Palm Beach began to see more winter visitors and some of the early residents created businesses to support the tourists including Elisha Dimmick expanding his house to open the first hotel and the Brelsford brothers opening a general store and post office along with a schooner that made runs between Palm Beach and Jacksonville. However, the area remained a small community and did not grow significantly until Standard Oil business magnate Henry Flagler became instrumental in transforming the island of jungles and swamps into a preeminent winter resort by extending his Florida East Coast Railway southward to the area and opening the immense Royal Poinciana Hotel in 1894 and the Breakers Hotel in 1896. While most of the wealthy society members spent the winter season at the Island's hotels, there was still a need for smaller cottages attractive to the Island's workers. The houses along Root Trail were mostly smaller dwellings that workers at the nearby hotels and businesses could afford to own or rent.

Root Trail was named for Enoch Root, a Palm Beach pioneer who in the early 1900s served as a Postmaster and Justice of the Peace [11] Enoch Root and his wife Victoria were artists who started spending their winters in Palm Beach in 1889 and in 1892 they purchased a tract of land extending from the lake to the ocean along present day Oleander Way and Root Trail where they built a house for themselves and additional cottages for artists.[12]

The south side of Root Trail where 126 Root Trail is located is part of the land owned by early Palm Beach pioneer David Brown and is part of Government Lot 2 that runs the length of Root Trail and stretches to the south. The first recorded transactions of this area that included Government Lot 2 appears to be David Brown deeding the property to his son Roswell "Ros" K. Brown in 1893. The following transaction for the same property came later that year when Ros Brown deeded the property to Dorinda H. Brelsford, another early Palm Beach pioneer.[13]

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[11] Records of the County Clerk indicate Enoch Root was involved in the initial transactions on Root Trail and The Lake Worth Pioneer Association Records indicate Root Trail was named after Enoch Root. A May 2, 1988, Palm Beach Post Newspaper Article, "Root Trail: A Neighborhood Unto Itself," quotes a resident stating that Root Trail was named after Root's Pineapple Farm, however there is no evidence supporting this claim. Root's Subdivision, which originally consisted of 18 lots on the north side of Root Trail, is one of the oldest subdivisions in Palm Beach.

[12] Francis Gilmor. "History of Palm Beach County Art Club One of Fascinating Chapters in the Annals of the City," Palm Beach Times 17 February 1924. Enoch Root did not appear to exhibit professionally in Palm Beach; however he was an early and possibly founding member of the Palm Beach County Art Club. In 1911, Enoch was elected to the first Palm Beach Town Council. Enoch was a founding member of the Lake Worth Pioneer Association, open to those who settled in Palm Beach prior to 1893. He was also an active member of the Palm Beach Property Owner's Association, the Masons and the Grand Army of the Republic (G.A.R.). Victoria was a member of the Guild of Bethesda-by-the-Sea Episcopal Church, a group of notable Society women integral in fund-raising for the church.

[13] Land transactions began being recorded in the Clerk of Court Records in 1891 when this land was still part of Dade County. Palm Beach County was established from part of Dade County in 1909.

David Brown, his wife Fannie and their five children were among the earliest settlers on the shores of Lake Worth arriving in June of 1876. In 1870, they moved from Illinois to Jacksonville, and there David met Mason Dwight who offered to sell him his house, located in what would be Palm Beach just north of where the Royal Poinciana Hotel was later constructed. Brown took a chance and along with fellow Illinoisians Elisha Dimick, Frank Dimick and Albert Geer they traveled south to Lake Worth. When they arrived they were so captivated by the area they determined to make their homes there. When the Dimicks and Geers came back with their families, the Browns took them all in until their own houses were built.[14] According to Ros Brown, Lake Worth pioneer families extended hospitality to anyone passing through the area, friend or stranger. Like his father David, Ros was active in early land transactions along the east shore of Lake Worth.[15]

Edmund Munger "E.M." and John Hale "Doc" Brelsford, the sons of Dr. James R. and Dorinda Hale Brelsford, arrived on the shores of Lake Worth in May 1880 on a hunting and fishing trip. They liked what they found and bought Frank Dimick's house on the east side of the lake in present day Palm Beach. E.M. went back to Ohio and returned in the fall to join Doc with his widowed mother Dorinda and sister Minna. The Brelsford brothers constructed a general store on what became known as Brelsford's Point and built a dock for their schooner "Bessie B" to unload supplies from Jacksonville. The store became a gathering place as well as a post office with E.M. Brelsford as the postmaster. The Brelsford's sold their store location in 1893 to Henry Flagler, who later built his mansion Whitehall on the property[16]. During this time, their mother Dorinda Brelsford homesteaded land and was active in buying and selling property along the east shores of Lake Worth. As noted previously, in 1893 she bought the part of Government Lot 2 that included the stretch along the south side of Root Trail where 126 Root Trail is located. She owned this property for twenty-three years before selling it in 1916. Due to the lack of building permits or other early records, it is not clear what year the house was constructed, but from research it appears that the house was built in the early 1900s prior to 1912. The evidence to date this building prior to 1912 includes its existence on the 1919 Sanborn Insurance Company Map, its listing in the Palm Beach 1916 City Directory,

[14] In 1885, the heads of the families around the lake decided it was time they had a school. David Brown and Squire J.C. Hoagland each gave half-an-acre of land for the building site. Other settlers donated lumber that was brought from Jacksonville by the Brelsford Brothers, free of freight charges. Roswell Brown and George Lainhart built the school which opened in March of 1886

[15] Ros was twelve years old when he moved with his family to the shores of Lake Worth in 1876. On the lake, Ros met Charlie Pierce, another boy his age who lived a bit south on Hypoluxo Island. Together they had many adventures and grew to manhood in the Pioneer era in south Florida. Sometime after 1893 he moved with his wife Anna to the state of Washington.

[16] E.M. Brelsford used part of the proceeds from this sale to build a Greek Revival style mansion called The Banyans at 1 South Lake Trail.

and Root Trail property owner and resident Dolinda Brelsford providing a quit claim deed to the Town for the south half of the path leading from Root Trail to the beach in 1912.[17]

The first residents listed in the City Directory for this property then known as Sea Shell Cottage were Mills O. "M.O." Cottrell and his wife Susie R. Cottrell who purchased the property from Dorinda H. Brelsford in August of 1916. The Cottrell's were early residents of Palm Beach having moved to the island in the mid-1890s. For over 30 years, Mills O. Cottrell worked for Flagler entities first as chief of the railroad police and later as chief of police in charge of watchmen at the Florida East Coast Hotel Company grounds which included both the Royal Poinciana and Breakers hotels. During the Cottrell's ownership of the property from 1916 to 1939, a number of other workers of the Royal Poinciana Hotel and Flagler East Coast Hotel Company resided at the property during the winter season. Marguerite Gallard purchased the house in 1939 and owned it for thirty-eight years. The property had several owners before it was purchased in 1989 by Wendy Cohen and renowned Palm Beach artist Bruce Helander, who together undertook a project to turn the dwelling from a five-unit building back into a single family residence. The current owners, William and Sheila McHenry, purchased the property in 1995 and have been admirable stewards of the house for the past thirty years.

V. Statement of Significance

In a town well known for its grand estates, the residence at 126 Root Trail is significant as one of the oldest remaining examples of Frame Vernacular architecture in Palm Beach. Its association with a number of the Town's early pioneer families and its location in the unique community of Frame Vernacular residences along historic Root Trail increases the property's significance.

VI. Criteria For Designation

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

[17]It is not certain that Dorinda Brelsford was living in a house on this property, but she did own the property and was said to be a resident on Root Trail. The 1916 City Directory is the earliest version available so there is no listing of who was living there prior to 1916.

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

The residence at 126 Root Trail, originally known as Sea Shell cottage, reflects the broad cultural, economic and social history of the Town of Palm Beach. The early history of this property is associated with important pioneer families who were intrinsic in the initial development of Palm Beach when the area was still part of Dade County. While much of Palm Beach was becoming the winter destination for the wealthy and prominent, there was still a need for smaller cottages to provide nearby housing for employees of the local businesses and those who wanted more modest accommodations. Root Trail was named for Enoch Root, an early pioneer of Palm Beach who laid out the street and platted the subdivision along the north side of the trail. Sea Shell Cottage and the other houses along Root Trail are unpretentious dwellings, constructed on small lots in close proximity and have an Old Florida charm not found in other areas of Palm Beach. 126 Root Trail exemplifies an important part of Palm Beach's early history and deserves protection as its loss would be detrimental to the historic charm of the Town and the special Root Trail enclave.

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

126 Root Trail is a good example of the Frame Vernacular structures that were prevalent in South Florida at the beginning of the twentieth Century. Frame Vernacular architecture is noted for its simplicity and modest origins with the design and construction based on the local environment and available materials, as well as the builder's knowledge and experience. The residence features a number of characteristics that are representative of South Florida Frame Vernacular structures, including frame construction, masonry piers, wood siding, steeply pitched roofs with exposed rafter tails, sash windows, and porches. While the Frame Vernacular style is widespread in South Florida, its scarcity in the Town of Palm Beach and its location on Root Trail increases the significance of 126 Root Trail as a historic architectural resource.

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XI. DESIGNATION HEARINGS

1. ITEM 1: 126 ROOT TRAIL

Owner: Sheila McHenry and William McHenry

Several members disclosed ex-parte communications.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history of the Frame Vernacular residence. Ms. Murphy pointed out the design features of the residence. Ms. Murphy testified that the residence met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,
Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship.

A motion was made by Mr. Ives and was seconded by Ms. Damgard to make the designation report for 126 Root Trail part of the record. The motion was carried unanimously, 7-0.

Ms. Patterson asked for confirmation on proof of publication. Ms. Mittner provided confirmation.

Ms. Patterson called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach advocated for the property's designation. She acknowledged the addition to the structure but thought the front retained much of the original Frame Vernacular character. She thought it met the criteria outlined by the consultants and was worthy of becoming a landmark, even with the alterations made.

Mr. Ives applauded the designation report. He thought it provided all the property details and helped the commission understand why the property met the criteria for landmarking. He further indicated that the property met the criteria in section 54-161 and added his support for the designation.

Ms. Damgard agreed with Mr. Ives. She thought that Root Trail was an important street in the Town.

Ms. Brooker explained one of the neighbors' concerns with the designation: the inability to rebuild their home if it was lost to a storm. She thought that landmarking the home allowed the home to be rebuilt as it was. That said,

she did not believe the house was in danger since the owners loved their home and the street. Ms. Brooker supported the designation.

Ms. Fairfax wondered how many homes on Root Trail were landmarked and how many were not; she thought Root Trail was significant to the Town. Ms. Murphy stated that she believed there were six current landmarked homes and acknowledged that others could be reviewed.

A motion was made by Ms. Damgard and was seconded by Mr. Ives to recommend 126 Root Trail to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1 and 3 in Section 54-161 and with the acknowledgment that the owners of the home object to the designation. The motion was carried unanimously, 7-0.

ARTICLE IV. - DESIGNATION PROCEDURE

Sec. 54-161. - Criteria for landmarks and landmark sites.
Sec. 54-162. - Creation of historic districts.
Sec. 54-163. - Commission powers with respect to landmarks, landmark sites and historic districts.
Sec. 54-164. - Landmark, landmark site and historic district designation and undesignation procedures.
Sec. 54-165. - Voluntary restrictive covenants.
Secs. 54-166—54-195. - Reserved.

Sec. 54-161. - Criteria for landmarks and landmark sites.

A landmark or landmark site shall meet at least one of the following criteria:

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

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

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

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

(Code 1982, § 16-38)

Sec. 54-162. - Creation of historic districts.

(a) *Authorized.* For preservation purposes, the commission shall identify geographically defined areas within the town to be designated as historic districts and shall cite the guideline criteria upon which such designation shall be made. An historic district may be designated for any geographic area of particular historic, architectural or cultural significance to the town that:

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

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

(3) Embodies distinguishing characteristics of one or more architectural types, or contains specimens inherently valuable for the study of a period, style or methods of construction or use of indigenous materials or craftsmanship.

(4) Is representative of the notable works of one or more master builders, designers or architects whose individual ability has been recognized to have influenced their age.

(5) Constitutes a unique area of architecture, landscaping and planning.

(b) *Petition for special historic district category.* Following the designation of each landmark or landmark site, the commission may petition the town council for the categorizing of such

property as special district H. Following the designation of each historic district, the commission may petition the town council for the categorizing of each property in such district to special district HD.

(Code 1982, §§ 16-38.1, 16-39)

Sec. 54-163. - Commission powers with respect to landmarks, landmark sites and historic districts.

The commission has the power to:

(1) Designate a building, together with its accessory buildings and its lot of record, or a vacant site or a district as historic and worthy of preservation as a landmark, landmark site or historic district, as the case may be, within the jurisdiction of the commission, provided such designation is ratified by the town council.

(2) Recommend appropriate legislation for the preservation of any building, site or district which it has so designated.

(3) Make application for public and private funds when appropriate and available for the purposes set forth in this article subject to the approval of the town council.

(4) Review applications proposing erection, alteration, restoration or moving of any building it has so designated or any building located in a district it has so designated, and to issue or deny certificates of appropriateness accordingly.

(5) Review applications for demolition permits proposing demolition of all or part of any landmark or any building located in an historic district, and to issue certificates of appropriateness or to deny them for one year.

(6) Cooperate with the owner of a landmark or a property located in an historic district throughout the year following a refusal to issue a certificate of appropriateness pursuant to an application for a demolition permit, and to seek alternative economic uses for such landmark or property.

(7) Review its denial of a certificate of appropriateness for demolition of such landmark or property annually, during a public hearing at which time the owner of the affected landmark or property shall be afforded an opportunity to appear with counsel and to present testimony.

(8) Prohibit the issuance of building, exterior remodeling or demolition permits affecting any property under consideration for landmark designation without a certificate of appropriateness, this prohibition to remain in effect for the length of time required by the commission and the town council for final action on the proposed designation. The commission shall accomplish such prohibition by furnishing the building official a list of all property under consideration for landmark designation.

(Code 1982, § 16-42)

Sec. 54-164. - Landmark, landmark site and historic district designation and undesignation procedures.

(a) The following procedure shall be adhered to by the commission in designating any building, building site or district that is worthy of preservation:

(1) The commission shall consider for landmark designation any property proposed by the owner of record or by a member of the commission.

(2)

Notice of a proposed designation shall be sent by certified mail to the owner of record of property proposed for designation as a landmark or landmark site and to each owner of record of property in a district proposed for designation as an historic district, describing the property proposed and announcing a public hearing by the commission to consider such a designation to be held not less than 30 days after the mailing of such notice.

(3) The commission shall also cause notice of each such proposed designation to be posted at least 30 days prior to the public hearing on the bulletin board in the lobby of the town hall, and in addition the commission shall cause such notice to be published in a newspaper having general circulation in the town.

(4) The commission may retain or solicit expert testimony regarding the historic and architectural importance of the buildings and districts under consideration for designation.

(5) The commission may present testimony or documentary evidence of its own to establish a record regarding the historic and architectural importance of the proposed landmark, landmark site or historic district.

(6) The commission shall afford the owner of each affected property reasonable opportunity to present testimony or documentary evidence regarding the historic and architectural importance of such property.

(7) The owner of each affected property shall be afforded a right of representation by counsel and reasonable opportunity to cross examine witnesses presented by the commission.

(8) Any interested party may present testimony or documentary evidence regarding the designation of a proposed landmark, landmark site or historic district at the public hearing and may submit to the commission documentary evidence within three days after the hearing.

(9) Within not more than 30 days after a public hearing, the commission shall render a final decision regarding the proposed designation and give written notice of its decision to each owner of property affected by the designation, setting forth the reasons for the decision.

(10) The commission shall maintain a record of testimony and documentary evidence submitted to it for consideration of the designation of a proposed or previously designated landmark, landmark site or historic district.

(11) In accordance with section 54-163(1), the town council shall, within 90 days of the commission's final decision, hold a public hearing to consider ratification of the determination of the commission prior to the designation of a property as a landmark or landmark site or of a district as an historic district becoming effective. Absent ratification by the town council, the commission's determination shall be ineffective.

(12) Within 30 days of the date on which the town council ratifies the commission's designation of a landmark, landmark site or historic district, the commission shall cause to be filed in the office of the county recorder of deeds a certificate of notification that such property is designated a landmark or landmark site or is located within a district designated an historic district; and the certificate of notification shall be maintained on the public record until such time as such designation may be withdrawn by the commission and the town council.

(b) Designation and undesignation hearings before the commission shall be held only during the months of November, December, January, February, March and April.

(c)

Designation of a landmark, landmark site or a historic district may be withdrawn by following the same procedure as listed above.

(Code 1982, § 16-43)

Sec. 54-165. - Voluntary restrictive covenants.

The owner of any landmark or landmark site may, at any time following the designation of his property, enter into a restrictive covenant on the property after negotiation with the commission. The commission may assist the owner in preparing such a covenant in the interest of preserving the landmark or the landmark site. The owner shall record such covenant in the office of the county recorder of deeds and shall notify the town clerk, building official and town council and may notify the office of the county property appraiser of such covenant and the conditions thereof.

(Code 1982, § 16-48)

Secs. 54-166—54-195. - Reserved.

PZB DEPARTMENT

William & Sheila McHenry
126 Root Trail
Palm Beach, Fl. 33480

June 3, 2024

Landmarks Preservation Commission
360 South County Road
Palm Beach, Fl. 33480

Dear Sir,

We saw in the Palm Beach Daily News that our home on RootTrail is being considered for landmark designation. We have been selected before in the early 2000's and we requested then not to be included and the commission honored our request. We still believe that is the best decision.

Root Trail currently has 4 or 5 Landmarked homes so there will will not be a problem preserving the style home that is on Root Trail. Our home while old was gutted and rebuilt in 1989 and the owner then added a second floor master bedroom. That changed the look the from a one floor cottage to a two story home. We have tried to keep the view from the street as original as we can, but the second floor addition changed the character of the house.

According to the article in the paper there are other owners who would like to have the Landmark Designation and your staff maybe able to use their time looking at those homes.

Thank you in advance for considering our request and for preserving some of the towns older homes.

Sincerely,

William & Sheila McHenry

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda

Development Review - Old Business

Agenda Title

ZON-24-0063 (ARC-24-0106) 260 COLONIAL LN (COMBO) – SPECIAL EXCEPTION W/ SITE PLAN REVIEW. The applicants, Thomas & Meredith Hunt, have filed an application requesting Town Council review and approval of a Special Exception with Site Plan Review to permit the redevelopment of an existing nonconforming parcel of land in the R-B zoning district which is deficient in lot depth and lot area. The Architectural Commission shall perform design review of the application.

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**
- **Plans**
- **Plans**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP WRB
Director PZ&B

SUBJECT: ZON-24-0063 (ARC-24-0106) 260 COLONIAL LN

MEETING: FEBRUARY 26, 2025
MARCH 5, 2025

ZON-24-0063 (ARC-24-0106) 260 COLONIAL LN (COMBO) – SPECIAL EXCEPTION W/ SITE PLAN REVIEW. The applicants, Thomas & Meredith Hunt, have filed an application requesting Town Council review and approval of a Special Exception with Site Plan Review to permit the redevelopment of an existing nonconforming parcel of land in the R-B zoning district which is deficient in lot depth and lot area. The Architectural Commission shall perform design review of the application.

ARC-24-0106 (ZON-24-0063) 260 COLONIAL LN (COMBO). The applicants, Thomas & Meredith Hunt, have filed an application requesting Architectural Commission review and approval for the construction of a new, one-story, single-family residence with final hardscape, landscape and swimming pool; requiring a special exception with site plan review to permit the redevelopment of the existing nonconforming parcel. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: Thomas & Meredith Hunt
Architecture: Northworks Architects & Planners (Edmund A. Depree)
Landscape: SMI Landscape Architecture (Jorge Sanchez)
Representative: Maura Ziska, Esq.

HISTORY:
An application (ARC-24-0004) for a new, one-story, single-family residence with final hardscape landscape and swimming pool improvements (variance requested for swimming pool setback) on this parcel was denied at the June 26, 2024 Architectural Commission hearing. The applicant has reapplied for the approval of a new residence with a change in architect. The new application does not require variance relief from the town council.

At the December 20, 2024 ARCOM hearing, the application was originally heard and well received by the commission and was deferred (6-0) for one month to the January 2025 hearing with instructions for further study of architectural details and landscape and hardscape plans.

The applicant requested a deferral to the February 26 ARCOM meeting to permit further study. The design application is scheduled to be heard at the FEBRUARY 26, 2025 ARCOM meeting.

THE PROJECT:
The applicant has submitted plans, entitled "HUNT RESIDENCE" as prepared by **Northworks Architects & Planners**, uploaded February 10, 2025.

The following scope of work is proposed:

- Construction of a new, one-story, single-family residence with final hardscape, landscape and swimming pool improvements.
- Special Exception Request for redevelopment of an existing nonconforming parcel of land in the R-B zoning district that is deficient in minimum required lot depth and lot area.

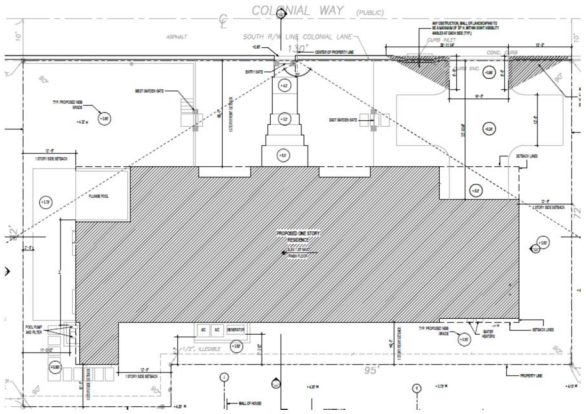
The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **Special Exception 1:** Sec. 134-893(c): A Special Exception for redevelopment of an existing nonconforming parcel (comprised of portions of platted lots) which is 72' in lot depth in lieu of the 100' minimum required and 9,710 SF in area in lieu of the 10,000 SF minimum required; for a parcel in the R-B zoning district.

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 9,710 SF ***Special Exception Required***	**Crown of Road**	3.25' NAVD
Lot Depth	Required: 100' Existing: 72' ***Special Exception Required***	**Lot Width**	Required: 100' Existing: 130'
Lot Coverage	Permitted: 40% (3,884 SF) Proposed: 36.4% (3,537 SF)	**Enclosed Square Footage**	Proposed: 3,537 SF
Cubic Content Ratio (CCR)	Permitted: 4.03 Proposed: 3.58	**Angle of Vision**	Permitted: 116° Proposed: 116°
Building Height	Permitted: 14' – 0" Proposed: 10' – 0"	**Overall Building Height**	Permitted: 22' Proposed: 18.78'
Finished Floor Elevation	Proposed: 7' NAVD	**FEMA Flood Zone**	ZONE X
Maximum Fill	Permitted: 1.88' Proposed: 1.88'	**Zero Datum**	+7.0' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 45%	**Front Yard Landscape Open Space**	Required: 40% Proposed: 69%
Surrounding Properties / Zoning			
North	255 Colonial Lane | Residence / R-B		
South	255 & 249 Monterey Road Rd | Residences / R-B		
East	248 Colonial Lane | Residence / R-B		
West	266 Colonial Lane | Residence / R-B		

STAFF ANALYSIS

The applicant is proposing the construction of a new one-story residence with final hardscape, landscape, and swimming pool on the south side of Colonial Lane. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code and requires one (1) special exception to achieve the application.

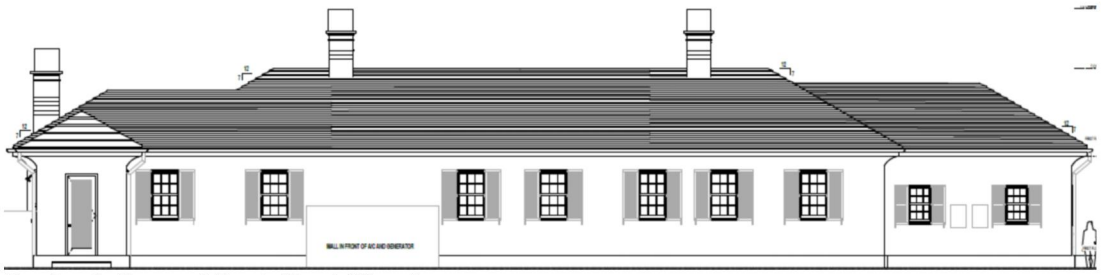


The application was originally heard at the December 2024 ARCOM hearing, and was deferred to allow for further study of the architectural details and design. The applicant has resubmitted plans in response to comments of the commission. Commission comments pertained primarily to roof slopes, front entry door size, entry gate size, hardscape, and window scale.

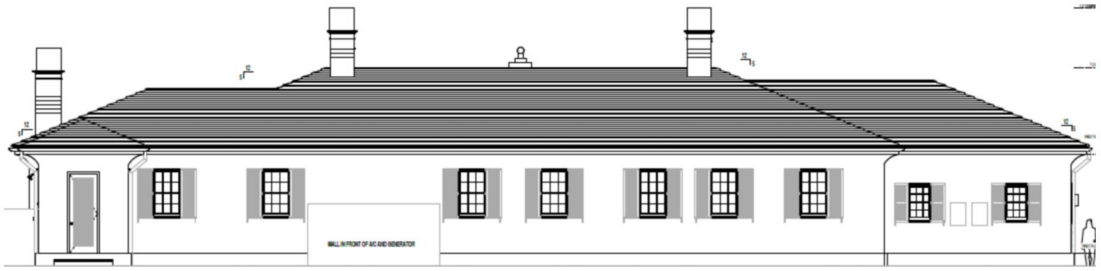
The applicant has submitted plans for a new, one-story, single-family residence on a small, irregularly shaped parcel of land in the R-B zoning district. The parcel is located on the south side of Colonial Lane, roughly center on the street (six parcels east of North Lake Way and eight parcels west of North Ocean Boulevard). The structure is centered on the site and utilizes the 10 ft x 35 ft irregular projection of the rear of the parcel for additional interior space. The center mass of the structure is symmetrical with a total of three hipped roof projections on the sides and center of the massing. The east and west sides of the structure are stepped back from the primary façade, with a front loaded two-car garage on the east side of the front elevation and double hung window on the west side. Materials and finishes proposed for the structure include white finish stucco, light pink wood louvered shutters, white cement board roof tiles and zinc coated chimney caps. The main entry features an arched wood panel door with fan lite, flanked by half-arch louvered shutters. The windows are white, aluminum clad, six over six double hung. The sliding doors are also white aluminum clad products with divided lite pattern. The two-car garage features a single garage door made of wood with a trellis/vine support above, painted white. Other exterior doors on the sides and rear are wood louvered.

Previously Proposed North (Front) Elevation

Proposed North (Front) Elevation

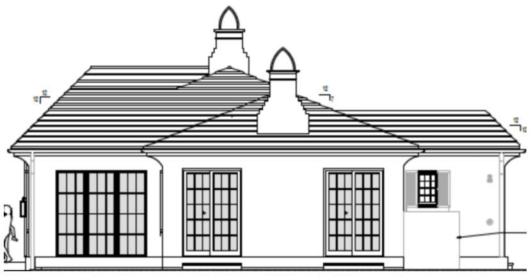


Previously Proposed South (Rear) Elevation



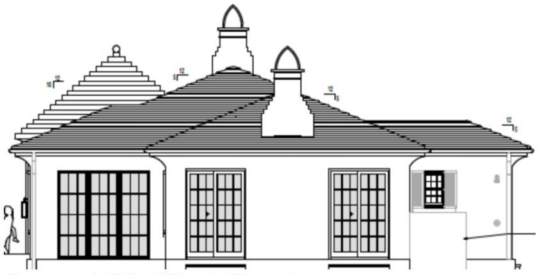
Proposed South (Rear) Elevation

Previously Proposed Side (East) Elevation

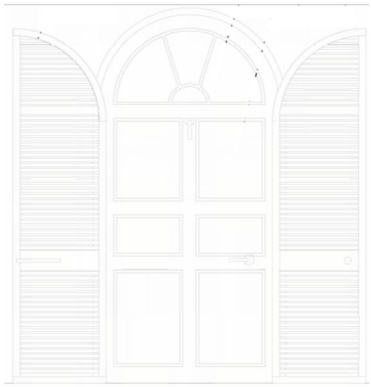


Previously Proposed Side (West) Elevation

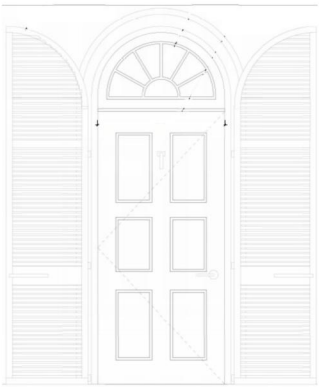
Proposed Side (East) Elevation



Proposed Side (West) Elevation

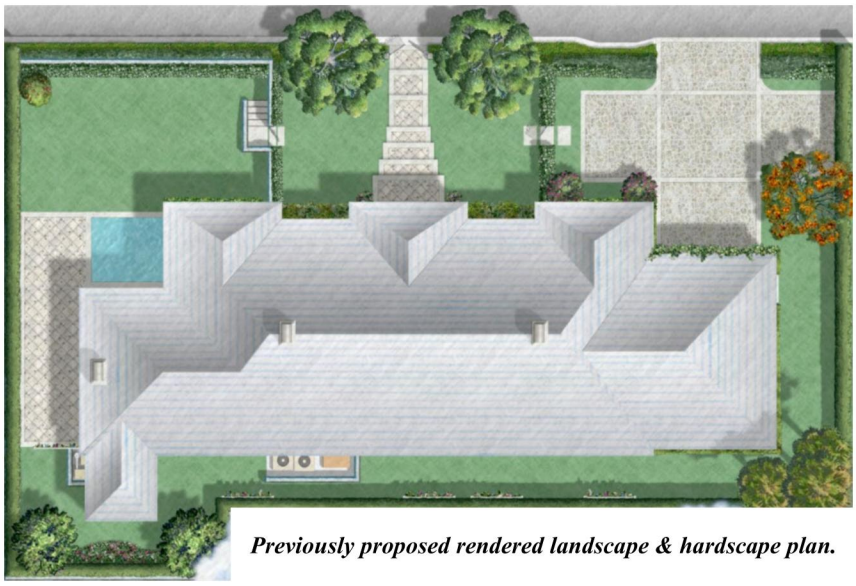


Previously Proposed Entry Door

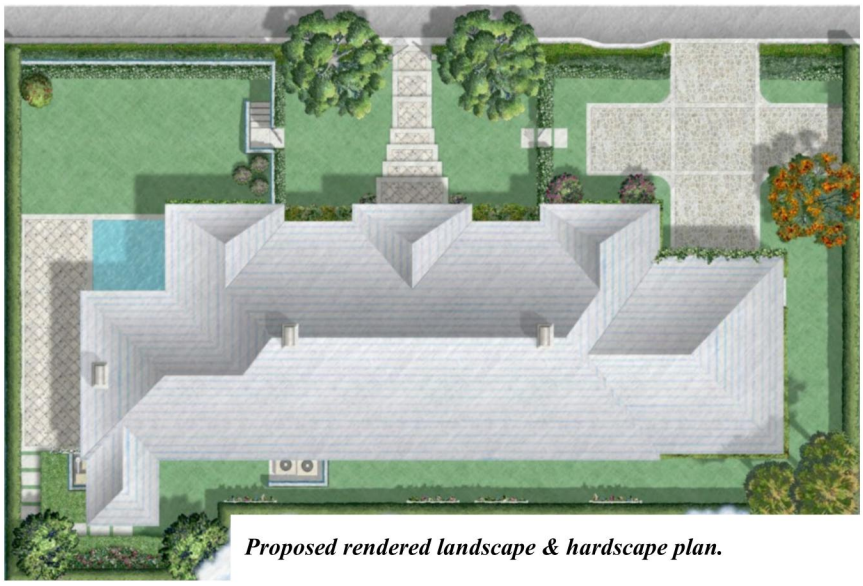


Proposed Entry Door

The site plan includes pedestrian access through a low gate flanked by Sea Grape trees on Colonial Lane. A Dominical Coral walkway leads to the front door, while vehicular access on the east side features a cross-shaped parking area that allows for parking without blocking the garage, screened by shrubs. The swimming pool is placed in front of the west wing with an uncovered terrace. A/C equipment is at the rear, screened by a masonry wall, and pool equipment is at the west side. Existing Clusia hedges remain along the sides and rear, with a six-foot Kunmig Dwarf Tree Jasmine hedge at the front. The front northwest quadrant has a site wall with a sod lawn. Foundation plantings surround the structure, and trees such as Orange Geiger, Sabal Palms, Pigeon Plums, and Variegated Kumquat are placed along the perimeter.

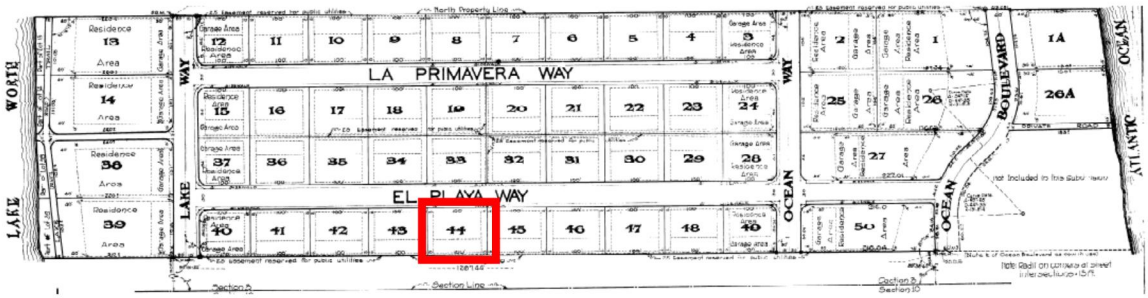


Previously proposed rendered landscape & hardscape plan.



Proposed rendered landscape & hardscape plan.

Redevelopment of the existing nonconforming parcel requires approval of a special exception by the Town Council. A lot depth of 100’ is required with only 72’ existing and a lot area of 10,000 SF is required with only 9,710 SF existing. The parcel is comprised of portions of Lot 44-46 of Plat 2 of the El Encanto subdivision, with Colonial Lane previously known as “El Playa Way”. The Architectural Commission is not required to make a motion for recommendation on the application for Special Exception.



CONCLUSION:

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

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

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

(1) for final determination of approval or denial of the (1) Special Exception for development of an undersized parcel in that the approval of said application meets the criteria set forth in Sec.134-229 and finding that the approval will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB:JGM:BMF

NORTHWORKS

December 04, 2024

RE: ARC-24-0106 / ZON-24-0063
260 Colonial Ln, Palm Beach, Fl 33480

Dear Members of the Architectural Review Commission,

Northworks Architects is pleased to share with you the first submittal for our project located on 260 Colonial Ln, Palm Beach.

Architectural Review - Section 18-205:

This property is 9,888 Square Feet and located in the R-B zoning district. Per the town's latest FEMA map, the property has a base flood designation of AE, or +6 NAVD.

We are proposing to construct a new single-family residence of 3,537 gross square foot to replace an existing house with a finish floor elevation of 5.2 NAVD. Drawing from architectural styles around Palm Beach, the new residence will be a 1-story Bermuda-style home with a concrete white tile roof, white stucco walls, double hung windows and pink shutters. This new design will also include a small plunge pool on the west side of the home.

The following Special Exception with Site Plan Review is required:

Special Exception - Section 134-229

Section 134-893(c) and 134-329: Special Exception with Site Plan Review to construct a new one story residence on a non-conforming lot that is 72/82 feet deep in lieu of the 100 foot minimum required; and 9,710 SF in area in lieu of the 10,000 SF minimum required in the R-B Zoning District.

- The proposed use, a single-family residence, is permitted in the RB Zoning District with special exception approval for a non-conforming lot.
- The design, location and operation of the proposed residence will not adversely affect public health, safety, welfare or morals.
- The proposed residence will not cause substantial injury to the value of other properties in the neighborhood as there are other residences in this residential district.
- The proposed residence will be compatible with the neighborhood and purpose of the district as it is permitted.
- The proposed residence will comply with all requirements set forth in the Zoning Code as well as the comprehensive plan.
- The proposed residence will not result in substantial economic, noise, glare, or odor impacts on properties within the district.
- Current ingress and egress, parking, loading areas, automotive and pedestrian safety and convenience and traffic flow will not be impacted as a result of the proposed residence.
- There are no signs being proposed.
- Utility service will be improved, thus there will be no negative impact on health and safety.
- Refuse and service areas will remain unchanged, thus there will no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
- (Point 12) N/A – Town serving
- The specimen tree on the adjacent property will be protected.

- The proposed residence will not place a greater burden on police or fire protection services as there is currently a residence on the subject property.

Site Plan Review - Section 134-329

- The owner of the property, Thomas Hunt, is in control of the property. A single-family residence is a permitted use in the RB Zoning District.
- The proposed single-family residence is the least intense example of development and will not have a negative impact on the neighborhood, which is a residential neighborhood.
- Ingress, egress, utilities and refuse collection will be via Colonial Lane, which is capable of handling traffic and other such uses in a residential neighborhood.
- The proposed site plan and landscape plan provides for buffers and screening from neighboring properties.
- The proposed drainage plan will meet the Town of Palm Beach's drainage requirements.
- The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.
- The recreation facilities are private and will be screened from the neighboring properties by landscaping.

We appreciate the time taken to review our proposal.

Sincerely,

E. Austin Depree, Founding Partner, Architect

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda

Development Review - Old Business

Agenda Title

ZON-24-0093 (ARC-24-0128) 203 VIA VIZCAYA (COMBO)—SPECIAL EXCEPTION & VARIANCE. The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting Town Council approval for a special exception for redevelopment of a nonconforming parcel and one (1) variance for deficient landscape open space as it relates to development of a new residence. The Architectural Commission shall perform design review of the application.

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**
- **Plans**
- **Plans**
- **Plans**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP WRB
Director PZ&B

SUBJECT: ZON-24-0093 (ARC-24-0128) 203 VIA VIZCAYA (COMBO)

MEETING: FEBRUARY 26, 2025 ARCOM
MARCH 05, 2025 TC

ZON-24-0093 (ARC-24-0128) 203 VIA VIZCAYA – SPECIAL EXCEPTION & VARIANCE.
The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting Town Council approval for a special exception for redevelopment of a nonconforming parcel and one (1) variance for deficient landscape open space as it relates to development of a new residence. The Architectural Commission shall perform design review of the application.

ARC-24-0128 (ZON-24-0093) 203 VIA VIZCAYA (COMBO). The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting Architectural Commission review for the design of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements, with a variance request for deficient landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: Paul Z. Okean
Architecture: Solstice Planning and Architecture (Jonathan Grant Parks, AIA)
Landscape: Paradelo Burgess Design Studio (Andres Paradelo)
Legal: James M. Crowley

HISTORY:
A permit for demolition of the previous structure on site was issued in July 2022.

This application was initially advertised for the January 29, 2025 but was deferred to the February agenda with written request by the applicant. The design application is scheduled to be heard at the FEBRUARY 26, 2025 ARCOM meeting.

THE PROJECT:
The applicant has submitted plans, entitled "PROPOSED NEW CONSTRUCTION: 203 VIA VIZCAYA" as prepared by **Solstice Planning and Architecture**, uploaded February 10, 2025.

The following scope of work is proposed:

- Proposed new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **SPECIAL EXCEPTION W/ SITE PLAN REVIEW: SEC. 134-843(B):** A request for a special exception with site plan review to permit the redevelopment of an existing residential parcel in the R-A zoning district which is 141'-9" in depth, in lieu of the 150'-0" minimum required.
- **VARIANCE 1: SEC. 134-843(A)(12):** A variance for reduced landscape open space providing for 45.98% landscape open space in lieu of the 50% minimum landscape open space required.

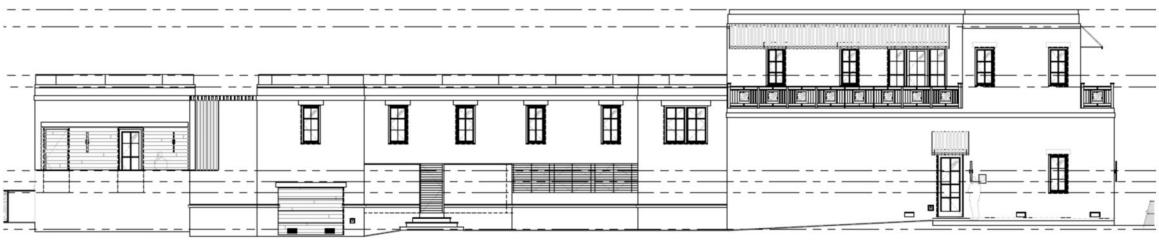
Site Data			
Zoning District	R-A	**Future Land Use**	SINGLE-FAMILY
Lot Size	26,789 SF	**Crown of Road**	3.94' NAVD
Lot Depth	Required: 150' Existing: 141'-9" ***Special Exception w/ Site Plan Review***	**Lot Width**	194'-6"
Lot Coverage	Permitted: 25% (6697 SF) Proposed: 24.9% (6,675 SF)	**Enclosed Square Footage**	Proposed: 8,362 SF
Cubic Content Ratio (CCR)	*Not Applicable*	**Angle of Vision**	Permitted: 118° Proposed: 114.34°
Building Height	Permitted: 25' Proposed: 24'	**Overall Building Height**	Permitted: 30' Proposed: 26'-2"
Finished Floor Elevation	Required: 9.0' NAVD Proposed: 9.0' NAVD	**FEMA Flood Zone**	Zone AE 8' NAVD
Maximum Fill	Permitted: 2.53' Proposed: 2.50'	**Zero Datum**	9.0' NAVD
Overall Landscape Open Space	Required: 50% Proposed: 45.98% ***Variance Requested***	**Front Yard Landscape Open Space**	Required: 45% Proposed: 78%
Surrounding Properties / Zoning			
North	854 N County Rd | Residence / R-A		
South	13 Via Vizcaya & 14 Via Vizcaya | Residence(s) / R-A		
East	4 Via Vizcaya | Residence / R-A		
West	22 Via Vizcaya | Residence / R-A		

STAFF ANALYSIS

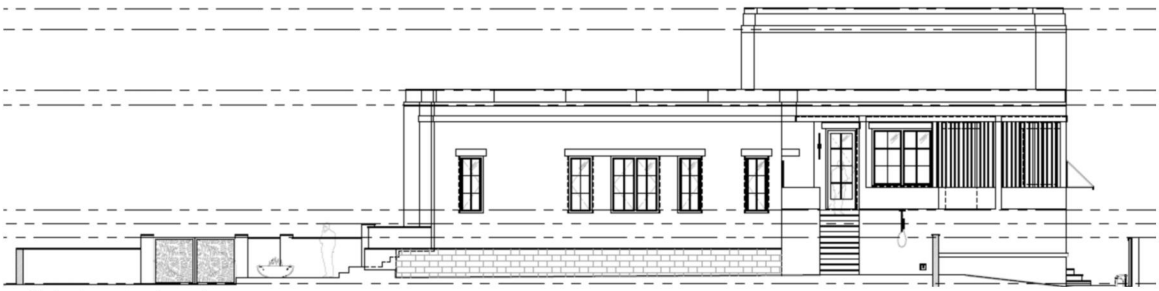
The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool on a vacant parcel of land with nonconforming lot depth. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance and one (1) special exception to achieve the application as proposed.

The subject property is located on the north side of Via Vizcaya, one parcel east of the Lake Worth Lagoon and one parcel west of South County Rd. The proposed main residence is a primarily one-story structure in an L formation with spans on the west and north and a second story proposed at the northwest corner. A detached one-story cabana structure is proposed at the east, creating a courtyard. The structures are sited towards the northern end of the site and are oriented so that the structures, terrace and garden areas can take advantage of the southern exposure. The courtyard area between the main and accessory structure is raised to meet the finished floors of the structures and features a rectangular swimming pool. A single curb cut is proposed off of Via Vizcaya leading first to the arrival parking area and main entry then continuing west to a vehicular gate which provides access to the side of the structure where a side-loaded garage is located with owner's entry. A private road easement exists along the rear property line, and as part of this redevelopment, the roadway will be improved to provide vehicular access to the properties granted access. The mechanical equipment area is proposed at the rear of this structure along the alley. The design of the structure includes flat roofs with parapet, white painted stucco with sand finish, stucco banding, pecky cypress cladding accents, aluminum trellises, and wood gates with decorative aluminum screen. Proposed windows are divided lite casements in a dark bronze color. The primary entry is a double glass door with dark bronze finish and the owners entry is glass with decorative aluminum screen. Garage doors are proposed in wood with upper windows.

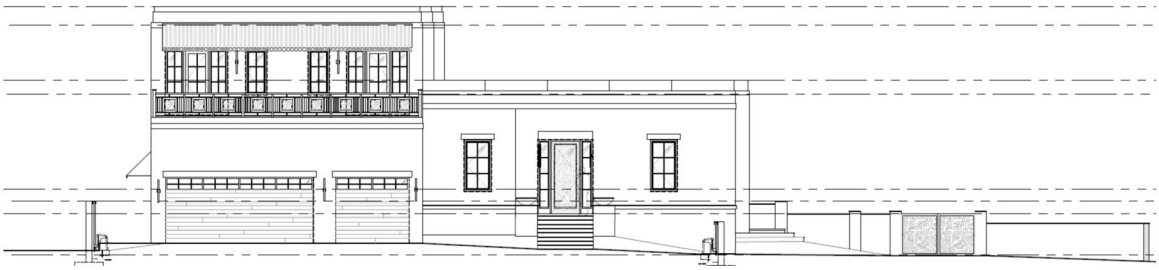
Front (South) Elevation



Rear (North) Elevation



Side (East) Elevation

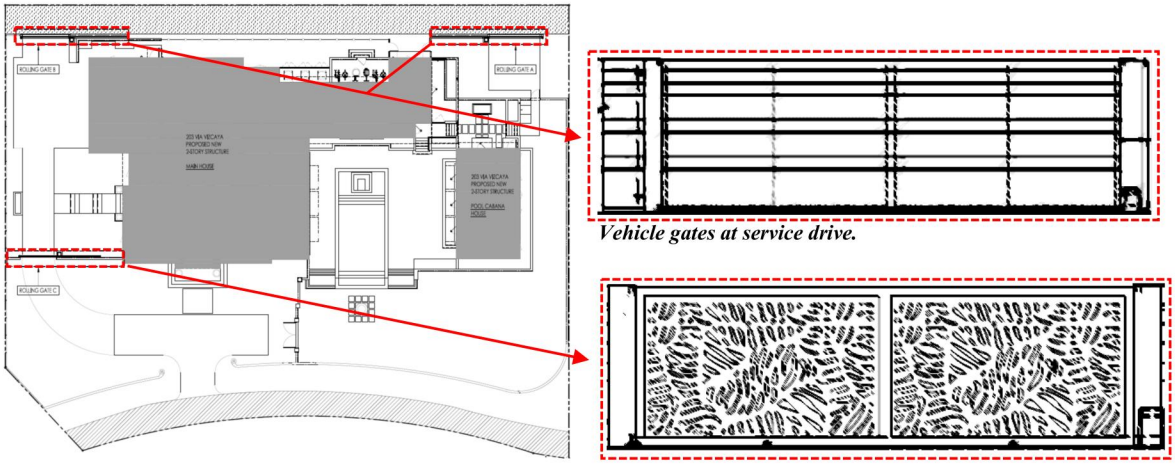


Side (West) Elevation

Hardscape materials are proposed in tabby shell concrete, Dominican coral stone with natural stone wall cladding and fountain mosaic. The service drive/easement at the rear of the property is proposed to be improved with a pervious paving material. A low site wall follows the arc of Via Vizcaya and 6' site walls enclose the front and side yards. At the rear of the property along the easement/alley, a chain-link fence with plantings are proposed with 5' vehicular service gates proposed at the east and west ends of the property. The site is bordered by a variety of palms, trees and shrubs. The vehicle driveway is flanked by 2 specimen Seagrape trees at the entrance. The main pedestrian entrance is flanked by two specimen Lignum Vitae trees and the owner's entrance is flanked by two specimen orange Geigers.

Interior landscape elevation rendering.

Perimeter landscape elevation rendering.



Vehicle gates at service drive.

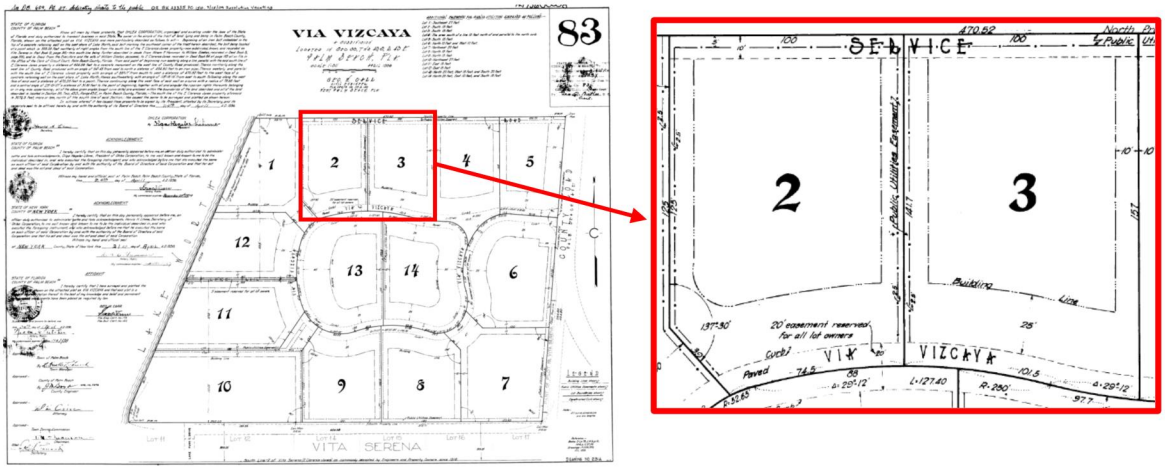
Vehicle gate at owner's entry.

Color rendered landscape plan.

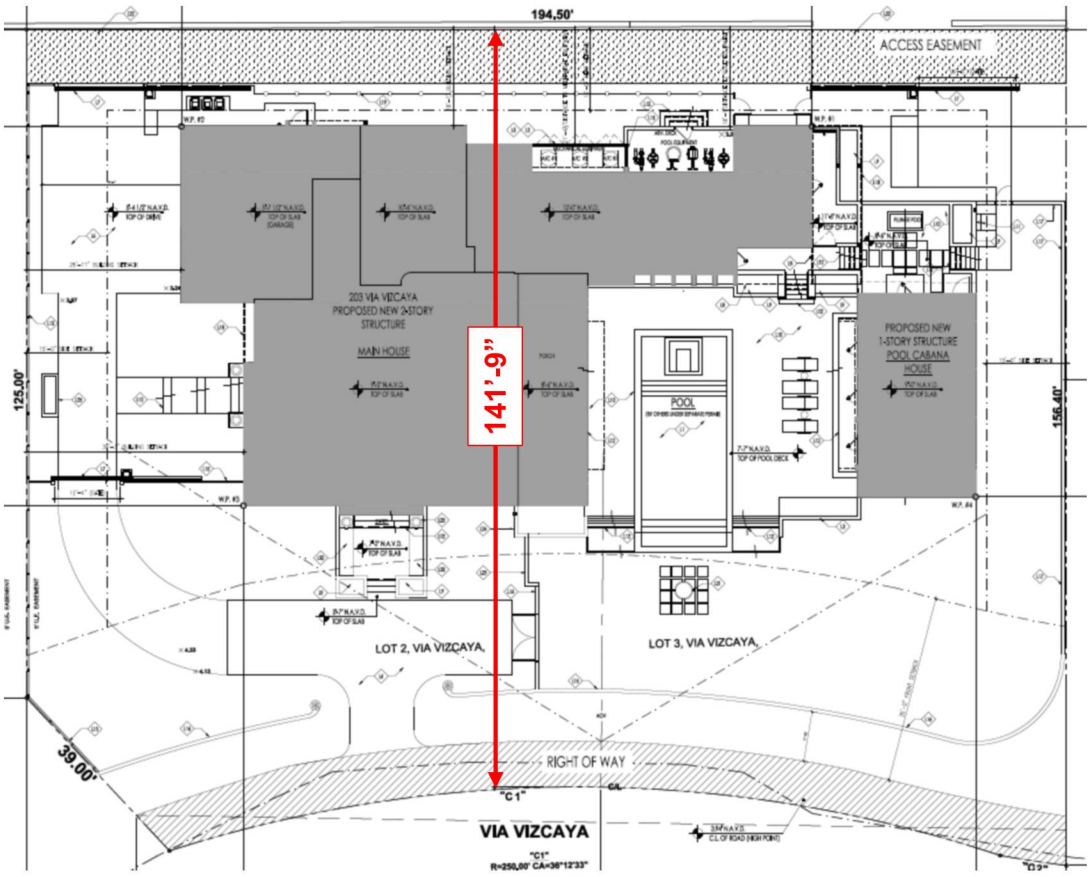
SPECIAL EXCEPTION REQUEST

The application requires one Special Exception with Site Plan Review and one variance as designed. The need for a Special Exception stems from the existing configuration of the lot. The town's code prescribes the calculation of lot depth as "the distance from the midpoint of the front lot line to the midpoint of the mean rear lot line". Following the definition, the lot depth is 141'-9"

in lieu of the 150’ required. The code does allow redevelopment of existing nonconforming parcels via the approval of site plan review or special exception.



Because this parcel is comprised of portions of platted plats (Lots 2 & 3 of Via Vizcaya plat, less the East 5.5 feet of Lot 3), the special exception is required.

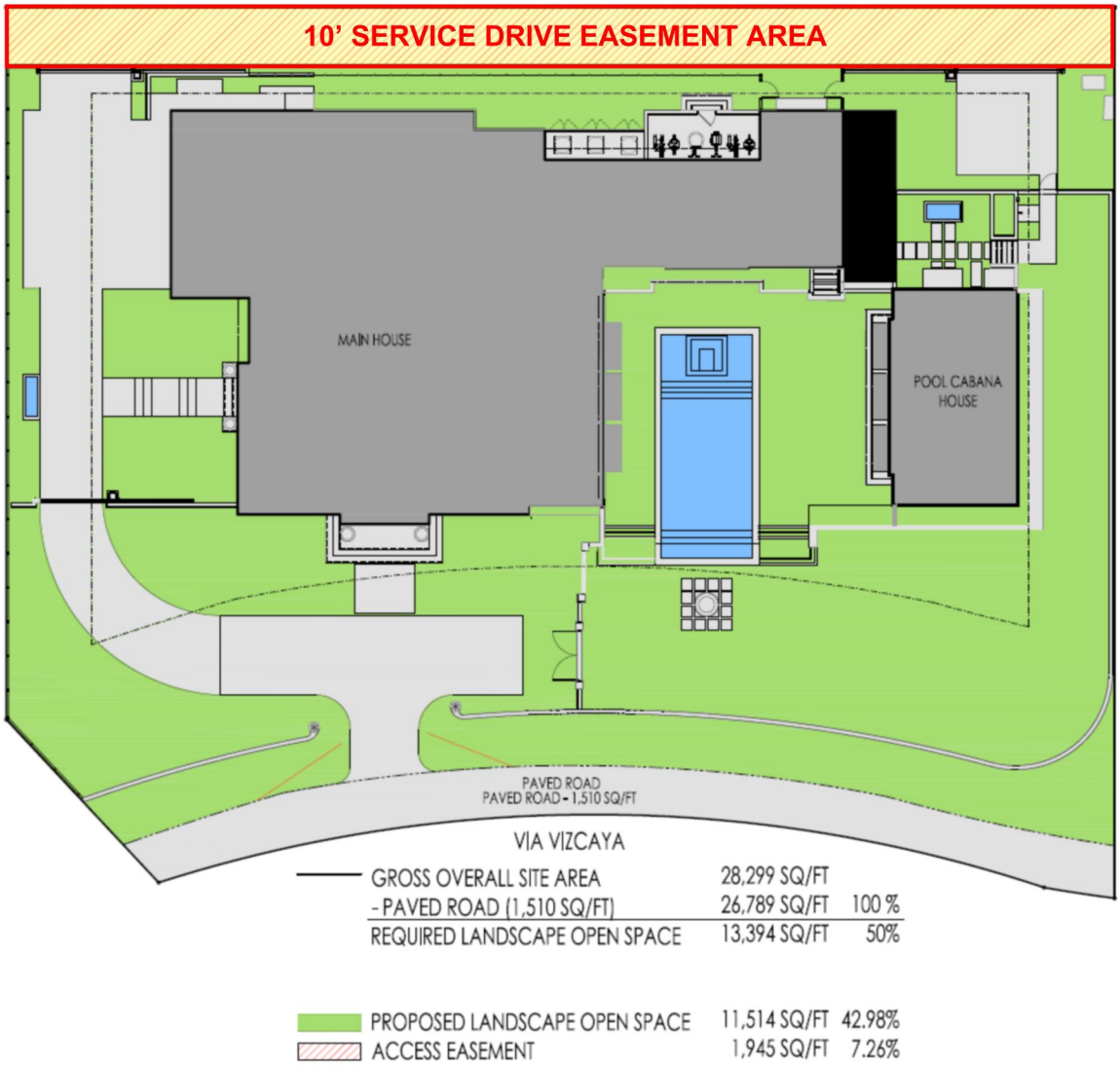


Code Section	Required	Existing	Deficiency
Special Exception w/ Site Plan Review: Sec. 134-843(b)	Minimum Lot Depth of 150’ in R-A Zoning District	141.75’ Lot Depth	**- 8.25’**

VARIANCE REQUEST

The variance requested is for reduced landscape open space. As shown on the survey, a 10'-0" wide "service road" easement existing along the northern span of the property. This easement begins at the parcel to the east of the subject parcel and provides access for the properties to the north and west. This area is included in the calculations when determining lot area, lot coverage and landscape open space. The applicant attests that if this area was not required to be included in the calculations, that the minimum landscape open space area of 50% would be met. The applicant does propose a pervious paver material across the service road in an effort to soften the effect of the variance.

PERVIOUS PAVING SERVICE DRIVE



Code Section	Required	Proposed	Variance
Variance 1: Sec. 134-843(a)(12)	Min Overall Landscape Open Space of 50%	Overall Landscape Open Space 45.68%	**-4.32%**

CONCLUSION:

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

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

(2) that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

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

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

(2) For Special Exception request to redevelop a nonconforming parcel and meets the criteria set forth in Section 134-229 and finding that the approval of the Site Plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB:JGM:BMF

Gunster

Our File Number: 67621-00001
Writer's Direct Dial: (561) 650-0633
Writer's E-Mail Address: jcrowley@gunster.com

February 10, 2025

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

Re: LOI for 203 Via Vizcaya - ARCOM Number: ARC-24-0128

We are pleased to submit the accompanying documents and drawings in connection with our updated application for Development Review by the Architectural Commission for a new two-story traditional courtyard house with a one-story pool cabana and landscape / hardscape design for the property located at 203 Via Vizcaya, Palm Beach, FL (the "Property").

The site is zoned R-A, and is currently vacant. This proposal is for a new predominantly one-story residence (with a modest two-story guest area over the garage) and a one-story detached pool cabana along with landscape, hardscape, privacy walls, fences, gates, pool, spa, and related residential equipment. The proposed residence is approximately 8440 square feet in size, with a building or lot coverage totaling 24.88% (25% permitted). The proposed percentage of the lot that will be landscaped open space is 42.98, which falls below the 50% required, and will require the approval of a variance. The lot depth for the property is slightly nonconforming (141 feet, 9 inches in lieu of the 150 feet required), which requires special exception with site plan review and approval. **Both the variance and the special exception with site plan approval requests are addressed in detail later in this narrative.**

The architectural style of this submission is based on a classic traditional courtyard plan. Located at the south end of the property, the main entrance fronts to Via Vizcaya. A motor court lines the south and west edge, leading to a three-car garage aligning with the neighbors garage to the west. Upon entering, the main residence offers a grand foyer. To the left of the foyer is an office/study, mud room, powder room, and access to the motor court and garage. Located to the west, the secondary entry in this area is designed to provide an alignment with the front entry axis of the neighboring residence to the west. To the right of the foyer lies the great room (living, dining, and kitchen area). The great room provides views of the outdoor central courtyard and pool/spa area. To the north of the foyer is a hallway that leads to the master bedroom, master bathroom, and support spaces (closets, etc.). Off the master bath is a private outdoor terrace area providing a landscape buffer to the northeast. Finally, above the garage, a stairwell leads to a modest second floor containing two bedrooms with balconies and support spaces (bathrooms, sitting area, laundry, etc.). This guest area is aligning in height and program (guest area) to the adjacent façade of the neighbor's house to the west.

At the property's east is the one-story pool cabana, which is accessible through the central courtyard space and via private garden at the northeast of the property. This structure is aligning

in scale and height to the adjacent façade of the neighbors' house to the east featuring a fitness area and support spaces (changing area, etc.).

The majority of the exterior facade material will be a classic white sand finished stucco with additional traditional architectural detailing, along with traditional windows and doors. The roof parapets on the house and pool cabana are designed to be multi-level to provide detail and reduced scale. Roof overhangs and awnings signify exterior gathering areas adjacent to both air-conditioned interior and outside covered spaces. The roof, exterior overhangs, and exterior trellis will be white in color along with all overhangs/trellis support columns. The windows and doors will be painted a dark, classic bronze color. The majority of roof overhangs and exterior terrace soffits will be reclaimed pecky cypress.

The proposed home as designed has a simple but pleasing architectural design, which also uses quality materials that complement the residence and the scale of other homes nearby. The home has been carefully designed so as not to be too similar, nor too dissimilar to the existing homes in the surrounding neighborhood and is in harmony with the neighborhood. The project layout of building elements (house, pool and pool cabana) is similar to the same double lot layout to the south.

The landscaping and hardscaping of the property will consist of a central courtyard, planters, walking paths, garden spaces, trees, grass, along with featuring native (Florida-friendly) vegetation. The proposed landscape and hardscape design aims to create a cohesive outdoor environment that seamlessly aligns with the architectural style of the new home. It is thoughtfully crafted to enhance not only the property, but also the neighborhood's overall appeal. Our design philosophy focuses on elevating the property's character with refined taste, transforming the outdoor area into a visually harmonious and functional extension of the residence.

Please note the following as it relates to this application:

A. Architectural Commission review in accordance with Section 18-205.

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

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

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

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

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

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

a. Apparently visibly identical front or side elevations;
b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

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

a. Height of building or height of roof.
b. Other significant design features including, but not limited to, materials or quality of architectural design.
c. Architectural compatibility.
d. Arrangement of the components of the structure.
e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
f. Diversity of design that is complimentary with size and massing of adjacent properties.
g. Design features that will avoid the appearance of mass through improper proportions.
h. Design elements that protect the privacy of neighboring property.

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

(8) The proposed residence is appropriate in relation and respect to significant design features such as material or quality or architectural design as viewed from any public or private way.

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

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

(b) If the above criteria are met, the application shall be approved. Conditions may be applied when the proposed building or structure does not comply with the above criteria and shall be such as to bring such building or structure into conformity. If an application is disapproved,

the architectural commission shall detail in its findings the criterion or criteria that are not met. The action taken by the architectural commission shall be reduced to writing, and a copy thereof shall be made available to the applicant upon request.

(c) A decision or order of the commission or the planning, zoning and building department director or his/her designee shall not become effective until the expiration of ten working days after the date upon which a ruling of the commission or the planning, zoning and building department director or his/her designee has been made.

The Project proposes a new courtyard home and pool cabana with new landscape and hardscape, which include the use of quality materials that complement the neighborhood, and is neither too similar nor dissimilar to the surrounding homes and adjacent neighborhood. The massing of the home and pool cabana is understated, with the vast majority of the structures being only one-story in height. The only proposed second floor element is above the garage space, which is located behind the main house portions of the home, and away from the street to maintain a one-story presence along the street. The proposed landscape materials soften the appearance of the overall property, which allows for the home to better blend into the Property and the neighborhood. The proposed new courtyard home and landscape and hardscape design will complement the neighborhood, and is in keeping with the high standards of the Town.

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

(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 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.

C. Site Plan 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.

Justification for Special Exception with Site Plan Approval:

Per Section 134-843(b), special exception with site plan approval is required for this project because the depth of the combined platted lots do not meet the 150 feet required by Town code for the R-A zoning district. Lot depth is measured at the midpoint of the combined lots, and because the lots are on a cul-de-sac, there is an inward curve in the middle of the lots that results in a dimension for lot width of 141 feet, 9 inches, which is 8 feet, 3 inches short of the 150-foot requirement. It is important to note that the depth of the lots as measured along the east and western sides of the lots are approximately 156 feet, which does exceed the Town code requirement. Again, the lots are within a plat, and meet all other dimensional requirements.

Furthermore, the proposed new home on the property will not adversely affect the general public, nor the immediate neighborhood, and is compatible with the rest of the neighborhood in terms of intensity, size and massing. Also, easements for utilities have already been located, drainage has been designed for the property that meets or exceeds all Town requirements, and ingress/egress for the property has been safely designed with sufficient on-site parking. The single-family use is a permitted use within the R-A zoning district, and the area is surrounded by single-family uses; therefore, the proposed single-family use is completely compatible with the surrounding area and will not be injurious to the surrounding property owners. The single-family use also complies with the Town's comprehensive plan because the future land use designation for the property and surrounding area is Single Family Residential. The project has been designed with adequate access from the surrounding roadways, has complete access to all necessary utilities, contains no historic specimen trees, and certainly will not create a burden on police and fire services. The project complies with all zoning code requirements except for the lot depth, and the overall landscape open space requirement, which is explained in detail below.

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

Variance Criteria:

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

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

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

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

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

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

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

b. Neither rezoning to a district which would allow the use, nor inclusion of the subject use as a permitted or special exception use in the district would act to achieve the preservation of the subject use without opening the possibility

of the incursion of uses incompatible with the immediately surrounding area and, further, such variance shall:

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

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

(7) The grant of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. In granting any variance, the town council may prescribe appropriate conditions and safeguards in conformity with this chapter. Upon granting a variance the town council may require the landowner to provide a declaration of use agreement which shall be recorded in the public records to ensure continuing compliance with the town council imposed conditions of such grants. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

Variance Requested:

(1) A request for Variance from the overall landscape open space requirement in Section 134-843(a)(12)a., to allow for 42.98% landscape open space in lieu of the 50% required by code.

Justification for Variance Requested:

There are several unique site characteristics that constitute legal hardships justifying the granting of a variance. First, the curvature of the front of the lot due to the meandering of the private street is a unique site condition that is not contemplated by the zoning code. Second, approximately 10 linear feet of the Property's front yard (running the entire distance of the front yard line) is within the Via Vizcaya right-of-way, and is a paved area that must be included when doing the hardscape and landscape calculations. This is a unique condition in that other residential properties do not ordinarily need to include the adjacent street when performing landscape open space calculations.

Third, there is a platted but unimproved right-of-way that runs through the back ten (10) feet of the Property, which also reduces the area that can be utilized for landscape area. The adjacent neighbors would like to improve this platted right-of-way, which is owned by our client but dedicated to the public through the plat, and we cannot calculate it as green space if cars will be driving over it. To mitigate this loss of landscaped open space, we are proposing to utilize grass pavers. If this paved right-of-way area was excluded from the landscape calculation, the project as proposed would meet the 50% overall landscape open space required. Each of these issues constitutes a legal hardship, and when taken together it is clear that the variance being requested is the minimum necessary to make reasonable use of the Property.

In closing, we feel that the proposed new courtyard home and landscape and hardscape design will complement the neighborhood, and is in keeping with the high standards of the Town, and look forward to its approval.

Sincerely,

James M. Crowley

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda

Development Review - New Business

Agenda Title

ZON-24-0062 (ARC-24-0109) 1739 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION. The applicant, Peter Eyckeler, has filed an application requesting Town Council review and approval for one (1) special exception to reduce required vehicle stacking dimensions for a new vehicular gate. The Architectural Commission shall perform design review of the application.

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-24-0062 (ARC-24-0109) 1739 S OCEAN BLVD

MEETING: FEBRUARY 26, 2025, ARCOM
MARCH 5, 2025, TC

ZON-24-0062 (ARC-24-0109) 1739 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION. The applicant, Peter Eyckeler, has filed an application requesting Town Council review and approval for one (1) special exception to reduce required vehicle stacking dimensions for a new vehicular gate. The Architectural Commission shall perform design review of the application.

ARC-24-0109 (ZON-24-0062) 1739 S OCEAN BLVD (COMBO). The applicant, Peter Eyckeler, has filed an application requesting Architectural Commission review and approval for a new front door, new vehicular gate, cabana height adjustment, new driveway, hardscape and landscape; with special exceptions required for reduced vehicle stacking. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: Peter Eyckeler
Architecture: Bartholemew + Partners
Landscape: Environmental Design Group

HISTORY:
This Regency style structure was constructed in 1988 with no notable modifications in the recent past. The design application is scheduled to be heard at the FEBRUARY 26, 2025 ARCOM meeting.

THE PROJECT:
The applicant has submitted plans, entitled "Renovation for the Eyckeler Family 1739 SOUTH OCEAN" as prepared by **Bartholemew + Partners**, uploaded February 10, 2025.

The following scope of work is proposed:

- New vehicular gate with knox box.
- New front door.
- Cabana parapet height increase 3'-1".
- Pool/site modification.

The following Special Exception is required to complete the project:

- **Sec. 134-1668. Gateposts and gates located in front, street side and rear street yards.**

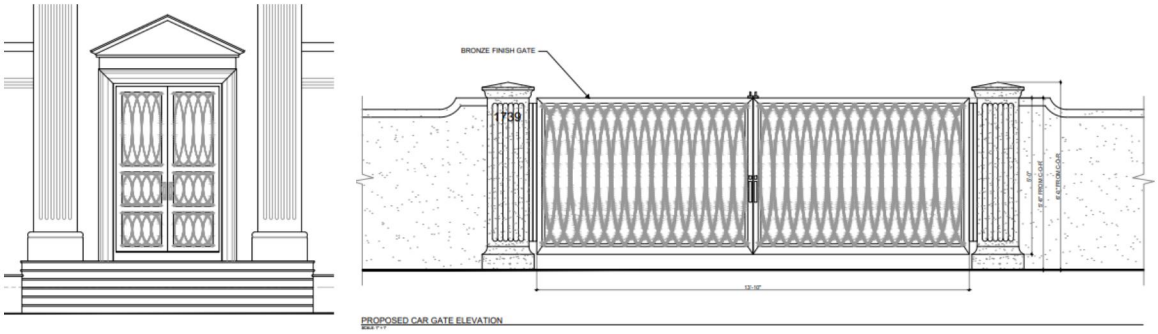
If gates are to be erected at driveway entrances, the gates must be provided with a minimum driveway area in front of and perpendicular to the gates of nine feet wide by 18'-0" deep, as

measured from the street pavement. For a property with a driveway located on a cul-de-sac or dead-end street, the required setback may be reduced provided it is approved as a special exception by the town council under the standards of sections 134-227 through 134-233.

Site Data			
Zoning District	R-A	**Future Land Use**	Residential
Lot Size	Existing: 18,074 SF	**Angle of Vision**	Permitted: 100 degrees
Lot Depth	152.58’	**Lot Width**	82.5’
Lot Coverage	Existing: 4,460 SF (24.7%)	**Enclosed Square Footage**	Existing: 8,901 SF Proposed: 8,901 SF
Building Height	Permitted: 25’-0” Existing: 26’-2”	**Overall Building Height**	Permitted: 35’-0” Proposed: 27’-4”
Finished Floor Elevation	Required: 11.00’ Existing:18.10’ NAVD	**FEMA Flood Zone**	Zone VE
Surrounding Properties / Zoning			
North	124 Parc Monceau | Residence / R-A		
South	1741 S Ocean Blvd | Residence / R-A		
East	1740 S Ocean Blvd | Residence / R-A		
West	Intracoastal Waterway		

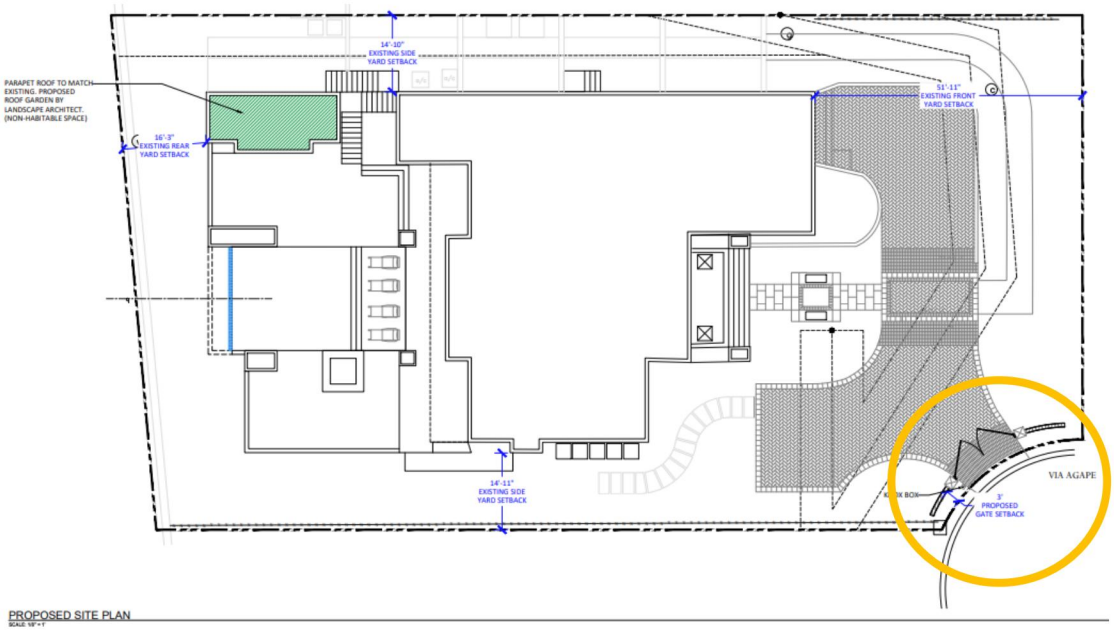
STAFF ANALYSIS

The applicant is proposing slight modifications to this Regency style home located at the northwest corner of the Via Agape cul-de-sac. The proposed front door will have a metal design similar to what will be utilized on the proposed vehicular gate.



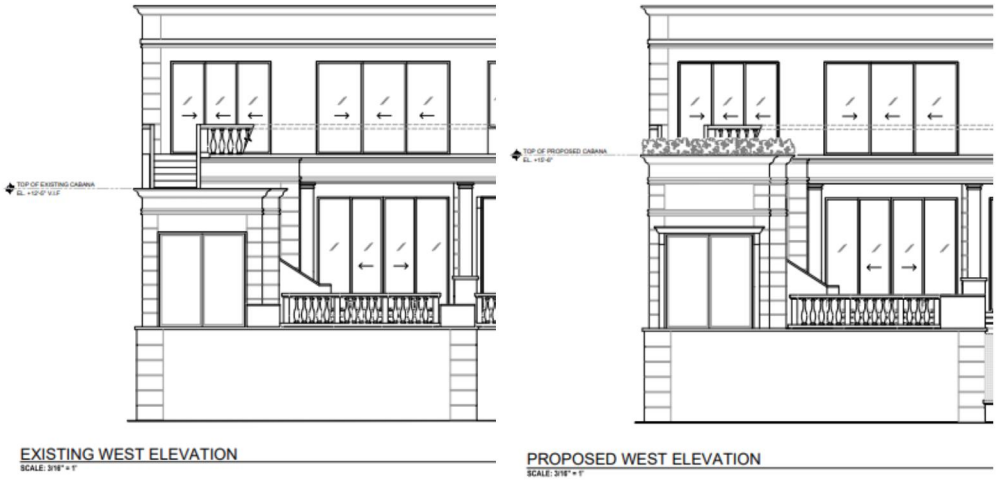
The vehicular gate is 13’-10” wide and set back 3’-0” from the front property line instead of the required 18’-0.” Since the subject property is located on a cul-de-sac this deviation requires a special exception from Town Council. There are currently no other vehicular gates on this street.

PROPOSED FRONT GATE PERSPECTIVE



PROPOSED SITE PLAN

Code Section	Required	Proposed	Exception
Special exception: Sec. 134-1668.	Minimum 18’**-0”**from street pavement.	3’-0”	**15’-0”**



The third request is to raise the rear (west facing) cabana parapet roof by approximately 3'-1" to allow greater privacy at the second floor. This modification will only be visible from the intracoastal waterway. Plant material will be added to the roof of this one-story element but will not be an accessible area. Finally, the pool is being altered to include an infinity edge and a spa.

CONCLUSION:

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

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

(2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB:JGM: FHM

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

February 10th, 2025

Town of Palm Beach

Planning, Zoning, & Building Department

306 S. County Road, Palm Beach, Florida 33480

Letter of Intent: ARC-24-0109 (ZON-24-0062)

Project Address: 1739 S Ocean Blvd, Palm Beach FL 33480

The proposed work only pertains to architecture. Landscape and site work pertains to Environment Design Group.

The proposed changes include:

- New Vehicular Gate with Knox Box per Town of Palm Beach.
- New Front Door.
- Cabana Parapet Adjustment for Privacy, 3'- 1" height increase.
- Pool adjustment by Environment Design Group.

Kyle Bartholomew Fant
Architect # AR99255
AIA # 30425933

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda

Development Review - New Business

Agenda Title

ZON-24-0067 (ARC-24-0111) 175 BRADLEY PL (COMBO) SPECIAL EXCEPTIONS AND SITE PLAN REVIEW AND VARIANCES. The applicant, DOCPALMBEACH PPLC, has filed an application requesting Town Council review and approval for a Special Exception for a second floor in the C-TS zoning district and four (4) variances including (1) to not provide the required parking for a new residential unit, (2) to reduce the required open space for two-story buildings, (3) to reduce the required front (west) setback, and (4) to reduce the required rear (east) setback, for the construction of a new second floor addition for a residential unit to the existing one-story commercial building with existing nonconforming setbacks and landscape open space. The Architectural Commission shall perform design review of the application.

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**
- **Traffic Statement**
- **Traffic Concurrency**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Town Council and Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-24-0067 (ARC-24-0111) 175 BRADLEY PL (COMBO)

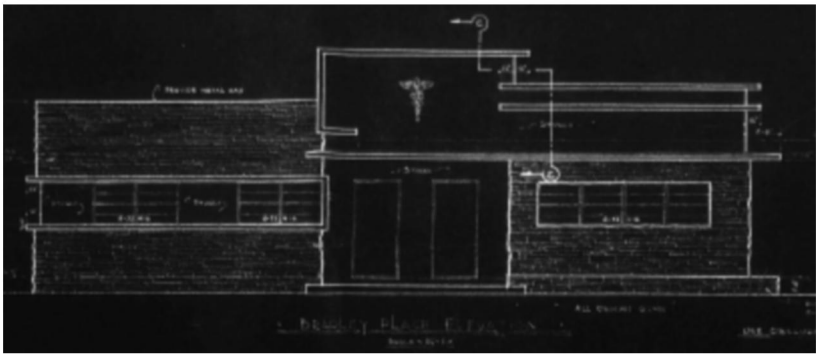
MEETING: MARCH 05, 2025 TC
MARCH 26, 2025 ARCOM

ZON-24-0067 (ARC-24-0111) 175 BRADLEY PL (COMBO) SPECIAL EXCEPTIONS AND SITE PLAN REVIEW AND VARIANCES. The applicant, DOCPALMBEACH PPLC, has filed an application requesting Town Council review and approval for a Special Exception for a second floor in the C-TS zoning district and four (4) variances including (1) to not provide the required parking for a new residential unit, (2) to reduce the required open space for two-story buildings, (3) to reduce the required front (west) setback, and (4) to reduce the required rear (east) setback, for the construction of a new second floor addition for a residential unit to the existing one-story commercial building with existing nonconforming setbacks and landscape open space. The Architectural Commission shall perform design review of the application.

ARC-24-0111 (ZON-24-0067) 175 BRADLEY PL (COMBO). The applicant, DOCPALMBEACH PPLC, has filed an application requesting has filed an application required Architectural Commission review and approval for a new second floor addition for a new residential unit to an existing one-story commercial building and substantial exterior alterations, including variances from setbacks and parking requirements. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: DOCPALMBEACH PPLC
Design Professional: Fairfax & Sammons Architects
Representative: Maura Ziska

HISTORY:



The existing one-story building was constructed in 1957 as a medical office by celebrated Miami Beach architect Norman Giller greatly considered a master of the Miami Modern, or MiMo, movement—a regionalized style of Modernist architecture. In 1980, the existing mid-century designed building underwent went a renovation, but it wasn't until 2000 overseen by the Anstis, Vass & Ornstein architectural firm covered the exterior in strips of Mexican travertine and transformed its appearance—dramatically altering it from the original design to what

is currently existing today. It has been most recently been an office space for a local real estate developer. The new tenant will return the space to a single medical office.

THE PROJECT:

The applicant has submitted plans entitled "Doc Palm Beach PLLC 175 Bradley Place" as prepared by **Fairfax & Sammons Architects**, uploaded and dated to the Town February 24, 2025.

The following is the scope of work for the Project:

- Addition of a new second-floor to an existing one-story commercial building.

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

- **SPECIAL EXCEPTION WITH SITE PLAN REVIEW**: Sec. 134-1113(8)c: A Special Exception to allow for 2-stories in the C-TS zoning district.
- **VARIANCE 1:** Sec. 134-2176: A variance to forgo the requirement of providing (2) two additional parking spaces for construction of a new dwelling less than 3000 square feet.
- **VARIANCE 2:** Sec. 134-1113(11)b: A variance to reduce the required landscape open space of 5.7% in lieu of the 25% required for two-story buildings.
- **VARIANCE 3:** Sec. 134-1113(5)c: A variance to permit a front yard (west) setback of 4.2-4.4' in lieu of the 5' required for a 20'-0" two-story building.
- **VARIANCE 4:** Sec. 134-1113(7)c: A variance to permit a rear yard (east) setback of 0' in lieu of the 10'-0" required for a 20'-0" ft two-story building.

Site Data			
Zoning District	C-TS	**Future Land Use**	COMMERCIAL
Year of Construction	1957	**Architect:**	Norman Giller
Lot Size	3,500 SF	**Base Flood Elevation**	AE-6
Crown of Road (COR)	+1.7' NAVD	**Finished Floor Elevation**	+1.86' NAVD
Existing Total SF	2,049 SF	**Proposed Total SF**	3,299 SF
Lot Coverage	Existing: 64.5% (2,288 SF) Proposed: No change Maximum: 70% (2,450 SF)	**Landscape Open Space (LOS)**	Existing: 0 SF (0%) Proposed: 200 SF (5.7%) Required: 875 SF (25%) ***Variance Requested***
Surrounding Properties / Zoning			
North	Two-story office / C-TS		
South	One-story office / C-TS		
East	Three-story residential / R-C		
West	Six-story residential (Parc Regent Condo) / R-D(2)		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

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

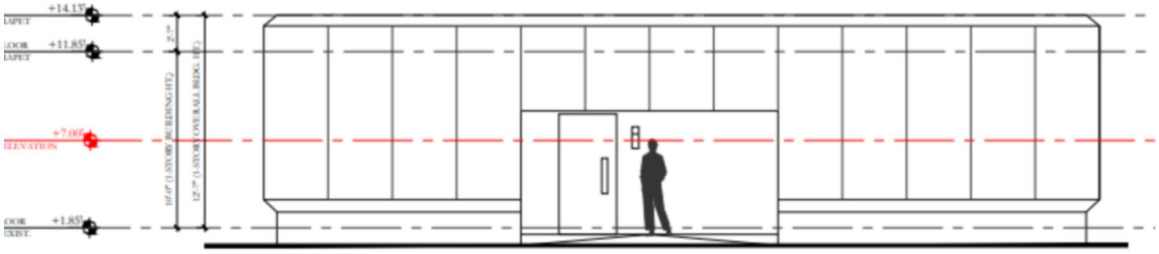
COMPATIBILITY WITH THE ZONING CODE

Sec. 134-1107. - Permitted uses (9) Residences permitted in the C-TS district above the first floor.
Sec. 134-1113. (4) *Density.* A single dwelling unit, or multiple dwelling units not to exceed six dwelling units per gross acre.

STAFF ANALYSIS

The scope of work includes the addition of a 1,250 SF second floor to an existing one-story commercial building to accommodate a new proposed residential unit above the ground floor. The existing building is non-conforming in many aspects to today's zoning code, on a small nonconforming lot, so any second floor addition would trigger the need for the requested variance relief. The applicant has been careful not to demolish more than 50% of the site in order not to trigger further variances. The site is improved by a 50.0' wide by 44.7' deep rectangular floor plan, sited with a nonconforming (less than 5'-0") front (west) setback and 0' rear (east) setback. Both side setbacks are above today's minimum with the north side setback at 9.6', and the south at 9.4'.

The existing one-story building is a windowless box dressed in a modern Brutalist style. A new second floor addition is proposed to be introduced along with a dramatic makeover of the structure into a more traditional Mediterranean style building. The introduction of ground floor windows with a modern traditional tripartite façade and incorporation of more elements for a pedestrian scale will greatly increase the overall street appeal of the structure with a more welcoming architecture. The second floor will be recessed from the front and rear façade to provide outdoor terraces, a separate side entrance from a private north garden will be designed for the residential unit above.



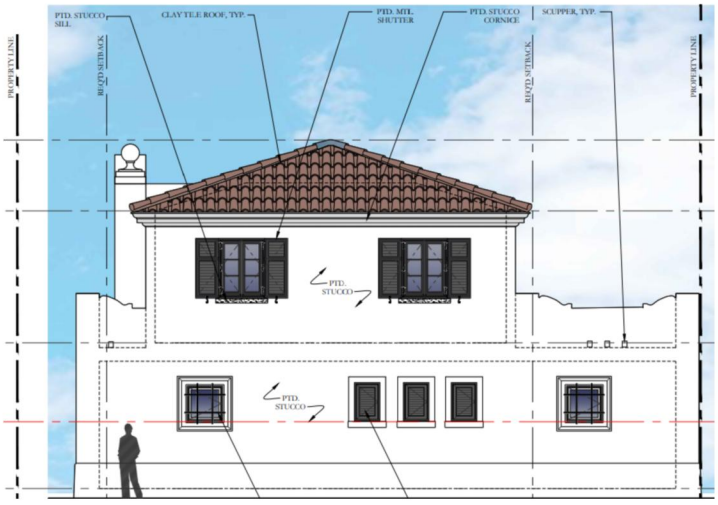
Existing front (east) façade

Proposed front (east) façade

As it pertains to the Special Exception request, the C-TS district (Sec. 134-1113(8)(c)) requires Town Council to review and approve a second floor. Although it is currently an existing one-story building constructed in 1957, the applicant is proposing to add a 1,250 SF second story addition to house a new residential unit, which is a permitted use, and which fits with the streetscape and will add little or no negative impact on Town services based on concurrency determinations. The abutting property to the north is a two-story office building and the property immediately to the east is a three-story historically significant residential building; the property to the south is a one-story office/commercial building. This east side of Bradley Place is provided with on-street parking.

As it pertains to variance #1, a variance to not provide the required parking space for a residential unit, the zoning code prescribes a minimum number of required parking spaces based on the amount of square footage of the residential unit. As such, two spaces are needed. The structure has been a commercial building since 1957 operating without any parking provided. The corner site has been built to the minimum front setback and sited along the rear property line with no alley access. In lieu of attempting to provide parking access along the north side yard by introducing a new curb cut along Bradley Place, the applicant has opted to instead introduce green space in the side courtyard areas. Staff notes that it would be physically impossible to provide the amount of parking space on-site due to the footprint of the existing building.

As it pertains to variance #2, to reduce the required overall open space. In the C-TS zoning district, the Code requires a 15% minimum overall landscaped open space for one-story building and 25% for two-story buildings. The existing condition is 0%. The proposal is for the addition of the new second floor over the first-floor footprint. There is a north side setback passage of approximately 9.6’ in width and a south side setback of 9.4’; and otherwise it would be impossible to meet the threshold requirement without the demolition of a quarter of the existing building. As such, even though the applicant is improving the overall landscape open space for the nonconforming site, the proposed second floor addition triggers the need for additional open space for two-story structures. In staff’s opinion, while the proposal does improve the condition of the green space, there are still landscaping and greening opportunities within both the north and particularly the south yards that should be explored. Staff is confident that such an amendment to the plans, if the direction is given, can be handled at the administrative review level with staff.



Variances #1 and #2 seek to establish to the existing nonconforming front and rear setbacks of the original one-story retail structure once the second floor is placed upon it as the additional triggers setback analysis in all directions. It would stand to reason that construction techniques would warrant the placement of the a new second floor to be coterminous with the first floor, at least along the side structural walls. As evidenced in the other two-story buildings in the immediate area, the setbacks are relatively similar in regards to first and second floor. The applicant has supplied relief in the form of outdoor recessed terraces to reduce the overall second floor mass as it pertains to said front and rear setbacks.

The applicant maintains that the improvements to the structure will NOT exceed both 50% of the value improvements to the structure, and 50% of the demolition of the roof will not occur of the

one-story building. Should the costs exceed this amount during the permit review process, other relief will need to be sought through the variance process. Additionally, the applicant has submitted plans showing the existing roofing system and structural system can accommodate a second floor and is feasible including some degree of structural reinforcement including steel posts throughout the first floor that will support the second-floor joists and plywood for the second floor will sit above the existing roof joists with minor demolition where needed.

CONCLUSION:

Approval of the project will require three (3) separate motion(s) to be made by the Town Council:

(1) for final determination of approval or denial of special exception #1 (as it pertains to redevelopment of a second floor in the C-TS zoning district) by the Town Council, and that the special exception **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in Sec. 134-229, items 1 through 14 have been met; and

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

Approval of the project may require two (2) separate motion(s) to be made by the Architectural Commission:

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

(2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

WRB:JGM

FAIRFAX & SAMMONS
ARCHITECTURE

175 Bradley Place – Palm Beach, FL 33480
Letter of Intent: ARC-24-0111/ZON-24-0067

January 27, 2025

To: Town of Palm Beach
Re: Request for Design Review Approval of 175 Bradley Place., in Palm Beach, Florida.

Dear ARCOM Board Members & Town Council,

The Owner for this property is *Dr. Norman Rowe (DOCPALMBEACH PPLC)*, the Design Professional is *Richard F. Sammons, RA,* and Applicant *Maura Ziska, Esq.*

Let this letter serve as the intent in support of the Owner's and Applicant's request for ARCOM (Architectural Review Committee) and Town Council approval of a renovated office building located at 175 Bradley Place., in Palm Beach.

The scope of work is as follows:

(1) Change-of-use of an office building to a mixed-use building with a medical office on the ground floor and residence on the second floor

(2) Partial demolition of the existing west elevation and new masonry openings on the north & east elevations; demolition not to exceed 50% of the existing building

(3) Addition of a second story above the existing single story building to remain

(4) Corresponding Zoning review & Variance(s) request as noted in the Zoning Legend— to be represented by attorney, Maura Ziska:

SPECIAL EXCEPTION #1: Special Exception for a building height of 2-stories in the C-TS zoning district.

VARIANCE #1 Section 134-2176(3): A variance to reduce the required parking spaces by 2 for the 1250 SF second floor residential unit

VARIANCE #2: Sec. 134-1113 (11)(b) A variance to reduce overall landscape open space from 465 SF (13%) to 443 SF(12.5%) when 875 SF (25%) is required for a two-story buildings.

SETBACK VARIANCES #3 and 4 Based on a 20' high building (second floor addition) of residential addition:

- *VARIANCE #3 Front -7.5' from property line. Existing 4.2-4.4 Proposed 4.2-4.4. Required 5'.*
- *VARIANCE #4 Rear-12.5' (increase all minimum yard requirements one foot for each two feet of building height, or portion thereof, exceeding 15 feet.) Existing 0'. Proposed 0'. Required 10'*

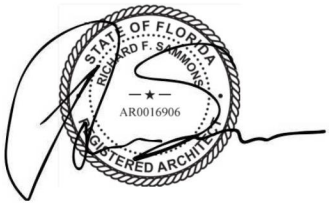
(5) Corresponding Traffic & Civil Concurrency reports to be prepared by Simmons & White

Fairfax, Sammons & Partners LLC
214 Brazilian Ave, Suite 100, Palm Beach, Florida 33480
Telephone (561) 805-8591 ~ Fairfaxandsammons.com

The character of the new building will be in the Spanish Revival style.

I ask for your support and your vote in favor of this application so that we may proceed with the building permit and the construction phase for the project. Should you have any questions with regards to this application, please do not hesitate to contact Michael R. Cabrera, Assoc. AIA mcabrera@fairfaxandsammons.com and William H. Bates, AIA, NCARB wbates@fairfaxandsammons.com.

Respectfully submitted,



Richard F. Sammons, RA

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

175 BRADLEY PLACE

Town of Palm Beach, FL

TRAFFIC IMPACT STATEMENT

PREPARED FOR:

Fairfax & Sammons Architects, Inc.
214 Brazilian Avenue
Palm Beach, Florida 33480

JOB NO. 24-164

DATE: 01/24/2025

Anna Lai, Professional Engineer, State of Florida, License No. 78138 This item has been digitally signed and sealed by Anna Lai, P.E., PTOE, on 01/24/25. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	Digitally signed by Anna Lai Date: 2025.01.24 12:40:43-05'00'

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

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INTERSECTION ANALYSIS

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2024 EXISTING CONDITIONS SYNCHRO PRINTOUTS

APPENDIX E

2028 BACKGROUND CONDITIONS SYNCHRO PRINTOUTS

APPENDIX F

2028 TOTAL CONDITIONS SYNCHRO PRINTOUTS

1.0 SITE DATA

The subject parcel is located at 175 Bradley Place in the Town of Palm Beach, Florida and contains approximately 0.08 acres. The Property Control Number (PCN) for the subject parcel is 50-43-43-15-08-000-0190. The site is currently vested with 2,145 SF of office space. The site is proposed to be modified to 2,049 SF of medical office space and 1 single family dwelling unit, with a project build-out of 2028. On-street parking is available fronting the property on Bradley Place and on Park Avenue. For additional information concerning the site, please refer to the Site Plan prepared by Fairfax & Sammons Architects, Inc.

2.0 PURPOSE OF STUDY

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

3.0 TRAFFIC GENERATION

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

The traffic currently vested to the parcel has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 11th Edition* and provided by the Palm Beach County Engineering Traffic Division as shown in Tables 1, 2, and 3. Table 1 shows the daily traffic generation associated with the existing/vested development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic generated by the vested development may be summarized as follows:

Existing/Vested Development

Daily Traffic Generation	=	28 tpd
AM Peak Hour Traffic Generation (In/Out)	=	4 pht (3 In/1 Out)
PM Peak Hour Traffic Generation (In/Out)	=	4 pht (2 In/2 Out)

The traffic to be generated by the proposed site modifications has also been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 11th Edition* and rates published by the Palm Beach County Engineering Traffic Division as shown in Tables 4, 5, and 6. Table 4 shows the daily traffic generation associated with the proposed plan of development. Tables 5 and 6 show the AM and PM peak hour traffic generation, respectively. The traffic to be generated by the proposed plan of development may be summarized as follows:

Proposed Plan of Development

Daily Traffic Generation	=	10 tpd
AM Peak Hour Traffic Generation (In/Out)	=	6 pht (5 In/1 Out)
PM Peak Hour Traffic Generation (In/Out)	=	8 pht (3 In/5 Out)

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

Change to Vested Development

Daily Traffic Generation	=	18 tpd DECREASE
AM Peak Hour Traffic Generation (In/Out)	=	2 pht INCREASE
PM Peak Hour Traffic Generation (In/Out)	=	4 pht INCREASE

4.0 TRIP DISTRIBUTION

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

5.0 LINK ANALYSIS

Link analysis was performed for links within the project radius and the levels of service were found to be within the 2028 background conditions, without project trips. See Appendix B for details.

6.0 INTERSECTION ANALYSIS

Intersection analysis was performed at the following intersections:

Sunrise Avenue at Bradley Place
Sunrise Avenue at North County Road

The analysis was performed using Synchro 12 software with HCM 7th Edition. The existing traffic counts were taken from the Town of Palm Beach Traffic Analyses completed by The Corradino Group. All traffic counts were collected in March 2024. The traffic counts were collected from 7:30 to 11:00 AM and from 3:00 to 5:30 PM. The highest one hour of traffic in the AM and PM was used in the analysis. The background traffic volumes were taken from the Paramount traffic study and included approved projects within the Town and also approved projects from the City of West Palm Beach. The background traffic used the highest of the historical growth rate of 2.33% or the committed trips plus 1%. The traffic analysis was performed for existing conditions, background conditions and total traffic conditions and is summarized as follows:

Table 10 - Existing Conditions (2024) Operational Analysis

Intersection	Intersection Control	Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
Bradley Pl at Sunrise Ave	Signal	Intersection	11.8	B	18.3	B
N County Rd at Sunrise Ave	Signal	Intersection	19.9	B	11.7	B

Table 11 – Background Conditions Year (2028) Operational Analysis

Intersection	Intersection Control	Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
Bradley Pl at Sunrise Ave	Signal	Intersection	12.1	B	19.4	B
N County Rd at Sunrise Ave	Signal	Intersection	20.7	C	12.2	B

Table 12 – Total Conditions Year (2028) Operational Analysis

Intersection	Intersection Control	Movement	AM Peak Hour		PM Peak Hour	
			Delay (s)	LOS	Delay (s)	LOS
Bradley Pl at Sunrise Ave	Signal	Intersection	12.1	B	19.4	B
N County Rd at Sunrise Ave	Signal	Intersection	20.7	C	12.2	B

As shown in Tables 10-12, all study intersections will operate at Level of C or better for both peak hours and for existing and future traffic scenarios.

7.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 5 and 6 and may be summarized as follows:

Directional Distribution (Trips In/Out)

AM Peak Hour = 5 / 1
PM Peak Hour = 3 / 5

As previously mentioned, on-street parking is available fronting the property on Bradley Place and on Park Avenue. Based on the Palm Beach County Engineering Guidelines used in determining the need for turn lanes of 75 right turns or 30 left turns in the peak hour, no additional turn lanes are warranted or recommended.

8.0 CONCLUSION

As shown in Table 7, the proposed modifications will result in a decrease of 18 daily trips, an increase of 2 AM peak hour trips, and an increase of 4 PM peak hour trip from the existing/vested development. The proposed peak hour trips are negligible and will have an insignificant impact on the surrounding roadways and is therefore approvable with regard to the Palm Beach County Traffic Performance Standards. As less than 20 peak hour trips are estimated, additional analysis is not required.

AL: x:\Documents\Traffic Drainage&Structural\tis.24164

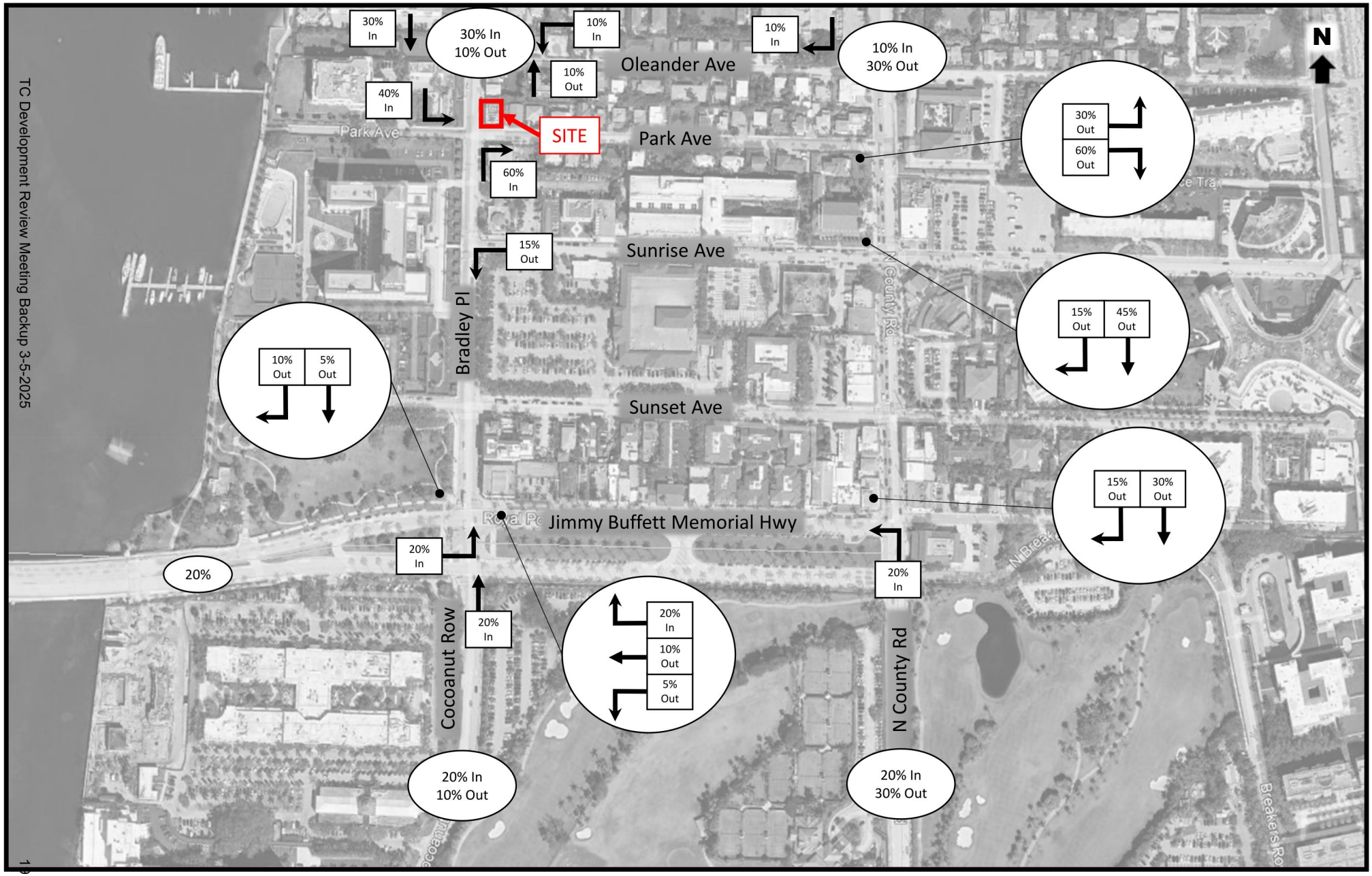

Figure 1 - Trip Distribution
175 Bradley Place
Project # 24-164

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

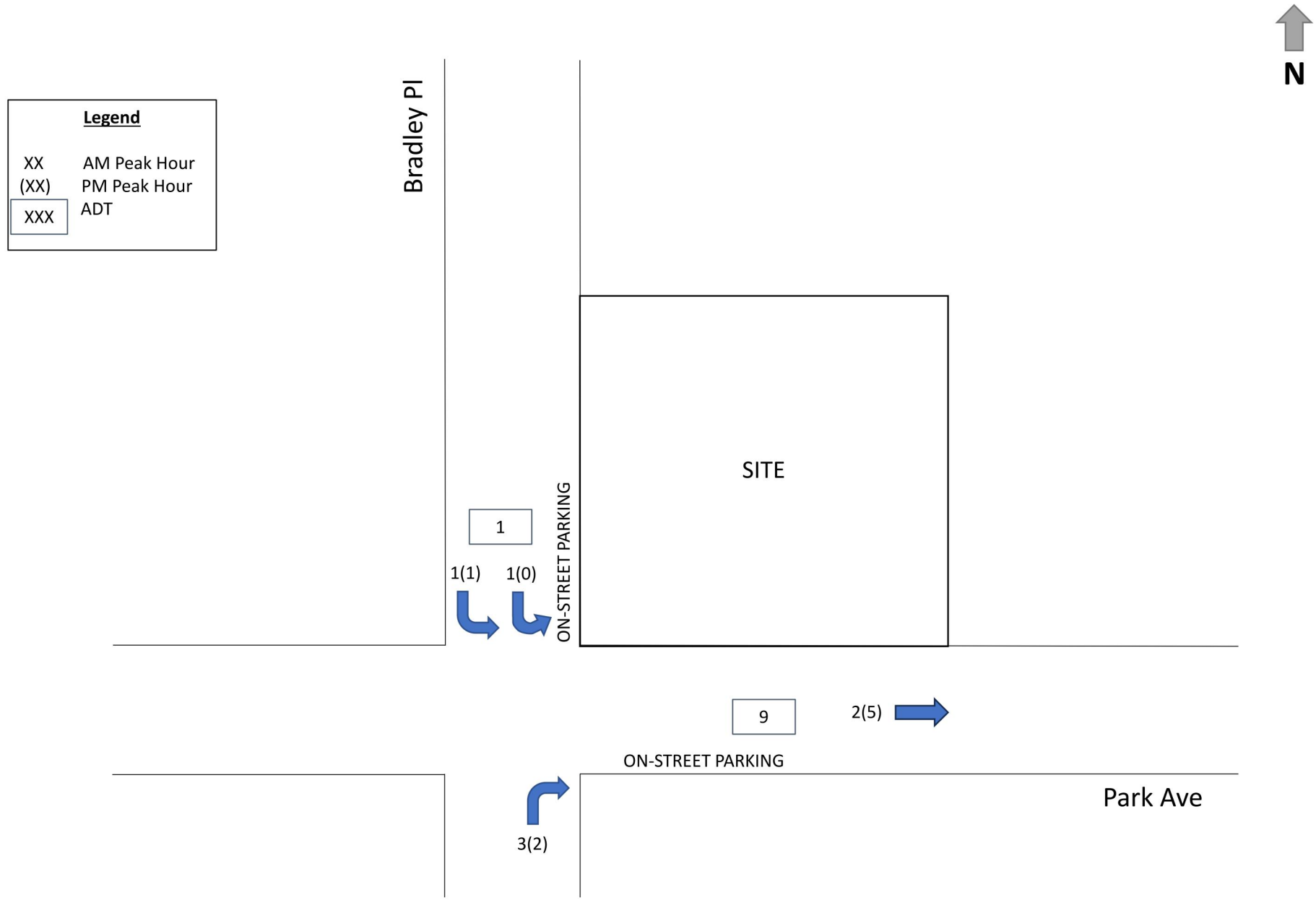

Figure 2 – Driveway Volumes
175 Bradley Place
Project # 24-164

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175 BRADLEY PLACE

01/22/25

TC Development Review Meeting Backup 3-5-2025

EXISTING/VESTED DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips (Driveway Trips)	Pass-by %	Pass-by Trips	Net Trips
Small Office Building (≤10k SF GFA)	712	2,145	S.F.	14.39			31		0	31	10%	3	28
			Grand Totals:				**31**	**0.0%**	**0**	**31**	**10%**	**3**	**28**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Small Office Building (≤10k SF GFA)	712	2,145	S.F.	1.67	0.82	0.18	3	1	4	0.0%	0	0	0	3	1	4	10%	0	3	1	4
			Grand Totals:				**3**	**1**	**4**	**0.0%**	**0**	**0**	**0**	**3**	**1**	**4**	**0%**	**0**	**3**	**1**	**4**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Small Office Building (≤10k SF GFA)	712	2,145	S.F.	2.16	0.34	0.66	2	3	5	0.0%	0	0	0	2	3	5	10%	1	2	2	4
			Grand Totals:				**2**	**3**	**5**	**0.0%**	**0**	**0**	**0**	**2**	**3**	**5**	**20%**	**1**	**2**	**2**	**4**

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175 BRADLEY PLACE

TC Development Review Meeting Backup-5-2025

PROPOSED DEVELOPMENT

TABLE 4 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips (Driveway Trips)	Pass-by %	Pass-by Trips	Net Trips
Single Family Detached	210	1	Dwelling Units	10			10		0	10	0%	0	10
Medical Office (Stand-Alone)	720	2,049	S.F.	T=42.97(X)-108.01			0		0	0	10%	0	0
			Grand Totals:				**10**	**0.0%**	**0**	**10**	**0%**	**0**	**10**

TABLE 5 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Single Family Detached	210	1	Dwelling Units	0.7	0.26	0.74	0	1	1	0.0%	0	0	0	0	1	1	0%	0	0	1	1
Medical Office (Stand-Alone)	720	2,049	S.F.	3.10	0.79	0.21	5	1	6	0.0%	0	0	0	5	1	6	10%	1	5	0	5
			Grand Totals:				**5**	**2**	**7**	**0.0%**	**0**	**0**	**0**	**5**	**2**	**7**	**14%**	**1**	**5**	**1**	**6**

TABLE 6 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips (Driveway Trips) In	External Trips (Driveway Trips) Out	External Trips (Driveway Trips) Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Single Family Detached	210	1	Dwelling Units	0.94	0.63	0.37	1	0	1	0.0%	0	0	0	1	0	1	0%	0	1	0	1
Medical Office (Stand-Alone)	720	2,049	S.F.	3.93	0.30	0.70	2	6	8	0.0%	0	0	0	2	6	8	10%	1	2	5	7
			Grand Totals:				**3**	**6**	**9**	**0.0%**	**0**	**0**	**0**	**3**	**6**	**9**	**11%**	**1**	**3**	**5**	**8**

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

TABLE 7
TRAFFIC GENERATION INCREASE

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
EXISTING DEVELOPMENT =	28	4	3	1	4	2	2
PROPOSED DEVELOPMENT =	10	6	5	1	8	3	5
INCREASE =	**-18**	**2**	**2**	**0**	**4**	**1**	**3**

APPENDIX A

SITE PLAN

Property Detail

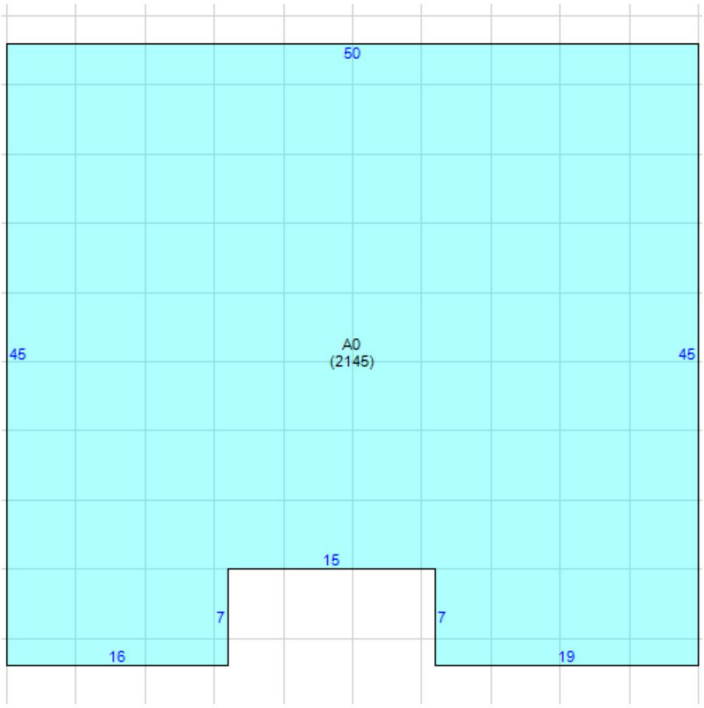
Parcel Control Number : 50-43-43-15-08-000-0190
Owners : DOCPALMBEACH PLLC
Mailing Address : 175 BRADLEY PL
PALM BEACH FL 33480 3785
Location Address : 175 BRADLEY PL
Book/Page : 34986 / 52
Sale Date : APR-2024
Legal Description : BUNGALOW PARK ADD LT 19
Property Use Code : 1700—OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES
Zoning : C-TS—COMMERCIAL TOWN SERVING (50-PALM BEACH)
Total Square Feet : 2145
Acres : .08

Building Details

Subarea and Square Footage for Building 1

Description	square Footage
OFFICES	2145
Total Square Footage	2145

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Structural Element for Building 1

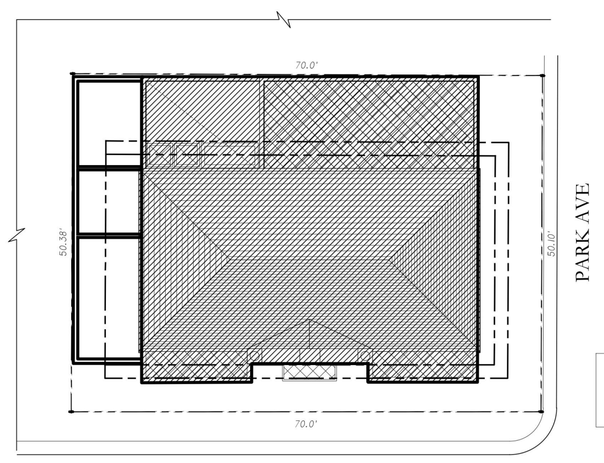
Year Built	1932
OFFICE BLDG L/R 1-4S	2145

Tax Year	2024		
Improvement Value	$904,190		
Land Value	$2,109,600	AD VALOREM	$38,405
Total Market Value	$3,013,790	NON AD VALOREM	$1,635
Assessed Value	$2,264,502	TOTAL TAX	$40,040
Exemption Amount	$0		
Taxable Value	$2,264,502		

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

AREA CALCULATIONS:

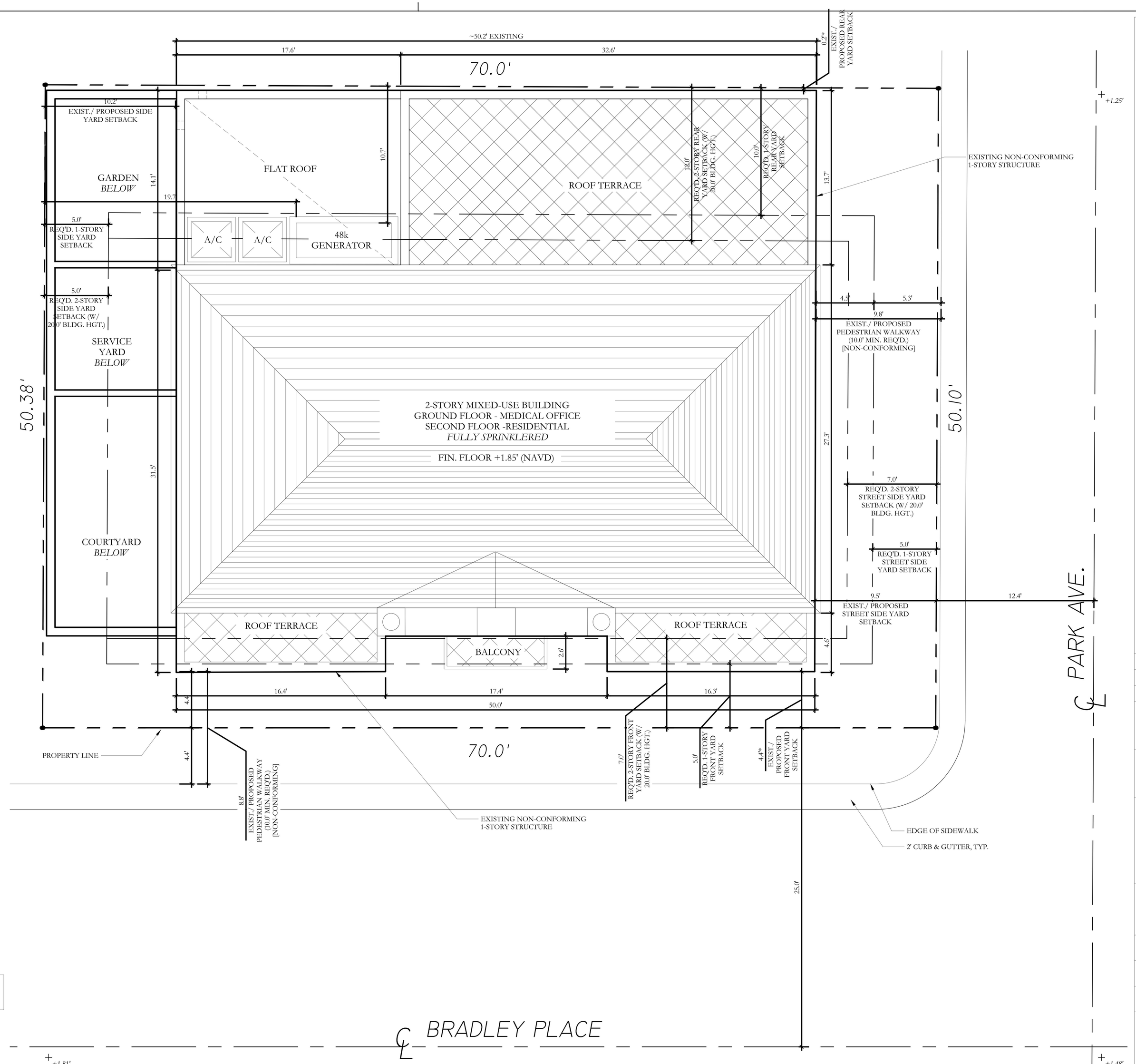
	CONDITIONED	UNCONDITIONED
FIRST FLOOR - *MED. OFFICE.*		
INTERIOR	2,049 FT²	
SECOND FLOOR - *RESIDENTIAL*		
INTERIOR	1,250 FT²	
TERRACES		426 FT²
BALCONY		18 FT²
SUBTOTAL	*3,299 FT²*	*444 FT²*
TOTAL AREA:	**APPROX.**	**3,743 FT²**



BRADLEY PL

LOT AREA: 3500 SF
BUILDING AREA: 2249 SF
64% LOT COVERAGE

2 LOT COVERAGE DIAGRAM
1/16"=1'-0"



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

10'

*NOTE: EXISTING FRONT AND REAR YARD SETBACKS ARE NON-CONFORMING. NO CHANGE TO EXISTING SETBACKS IS PROPOSED. PROPOSED INCREASE IN BUILDING HEIGHT REQUIRES INCREASES TO SETBACKS AS NOTED.

NORTH

NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

LEGEND:

+5.50' EXISTING SPOT ELEVATION

+5'-6" PROPOSED SPOT ELEVATION

NOTE:
REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL GRADING INFORMATION

DRC SECOND SUBMITTAL	12/30/2024
DRC FIRST SUBMITTAL	11/14/2024
DRC PRE-APPLICATION	10/21/2024

ZONING CASE NUMBER:
ZON-24-0067

FILE NUMBER:
ARC-24-0111

175 BRADLEY PLACE
PALM BEACH, FLORIDA 33480

SHEET TITLE
PROPOSED SITE PLAN

DATE
9/30/2024

SHEET NO
A-001

SCALE
1/4"=1'-0"

BY
MC, MRM

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-6555
FAIRFAXANDSAMMONS.COM
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APPENDIX B

LINK ANALYSIS

TC Development Review Meeting Backup 3-5-2025

TABLE 8
TOWN ROADWAY SEGMENT ANALYSIS
AM PEAK HOUR

2028 BUILD OUT
TOTAL AM PEAK HOUR PROJECT TRIPS (ENTERING) = 2
TOTAL AM PEAK HOUR PROJECT TRIPS (EXITING) = 0

ROADWAY	FROM	TO	FACILITY TYPE	2024 PEAK HOUR VOLUME	ROAD CLASS	LOS C PEAK HOUR CAPACITY	LOS C V/C RATIO	LOS D PEAK HOUR CAPACITY	LOS D V/C RATIO	LOS E PEAK HOUR CAPACITY	LOS E V/C RATIO	EXISTING PEAK HOUR LOS	BCKGRD TRAFFIC[3]	2028 TOTAL BCKGRD TRAFFIC	2028 BCKGRD LOS	PROJECT DISTRIBUTION	IN/OUT	AM PEAK HOUR DIRECTIONAL PROJECT TRIPS	2028 TOTAL TRAFFIC	2028 TOTAL LOS
SUNRISE AVENUE[1,4]	BRADLEY PLACE	COUNTY ROAD	1L COL - One Way	201	II	333	0.60	675	0.30	720	0.28	C	19	220	C	15%	OUT	0	220	C
SUNSET AVENUE[1,4]	BRADLEY PLACE	COUNTY ROAD	1L COL - One Way	201	II	333	0.60	675	0.30	720	0.28	C	19	220	C	0%	IN	0	220	C
JIMMY BUFFETT MEMORIAL HIGHWAY[2]	BRADLEY PLACE	COUNTY ROAD	4L ART - Divided	1307	II	1310	1.00	2920	0.45	3040	0.43	C	282	1589	D	20% IN + 15% OUT		0	1589	D
BRADLEY PLACE[2]	SEMINOLE AVENUE	PARK AVENUE	2L COL - Undivided	1249	II	594	2.10	1197	1.04	1269	0.98	E	79	1328	F	40% IN + 10% OUT		1	1329	F
BRADLEY PLACE[2]	PARK AVENUE	SUNRISE AVENUE	2L COL - Undivided	1249	II	594	2.10	1197	1.04	1269	0.98	E	79	1328	F	60%	IN	1	1329	F
BRADLEY PLACE[2]	SUNRISE AVENUE	SUNSET AVENUE	2L COL - Undivided	1249	II	594	2.10	1197	1.04	1269	0.98	E	79	1328	F	60% IN + 15% OUT		1	1329	F
BRADLEY PLACE[2]	SUNSET AVENUE	JIMMY BUFFETT MEMORIAL HWY	2L COL - Undivided	1249	II	594	2.10	1197	1.04	1269	0.98	E	100	1349	F	60% IN + 15% OUT		1	1350	F
COUNTY ROAD[2]	SEMINOLE AVENUE	PARK AVENUE	4L ART - Undivided	1594	II	983	1.62	2190	0.73	2280	0.70	D	125	1719	D	10% IN + 30% OUT		0	1719	D
COUNTY ROAD[2]	PARK AVENUE	SUNRISE AVENUE	4L ART - Undivided	1594	II	983	1.62	2190	0.73	2280	0.70	D	125	1719	D	60%	OUT	0	1719	D
COUNTY ROAD[2]	SUNRISE AVENUE	SUNSET AVENUE	4L ART - Undivided	1594	II	983	1.62	2190	0.73	2280	0.70	D	125	1719	D	45%	OUT	0	1719	D
COUNTY ROAD[2]	SUNSET AVENUE	JIMMY BUFFETT MEMORIAL HWY	4L ART - Undivided	1594	II	983	1.62	2190	0.73	2280	0.70	D	136	1730	D	45%	OUT	0	1730	D

Notes:
1. 2020 FDOT Q/LOS Tables utilized for Levels of Service thresholds.
2. Existing traffic volumes and levels of service from 2024 Annual Traffic Count Update Report completed by Kimley Horn.
3 .Background traffic derived from intersection development sheets and from the Palm Beach Synagogue Traffic Impact Statement by Simmons & White, dated 12/20/24.
4. Sunrise Avenue and Sunset Avenue existing volumes derived from intersection counts.

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

TC Development Review Meeting Backup 3-5-2025

TABLE 9
TOWN ROADWAY SEGMENT ANALYSIS
PM PEAK HOUR

2028 BUILD OUT
TOTAL PM PEAK HOUR PROJECT TRIPS (ENTERING) = 1
TOTAL PM PEAK HOUR PROJECT TRIPS (EXITING) = 3

ROADWAY	FROM	TO	FACILITY TYPE	2024 PEAK HOUR VOLUME	ROAD CLASS	LOS C PEAK HOUR CAPACITY	LOS C V/C RATIO	LOS D PEAK HOUR CAPACITY	LOS D V/C RATIO	LOS E PEAK HOUR CAPACITY	LOS E V/C RATIO	EXISTING PEAK HOUR LOS	BCKGRD TRAFFIC[3]	2028 TOTAL BCKGRD TRAFFIC	2028 BCKGRD LOS	PROJECT DISTRIBUTION	IN/OUT	PM PEAK HOUR DIRECTIONAL PROJECT TRIPS	2028 TOTAL TRAFFIC	2028 TOTAL LOS
SUNRISE AVENUE[1,4]	BRADLEY PLACE	COUNTY ROAD	1L COL - One Way	364	II	333	1.09	675	0.54	720	0.51	C	35	399	D	15%	OUT	0	399	D
SUNSET AVENUE[1,4]	BRADLEY PLACE	COUNTY ROAD	1L COL - One Way	227	II	333	0.68	675	0.34	720	0.32	C	22	249	C	0%	IN	0	249	C
JIMMY BUFFETT MEMORIAL HIGHWAY[2]	BRADLEY PLACE	COUNTY ROAD	4L ART - Divided	1325	II	1310	1.01	2920	0.45	3040	0.44	D	350	1675	D	20% IN + 15% OUT		1	1676	D
BRADLEY PLACE[2]	SEMINOLE AVENUE	PARK AVENUE	2L COL - Undivided	1260	II	594	2.12	1197	1.05	1269	0.99	E	91	1351	F	40% IN + 10% OUT		1	1352	F
BRADLEY PLACE[2]	PARK AVENUE	SUNRISE AVENUE	2L COL - Undivided	1260	II	594	2.12	1197	1.05	1269	0.99	E	91	1351	F	60%	IN	1	1352	F
BRADLEY PLACE[2]	SUNRISE AVENUE	SUNSET AVENUE	2L COL - Undivided	1260	II	594	2.12	1197	1.05	1269	0.99	E	91	1351	F	60% IN + 15% OUT		1	1352	F
BRADLEY PLACE[2]	SUNSET AVENUE	JIMMY BUFFETT MEMORIAL HWY	2L COL - Undivided	1260	II	594	2.12	1197	1.05	1269	0.99	E	117	1377	F	60% IN + 15% OUT		1	1378	F
COUNTY ROAD[2]	SEMINOLE AVENUE	PARK AVENUE	4L ART - Undivided	1486	II	983	1.51	2190	0.68	2280	0.65	D	130	1616	D	10% IN + 30% OUT		1	1617	D
COUNTY ROAD[2]	PARK AVENUE	SUNRISE AVENUE	4L ART - Undivided	1486	II	983	1.51	2190	0.68	2280	0.65	D	130	1616	D	60%	OUT	2	1618	D
COUNTY ROAD[2]	SUNRISE AVENUE	SUNSET AVENUE*	4L ART - Undivided	1486	II	983	1.51	2190	0.68	2280	0.65	D	130	1616	D	45%	OUT	1	1617	D
COUNTY ROAD[2]	SUNSET AVENUE	JIMMY BUFFETT MEMORIAL HWY	4L ART - Undivided	1486	II	983	1.51	2190	0.68	2280	0.65	D	138	1624	D	45%	OUT	1	1625	D

Notes:
1. 2020 FDOT Q/LOS Tables utilized for Levels of Service thresholds.
2. Existing traffic volumes and levels of service from 2024 Annual Traffic Count Update Report completed by Kimley Horn.
3 .Background traffic derived from intersection development sheets and from the Palm Beach Synagogue Traffic Impact Statement by Simmons & White, dated 12/20/24.
4. Sunrise Avenue and Sunset Avenue existing volumes derived from intersection counts.

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

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

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

Class II (35 mph or slower posted speed limit)

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

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

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

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

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

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

PEDESTRIAN MODE[2]

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

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

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

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

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

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

Urbanized

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

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

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

Uninterrupted Flow Highway Adjustments

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

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

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

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

* Cannot be achieved using table input value defaults.

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

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

TABLE 4

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

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

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

Class II (35 mph or slower posted speed limit)

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

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

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

One-Way Facility Adjustment

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

BICYCLE MODE[2]

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

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

PEDESTRIAN MODE[2]

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

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

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

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

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

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

Urbanized

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

Freeway Adjustments

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

UNINTERRUPTED FLOW HIGHWAYS

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

Uninterrupted Flow Highway Adjustments

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

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

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

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

* Cannot be achieved using table input value defaults.

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

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

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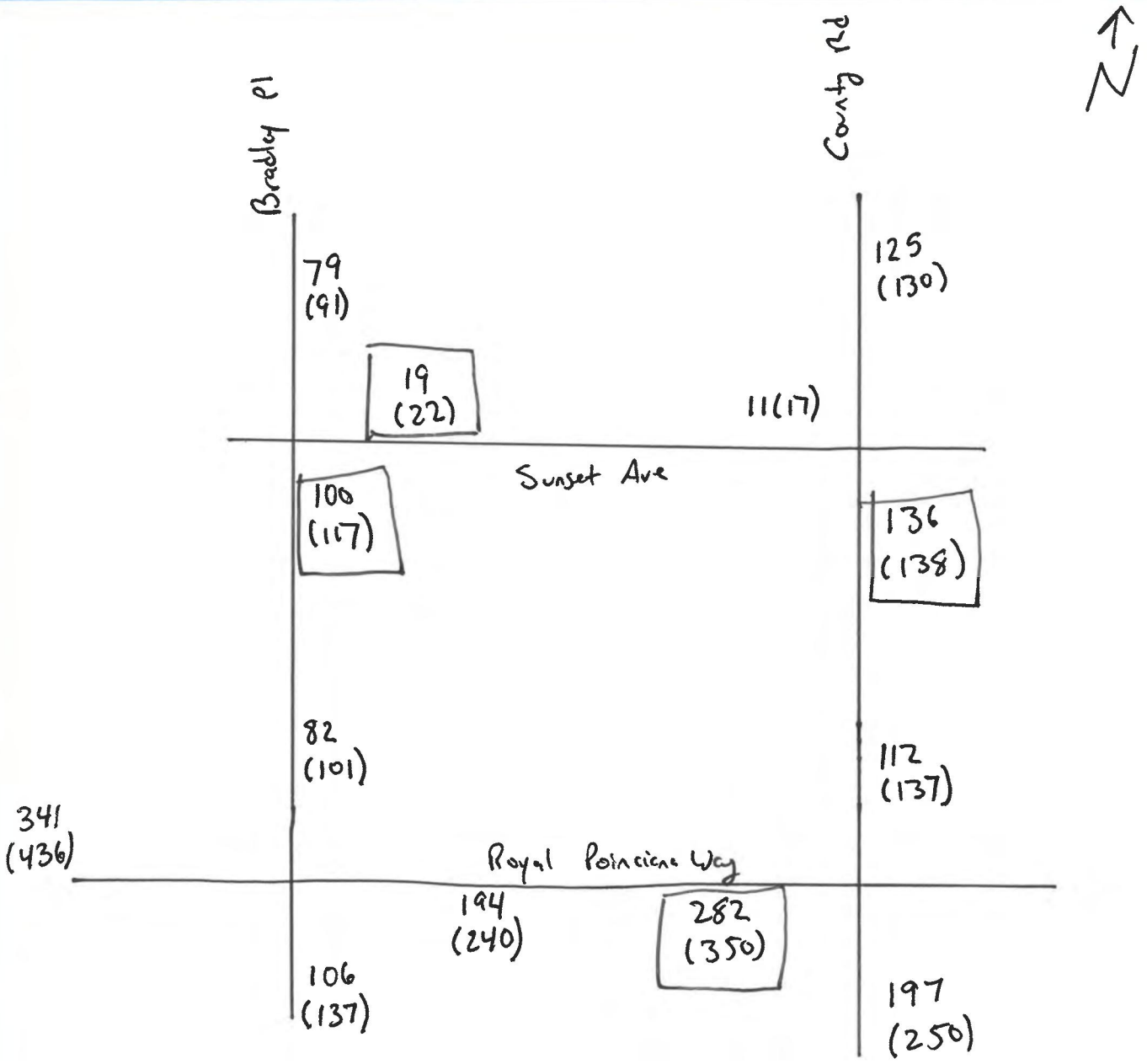
Ph: (561) 478-7848 Fax: (561) 478-3738
Website: simmonsandwhite.com

JOB NAME: _____
JOB NO: _____
BY: _____
DATE: _____
SHEET NO: _____ OF: _____



Background Trips per Intersection Analysis. For segments with two volumes, the highest volume (boxed) was used.

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APPENDIX C

INTERSECTION ANALYSIS

CMA INTERSECTION ANALYSIS

175 BRADLEY PLACE

SUNRISE AVENUE AND BRADLEY PLACE

INPUT DATA

Growth Rate = 2.33% Peak Season = 1.00 Current Year = 2024 Buildout Year = 2028

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume (2024)		459	60	14	214					73		40	860	Existing Total
Peak Season Adjustment		0	0	0	0					0		0		
Background Traffic Growth		44	6	1	21					7		4	83	BG Total
1.0% Background Growth		19	2	1	9					3		2	53	1% + MP Total
Major Projects Traffic		7	3	0	6					2		0		
Background Traffic Used		44	6	1	21					7		4		
2028 Background Traffic		**503**	**66**	**15**	**235**					**80**		**44**		
Project Traffic		0	0	0	0					0		0		
Total		**503**	**66**	**15**	**235**					**80**		**44**		

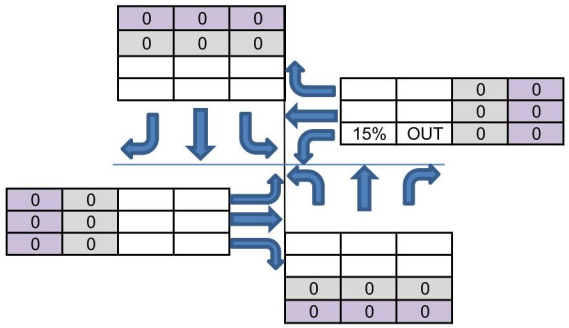
PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Existing Volume (2024)		240	73	27	372					223		40	975	Existing Total
Peak Season Adjustment		0	0	0	0					0		0		
Background Traffic Growth		23	7	3	36					22		4	94	BG Total
1.0% Background Growth		10	3	1	15					9		2	65	1% + MP Total
Major Projects Traffic		8	3	0	10					4		0		
Background Traffic Used		23	7	3	36					22		4		
2028 Background Traffic		**263**	**80**	**30**	**408**					**245**		**44**		
Project Traffic		0	0	0	0					0		0		
Total		**263**	**80**	**30**	**408**					**245**		**44**		

TRIPS

	IN	OUT
AM	2	0
PM	1	3



BACKGROUND TRAFFIC CALCS FOR ROADWAY SEGMENTS (2 DIR)

Sunrise Ave E of Bradley Pl

AM 18

PM 35

Notes:

Background growth based on the higher of 1.0% plus major project or historical growth rate of 2.33%.

2.33% growth rate and major project traffic from the Paramount Theater Redevelopment Traffic Impact Evaluation by Kimley-Horn and Associates, dated 07/08/24.

CMA INTERSECTION ANALYSIS

175 BRADLEY PLACE

SUNRISE AVENUE AND COUNTY ROAD

INPUT DATA

Growth Rate = 2.33% Peak Season = 1.00 Current Year = 2024 Buildout Year = 2028

AM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2024)	68	655	116	14	341	31	41	11	32	90	18	12	1429 Existing Total
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	
Background Traffic Growth	7	63	11	1	33	3	4	1	3	9	2	1	138 BG Total
1.0% Background Growth	3	27	5	1	14	1	2	0	1	4	1	0	111 1% + MP Total
Major Projects Traffic	4	26	0	0	18	0	0	0	5	0	0	0	
Background Traffic Used	7	63	11	1	33	3	4	1	3	9	2	1	
2028 Background Traffic	**75**	**718**	**127**	**15**	**374**	**34**	**45**	**12**	**35**	**99**	**20**	**13**	
Project Traffic	0	0	0	0	0	0	0	0	0	0	0	0	
Total	**75**	**718**	**127**	**15**	**374**	**34**	**45**	**12**	**35**	**99**	**20**	**13**	

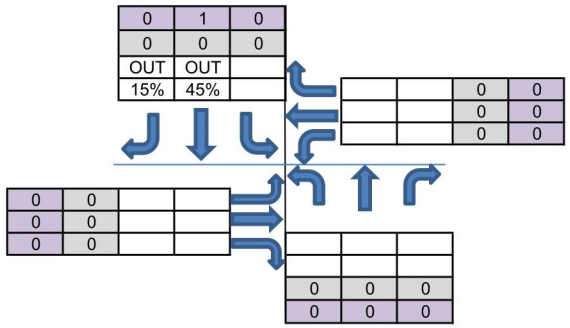
PM Peak Hour

INTERSECTION VOLUME DEVELOPMENT

	Northbound			Southbound			Eastbound			Westbound			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Existing Volume (2024)	111	382	115	21	578	65	41	30	61	100	56	19	1579 Existing Total
Peak Season Adjustment	0	0	0	0	0	0	0	0	0	0	0	0	
Background Traffic Growth	11	37	11	2	56	6	4	3	6	10	5	2	152 BG Total
1.0% Background Growth	5	16	5	1	23	3	2	1	2	4	2	1	138 1% + MP Total
Major Projects Traffic	6	24	0	0	38	0	0	0	6	0	0	0	
Background Traffic Used	11	37	11	2	56	6	4	3	6	10	5	2	
2028 Background Traffic	**122**	**419**	**126**	**23**	**634**	**71**	**45**	**33**	**67**	**110**	**61**	**21**	
Project Traffic	0	0	0	0	1	0	0	0	0	0	0	0	
Total	**122**	**419**	**126**	**23**	**635**	**71**	**45**	**33**	**67**	**110**	**61**	**21**	

TRIPS

	IN	OUT
AM	2	0
PM	1	3



BACKGROUND TRAFFIC CALCS FOR ROADWAY SEGMENTS (2 DIR)

Sunrise Ave W of County Rd

AM 19

PM 35

Notes:

Background growth based on the higher of 1.0% plus major project or historical growth rate of 2.33%.

2.33% growth rate and major project traffic from the Paramount Theater Redevelopment Traffic Impact Evaluation by Kimley-Horn and Associates, dated 07/08/24.

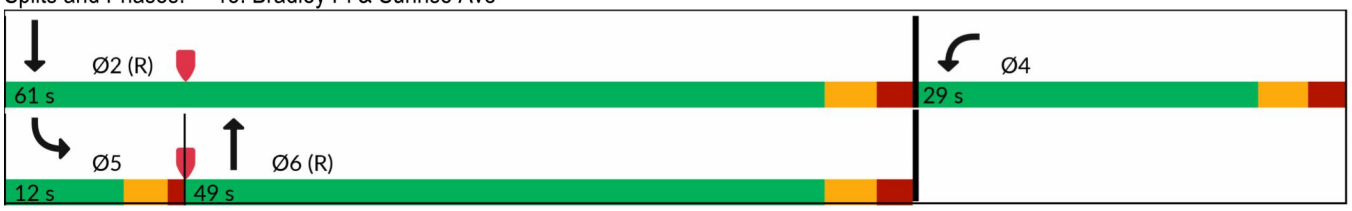
APPENDIX D

2024 EXISTING CONDITIONS SYNCHRO PRINTOUTS

Lane Group	WBL	NBT	SBL	SBT
Lane Configurations				
Traffic Volume (vph)	73	459	14	214
Future Volume (vph)	73	459	14	214
Turn Type	Prot	NA	Prot	NA
Protected Phases	4	6	5	2
Permitted Phases				
Detector Phase	4	6	5	2
Switch Phase				
Minimum Initial (s)	10.0	12.0	5.0	12.0
Minimum Split (s)	25.9	26.9	16.5	23.9
Total Split (s)	29.0	49.0	12.0	61.0
Total Split (%)	32.2%	54.4%	13.3%	67.8%
Yellow Time (s)	3.4	3.4	3.0	3.4
All-Red Time (s)	2.5	2.5	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.9	5.9	4.0	5.9
Lead/Lag		Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	
Recall Mode	None	C-Max	None	C-Max
Act Effct Green (s)	11.4	64.4	6.3	66.8
Actuated g/C Ratio	0.13	0.72	0.07	0.74
v/c Ratio	0.50	0.42	0.12	0.16
Control Delay (s/veh)	31.3	7.4	40.9	4.0
Queue Delay	0.0	0.0	0.0	0.0
Total Delay (s/veh)	31.3	7.4	40.9	4.0
LOS	C	A	D	A
Approach Delay (s/veh)	31.3	7.4		6.3
Approach LOS	C	A		A

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.50	
Intersection Signal Delay (s/veh): 10.3	Intersection LOS: B
Intersection Capacity Utilization 46.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 15: Bradley Pl & Sunrise Ave



Lane Group	WBL	NBT	SBL	SBT
Lane Group Flow (vph)	123	546	15	225
v/c Ratio	0.50	0.42	0.12	0.16
Control Delay (s/veh)	31.3	7.4	40.9	4.0
Queue Delay	0.0	0.0	0.0	0.0
Total Delay (s/veh)	31.3	7.4	40.9	4.0
Queue Length 50th (ft)	54	84	8	29
Queue Length 95th (ft)	110	256	27	61
Internal Link Dist (ft)	940	320		586
Turn Bay Length (ft)				
Base Capacity (vph)	464	1314	157	1381
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.27	0.42	0.10	0.16

Intersection Summary

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	73	44	459	60	14	214
Future Volume (veh/h)	73	44	459	60	14	214
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	77	35	483	52	15	225
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	122	56	1103	119	99	1430
Arrive On Green	0.10	0.10	0.66	0.66	0.06	0.76
Sat Flow, veh/h	1169	532	1660	179	1781	1870
Grp Volume(v), veh/h	113	0	0	535	15	225
Grp Sat Flow(s),veh/h/ln	1716	0	0	1838	1781	1870
Q Serve(g_s), s	5.7	0.0	0.0	12.4	0.7	2.9
Cycle Q Clear(g_c), s	5.7	0.0	0.0	12.4	0.7	2.9
Prop In Lane	0.68	0.31		0.10	1.00	
Lane Grp Cap(c), veh/h	179	0	0	1221	99	1430
V/C Ratio(X)	0.63	0.00	0.00	0.44	0.15	0.16
Avail Cap(c_a), veh/h	440	0	0	1221	158	1430
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	38.6	0.0	0.0	7.1	40.5	2.8
Incr Delay (d2), s/veh	3.6	0.0	0.0	1.1	0.7	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.6	0.0	0.0	8.0	0.6	1.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	42.2	0.0	0.0	8.3	41.2	3.1
LnGrp LOS	D			A	D	A
Approach Vol, veh/h	113		535			240
Approach Delay, s/veh	42.2		8.3			5.5
Approach LOS	D		A			A

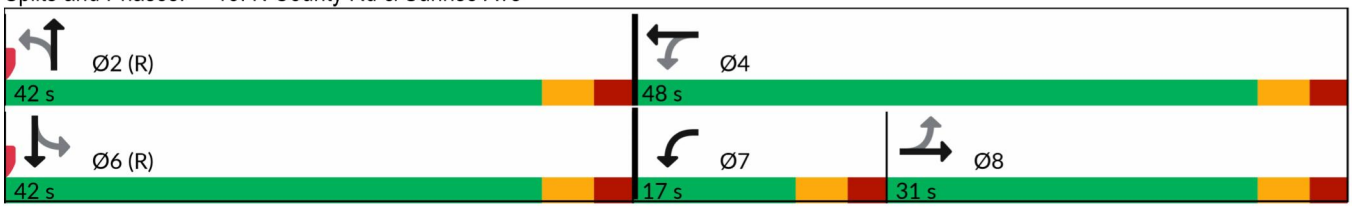
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		74.7		15.3	9.0	65.7
Change Period (Y+Rc), s		5.9		5.9	4.0	5.9
Max Green Setting (Gmax), s		55.1		23.1	8.0	43.1
Max Q Clear Time (g_c+I1), s		4.9		7.7	2.7	14.4
Green Ext Time (p_c), s		1.4		0.2	0.0	3.8

Intersection Summary	
HCM 7th Control Delay, s/veh	11.8
HCM 7th LOS	B

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	41	11	90	18	68	655	14	341
Future Volume (vph)	41	11	90	18	68	655	14	341
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases		8	7	4		2		6
Permitted Phases	8		4		2		6	
Detector Phase	8	8	7	4	2	2	6	6
Switch Phase								
Minimum Initial (s)	10.0	10.0	7.0	10.0	20.0	20.0	20.0	20.0
Minimum Split (s)	31.0	31.0	13.0	31.0	26.0	26.0	26.0	26.0
Total Split (s)	31.0	31.0	17.0	48.0	42.0	42.0	42.0	42.0
Total Split (%)	34.4%	34.4%	18.9%	53.3%	46.7%	46.7%	46.7%	46.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)		6.0	6.0	6.0		6.0		6.0
Lead/Lag	Lag	Lag	Lead					
Lead-Lag Optimize?	Yes	Yes	Yes					
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)		10.7	23.1	23.7		58.7		58.7
Actuated g/C Ratio		0.12	0.26	0.26		0.65		0.65
v/c Ratio		0.43	0.27	0.07		0.45		0.19
Control Delay (s/veh)		33.9	25.5	15.3		9.5		8.9
Queue Delay		0.0	0.0	0.0		0.1		0.0
Total Delay (s/veh)		33.9	25.5	15.3		9.5		8.9
LOS		C	C	B		A		A
Approach Delay (s/veh)		33.9		22.9		9.5		8.9
Approach LOS		C		C		A		A

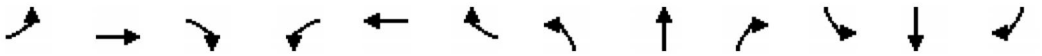
Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 70	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.45	
Intersection Signal Delay (s/veh): 11.9	Intersection LOS: B
Intersection Capacity Utilization 66.9%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 13: N County Rd & Sunrise Ave



Lane Group	EBT	WBL	WBT	NBT	SBT
Lane Group Flow (vph)	89	95	32	883	407
v/c Ratio	0.43	0.27	0.07	0.45	0.19
Control Delay (s/veh)	33.9	25.5	15.3	9.5	8.9
Queue Delay	0.0	0.0	0.0	0.1	0.0
Total Delay (s/veh)	33.9	25.5	15.3	9.5	8.9
Queue Length 50th (ft)	35	40	8	66	53
Queue Length 95th (ft)	83	73	27	56	86
Internal Link Dist (ft)	940		620	322	599
Turn Bay Length (ft)					
Base Capacity (vph)	431	376	823	1978	2088
Starvation Cap Reductn	0	0	0	168	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.21	0.25	0.04	0.49	0.19

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	11	32	90	18	12	68	655	116	14	341	31
Future Volume (veh/h)	41	11	32	90	18	12	68	655	116	14	341	31
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	43	12	23	95	19	2	72	689	111	15	359	22
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	132	42	47	382	402	42	182	1667	264	89	1964	120
Arrive On Green	0.10	0.10	0.10	0.07	0.24	0.24	0.21	0.21	0.21	0.62	0.62	0.62
Sat Flow, veh/h	686	408	458	1781	1664	175	217	2669	423	73	3144	191
Grp Volume(v), veh/h	78	0	0	95	0	21	445	0	427	204	0	192
Grp Sat Flow(s),veh/h/ln	1552	0	0	1781	0	1839	1683	0	1626	1742	0	1668
Q Serve(g_s), s	2.5	0.0	0.0	4.1	0.0	0.8	9.4	0.0	20.5	0.0	0.0	4.4
Cycle Q Clear(g_c), s	4.1	0.0	0.0	4.1	0.0	0.8	19.7	0.0	20.5	4.1	0.0	4.4
Prop In Lane	0.55		0.29	1.00		0.10	0.16		0.26	0.07		0.11
Lane Grp Cap(c), veh/h	220	0	0	382	0	445	1098	0	1016	1131	0	1042
V/C Ratio(X)	0.35	0.00	0.00	0.25	0.00	0.05	0.41	0.00	0.42	0.18	0.00	0.18
Avail Cap(c_a), veh/h	485	0	0	469	0	858	1098	0	1016	1131	0	1042
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.96	0.00	0.96	1.00	0.00	1.00
Uniform Delay (d), s/veh	38.1	0.0	0.0	30.6	0.0	26.2	20.9	0.0	21.6	7.1	0.0	7.2
Incr Delay (d2), s/veh	1.0	0.0	0.0	0.3	0.0	0.0	1.1	0.0	1.2	0.4	0.0	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.0	0.0	0.0	3.2	0.0	0.6	14.5	0.0	14.0	2.9	0.0	2.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	39.0	0.0	0.0	31.0	0.0	26.2	22.0	0.0	22.8	7.5	0.0	7.5
LnGrp LOS	D			C		C	C		C	A		A
Approach Vol, veh/h		78			116			872			396	
Approach Delay, s/veh		39.0			30.1			22.4			7.5	
Approach LOS		D			C			C			A	

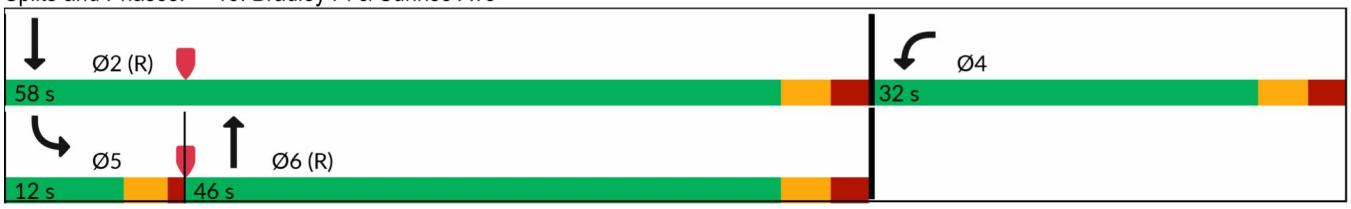
Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		62.2		27.8		62.2	12.6	15.2				
Change Period (Y+Rc), s		6.0		6.0		6.0	6.0	6.0				
Max Green Setting (Gmax), s		36.0		42.0		36.0	11.0	25.0				
Max Q Clear Time (g_c+I1), s		22.5		2.8		6.4	6.1	6.1				
Green Ext Time (p_c), s		4.9		0.1		2.6	0.1	0.3				

Intersection Summary												
HCM 7th Control Delay, s/veh			19.9									
HCM 7th LOS			B									

Lane Group	WBL	NBT	SBL	SBT
Lane Configurations				
Traffic Volume (vph)	223	240	27	372
Future Volume (vph)	223	240	27	372
Turn Type	Prot	NA	Prot	NA
Protected Phases	4	6	5	2
Permitted Phases				
Detector Phase	4	6	5	2
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	25.9	26.9	9.5	23.9
Total Split (s)	32.0	46.0	12.0	58.0
Total Split (%)	35.6%	51.1%	13.3%	64.4%
Yellow Time (s)	3.4	3.4	3.0	3.4
All-Red Time (s)	2.5	2.5	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.9	5.9	4.0	5.9
Lead/Lag		Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	
Recall Mode	None	C-Max	None	C-Max
Act Effct Green (s)	18.9	54.4	6.9	59.3
Actuated g/C Ratio	0.21	0.60	0.08	0.66
v/c Ratio	0.74	0.30	0.21	0.32
Control Delay (s/veh)	43.3	11.3	42.1	8.4
Queue Delay	0.0	0.0	0.0	0.0
Total Delay (s/veh)	43.3	11.3	42.1	8.4
LOS	D	B	D	A
Approach Delay (s/veh)	43.3	11.3		10.6
Approach LOS	D	B		B

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.74	
Intersection Signal Delay (s/veh): 19.7	Intersection LOS: B
Intersection Capacity Utilization 47.1%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 15: Bradley Pl & Sunrise Ave



Lane Group	WBL	NBT	SBL	SBT
Lane Group Flow (vph)	277	330	28	392
v/c Ratio	0.74	0.30	0.21	0.32
Control Delay (s/veh)	43.3	11.3	42.1	8.4
Queue Delay	0.0	0.0	0.0	0.0
Total Delay (s/veh)	43.3	11.3	42.1	8.4
Queue Length 50th (ft)	143	64	15	86
Queue Length 95th (ft)	208	182	41	165
Internal Link Dist (ft)	940	320		586
Turn Bay Length (ft)				
Base Capacity (vph)	514	1098	159	1226
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.54	0.30	0.18	0.32

Intersection Summary

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	223	40	240	73	27	372
Future Volume (veh/h)	223	40	240	73	27	372
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	235	31	253	66	28	392
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	272	36	848	221	99	1295
Arrive On Green	0.18	0.18	0.59	0.59	0.06	0.69
Sat Flow, veh/h	1546	204	1430	373	1781	1870
Grp Volume(v), veh/h	267	0	0	319	28	392
Grp Sat Flow(s),veh/h/ln	1756	0	0	1803	1781	1870
Q Serve(g_s), s	13.3	0.0	0.0	7.9	1.4	7.3
Cycle Q Clear(g_c), s	13.3	0.0	0.0	7.9	1.4	7.3
Prop In Lane	0.88	0.12		0.21	1.00	
Lane Grp Cap(c), veh/h	310	0	0	1069	99	1295
V/C Ratio(X)	0.86	0.00	0.00	0.30	0.28	0.30
Avail Cap(c_a), veh/h	509	0	0	1069	158	1295
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.97	0.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	36.0	0.0	0.0	9.1	40.8	5.4
Incr Delay (d2), s/veh	8.0	0.0	0.0	0.7	1.5	0.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	10.3	0.0	0.0	5.5	1.1	4.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	44.0	0.0	0.0	9.8	42.3	6.0
LnGrp LOS	D			A	D	A
Approach Vol, veh/h	267		319			420
Approach Delay, s/veh	44.0		9.8			8.4
Approach LOS	D		A			A

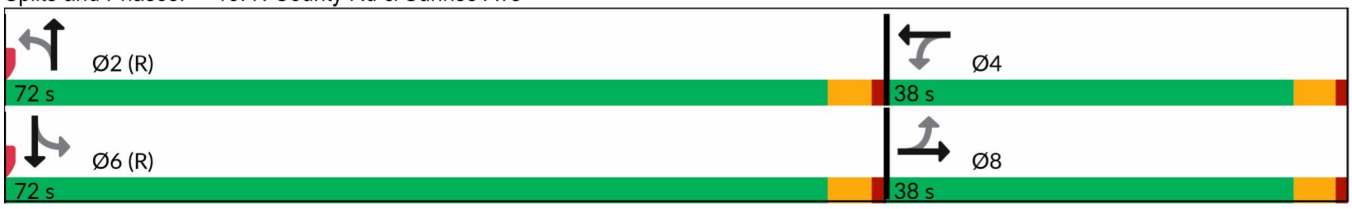
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		68.2		21.8	9.0	59.2
Change Period (Y+Rc), s		5.9		5.9	4.0	5.9
Max Green Setting (Gmax), s		52.1		26.1	8.0	40.1
Max Q Clear Time (g_c+I1), s		9.3		15.3	3.4	9.9
Green Ext Time (p_c), s		2.7		0.6	0.0	2.1

Intersection Summary	
HCM 7th Control Delay, s/veh	18.3
HCM 7th LOS	B

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	41	30	100	56	111	382	21	578
Future Volume (vph)	41	30	100	56	111	382	21	578
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		8		4		2		6
Permitted Phases	8		4		2		6	
Detector Phase	8	8	4	4	2	2	6	6
Switch Phase								
Minimum Initial (s)	15.0	15.0	15.0	15.0	10.0	10.0	10.0	10.0
Minimum Split (s)	30.5	30.5	30.5	30.5	25.5	25.5	25.5	25.5
Total Split (s)	38.0	38.0	38.0	38.0	72.0	72.0	72.0	72.0
Total Split (%)	34.5%	34.5%	34.5%	34.5%	65.5%	65.5%	65.5%	65.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)		4.5	4.5	4.5		4.5		4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)		17.0	17.0	17.0		84.0		84.0
Actuated g/C Ratio		0.15	0.15	0.15		0.76		0.76
v/c Ratio		0.51	0.67	0.27		0.34		0.28
Control Delay (s/veh)		36.5	64.9	34.4		4.6		4.4
Queue Delay		0.0	0.0	0.0		0.5		0.0
Total Delay (s/veh)		36.5	64.9	34.4		5.2		4.4
LOS		D	E	C		A		A
Approach Delay (s/veh)		36.5		51.8		5.2		4.4
Approach LOS		D		D		A		A

Intersection Summary	
Cycle Length: 110	
Actuated Cycle Length: 110	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.67	
Intersection Signal Delay (s/veh): 12.6	Intersection LOS: B
Intersection Capacity Utilization 61.6%	ICU Level of Service B
Analysis Period (min) 15	

Splits and Phases: 13: N County Rd & Sunrise Ave



Lane Group	EBT	WBL	WBT	NBT	SBT
Lane Group Flow (vph)	139	105	79	640	698
v/c Ratio	0.51	0.67	0.27	0.34	0.28
Control Delay (s/veh)	36.5	64.9	34.4	4.6	4.4
Queue Delay	0.0	0.0	0.0	0.5	0.0
Total Delay (s/veh)	36.5	64.9	34.4	5.2	4.4
Queue Length 50th (ft)	65	72	40	51	56
Queue Length 95th (ft)	121	125	80	99	103
Internal Link Dist (ft)	940		620	322	599
Turn Bay Length (ft)					
Base Capacity (vph)	496	307	556	1860	2463
Starvation Cap Reductn	0	0	0	752	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.28	0.34	0.14	0.58	0.28

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	30	61	100	56	19	111	382	115	21	578	65
Future Volume (veh/h)	41	30	61	100	56	19	111	382	115	21	578	65
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	43	32	53	105	59	9	117	402	110	22	608	57
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	97	71	88	222	216	33	407	1401	392	91	2411	224
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.78	0.78	0.78	0.78	0.78	0.78
Sat Flow, veh/h	392	523	647	1313	1585	242	461	1792	501	72	3084	286
Grp Volume(v), veh/h	128	0	0	105	0	68	275	0	354	358	0	329
Grp Sat Flow(s),veh/h/ln	1562	0	0	1313	0	1827	1142	0	1612	1791	0	1651
Q Serve(g_s), s	4.7	0.0	0.0	1.9	0.0	3.7	3.6	0.0	6.8	0.0	0.0	6.0
Cycle Q Clear(g_c), s	8.4	0.0	0.0	10.3	0.0	3.7	9.6	0.0	6.8	5.7	0.0	6.0
Prop In Lane	0.34		0.41	1.00		0.13	0.43		0.31	0.06		0.17
Lane Grp Cap(c), veh/h	257	0	0	222	0	249	940	0	1260	1435	0	1290
V/C Ratio(X)	0.50	0.00	0.00	0.47	0.00	0.27	0.29	0.00	0.28	0.25	0.00	0.26
Avail Cap(c_a), veh/h	517	0	0	443	0	556	940	0	1260	1435	0	1290
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.99	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	44.6	0.0	0.0	45.7	0.0	42.6	3.5	0.0	3.4	3.2	0.0	3.3
Incr Delay (d2), s/veh	1.5	0.0	0.0	1.6	0.0	0.6	0.8	0.0	0.6	0.4	0.0	0.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.1	0.0	0.0	5.1	0.0	3.1	2.6	0.0	3.4	3.3	0.0	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	46.0	0.0	0.0	47.2	0.0	43.2	4.3	0.0	3.9	3.7	0.0	3.7
LnGrp LOS	D			D		D	A		A	A		A
Approach Vol, veh/h		128			173			629			687	
Approach Delay, s/veh		46.0			45.6			4.1			3.7	
Approach LOS		D			D			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		90.5		19.5		90.5		19.5				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		67.5		33.5		67.5		33.5				
Max Q Clear Time (g_c+I1), s		11.6		12.3		8.0		10.4				
Green Ext Time (p_c), s		5.4		0.6		5.1		0.7				

Intersection Summary												
HCM 7th Control Delay, s/veh			11.7									
HCM 7th LOS			B									

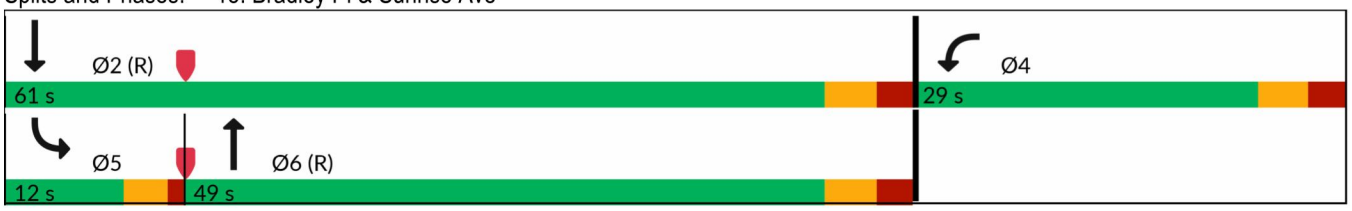
APPENDIX E

2028 BACKGROUND CONDITIONS SYNCHRO PRINTOUTS

Lane Group	WBL	NBT	SBL	SBT
Lane Configurations				
Traffic Volume (vph)	80	503	15	235
Future Volume (vph)	80	503	15	235
Turn Type	Prot	NA	Prot	NA
Protected Phases	4	6	5	2
Permitted Phases				
Detector Phase	4	6	5	2
Switch Phase				
Minimum Initial (s)	10.0	12.0	5.0	12.0
Minimum Split (s)	25.9	26.9	16.5	23.9
Total Split (s)	29.0	49.0	12.0	61.0
Total Split (%)	32.2%	54.4%	13.3%	67.8%
Yellow Time (s)	3.4	3.4	3.0	3.4
All-Red Time (s)	2.5	2.5	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.9	5.9	4.0	5.9
Lead/Lag		Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	
Recall Mode	None	C-Max	None	C-Max
Act Effct Green (s)	11.8	64.1	6.4	66.4
Actuated g/C Ratio	0.13	0.71	0.07	0.74
v/c Ratio	0.52	0.46	0.13	0.18
Control Delay (s/veh)	32.1	8.1	40.9	4.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay (s/veh)	32.1	8.1	40.9	4.2
LOS	C	A	D	A
Approach Delay (s/veh)	32.1	8.1		6.4
Approach LOS	C	A		A

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.52	
Intersection Signal Delay (s/veh): 10.8	Intersection LOS: B
Intersection Capacity Utilization 48.6%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 15: Bradley Pl & Sunrise Ave



Lane Group	WBL	NBT	SBL	SBT
Lane Group Flow (vph)	130	598	16	247
v/c Ratio	0.52	0.46	0.13	0.18
Control Delay (s/veh)	32.1	8.1	40.9	4.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay (s/veh)	32.1	8.1	40.9	4.2
Queue Length 50th (ft)	60	100	9	33
Queue Length 95th (ft)	118	299	28	68
Internal Link Dist (ft)	940	320		586
Turn Bay Length (ft)				
Base Capacity (vph)	462	1307	157	1374
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.28	0.46	0.10	0.18

Intersection Summary

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	80	44	503	66	15	235
Future Volume (veh/h)	80	44	503	66	15	235
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	84	35	529	58	16	247
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	127	53	1099	120	99	1428
Arrive On Green	0.11	0.11	0.66	0.66	0.06	0.76
Sat Flow, veh/h	1204	502	1656	182	1781	1870
Grp Volume(v), veh/h	120	0	0	587	16	247
Grp Sat Flow(s),veh/h/ln	1720	0	0	1838	1781	1870
Q Serve(g_s), s	6.0	0.0	0.0	14.2	0.8	3.2
Cycle Q Clear(g_c), s	6.0	0.0	0.0	14.2	0.8	3.2
Prop In Lane	0.70	0.29		0.10	1.00	
Lane Grp Cap(c), veh/h	182	0	0	1219	99	1428
V/C Ratio(X)	0.66	0.00	0.00	0.48	0.16	0.17
Avail Cap(c_a), veh/h	441	0	0	1219	158	1428
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	38.7	0.0	0.0	7.5	40.5	2.9
Incr Delay (d2), s/veh	4.1	0.0	0.0	1.4	0.8	0.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.9	0.0	0.0	9.0	0.6	1.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	42.8	0.0	0.0	8.9	41.3	3.2
LnGrp LOS	D			A	D	A
Approach Vol, veh/h	120		587			263
Approach Delay, s/veh	42.8		8.9			5.5
Approach LOS	D		A			A

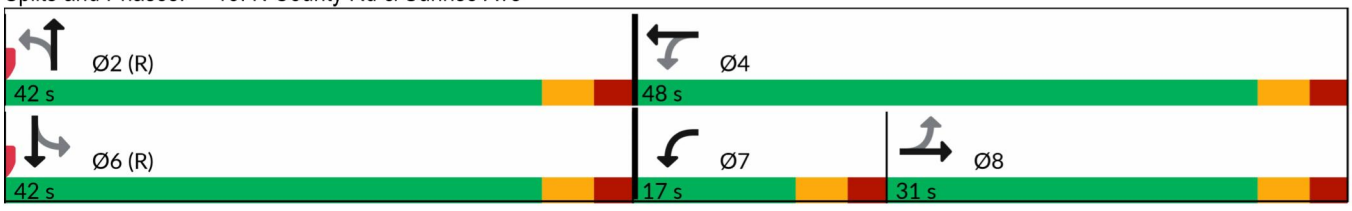
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		74.6		15.4	9.0	65.6
Change Period (Y+Rc), s		5.9		5.9	4.0	5.9
Max Green Setting (Gmax), s		55.1		23.1	8.0	43.1
Max Q Clear Time (g_c+I1), s		5.2		8.0	2.8	16.2
Green Ext Time (p_c), s		1.6		0.3	0.0	4.3

Intersection Summary	
HCM 7th Control Delay, s/veh	12.1
HCM 7th LOS	B

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	45	12	99	20	75	718	15	374
Future Volume (vph)	45	12	99	20	75	718	15	374
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases		8	7	4		2		6
Permitted Phases	8		4		2		6	
Detector Phase	8	8	7	4	2	2	6	6
Switch Phase								
Minimum Initial (s)	10.0	10.0	7.0	10.0	20.0	20.0	20.0	20.0
Minimum Split (s)	31.0	31.0	13.0	31.0	26.0	26.0	26.0	26.0
Total Split (s)	31.0	31.0	17.0	48.0	42.0	42.0	42.0	42.0
Total Split (%)	34.4%	34.4%	18.9%	53.3%	46.7%	46.7%	46.7%	46.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)		6.0	6.0	6.0		6.0		6.0
Lead/Lag	Lag	Lag	Lead					
Lead-Lag Optimize?	Yes	Yes	Yes					
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)		11.0	23.6	24.2		58.2		58.2
Actuated g/C Ratio		0.12	0.26	0.27		0.65		0.65
v/c Ratio		0.46	0.29	0.07		0.50		0.22
Control Delay (s/veh)		35.5	25.5	15.1		10.8		9.4
Queue Delay		0.0	0.0	0.0		0.1		0.0
Total Delay (s/veh)		35.5	25.5	15.1		10.8		9.4
LOS		D	C	B		B		A
Approach Delay (s/veh)		35.5		22.8		10.8		9.4
Approach LOS		D		C		B		A

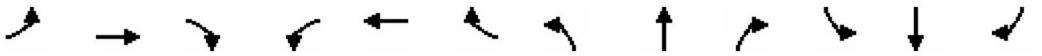
Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.50	
Intersection Signal Delay (s/veh): 12.9	Intersection LOS: B
Intersection Capacity Utilization 69.7%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 13: N County Rd & Sunrise Ave



Lane Group	EBT	WBL	WBT	NBT	SBT
Lane Group Flow (vph)	97	104	35	969	446
v/c Ratio	0.46	0.29	0.07	0.50	0.22
Control Delay (s/veh)	35.5	25.5	15.1	10.8	9.4
Queue Delay	0.0	0.0	0.0	0.1	0.0
Total Delay (s/veh)	35.5	25.5	15.1	10.8	9.4
Queue Length 50th (ft)	40	44	8	154	60
Queue Length 95th (ft)	90	78	28	220	97
Internal Link Dist (ft)	940		620	322	599
Turn Bay Length (ft)					
Base Capacity (vph)	431	379	824	1942	2060
Starvation Cap Reductn	0	0	0	131	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.23	0.27	0.04	0.54	0.22

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	45	12	35	99	20	13	75	718	127	15	374	34
Future Volume (veh/h)	45	12	35	99	20	13	75	718	127	15	374	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	47	13	26	104	21	3	79	756	123	16	394	25
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	133	42	49	383	393	56	180	1650	264	86	1943	122
Arrive On Green	0.10	0.10	0.10	0.07	0.25	0.25	0.21	0.21	0.21	0.62	0.62	0.62
Sat Flow, veh/h	680	401	468	1781	1601	229	215	2655	425	69	3127	197
Grp Volume(v), veh/h	86	0	0	104	0	24	487	0	471	224	0	211
Grp Sat Flow(s),veh/h/ln	1549	0	0	1781	0	1829	1670	0	1626	1727	0	1667
Q Serve(g_s), s	3.0	0.0	0.0	4.5	0.0	0.9	11.8	0.0	22.9	0.0	0.0	4.9
Cycle Q Clear(g_c), s	4.6	0.0	0.0	4.5	0.0	0.9	22.1	0.0	22.9	22.9	0.0	4.9
Prop In Lane	0.55		0.30	1.00		0.13	0.16		0.26	0.07		0.12
Lane Grp Cap(c), veh/h	223	0	0	383	0	449	1084	0	1010	1116	0	1036
V/C Ratio(X)	0.39	0.00	0.00	0.27	0.00	0.05	0.45	0.00	0.47	0.20	0.00	0.20
Avail Cap(c_a), veh/h	484	0	0	468	0	854	1084	0	1010	1116	0	1036
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.96	0.00	0.96	1.00	0.00	1.00
Uniform Delay (d), s/veh	38.1	0.0	0.0	30.5	0.0	26.0	22.0	0.0	22.7	7.3	0.0	7.4
Incr Delay (d2), s/veh	1.1	0.0	0.0	0.4	0.0	0.0	1.3	0.0	1.5	0.4	0.0	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.3	0.0	0.0	3.5	0.0	0.7	15.8	0.0	15.4	3.2	0.0	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	39.2	0.0	0.0	30.9	0.0	26.0	23.3	0.0	24.1	7.7	0.0	7.8
LnGrp LOS	D			C		C	C		C	A		A
Approach Vol, veh/h		86			128			958			435	
Approach Delay, s/veh		39.2			30.0			23.7			7.8	
Approach LOS		D			C			C			A	

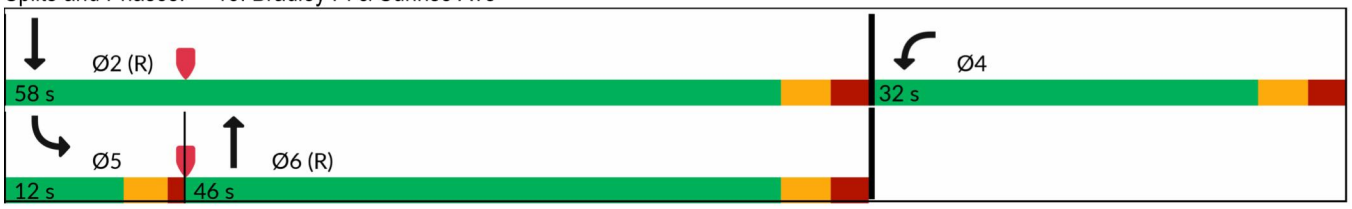
Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		61.9		28.1		61.9	12.7	15.4				
Change Period (Y+Rc), s		6.0		6.0		6.0	6.0	6.0				
Max Green Setting (Gmax), s		36.0		42.0		36.0	11.0	25.0				
Max Q Clear Time (g_c+I1), s		24.9		2.9		24.9	6.5	6.6				
Green Ext Time (p_c), s		4.8		0.1		2.0	0.1	0.3				

Intersection Summary												
HCM 7th Control Delay, s/veh			20.7									
HCM 7th LOS			C									

Lane Group	WBL	NBT	SBL	SBT
Lane Configurations				
Traffic Volume (vph)	245	263	30	408
Future Volume (vph)	245	263	30	408
Turn Type	Prot	NA	Prot	NA
Protected Phases	4	6	5	2
Permitted Phases				
Detector Phase	4	6	5	2
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	25.9	26.9	9.5	23.9
Total Split (s)	32.0	46.0	12.0	58.0
Total Split (%)	35.6%	51.1%	13.3%	64.4%
Yellow Time (s)	3.4	3.4	3.0	3.4
All-Red Time (s)	2.5	2.5	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.9	5.9	4.0	5.9
Lead/Lag		Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	
Recall Mode	None	C-Max	None	C-Max
Act Effct Green (s)	20.1	51.1	6.9	58.1
Actuated g/C Ratio	0.22	0.57	0.08	0.65
v/c Ratio	0.76	0.35	0.24	0.36
Control Delay (s/veh)	44.0	13.3	42.9	9.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay (s/veh)	44.0	13.3	42.9	9.2
LOS	D	B	D	A
Approach Delay (s/veh)	44.0	13.3		11.6
Approach LOS	D	B		B

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.76	
Intersection Signal Delay (s/veh): 20.9	Intersection LOS: C
Intersection Capacity Utilization 51.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 15: Bradley Pl & Sunrise Ave



Lane Group	WBL	NBT	SBL	SBT
Lane Group Flow (vph)	304	361	32	429
v/c Ratio	0.76	0.35	0.24	0.36
Control Delay (s/veh)	44.0	13.3	42.9	9.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay (s/veh)	44.0	13.3	42.9	9.2
Queue Length 50th (ft)	157	108	17	101
Queue Length 95th (ft)	228	202	45	187
Internal Link Dist (ft)	940	320		586
Turn Bay Length (ft)				
Base Capacity (vph)	514	1034	157	1203
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.59	0.35	0.20	0.36

Intersection Summary

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	245	44	263	80	30	408
Future Volume (veh/h)	245	44	263	80	30	408
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	258	35	277	73	32	429
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	295	40	824	217	99	1267
Arrive On Green	0.19	0.19	0.58	0.58	0.06	0.68
Sat Flow, veh/h	1541	209	1427	376	1781	1870
Grp Volume(v), veh/h	294	0	0	350	32	429
Grp Sat Flow(s),veh/h/ln	1756	0	0	1803	1781	1870
Q Serve(g_s), s	14.6	0.0	0.0	9.2	1.6	8.6
Cycle Q Clear(g_c), s	14.6	0.0	0.0	9.2	1.6	8.6
Prop In Lane	0.88	0.12		0.21	1.00	
Lane Grp Cap(c), veh/h	336	0	0	1041	99	1267
V/C Ratio(X)	0.87	0.00	0.00	0.34	0.32	0.34
Avail Cap(c_a), veh/h	509	0	0	1041	158	1267
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.97	0.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	35.3	0.0	0.0	10.0	40.9	6.1
Incr Delay (d2), s/veh	10.3	0.0	0.0	0.9	1.9	0.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	11.4	0.0	0.0	6.5	1.3	5.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	45.6	0.0	0.0	10.9	42.7	6.8
LnGrp LOS	D			B	D	A
Approach Vol, veh/h	294		350			461
Approach Delay, s/veh	45.6		10.9			9.3
Approach LOS	D		B			A

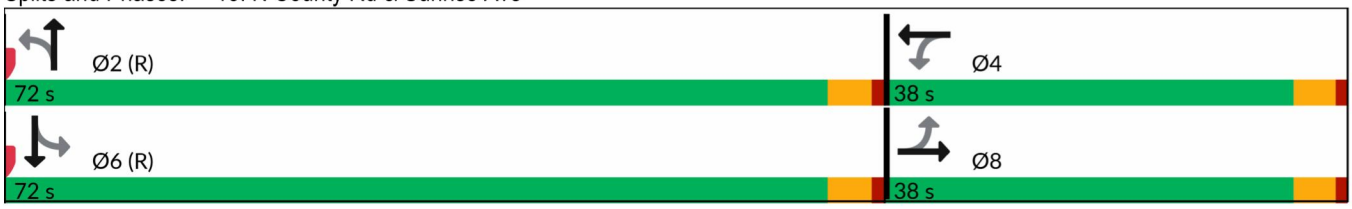
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		66.9		23.1	9.0	57.9
Change Period (Y+Rc), s		5.9		5.9	4.0	5.9
Max Green Setting (Gmax), s		52.1		26.1	8.0	40.1
Max Q Clear Time (g_c+I1), s		10.6		16.6	3.6	11.2
Green Ext Time (p_c), s		3.0		0.6	0.0	2.3

Intersection Summary	
HCM 7th Control Delay, s/veh	19.4
HCM 7th LOS	B

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	45	33	110	61	122	419	23	634
Future Volume (vph)	45	33	110	61	122	419	23	634
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		8		4		2		6
Permitted Phases	8		4		2		6	
Detector Phase	8	8	4	4	2	2	6	6
Switch Phase								
Minimum Initial (s)	15.0	15.0	15.0	15.0	10.0	10.0	10.0	10.0
Minimum Split (s)	30.5	30.5	30.5	30.5	25.5	25.5	25.5	25.5
Total Split (s)	38.0	38.0	38.0	38.0	72.0	72.0	72.0	72.0
Total Split (%)	34.5%	34.5%	34.5%	34.5%	65.5%	65.5%	65.5%	65.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)		4.5	4.5	4.5		4.5		4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)		18.0	18.0	18.0		83.0		83.0
Actuated g/C Ratio		0.16	0.16	0.16		0.75		0.75
v/c Ratio		0.54	0.73	0.28		0.39		0.32
Control Delay (s/veh)		37.2	68.5	34.0		5.5		4.9
Queue Delay		0.0	0.0	0.0		0.6		0.0
Total Delay (s/veh)		37.2	68.5	34.0		6.0		4.9
LOS		D	E	C		A		A
Approach Delay (s/veh)		37.2		53.8		6.0		4.9
Approach LOS		D		D		A		A

Intersection Summary	
Cycle Length: 110	
Actuated Cycle Length: 110	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay (s/veh): 13.5	Intersection LOS: B
Intersection Capacity Utilization 65.9%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 13: N County Rd & Sunrise Ave



Lane Group	EBT	WBL	WBT	NBT	SBT
Lane Group Flow (vph)	153	116	86	702	766
v/c Ratio	0.54	0.73	0.28	0.39	0.32
Control Delay (s/veh)	37.2	68.5	34.0	5.5	4.9
Queue Delay	0.0	0.0	0.0	0.6	0.0
Total Delay (s/veh)	37.2	68.5	34.0	6.0	4.9
Queue Length 50th (ft)	74	80	44	64	68
Queue Length 95th (ft)	131	135	84	124	124
Internal Link Dist (ft)	940		620	322	599
Turn Bay Length (ft)					
Base Capacity (vph)	494	298	556	1780	2422
Starvation Cap Reductn	0	0	0	650	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.31	0.39	0.15	0.62	0.32

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	45	33	67	110	61	21	122	419	126	23	634	71
Future Volume (veh/h)	45	33	67	110	61	21	122	419	126	23	634	71
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	47	35	60	116	64	11	128	441	122	24	667	64
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	96	68	88	210	216	37	394	1362	385	90	2395	227
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.78	0.78	0.78	0.78	0.78	0.78
Sat Flow, veh/h	375	488	631	1301	1555	267	445	1748	494	71	3072	291
Grp Volume(v), veh/h	142	0	0	116	0	75	292	0	399	393	0	362
Grp Sat Flow(s),veh/h/ln	1494	0	0	1301	0	1822	1074	0	1613	1785	0	1650
Q Serve(g_s), s	6.1	0.0	0.0	2.5	0.0	4.1	5.3	0.0	8.0	0.0	0.0	6.8
Cycle Q Clear(g_c), s	10.1	0.0	0.0	12.6	0.0	4.1	12.1	0.0	8.0	6.4	0.0	6.8
Prop In Lane	0.33		0.42	1.00		0.15	0.44		0.31	0.06		0.18
Lane Grp Cap(c), veh/h	251	0	0	210	0	253	884	0	1257	1426	0	1286
V/C Ratio(X)	0.57	0.00	0.00	0.55	0.00	0.30	0.33	0.00	0.32	0.28	0.00	0.28
Avail Cap(c_a), veh/h	507	0	0	426	0	555	884	0	1257	1426	0	1286
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.98	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	45.2	0.0	0.0	46.6	0.0	42.6	3.9	0.0	3.6	3.4	0.0	3.4
Incr Delay (d2), s/veh	2.0	0.0	0.0	2.3	0.0	0.6	1.0	0.0	0.7	0.5	0.0	0.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.9	0.0	0.0	5.8	0.0	3.4	2.8	0.0	4.1	3.8	0.0	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	47.1	0.0	0.0	48.8	0.0	43.2	4.9	0.0	4.2	3.9	0.0	4.0
LnGrp LOS	D			D		D	A		A	A		A
Approach Vol, veh/h		142			191			691			755	
Approach Delay, s/veh		47.1			46.6			4.5			3.9	
Approach LOS		D			D			A			A	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		90.2		19.8		90.2		19.8				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		67.5		33.5		67.5		33.5				
Max Q Clear Time (g_c+I1), s		14.1		14.6		8.8		12.1				
Green Ext Time (p_c), s		6.2		0.7		5.8		0.7				

Intersection Summary	
HCM 7th Control Delay, s/veh	12.2
HCM 7th LOS	B

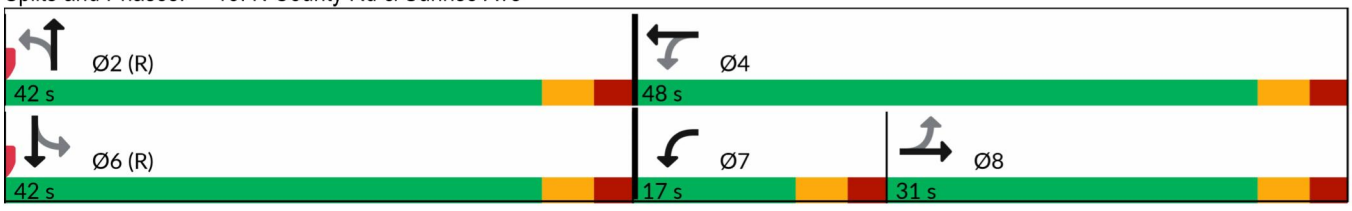
APPENDIX F

2028 TOTAL CONDITIONS SYNCHRO PRINTOUTS

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	45	12	99	20	75	718	15	374
Future Volume (vph)	45	12	99	20	75	718	15	374
Turn Type	Perm	NA	pm+pt	NA	Perm	NA	Perm	NA
Protected Phases		8	7	4		2		6
Permitted Phases	8		4		2		6	
Detector Phase	8	8	7	4	2	2	6	6
Switch Phase								
Minimum Initial (s)	10.0	10.0	7.0	10.0	20.0	20.0	20.0	20.0
Minimum Split (s)	31.0	31.0	13.0	31.0	26.0	26.0	26.0	26.0
Total Split (s)	31.0	31.0	17.0	48.0	42.0	42.0	42.0	42.0
Total Split (%)	34.4%	34.4%	18.9%	53.3%	46.7%	46.7%	46.7%	46.7%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Lost Time Adjust (s)		0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)		6.0	6.0	6.0		6.0		6.0
Lead/Lag	Lag	Lag	Lead					
Lead-Lag Optimize?	Yes	Yes	Yes					
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)		11.0	23.6	24.2		58.2		58.2
Actuated g/C Ratio		0.12	0.26	0.27		0.65		0.65
v/c Ratio		0.46	0.29	0.07		0.50		0.22
Control Delay (s/veh)		35.5	25.5	15.1		10.8		9.4
Queue Delay		0.0	0.0	0.0		0.1		0.0
Total Delay (s/veh)		35.5	25.5	15.1		10.8		9.4
LOS		D	C	B		B		A
Approach Delay (s/veh)		35.5		22.8		10.8		9.4
Approach LOS		D		C		B		A

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.50	
Intersection Signal Delay (s/veh): 12.9	Intersection LOS: B
Intersection Capacity Utilization 69.7%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 13: N County Rd & Sunrise Ave



Lane Group	EBT	WBL	WBT	NBT	SBT
Lane Group Flow (vph)	97	104	35	969	446
v/c Ratio	0.46	0.29	0.07	0.50	0.22
Control Delay (s/veh)	35.5	25.5	15.1	10.8	9.4
Queue Delay	0.0	0.0	0.0	0.1	0.0
Total Delay (s/veh)	35.5	25.5	15.1	10.8	9.4
Queue Length 50th (ft)	40	44	8	154	60
Queue Length 95th (ft)	90	78	28	220	97
Internal Link Dist (ft)	940		620	322	599
Turn Bay Length (ft)					
Base Capacity (vph)	431	379	824	1942	2060
Starvation Cap Reductn	0	0	0	131	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.23	0.27	0.04	0.54	0.22

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	45	12	35	99	20	13	75	718	127	15	374	34
Future Volume (veh/h)	45	12	35	99	20	13	75	718	127	15	374	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	47	13	26	104	21	3	79	756	123	16	394	25
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	133	42	49	383	393	56	180	1650	264	86	1943	122
Arrive On Green	0.10	0.10	0.10	0.07	0.25	0.25	0.21	0.21	0.21	0.62	0.62	0.62
Sat Flow, veh/h	680	401	468	1781	1601	229	215	2655	425	69	3127	197
Grp Volume(v), veh/h	86	0	0	104	0	24	487	0	471	224	0	211
Grp Sat Flow(s),veh/h/ln	1549	0	0	1781	0	1829	1670	0	1626	1727	0	1667
Q Serve(g_s), s	3.0	0.0	0.0	4.5	0.0	0.9	11.8	0.0	22.9	0.0	0.0	4.9
Cycle Q Clear(g_c), s	4.6	0.0	0.0	4.5	0.0	0.9	22.1	0.0	22.9	22.9	0.0	4.9
Prop In Lane	0.55		0.30	1.00		0.13	0.16		0.26	0.07		0.12
Lane Grp Cap(c), veh/h	223	0	0	383	0	449	1084	0	1010	1116	0	1036
V/C Ratio(X)	0.39	0.00	0.00	0.27	0.00	0.05	0.45	0.00	0.47	0.20	0.00	0.20
Avail Cap(c_a), veh/h	484	0	0	468	0	854	1084	0	1010	1116	0	1036
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.33	0.33	0.33	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	1.00	0.96	0.00	0.96	1.00	0.00	1.00
Uniform Delay (d), s/veh	38.1	0.0	0.0	30.5	0.0	26.0	22.0	0.0	22.7	7.3	0.0	7.4
Incr Delay (d2), s/veh	1.1	0.0	0.0	0.4	0.0	0.0	1.3	0.0	1.5	0.4	0.0	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.3	0.0	0.0	3.5	0.0	0.7	15.8	0.0	15.4	3.2	0.0	3.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	39.2	0.0	0.0	30.9	0.0	26.0	23.3	0.0	24.1	7.7	0.0	7.8
LnGrp LOS	D			C		C	C		C	A		A
Approach Vol, veh/h		86			128			958			435	
Approach Delay, s/veh		39.2			30.0			23.7			7.8	
Approach LOS		D			C			C			A	

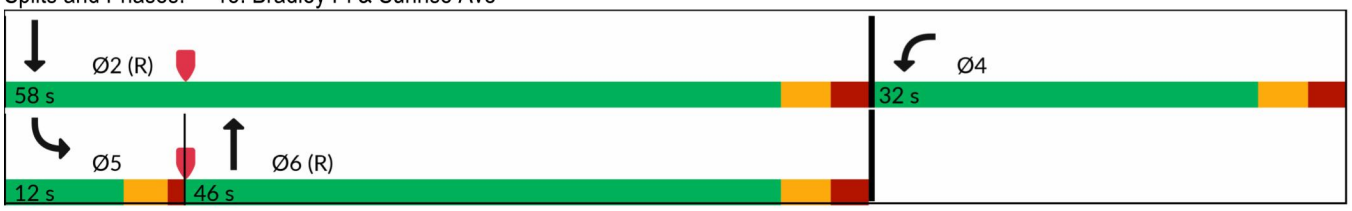
Timer - Assigned Phs		2		4		6	7	8				
Phs Duration (G+Y+Rc), s		61.9		28.1		61.9	12.7	15.4				
Change Period (Y+Rc), s		6.0		6.0		6.0	6.0	6.0				
Max Green Setting (Gmax), s		36.0		42.0		36.0	11.0	25.0				
Max Q Clear Time (g_c+I1), s		24.9		2.9		24.9	6.5	6.6				
Green Ext Time (p_c), s		4.8		0.1		2.0	0.1	0.3				

Intersection Summary		
HCM 7th Control Delay, s/veh	20.7	
HCM 7th LOS	C	

Lane Group	WBL	NBT	SBL	SBT
Lane Configurations				
Traffic Volume (vph)	245	263	30	408
Future Volume (vph)	245	263	30	408
Turn Type	Prot	NA	Prot	NA
Protected Phases	4	6	5	2
Permitted Phases				
Detector Phase	4	6	5	2
Switch Phase				
Minimum Initial (s)	5.0	5.0	5.0	5.0
Minimum Split (s)	25.9	26.9	9.5	23.9
Total Split (s)	32.0	46.0	12.0	58.0
Total Split (%)	35.6%	51.1%	13.3%	64.4%
Yellow Time (s)	3.4	3.4	3.0	3.4
All-Red Time (s)	2.5	2.5	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.9	5.9	4.0	5.9
Lead/Lag		Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	
Recall Mode	None	C-Max	None	C-Max
Act Effct Green (s)	20.1	51.1	6.9	58.1
Actuated g/C Ratio	0.22	0.57	0.08	0.65
v/c Ratio	0.76	0.35	0.24	0.36
Control Delay (s/veh)	44.0	13.3	42.9	9.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay (s/veh)	44.0	13.3	42.9	9.2
LOS	D	B	D	A
Approach Delay (s/veh)	44.0	13.3		11.6
Approach LOS	D	B		B

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 65	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.76	
Intersection Signal Delay (s/veh): 20.9	Intersection LOS: C
Intersection Capacity Utilization 51.0%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 15: Bradley Pl & Sunrise Ave



Lane Group	WBL	NBT	SBL	SBT
Lane Group Flow (vph)	304	361	32	429
v/c Ratio	0.76	0.35	0.24	0.36
Control Delay (s/veh)	44.0	13.3	42.9	9.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay (s/veh)	44.0	13.3	42.9	9.2
Queue Length 50th (ft)	157	108	17	101
Queue Length 95th (ft)	228	202	45	187
Internal Link Dist (ft)	940	320		586
Turn Bay Length (ft)				
Base Capacity (vph)	514	1034	157	1203
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.59	0.35	0.20	0.36

Intersection Summary

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	245	44	263	80	30	408
Future Volume (veh/h)	245	44	263	80	30	408
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	258	35	277	73	32	429
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	295	40	824	217	99	1267
Arrive On Green	0.19	0.19	0.58	0.58	0.06	0.68
Sat Flow, veh/h	1541	209	1427	376	1781	1870
Grp Volume(v), veh/h	294	0	0	350	32	429
Grp Sat Flow(s),veh/h/ln	1756	0	0	1803	1781	1870
Q Serve(g_s), s	14.6	0.0	0.0	9.2	1.6	8.6
Cycle Q Clear(g_c), s	14.6	0.0	0.0	9.2	1.6	8.6
Prop In Lane	0.88	0.12		0.21	1.00	
Lane Grp Cap(c), veh/h	336	0	0	1041	99	1267
V/C Ratio(X)	0.87	0.00	0.00	0.34	0.32	0.34
Avail Cap(c_a), veh/h	509	0	0	1041	158	1267
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.97	0.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	35.3	0.0	0.0	10.0	40.9	6.1
Incr Delay (d2), s/veh	10.3	0.0	0.0	0.9	1.9	0.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	11.4	0.0	0.0	6.5	1.3	5.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	45.6	0.0	0.0	10.9	42.7	6.8
LnGrp LOS	D			B	D	A
Approach Vol, veh/h	294		350			461
Approach Delay, s/veh	45.6		10.9			9.3
Approach LOS	D		B			A

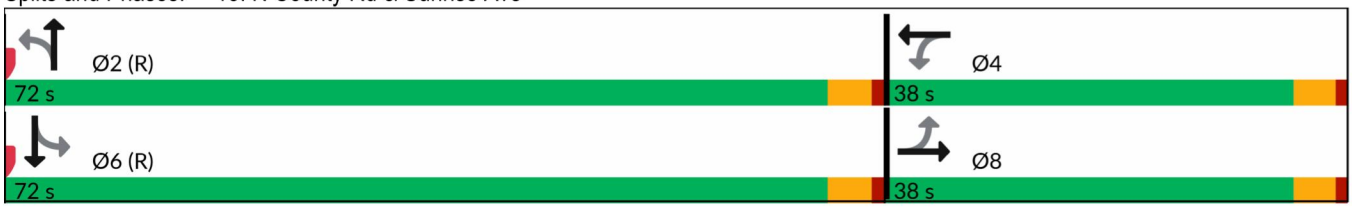
Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		66.9		23.1	9.0	57.9
Change Period (Y+Rc), s		5.9		5.9	4.0	5.9
Max Green Setting (Gmax), s		52.1		26.1	8.0	40.1
Max Q Clear Time (g_c+I1), s		10.6		16.6	3.6	11.2
Green Ext Time (p_c), s		3.0		0.6	0.0	2.3

Intersection Summary	
HCM 7th Control Delay, s/veh	19.4
HCM 7th LOS	B

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Configurations								
Traffic Volume (vph)	45	33	110	61	122	419	23	635
Future Volume (vph)	45	33	110	61	122	419	23	635
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	NA
Protected Phases		8		4		2		6
Permitted Phases	8		4		2		6	
Detector Phase	8	8	4	4	2	2	6	6
Switch Phase								
Minimum Initial (s)	15.0	15.0	15.0	15.0	10.0	10.0	10.0	10.0
Minimum Split (s)	30.5	30.5	30.5	30.5	25.5	25.5	25.5	25.5
Total Split (s)	38.0	38.0	38.0	38.0	72.0	72.0	72.0	72.0
Total Split (%)	34.5%	34.5%	34.5%	34.5%	65.5%	65.5%	65.5%	65.5%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)		0.0	0.0	0.0		0.0		0.0
Total Lost Time (s)		4.5	4.5	4.5		4.5		4.5
Lead/Lag								
Lead-Lag Optimize?								
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	C-Max
Act Effct Green (s)		18.0	18.0	18.0		83.0		83.0
Actuated g/C Ratio		0.16	0.16	0.16		0.75		0.75
v/c Ratio		0.54	0.73	0.28		0.39		0.32
Control Delay (s/veh)		37.2	68.5	34.0		5.5		4.9
Queue Delay		0.0	0.0	0.0		0.6		0.0
Total Delay (s/veh)		37.2	68.5	34.0		6.0		4.9
LOS		D	E	C		A		A
Approach Delay (s/veh)		37.2		53.8		6.0		4.9
Approach LOS		D		D		A		A

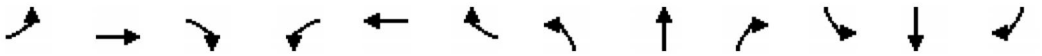
Intersection Summary	
Cycle Length: 110	
Actuated Cycle Length: 110	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.73	
Intersection Signal Delay (s/veh): 13.5	Intersection LOS: B
Intersection Capacity Utilization 65.9%	ICU Level of Service C
Analysis Period (min) 15	

Splits and Phases: 13: N County Rd & Sunrise Ave



Lane Group	EBT	WBL	WBT	NBT	SBT
Lane Group Flow (vph)	153	116	86	702	767
v/c Ratio	0.54	0.73	0.28	0.39	0.32
Control Delay (s/veh)	37.2	68.5	34.0	5.5	4.9
Queue Delay	0.0	0.0	0.0	0.6	0.0
Total Delay (s/veh)	37.2	68.5	34.0	6.0	4.9
Queue Length 50th (ft)	74	80	44	64	68
Queue Length 95th (ft)	131	135	84	124	125
Internal Link Dist (ft)	940		620	322	599
Turn Bay Length (ft)					
Base Capacity (vph)	494	298	556	1780	2422
Starvation Cap Reductn	0	0	0	650	0
Spillback Cap Reductn	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0
Reduced v/c Ratio	0.31	0.39	0.15	0.62	0.32

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	45	33	67	110	61	21	122	419	126	23	635	71
Future Volume (veh/h)	45	33	67	110	61	21	122	419	126	23	635	71
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	47	35	60	116	64	11	128	441	122	24	668	64
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	96	68	88	210	216	37	394	1362	385	90	2395	227
Arrive On Green	0.14	0.14	0.14	0.14	0.14	0.14	0.78	0.78	0.78	0.78	0.78	0.78
Sat Flow, veh/h	375	488	631	1301	1555	267	445	1747	494	71	3073	291
Grp Volume(v), veh/h	142	0	0	116	0	75	292	0	399	393	0	363
Grp Sat Flow(s),veh/h/ln	1494	0	0	1301	0	1822	1073	0	1613	1785	0	1650
Q Serve(g_s), s	6.1	0.0	0.0	2.5	0.0	4.1	5.3	0.0	8.0	0.0	0.0	6.8
Cycle Q Clear(g_c), s	10.1	0.0	0.0	12.6	0.0	4.1	12.1	0.0	8.0	6.5	0.0	6.8
Prop In Lane	0.33		0.42	1.00		0.15	0.44		0.31	0.06		0.18
Lane Grp Cap(c), veh/h	251	0	0	210	0	253	883	0	1257	1426	0	1286
V/C Ratio(X)	0.57	0.00	0.00	0.55	0.00	0.30	0.33	0.00	0.32	0.28	0.00	0.28
Avail Cap(c_a), veh/h	507	0	0	426	0	555	883	0	1257	1426	0	1286
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.98	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	45.2	0.0	0.0	46.6	0.0	42.6	3.9	0.0	3.6	3.4	0.0	3.4
Incr Delay (d2), s/veh	2.0	0.0	0.0	2.3	0.0	0.6	1.0	0.0	0.7	0.5	0.0	0.5
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.9	0.0	0.0	5.8	0.0	3.4	2.8	0.0	4.1	3.8	0.0	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	47.1	0.0	0.0	48.8	0.0	43.2	4.9	0.0	4.2	3.9	0.0	4.0
LnGrp LOS	D			D		D	A		A	A		A
Approach Vol, veh/h		142			191			691			756	
Approach Delay, s/veh		47.1			46.6			4.5			3.9	
Approach LOS		D			D			A			A	

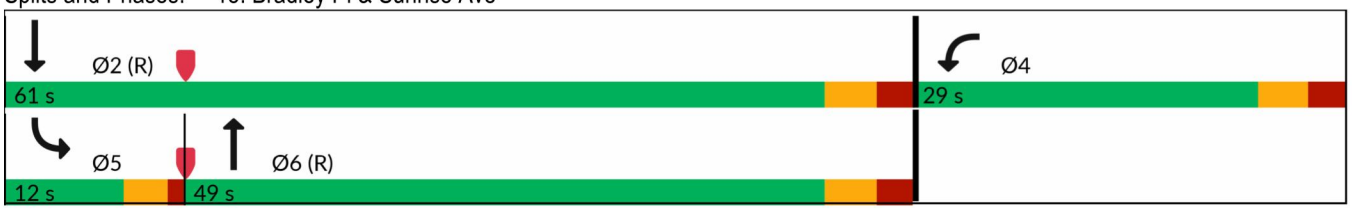
Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		90.2		19.8		90.2		19.8				
Change Period (Y+Rc), s		4.5		4.5		4.5		4.5				
Max Green Setting (Gmax), s		67.5		33.5		67.5		33.5				
Max Q Clear Time (g_c+I1), s		14.1		14.6		8.8		12.1				
Green Ext Time (p_c), s		6.2		0.7		5.8		0.7				

Intersection Summary	
HCM 7th Control Delay, s/veh	12.2
HCM 7th LOS	B

Lane Group	WBL	NBT	SBL	SBT
Lane Configurations				
Traffic Volume (vph)	80	503	15	235
Future Volume (vph)	80	503	15	235
Turn Type	Prot	NA	Prot	NA
Protected Phases	4	6	5	2
Permitted Phases				
Detector Phase	4	6	5	2
Switch Phase				
Minimum Initial (s)	10.0	12.0	5.0	12.0
Minimum Split (s)	25.9	26.9	16.5	23.9
Total Split (s)	29.0	49.0	12.0	61.0
Total Split (%)	32.2%	54.4%	13.3%	67.8%
Yellow Time (s)	3.4	3.4	3.0	3.4
All-Red Time (s)	2.5	2.5	1.0	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.9	5.9	4.0	5.9
Lead/Lag		Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	
Recall Mode	None	C-Max	None	C-Max
Act Effct Green (s)	11.8	64.1	6.4	66.4
Actuated g/C Ratio	0.13	0.71	0.07	0.74
v/c Ratio	0.52	0.46	0.13	0.18
Control Delay (s/veh)	32.1	8.1	40.9	4.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay (s/veh)	32.1	8.1	40.9	4.2
LOS	C	A	D	A
Approach Delay (s/veh)	32.1	8.1		6.4
Approach LOS	C	A		A

Intersection Summary	
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 2:SBT and 6:NBT, Start of Green	
Natural Cycle: 75	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.52	
Intersection Signal Delay (s/veh): 10.8	Intersection LOS: B
Intersection Capacity Utilization 48.6%	ICU Level of Service A
Analysis Period (min) 15	

Splits and Phases: 15: Bradley Pl & Sunrise Ave



Lane Group	WBL	NBT	SBL	SBT
Lane Group Flow (vph)	130	598	16	247
v/c Ratio	0.52	0.46	0.13	0.18
Control Delay (s/veh)	32.1	8.1	40.9	4.2
Queue Delay	0.0	0.0	0.0	0.0
Total Delay (s/veh)	32.1	8.1	40.9	4.2
Queue Length 50th (ft)	60	100	9	33
Queue Length 95th (ft)	118	299	28	68
Internal Link Dist (ft)	940	320		586
Turn Bay Length (ft)				
Base Capacity (vph)	462	1307	157	1374
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.28	0.46	0.10	0.18

Intersection Summary

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	80	44	503	66	15	235
Future Volume (veh/h)	80	44	503	66	15	235
Initial Q (Qb), veh	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	84	35	529	58	16	247
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2
Cap, veh/h	127	53	1099	120	99	1428
Arrive On Green	0.11	0.11	0.66	0.66	0.06	0.76
Sat Flow, veh/h	1204	502	1656	182	1781	1870
Grp Volume(v), veh/h	120	0	0	587	16	247
Grp Sat Flow(s),veh/h/ln	1720	0	0	1838	1781	1870
Q Serve(g_s), s	6.0	0.0	0.0	14.2	0.8	3.2
Cycle Q Clear(g_c), s	6.0	0.0	0.0	14.2	0.8	3.2
Prop In Lane	0.70	0.29		0.10	1.00	
Lane Grp Cap(c), veh/h	182	0	0	1219	99	1428
V/C Ratio(X)	0.66	0.00	0.00	0.48	0.16	0.17
Avail Cap(c_a), veh/h	441	0	0	1219	158	1428
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	38.7	0.0	0.0	7.5	40.5	2.9
Incr Delay (d2), s/veh	4.1	0.0	0.0	1.4	0.8	0.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.9	0.0	0.0	9.0	0.6	1.7
Unsig. Movement Delay, s/veh						
LnGrp Delay(d), s/veh	42.8	0.0	0.0	8.9	41.3	3.2
LnGrp LOS	D			A	D	A
Approach Vol, veh/h	120		587			263
Approach Delay, s/veh	42.8		8.9			5.5
Approach LOS	D		A			A

Timer - Assigned Phs		2		4	5	6
Phs Duration (G+Y+Rc), s		74.6		15.4	9.0	65.6
Change Period (Y+Rc), s		5.9		5.9	4.0	5.9
Max Green Setting (Gmax), s		55.1		23.1	8.0	43.1
Max Q Clear Time (g_c+I1), s		5.2		8.0	2.8	16.2
Green Ext Time (p_c), s		1.6		0.3	0.0	4.3

Intersection Summary	
HCM 7th Control Delay, s/veh	12.1
HCM 7th LOS	B

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

January 2, 2025
Job No. 24-164

CONCURRENCY ANALYSIS

175 Bradley Place
Town of Palm Beach, Florida

SITE DATA

The subject parcel is located at the northeast corner of Bradley Place and Park Avenue in the Town of Palm Beach, Florida and contains approximately 0.08 acres. The site is currently developed with 2,175 SF of office space. The proposed modifications consist of converting approximately 2,049 SF of office space into medical office and constructing a second floor for 1,395 SF of residential area. For additional information concerning site location and layout, please refer to the Site Plan prepared by Fairfax, Sammons & Partners, LLC.

CONCURRENCY SUMMARY

As previously mentioned, the site is currently developed with the below breakdown of the area/use modifications that will take place with the proposed redevelopment:

	Existing Area	Proposed Area	Difference in Area
First Floor	2175 SF	2175 SF	0 SF No Change
Second Floor	N/A	1395 SF	1395 SF Increase
			1395 SF Increase

CONCURRENCY SUMMARY (Cont.)

As demonstrated above there is an increase of 1,250 SF of residential area. The level of service impacts of the proposed development are as follows:

SEWER DEMAND

Office Space (Existing)
2175 SF x 15 GPD* / 100 SF = 326.25 GPD

Medical Office (Proposed)
1 practitioner x 250 GPD* / practitioner = 250 GPD
2 employees x 15 GPD* / employee = 30 GPD
Total = 280 GPD

Residential (Proposed)
2 bedrooms (1395 SF): 260 GPD*

* From FAC 64E-6.008

As shown above, the proposed development equates to an increase of 214 gallons per day.

POTABLE WATER DEMAND

Potable water demand has been calculated based on the sewer demand outlined above and applying a conservative 20% factor.

Proposed
214 GPD x 1.2 = 257 GPD

As shown above, the proposed development equates to an increase of 257 gallons per day of potable water demand.

CONCURRENCY SUMMARY (Cont.)

SOLID WASTE

Solid waste demand has also been calculated utilizing the sanitary sewer demand calculation shown above. By applying the City of West Palm Beach estimated sanitary flow of 250 gallons/person/day, an estimated equivalent population can be determined. The Town of Palm Beach's level of service for garbage collection and disposal of 2.55 pounds/person/day can then be applied to quantify the estimated solid waste for each development as follows:

Proposed Increase
214 GPD ÷ 250 gallons/person/day = 0.86 persons increase

0.86 persons x 2.55 pounds/person/day = 2.18 pounds/day

2.18 pounds/day x 365 day/year x 1 ton/2000 pounds = 0.4 tons/year

As shown above, the proposed development equates to a minor increase of 0.4 tons of solid waste per year.

STORMWATER DRAINAGE

There is no increase in the building footprint and no changes to impervious and pervious areas. With no changes to these areas, there are no impacts to the stormwater drainage demands. Therefore, the proposed project will meet the established level of service standard for drainage.

As detailed above, the impacts of the redevelopment will result in a negligible increase. Concurrency is therefore established as existing for the proposed redevelopment and no infrastructure improvements are warranted.

Digitally signed by Daniel W Cole
Date: 2025.01.06 15:39:37-05'00'

Daniel W. Cole, P.E.
FL Reg. No. 97819

pb: x:/docs/trafficdrainage/concurrency.24164

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda

Development Review - New Business

Agenda Title

ZON-24-0073 (ARC-24-0121) 1030 N LAKE WAY (COMBO) - VARIANCE

The applicant, David and Jennifer Fischer, has filed an application requesting Town Council review and approval for one (1) variance to exceed maximum cubic content ratio as part of an application to enclose a second story terrace. The Architectural Commission shall perform design review of the application.

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP WRB
Director PZ&B

SUBJECT: ZON-24-0073 (ARC-24-0121) 1030 N LAKE WAY (COMBO)

MEETING: FEBRUARY 26, 2025, ARCOM
MARCH 05, 2025, TC

ZON-24-0073 (ARC-24-0121) 1030 N LAKE WAY (COMBO)- VARIANCE. The applicant, David and Jennifer Fischer, has filed an application requesting Town Council review and approval for one (1) variance to exceed maximum cubic content ratio as part of an application to enclose a second story terrace. The Architectural Commission shall perform design review of the application.

ARC-24-0121 (ZON-24-0073) 1030 N LAKE WAY (COMBO). The applicants, David and Jennifer Fischer (Maura Ziska representative), have filed an application requesting Architectural Commission review and approval for enclosure of a second story terrace necessitating a variance for cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: David and Jennifer Fischer
Architecture: Smith Architectural Group
Legal: Maura Ziska

HISTORY:
The existing two-story residence was built in 1998 by Charles Pawley. The design application is scheduled to be heard at the FEBRUARY 26, 2025 ARCOM meeting.

THE PROJECT:
The applicant has submitted plans, entitled "Addition to Fisher Residence 1030 North Lake Way Final Submittal" as prepared by **Smith Architectural Group**, submitted and uploaded to the Town February 12, 2025.

The following scope of work is proposed:
- Second floor addition to existing two-story residence.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:
- **VARIANCE 1: Section 134-893 (b)(13):** A variance request to exceed the maximum Cubic Content Ratio (CCR) of 4.72 in lieu of the 4.46 existing and 3.91 maximum permitted

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY

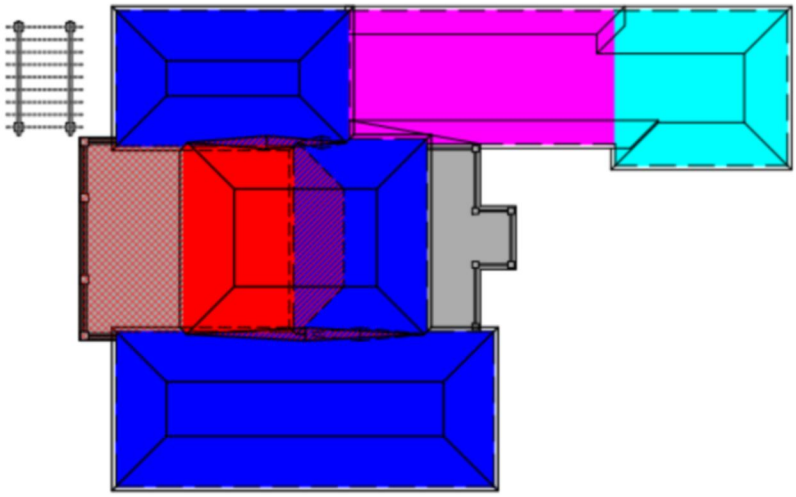
Lot Size	20,726 SF	**Lot Coverage**	28.3%
Cubic Content Ratio (CCR)	Permitted: 3.91 Existing: 4.46 Proposed: 4.72 ***Variance Required***	**Enclosed Square Footage**	Existing: 7,592 SF Proposed: 8,080 SF
Surrounding Properties / Zoning			
North	1954 One-story residence / R-B		
South	1998 Two-story residence / R-B		
East	1940 Tow-story residence / R-B		
West	Lake Worth Lagoon		

STAFF ANALYSIS

The subject property is a midblock parcel zoned R-B located on the waterfront side of North Lake Way, at the terminus of Laurian Lane. The residence was constructed in 1998. Numerous permits have been issued throughout the years for renovations, improvements and maintenance to the structure.

The application is for a proposed 489 SF addition on the second floor at the rear of the two-story structure. The proposed improvements to the structure are within the existing footprint, so there will be no change in the overall lot coverage of the site. Further, the proposal will not be visible to the front of the structure or noticeable from North Lake Way. The applicant is proposing a second story addition at the existing second floor open air terrace on the rear east side of the structure. The addition is relatively small (488 SF); however, a CCR variance is required to achieve the scope of work as the existing structure was built prior to the advent of CCR in the Code. In 1999 eliminated the FAR regulation and created the sliding scale CCR requirement to replace FAR. The proposed second floor intervention will be located over 50'-0" from the rear property line along Lake Trail and will be architecturally harmonious with the existing condition in terms of roof height, slope and amount of glazing on the façade.

CCR Diagram, red area is location of second floor intervention



Existing and proposed west elevation rendering

Code Section	Permitted	Proposed	Variance
VARIANCE 2: Sec. 134-893(b)(13)	**3.91 Max**	**4.72 CCR** in lieu of 4.46 CCR existing	**+0.26 CCR from exist.** +0.81 CCR from max.

CONCLUSION:
Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB:JGM:FHM

SMITH
ARCHITECTURAL
GROUP, INC.

February 12, 2025

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

RE: 1030 N Lake Way
Palm Beach, FL 33480
LETTER OF INTENT for ARC-24-0121/ZON-24-0073

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

We are the architects representing Ambassador & Mrs. Fischer. Please consider this Letter of Intent in support of our request to construct a 489 SF addition enclosing the second floor terrace that will result in a Cubic Content Ratio (CCR) of 4.72 in lieu of the 4.46 existing and the 3.91 maximum allowed in the RB Zoning District for a lot that is 19,435 SF in area.

The existing house was built in 1998 by Charles Pawley. It was purchased by the Fischers in 2000 and underwent a renovation by Ames Bennett shortly thereafter. During this renovation the exterior pergola was added. The house sustained a fire in 2011 and a more extensive renovation was begun by Glidden Spina in 2012. At that time the house had more modern refreshment which is what is visible today.

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

B) ARCOM 18-205

Request to enclose the existing second story terrace to construct a 489 SF addition that will result in a Cubic Content Ratio (CCR) of 4.72 in lieu of the 4.46 existing and the 3.91 maximum allowed in the R-B Zoning District for a lot that is 19,435 SF in area.

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

1. The plan for the proposed addition 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 addition 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 addition 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 addition 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 addition 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 addition 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 is subservient in style and massing to the principal or main structure.

8. The proposed addition 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) ARCOM 18-206 N/A

C) SPECIAL EXCEPTION 134-229 N/A

D) SITE PLAN REVIEW 134-329 N/A

E) VARIANCES 134-201

VARIANCE 1: Sec. 134-893(b)(13): A variance request to allow a 489 SF second floor enclosure of an existing second story terrace that will result in a Cubic Content Ratio of 4.72 in lieu of the 4.46 existing and the 3.91 maximum permitted in the R-B Zoning District.

The criteria for granting the variances are as follows:

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

The property is located in the R-B Zoning District and is non-conforming in width and area than what is required in the R-B Zoning District.

2. Indicate how the special conditions and circumstances do not result from the actions of the applicant.

The Applicant was not the cause of the special conditions of the property or residence, as the characteristics of the residence and land have been in existence since the house was designed and built in 1998.

3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

The granting of the variances will not confer on the Applicant a special privilege. There are other properties in the neighborhood with non-conforming CCR as many of the residences were constructed prior to today's zoning code requirements.

4. Demonstrate how literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The hardship for the cubic content ratio variance, which runs with the land, is that the residence was built in 1998 and is non-conforming to today's code. The proposed increase in CCR is minor in order to enclose the terrace to create more livable square footage.

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

The variances requested are the minimum necessary to make reasonable use of the land in order to create a modest addition.

6. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting the variances will not be injurious to the neighborhood, as the requests are minor and in the rear of the property.

Respectfully submitted,

Jeffery Smith, AIA
Smith Architectural Group, Inc.

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda

Development Review - New Business

Agenda Title

ZON-24-0075 (ARC-24-0127) 210 VIA LINDA (COMBO) - VARIANCE The applicants, Diana Wood and Robert Pinkney, have filed an application requesting Town Council review and approval for one (1) variance to reduce the minimum required side setback as part of a garage addition. The Architectural Commission shall perform design review of the application.

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-24-0075 (ARC-24-0127) 210 VIA LINDA (COMBO)

MEETING: FEBRUARY 26, 2025, ARCOM
MARCH 5, 2025, TC

ZON-24-0075 (ARC-24-0127) 210 VIA LINDA (COMBO)—VARIANCE. The applicants, Diana Wood and Robert Pinkney, have filed an application requesting Town Council review and approval for one (1) variance to reduce the minimum required side setback as part of a garage addition. The Architectural Commission shall perform design review of the application.

ARC-24-0127 (ZON-24-0075) 210 VIA LINDA (COMBO) The applicants, Diana Wood and Robert Pinkney, have filed an application requesting Architectural Commission review and approval for a 250 SF garage addition, and window and door modifications requiring a variance for a side setback. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: Diana Wood and Robert Pinkney
Architecture: Bartholemew + Partners

HISTORY:
The design application is scheduled to be heard at the FEBRUARY 26, 2025 ARCOM meeting.

THE PROJECT:
The applicant has submitted plans, entitled "Renovation 210 Via Linda" as prepared by **Bartholemew + Partners**, uploaded January 13, 2025.

The following scope of work is proposed:

- 210 SF garage addition.
- Window/door replacement, window to door at rear and window pattern modification at front façade.

The following variance is required to complete the project:

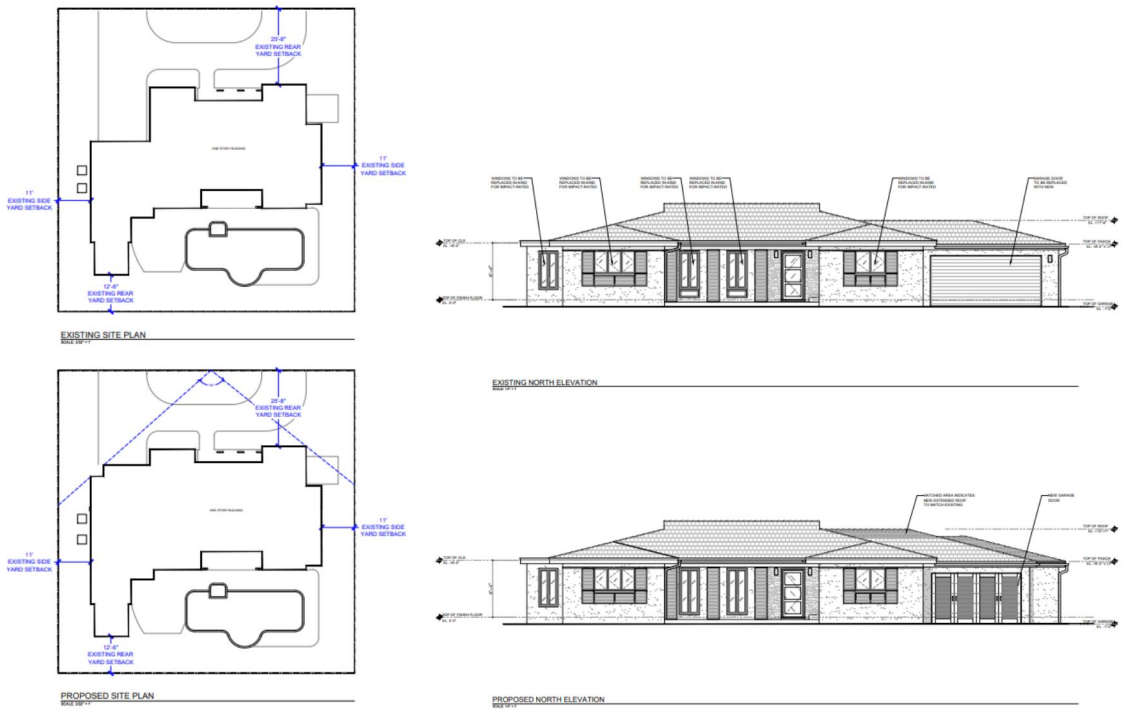
- **VARIANCE 1: Sec. 134-893 (7):** A variance to reduce required side yard setback from 12.5' required to 11.0' proposed

Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 10,250 SF	**Side yard setback**	Required: 12'-6" Proposed : 11'-0" **Variance requested**
Lot Depth	102'	**Lot Width**	100'
Lot Coverage	Permitted: 40% Proposed: 32%	**Enclosed Square Footage**	Existing: 3,055 SF Proposed: 3,290 SF
Cubic Content Ratio (CCR)	Permitted: 41,000CF Proposed: 27,405CF	**Angle of Vision**	Existing: 94° Proposed: 100°
Building Height	Permitted: 14' Existing: 8'-4"	**Overall Building Height**	Permitted: 22' Existing: 14'-7"
Finished Floor Elevation	7' NAVD	**FEMA Flood Zone**	AE-6
Surrounding Properties / Zoning			
North	217/201 Via Linda| Residences / R-B		
South	223 Southland Rd | Residence / R-B		
East	200 Via Linda| Residence / R-B		
West	218 Via Linda| Residence / R-B		

STAFF ANALYSIS

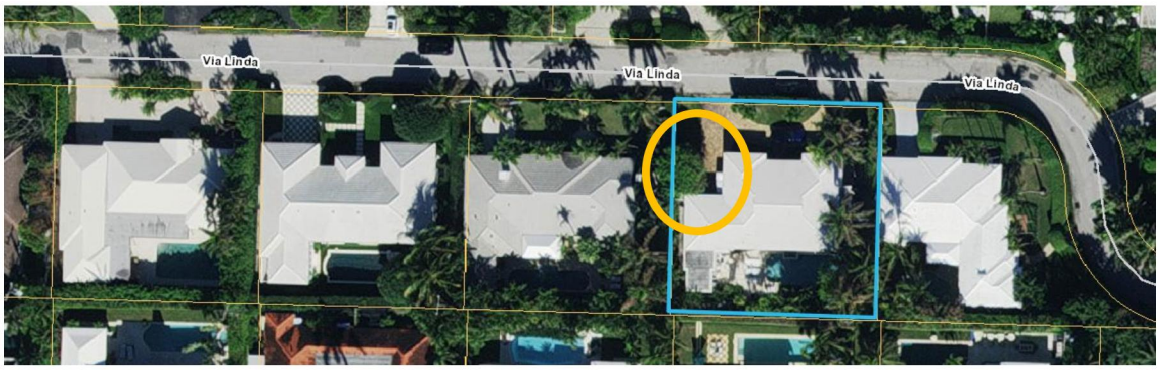
This site in the East Shore Addition contains a low one-story ranch style home spanning east to west on the lot with a circular drive and a front facing two car garage. The applicant is proposing to extend the existing garage forward towards Via Linda while still remaining behind the front façade by 6'-10". This will keep the expanded garage generally in alignment with the existing western wall therefore the request requires a side yard setback. A notch has been included in the corner to accommodate the angle of vision. Visually there will be little impact except for the updated garage door design.

Existing/Proposed



The proposed modifications will only be visible from the north elevation. The windows are proposed to be impact and will only slightly change the existing configuration.

A variance to reduce required side yard setback from 12.5’ required to 11.0’ is proposed. This variance (18”) that is requested will bring the garage of this house into a similar position afforded to all others on the side of the street. The garage is being expanded on an existing side setback line.



Code Section	Required	Proposed	Variance
Variance 1: Sec. 134-893 (7)	12’-6”	11’-0”	1’-6”

CONCLUSION:

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

1. for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
2. that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB: JGM:FHM

Bartholemew
+ Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

December 16th, 2024

Town of Palm Beach

Planning, Zoning, & Building Department

306 S. County Road, Palm Beach, Florida 33480

Letter of Intent: ARC-24-0127 (ZON-24-0075)

Project Address: 210 Via Linda, Palm Beach FL 33480 The proposed work only pertains to architecture.

The proposed changes include:

- 177 SF Garage extension
- In kind replacement of windows and doors for impact-rated
- Front facing windows mullion adjustment
- Back facing window to be replaced with French Doors.

Variances:

- Sec. 134-893 (7) : Variance to reduce side yard setback to 11.0’ from 12.5’ required in lieu of existing structure.

Kyle Bartholemew Fant
Architect # AR99255
AIA # 30425933

THE PLAZA CENTER – 251A ROYAL PALM WAY, PENTHOUSE 600A - PALM BEACH, FLORIDA 33480
Firm License No. AA26003943

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda

Development Review - New Business

Agenda Title

ZON-25-0001 (ARC-24-0066) 324 PLANTATION RD (COMBO)– VARIANCES The applicant, Wendy Schriber Trust (Environment Design Group), has filed an application requesting Town Council review and approval for one (1) variance to exceed the maximum allowable height of a pergola within a setback. The Architectural Commission shall review the application as it pertains to zoning relief/approval.

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**
- **Letter of Intent**
- **Plans**

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP WRB
Director PZ&B

SUBJECT: ZON-25-0001 (ARC-24-0066) 324 PLANTATION RD

MEETING: FEBRUARY 26, 2025 ARCOM
MARCH 05, 2024 TC

ZON-25-0001 (ARC-24-0066) 324 PLANTATION RD (COMBO)–VARIANCES. The applicant, Wendy Schriber Trust (Environment Design Group), has filed an application requesting Town Council review and approval for one (1) variance to exceed the maximum allowable height of a pergola within a setback. The Architectural Commission shall review the application as it pertains to zoning relief/approval.

ARC-24-0066 (ZON-25-0001) 324 PLANTATION RD (COMBO). The applicant, Wendy Schriber Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for construction of a pergola structure requiring a variance to exceed maximum allowable height within a setback. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: Wendy Schriber Trust
Architecture: Environment Design Group

HISTORY:
The single-family residence, built in 2004, underwent an exterior remodel of the outdoor rear loggia in 2013 and a roof replacement in 2023. At the ARCOM meeting on September 25, 2024, the application for landscape and hardscape modifications was reviewed and approved, while the pergola design required further study. The applicant later opted for a new pergola design and location, requiring a variance. As a result, the project has been re-noticed for the February 26, 2025, ARCOM meeting.

The design application is scheduled to be heard at the FEBRUARY 26, 2025 ARCOM meeting.

THE PROJECT:
The applicant has submitted plans, entitled "Private Residence" as prepared by **Environment Design Group**, dated February 10, 2025.

The following scope of work is proposed:
- Addition of a pergola in the rear yard.

The following is required to complete the project:
- **VARIANCE 1:** Sec. 134-895 (5): A variance for an open one-story pergola to exceed maximum allowable height within a setback.

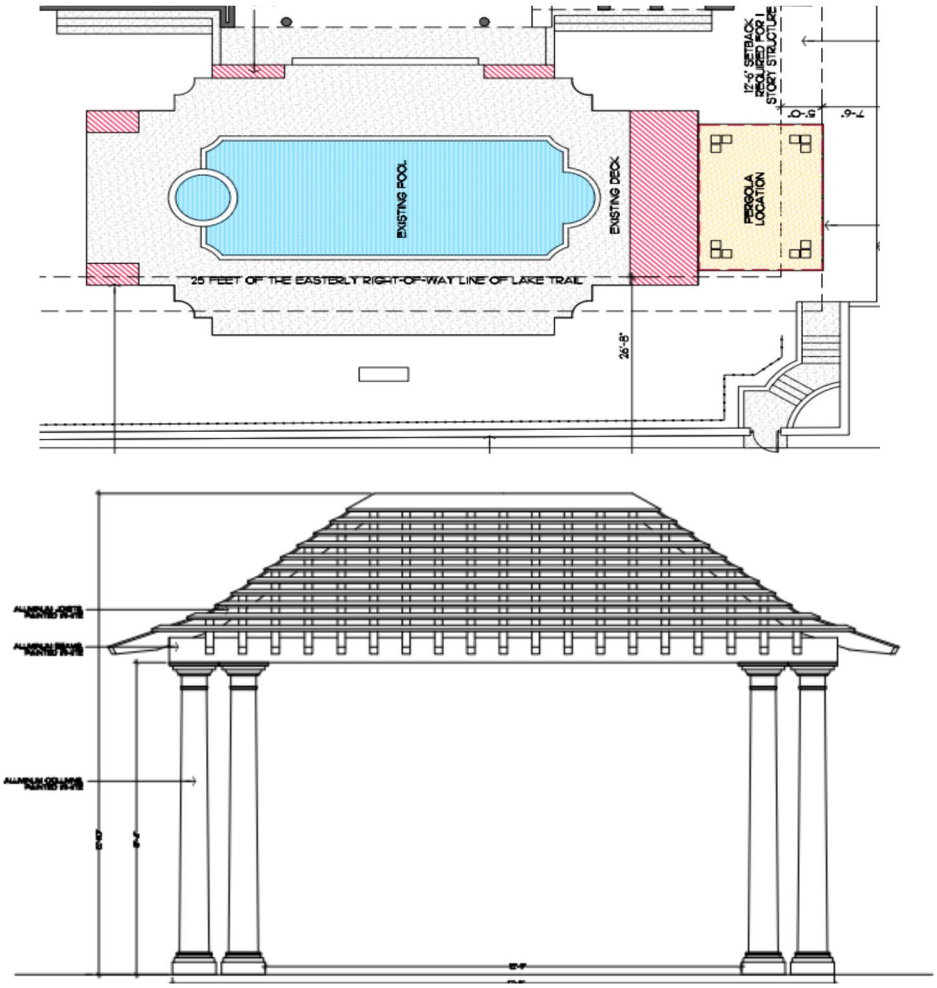
Site Data			
Zoning District	R-B	**Future Land Use**	SINGLE-FAMILY
Lot Size	10,463 SF	**Lot Coverage**	Existing: 37.8%
Building Height	14’	**Overall Landscape Open Space**	Existing: 25.6% Proposed: 45.1%
Perimeter Landscape Open Space	Existing: 45.3% Proposed: 73.7%	**Front Yard Landscape Open Space**	Existing: 17.7% Proposed: 63.3%
Surrounding Properties			
North	615 Crest Rd | Residence / R-B		
South	334 N Woods Rd | Residence / R-B		
East	316 Plantation Rd | Residence / R-B		
West	Intracoastal Waterway		

STAFF ANALYSIS

The subject property is a lakefront site that has access from Plantation Road and N Woods Road. Two pedestrian passages access the east-west way to the Lake Trail. The application for the addition of a new 7’-0” high site wall and landscape along the property line was approved at the September ARCOM meeting; however, the Commission requested that rear pergola structure be re-studied and return.

PROPOSED SITE PLAN – APPROVED AT THE 9/25/24 ARCOM MEETING.

After the design deferrals in September and October, the applicant resubmitted multiple pergola design options for the Commission's consideration at the November hearing. Based on the feedback received, the applicant chose to proceed with a design requiring a variance to exceed the maximum allowable pergola height within a setback.



PERGOLA STRUCTURE – 12' IN HEIGHT AND 17'8" WIDE – VARIANCE REQUIRED

One open, one story pergola may extend five feet into a setback provided said structure does not exceed a height of nine feet; the proposal is 12' in height.

CODE SECTION	*REQUIRED*	*PROPOSED*	*VARIANCE*
Sec. 134-895(5)	*MAX HEIGHT 9'-0"*	*12'-0"*	*3'-0"*

CONCLUSION:

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

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

(2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

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

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

WRB:JGM:SCP

ENVIRONMENT
DESIGN
GROUP

Land Planning
Landscape Architecture
Landscape Management

January 10, 2025

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

ATTN: *ARCOM Staff*
Re: 324 Plantation - Landscape Architecture
Our Ref # 24043.00 LA

LETTER OF INTENT

Current zoning for the project is R-B LOW DENSITY RESIDENTIAL

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

The proposed changes include:

1. Modified rear yard.
    - Pergola Structure south of the existing pool and terrace. The proposed structure will extend 5' max into the setback and will exceed 9' in height. Per Section 134-895-(5). We are now requesting a variance for this height restriction based on the December ARCOM meeting suggestion. The pergola also complies with code section 134-1700 related to lake trail setback of a minimum of 25'. The pergola also complies with code section 134-893 B-13 (5) related to ccr expemption.

    - Minor Hardscape removal to allow for more open space.

The attached plan reflects the above-outlined revisions.

If there are any questions regarding this project, please feel free to reach out to our office.
Thank you for your assistance.

Dustin Mizell, MLA RLA #6666784
Environment Design Group

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

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda
Time Extensions

Agenda Title
Requesting a Waiver of Town Code Section 18-237, for Building Permit Extension at **86 Middle Road.**

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**

TOWN OF PALM BEACH

Information for Town Council Meeting on: March 5, 2025

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Manager in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 86 Middle Rd – Permit B-21-91604

Date: February 21, 2025

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Tom Keller with Wildes Builders regarding a third request for time extension, in which to complete a new build of a single-family residence at 86 Middle Rd. The request is to extend the permit by 114 working days - until July 17, 2025.

GENERAL INFORMATION

The property is owned by Middle Road Holdings Trust. The property was purchased in September of 2020 and work on the project began in November of 2021. The new residential construction permit was valid for 24 months to initially expire on November 9, 2023. The contractor went before the Town Council on October 11, 2023, and was granted an extension of seven months, permit to expire on April 26, 2024. They returned before the Town Council for a second request on April 10, 2024, and were granted an additional ten months - permit to expire on February 10, 2025. According to the most recent letter dated February 12, 2025, the contractor states a third extension is necessary due to homeowner revisions and additions to interior millwork trim, wood wall paneling, caseworks, painting changes, fountain and driveway revisions. The updated construction schedule shows a completion date of July 17, 2025.

The applicant appears to have complied with all new requirements for neighbor notice.

Attachments: Letter from Wildes Builders, with Construction Schedule
Letter for nuisance mitigation measures
Permit Summary for the Property
Property Appraiser Details for the Property
Neighbor notice

RECEIVED
FEB 14 2025
Town of Palm Beach
PZB Dept

EXTPermit-25-000038

TOWN OF PALM BEACH

Planning, Zoning and Building

THIS IS A REQUEST FOR:

✓ **BUILDING PERMIT TIME EXTENSION**

____ **WAIVER OF TOWN CODE SECTION 42-199, CONSTRUCTION WORKING HOURS**

Any request for a Building Permit Time Extension OR Waiver of Town Code Section 42-199, Construction Working Hours must be submitted to the Town no later than 30 days PRIOR to permit expiration or period of request. Please send the following items to Director Bergman and Michelle Sentmanat at msentmanat@townofpalmbeach.com and wbergman@townofpalmbeach.com

1. Provide a detailed letter explaining the reasons why a time extension or waiver is being requested.
2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart).
3. Provide a Statement of Nuisance Mitigation measures currently in place on the site.
4. Provide a Statement that first-class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension or waiver is to be considered.
5. Include with the above Statement, a copy of the above notification to neighbors. NOTE: Must include in the notification letter the permit number, site address and meeting date at which this matter will be considered. Also, the following statement must be included in the notification: Comments or concerns regarding this request may be emailed to publiccomment@townofpalmbeach.com.
6. Provide a USPS Certificate of Mailing as proof of the mailed notice.
7. Payment – pay all applicable fees by the submittal deadline.

Deadlines: See Schedule for submittal deadlines (page 3). Town Council Meeting dates are subject to change. Please visit our website at **www.townofpalmbeach.com**

- Town Council Development Review Date (Wednesday meeting): MARCH 12, 2025
- Deadline for submittal of request/backup must be received by: FEB 17, 2025
  (Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: FEB 15, 2025
  (Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-21-91604 Exp. Date: FEB 10, 2025

Job Address: 86 MIDDLE RD. - PALM BEACH - FL - 33480

Length of time extension being requested: (in days) 114 WORK DAYS

Specific request for waiver/working hours being proposed: —

Proposed completion date if requested time extension is granted: JULY 17, 2025
(Must attach completion schedule)

Contact: THOMAS KELLER Phone: 561-797-3667

Email: TOM.KELLER@WILDESTBUILDERS.COM

Post Office Box 2029 • 360 South County Road • Palm Beach, Florida 33480
Telephone: (561)838-5431 • Facsimile (561)835-4621
E-Mail: pzb@townofpalmbeach.com • Website: www.townofpalmbeach.com

VALUATION OF PERMITS TO DATE:
(Original permit value and any permit updates containing valuation to date)

Job Address: 86 MIDDLE ROAD

Permit# : B21-90030	Job Value	$ 97,800-
Permit# : B21-91604	Job Value	$ 3,412,562-
Permit# : B23-98504	Job Value	$ 5,700-
Permit# : —	Job Value	$ —
TOTAL valuation of project		$ 3,516,062-

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc $ 438,700-

Time Extension fee due based upon 1% of this amount: $ 4,387-
Waiver fee due $ —
Technology Fee (2% of permit fee above) $ 87.74
Total Time Extension/Waiver Fee Paid:
(attach a copy of the receipt for payment) $ 4,474.74

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

✓ Guy Rabicen as Trustee
OWNER SIGNATURE DATE

NOTARY TO OWNER

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 10th day of February

20 25, By GUY RABICEN, AS TRUSTEE

Who are personally known ✓ OR produced identification (Type of identification)_____
OR Online Notarization_____.

Idara Rodriguez
Printed Name of Notary

Signature of Notary

SEAL:

IDARA RODRIGUEZ
Notary Public - State of Florida
Commission # HH 468367
My Comm. Expires Nov 28, 2027
Bonded through National Notary Assn.

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

✓
CONTRACTOR SIGNATURE DATE

NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 13 day of FEB

20 25, By JEFFREY M WILDES

Who are personally known ✓ OR produced identification (Type of identification) _____
OR Online Notarization_____.

Ruby H Incitti
Printed Name of Notary

Signature of Notary

SEAL:

RUBY H INCITTI
Notary Public - State of Florida
Commission # HH 87711
My Comm. Expires Mar 24, 2025

P-2

Permit Time Extension Schedule – Subject to Change
Please confirm meeting and deadline dates.
Rev-20241024

Town Council Development Review Meeting	Deadline for 25-day Notice to Neighbors AND Deadline for submittal of All Backup
11/13/2024	10/18/2024
12/11/2024	11/22/2024
1/15/2025	12/20/2024
2/12/2025	1/18/2025
3/12/2025	2/15/2025
4/9/2025	3/15/2025
5/14/2025	4/19/2025
6/11/2025	5/17/2025
7/09/2025	6/14/2025
8/13/2025	7/19/2025
9/10/2025	8/16/2025
10/15/2025	9/20/2025
11/12/2025	10/18/2025
12/10/2025	11/15/2025

All dates tentative and subject to change

NOTIFICATION TO NEIGHBORS
Sample language

Date:

Dear Neighbor

Re: Project located at (site address): _____
Permit number: _____

This is to notify you that a request has been made to the Planning, Zoning & Building Department to be placed on the agenda for the next available Town Council meeting for consideration of a time extension request of xxx (be specific as to request being made).

Should you have questions or concerns regarding this project, please contact: Contractor, job superintendent, etc. include name, address, phone # to reach someone at your company

Also, comments or concerns regarding this request may be made in the Planning, Zoning & Building Department at 360 S County Rd., Palm Beach or by email to publiccomment@townofpalmbeach.com _____

P-3

WILDES BUILDERS
ESTABLISHED 1999
CBC 059360
440 25th Street, West Palm Beach, FL 33407 * 561-833-2023 phone * 561-833-2024 fax
wildesbuilders@wildesbuilders.com

February 12, 2025

Town of Palm Beach
Mr. Wayne Bergman
360 South County Road
Palm Beach, FL 33480

Re: 86 Middle Road – B-21-91604
Permit Time Extension

Dear Mr. Bergman,

Wildes Builders respectfully requests a time extension to our building permit at the above referenced address – 86 Middle Road - (Permit # B-21-91604).

This time extension is necessary due to the homeowner revisions and additions to interior millwork trim, wood wall paneling, caseworks, painting changes, fountain and driveway revisions.

The expiration date is February 10, 2025. Wildes Builders requests that the permit time extension required to complete this project be extended to July 17, 2025. An updated construction schedule will be sent to you shortly.

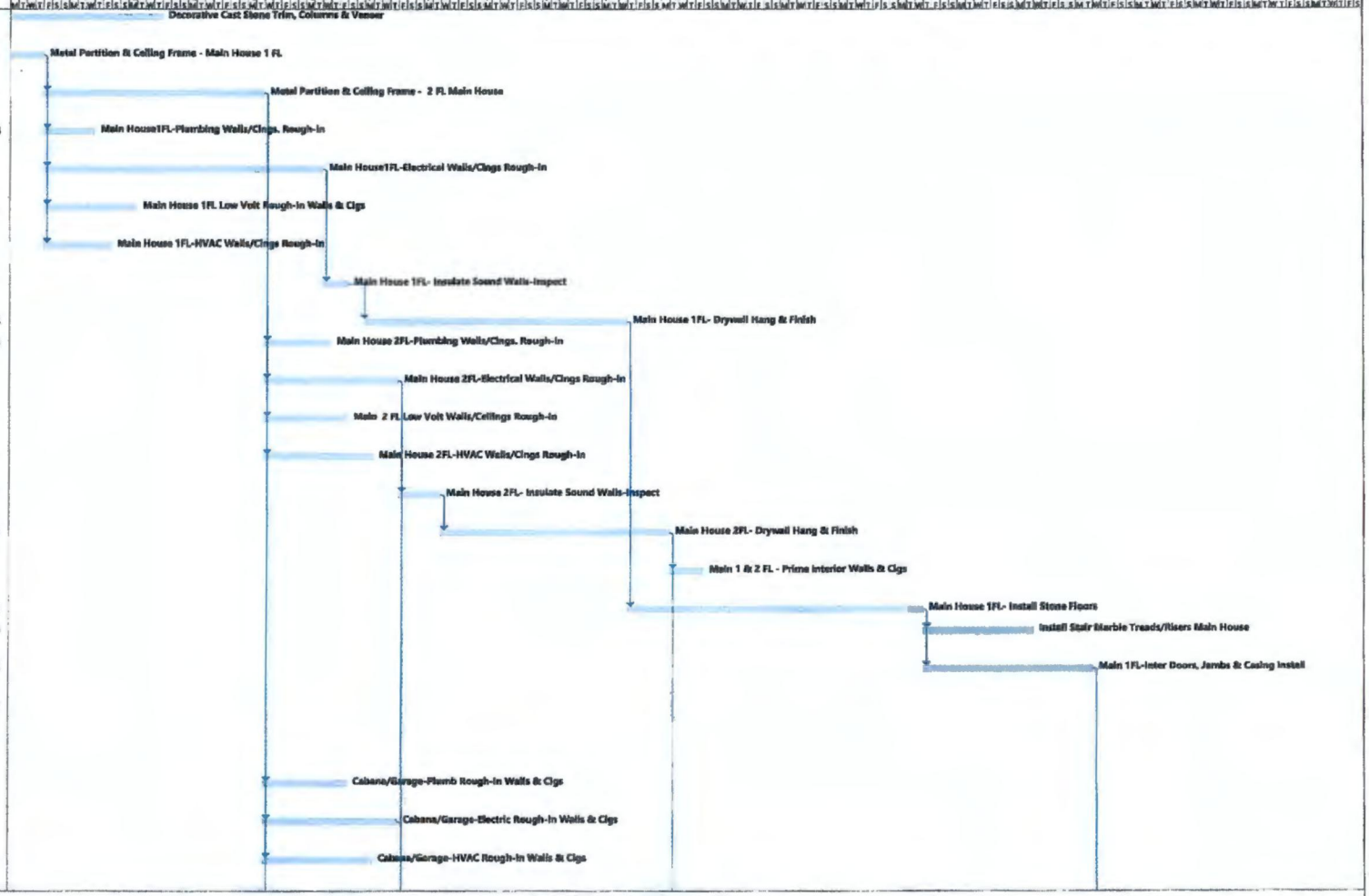
Feel free to call or e-mail me with any questions.

Sincerely yours,

Jeff Wildes
President - Wildes Builders

SNYDER - 86 MIDDLE ROAD
UPDATED CONSTRUCTION SCHEDULE

	Task Name	Duration	Start	Finish
1	Decorative Cast Stone Trim, Columns & Veneer	14 days	Mon 7/22/24	Thu 8/8/24
2	Metal Partition & Ceiling Frame - Main House 1 FL	4 days	Mon 7/22/24	Thu 7/25/24
3	Metal Partition & Ceiling Frame - 2 FL Main House	18 days	Fri 7/26/24	Tue 8/20/24
4	Main House1FL-Plumbing Walls/Clngs. Rough-In	4 days	Fri 7/26/24	Wed 7/31/24
5	Main House1FL-Electrical Walls/Clngs Rough-In	23 days	Fri 7/26/24	Tue 8/27/24
6	Main House 1FL Low Volt Rough-In Walls & Clgs	7 days	Fri 7/26/24	Mon 8/5/24
7	Main House 1FL-HVAC Walls/Clngs Rough-In	6 days	Fri 7/26/24	Fri 8/2/24
8	Main House 1FL- Insulate Sound Walls-Inspect	3 days	Wed 8/28/24	Fri 8/30/24
9	Main House 1FL- Drywall Hang & Finish	23 days	Mon 9/2/24	Wed 10/2/24
10	Main House 2FL-Plumbing Walls/Clngs. Rough-In	6 days	Wed 8/21/24	Wed 8/28/24
11	Main House 2FL-Electrical Walls/Clngs Rough-In	12 days	Wed 8/21/24	Thu 9/5/24
12	Main 2 FL Low Volt Walls/Ceilings Rough-In	8 days	Wed 8/21/24	Fri 8/30/24
13	Main House 2FL-HVAC Walls/Clngs Rough-In	9 days	Wed 8/21/24	Mon 9/2/24
14	Main House 2FL- Insulate Sound Walls-Inspect	3 days	Fri 9/6/24	Tue 9/10/24
15	Main House 2FL- Drywall Hang & Finish	19 days	Wed 9/11/24	Mon 10/7/24
16	Main 1 & 2 FL - Prime Interior Walls & Clgs	4 days	Tue 10/8/24	Fri 10/11/24
17	Main House 1FL- Install Stone Floors	25 days	Thu 10/3/24	Wed 11/6/24
18	Install Stair Marble Treads/Risers Main House	9 days	Thu 11/7/24	Tue 11/19/24
19	Main 1FL-Inter Doors, Jambs & Casing Install	14 days	Thu 11/7/24	Tue 11/26/24
20	Roofing Flashing & Hot Mop Cabana & Garage	21 days	Mon 2/27/23	Mon 3/27/23
21	Roofing Clay Tile Install at Main House, Cabana & Garage	43 days	Tue 3/28/23	Thu 5/25/23
22	Cabana/Garage-Plumb Rough-In Walls & Clgs	6 days	Wed 8/21/24	Fri 8/30/24
23	Cabana/Garage-Electric Rough-In Walls & Clgs	12 days	Wed 8/21/24	Thu 9/5/24
24	Cabana/Garage-HVAC Rough-In Walls & Clgs	9 days	Wed 8/21/24	Mon 9/2/24



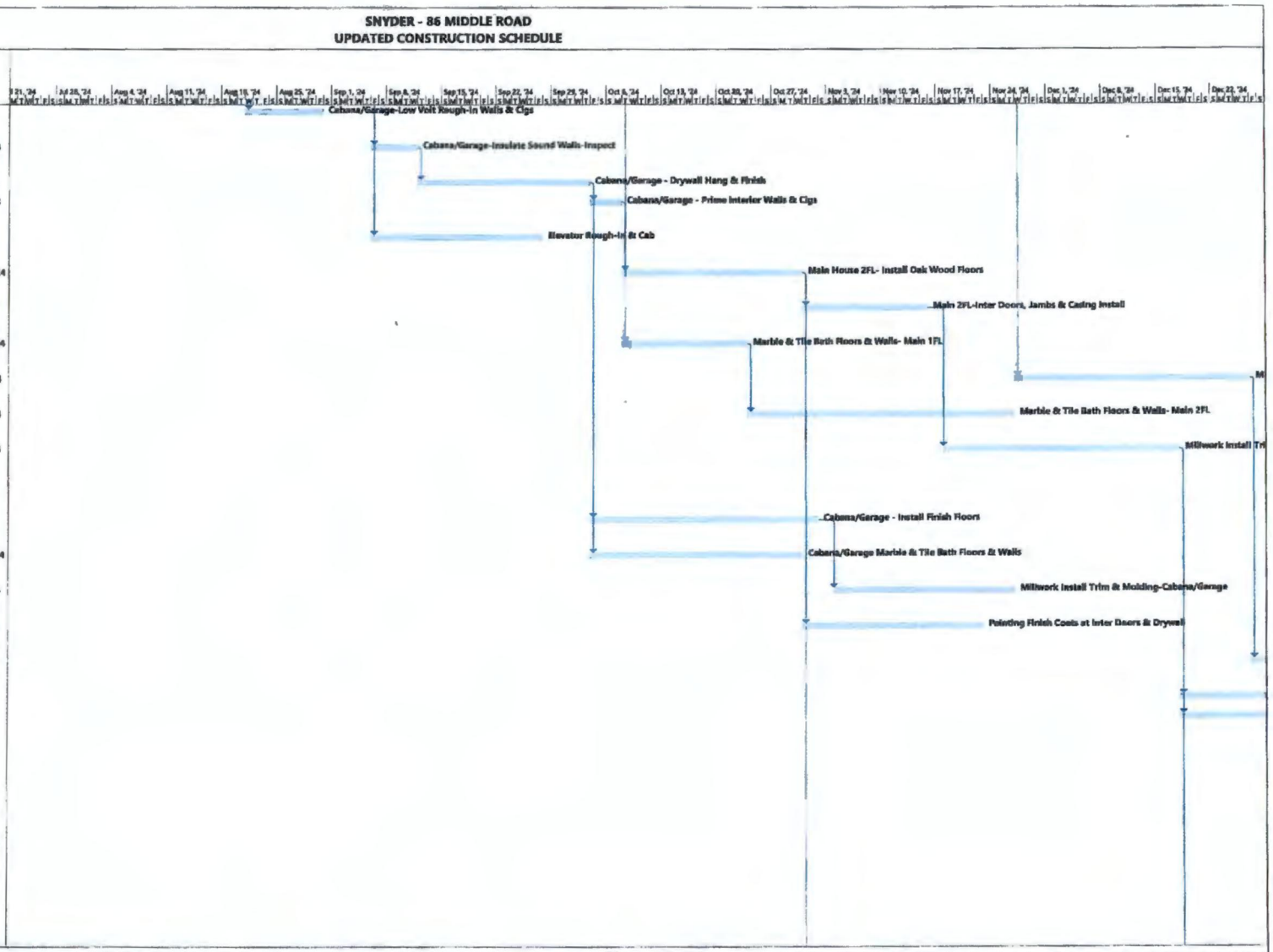
Project: Snyder - Updated Sche
Date: Tue 2/18/25

Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Progress | Manual Progress

Page 1

SNYDER - 86 MIDDLE ROAD
UPDATED CONSTRUCTION SCHEDULE

	Task Name	Duration	Start	Finish
25	Cabana/Garage-Low Volt Rough-In Walls & Cigs	8 days	Wed 8/21/24	Fri 8/30/24
26	Cabana/Garage-Insulate Sound Walls-Inspect	4 days	Fri 9/6/24	Wed 9/11/24
27	Cabana/Garage - Drywall Hang & Finish	16 days	Thu 9/12/24	Thu 10/3/24
28	Cabana/Garage - Prime Interior Walls & Cigs	2 days	Fri 10/4/24	Mon 10/7/24
29	Elevator Rough-In & Cab	16 days	Fri 9/6/24	Fri 9/27/24
30	Main House 2FL- Install Oak Wood Floors	17 days	Tue 10/8/24	Wed 10/30/24
31	Main 2FL-Inter Doors, Jambs & Casing Install	12 days	Thu 10/31/24	Fri 11/15/24
32	Marble & Tile Bath Floors & Walls-Main 1FL	12 days	Tue 10/8/24	Wed 10/23/24
33	Millwork Install Trim & Molding - Main House 1FL	22 days	Wed 11/27/24	Thu 12/26/24
34	Marble & Tile Bath Floors & Walls-Main 2FL	24 days	Thu 10/24/24	Tue 11/26/24
35	Millwork Install Trim & Molding - Main House 2FL	22 days	Mon 11/18/24	Tue 12/17/24
36	Install Exterior T & G Cypress Ceilings	12 days	Wed 5/10/23	Thu 5/25/23
37	Cabana/Garage - Install Finish Floors	21 days	Fri 10/4/24	Fri 11/1/24
38	Cabana/Garage Marble & Tile Bath Floors & Walls	19 days	Fri 10/4/24	Wed 10/30/24
39	Millwork Install Trim & Molding-Cabana/Garage	17 days	Mon 11/4/24	Tue 11/26/24
40	Painting Finish Coats at Inter Doors & Drywall	17 days	Thu 10/31/24	Fri 11/22/24
41	Kitchen, Butler & Laundry Cabinetry-Main House	13 days	Fri 12/27/24	Tue 1/14/25
42	Cabinetry & Bath Vanities- Main House	17 days	Wed 12/18/24	Thu 1/9/25
43	Closet Cabinetry & Casework	15 days	Wed 12/18/24	Tue 1/7/25
44	Kitchen & Laundry Countertops & Backsplashes	14 days	Wed 1/15/25	Mon 2/3/25
45	Bath Room and Bath Tub Stone Countertops	17 days	Fri 1/10/25	Mon 2/3/25
46	Plumbing Trim-Out Fixtures -Main House	18 days	Tue 2/4/25	Thu 2/27/25
47	Plumbing Trim-Out Fixtures -Garage/Cabana	12 days	Tue 2/4/25	Wed 2/19/25
48	HVAC Trim-Out - Main House	20 days	Tue 2/4/25	Mon 3/3/25
49	Shower Enclosures & Mirrors	11 days	Tue 3/4/25	Tue 3/18/25
50	HVAC Trim-Out - Garage/Cabana	14 days	Tue 2/4/25	Fri 2/21/25

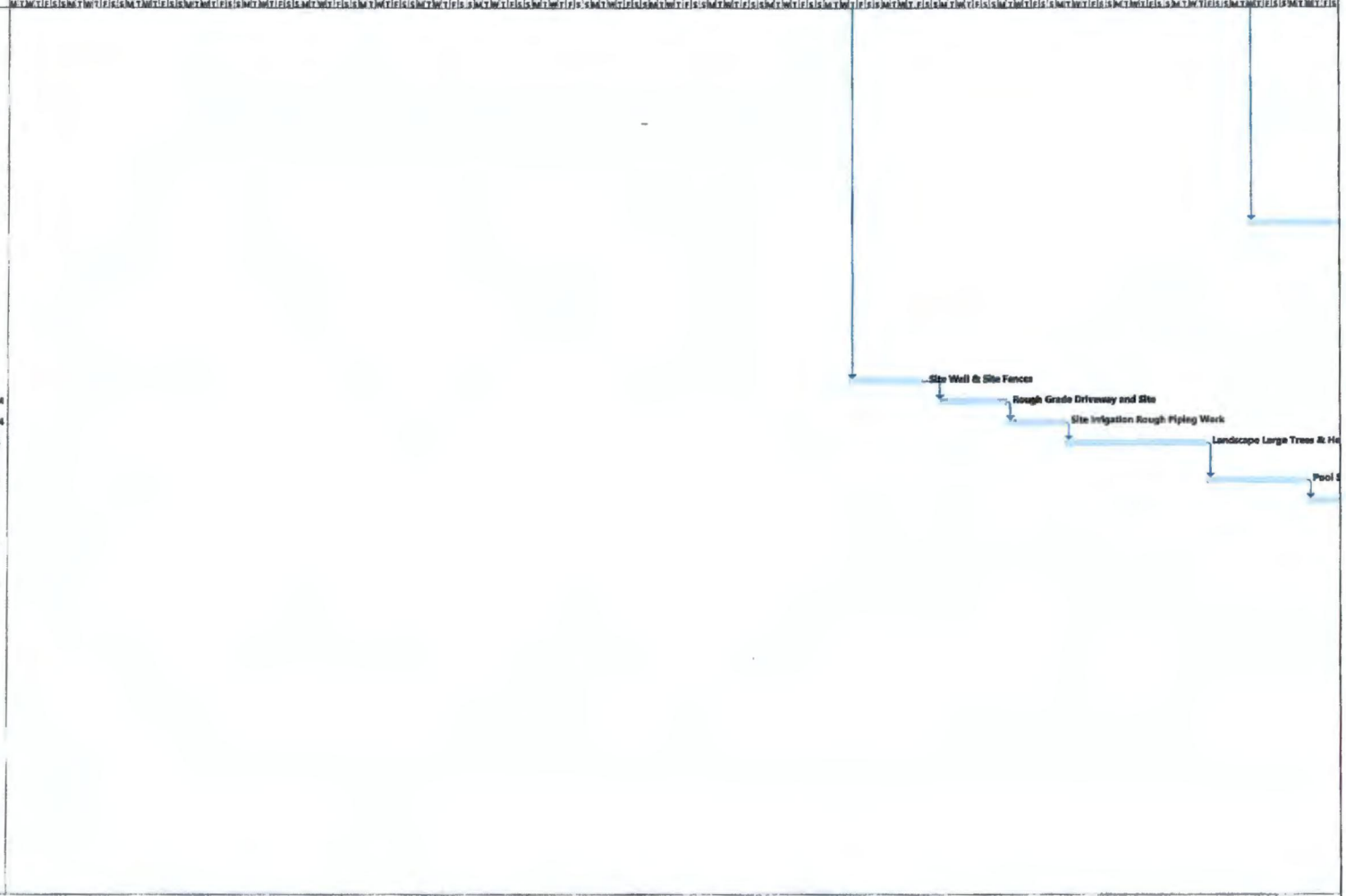


Project: Snyder - Updated Sche
Date: Tue 2/18/25

Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Progress | Manual Progress

SNYDER - 86 MIDDLE ROAD
UPDATED CONSTRUCTION SCHEDULE

	Task Name	Duration	Start	Finish
51	Electrical Trim-Out Light Fixtures Low Voltage Trim-Out - Main House	34 days	Tue 2/4/25	Fri 3/21/25
52	Electrical Trim-Out Light Fixtures Low Voltage Trim-Out -Garage/Main House	20 days	Tue 2/4/25	Mon 3/3/25
53	Elevator Trim-Out & Inspect	16 days	Tue 2/4/25	Tue 2/25/25
54	Install Interior Stair Ornamental Metal Railing	12 days	Wed 2/26/25	Thu 3/13/25
55	Early Power Meter Inspection	8 days	Mon 3/24/25	Wed 4/2/25
56	Dust Free HVAC Inspection	4 days	Mon 3/24/25	Thu 3/27/25
57	Painting Finish Coats at Interiors Trim & Millwork	76 days	Wed 12/18/24	Wed 4/2/25
58	Interior Finish Door Hardware Handles	21 days	Thu 4/3/25	Thu 5/1/25
59	Install Bathroom Accessories	8 days	Fri 5/2/25	Tue 5/13/25
60	Ornamental Metal Exterior Balcony Railing	28 days	Wed 5/14/25	Fri 6/20/25
61	Appliances Install	8 days	Mon 6/23/25	Wed 7/2/25
62	Interior MEP & Building Inspections	3 days	Thu 7/3/25	Mon 7/7/25
63	Site Well & Site Fences	7 days	Thu 10/31/24	Fri 11/8/24
64	Rough Grade Driveway and Site	6 days	Mon 11/11/24	Mon 11/18/24
65	Site Irrigation Rough Piping Work	5 days	Tue 11/19/24	Mon 11/25/24
66	Landscape Large Trees & Hedge Material	13 days	Tue 11/26/24	Thu 12/12/24
67	Pool Shell Piping & Gunite Work	8 days	Fri 12/13/24	Tue 12/24/24
68	Pour Site Concrete Flatwork	7 days	Wed 12/25/24	Thu 1/2/25
69	Landscape Yard Lighting Install	9 days	Fri 1/3/25	Wed 1/15/25
70	Exterior Cast Stone Paver Tiles	20 days	Thu 1/16/25	Wed 2/12/25
71	Install Pool & Courtyard Fountains	17 days	Thu 2/13/25	Fri 3/7/25
72	Install Fire Pit at Pool	11 days	Mon 3/10/25	Mon 3/24/25
73	Grade and Compact Driveway Base Rock	6 days	Tue 3/25/25	Tue 4/1/25
74	Driveway Finish Pavers Install	22 days	Wed 4/2/25	Thu 5/1/25
75	Metal Driveway Gates	5 days	Fri 5/2/25	Thu 5/8/25
76	Final MEP Inspections & Finish Clean-Up	5 days	Fri 5/9/25	Thu 5/15/25
77	Landscape Groundcover and Sod Work	18 days	Fri 5/16/25	Tue 6/10/25
78	Finish Irrigation Work	7 days	Wed 6/11/25	Thu 6/19/25
79	Pool Equipment & Plaster Work	4 days	Fri 6/20/25	Wed 6/25/25
80	Pool Riddle Fence	2 days	Thu 6/26/25	Fri 6/27/25
81	Storm Drainage Drains & Outfall	7 days	Mon 6/30/25	Tue 7/8/25
82	Final Site Inspections	4 days	Wed 7/9/25	Mon 7/14/25
83	Final Building Inspection & Certificate of Occupancy	3 days	Tue 7/15/25	Thu 7/17/25



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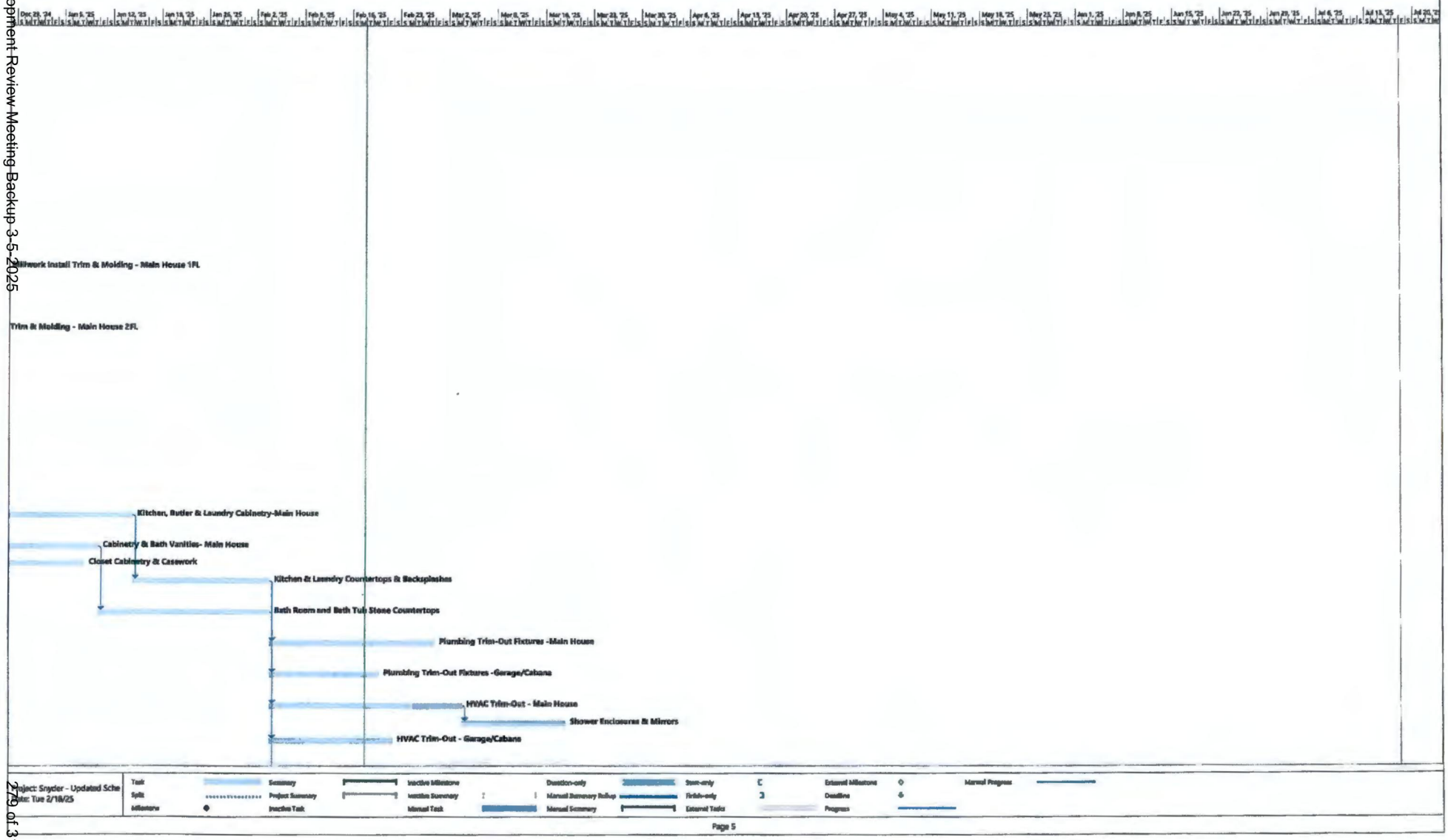
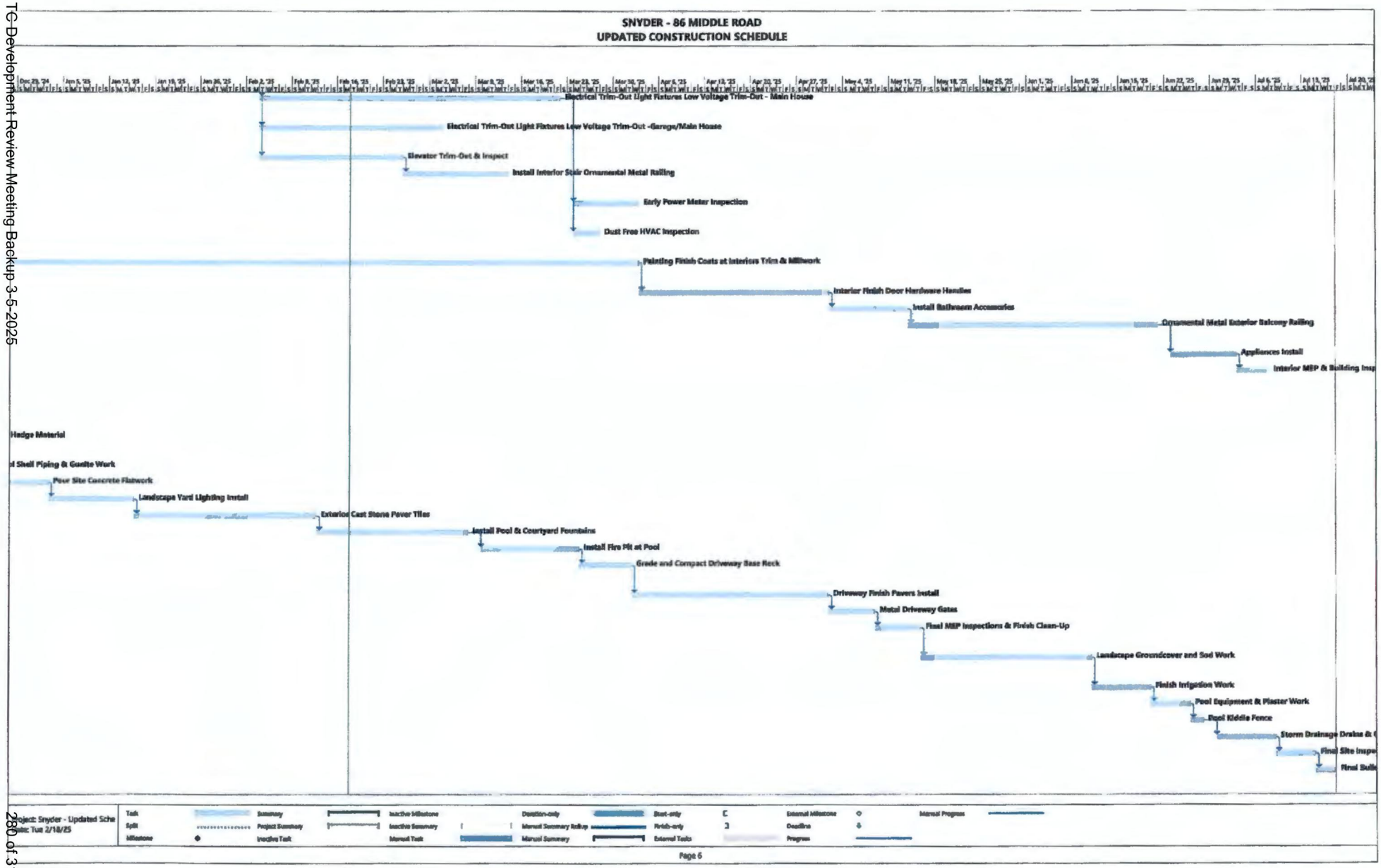
Task | Split | Milestone | Summary | Project Summary | Inactive Task | Inactive Milestone | Inactive Summary | Manual Task | Duration-only | Manual Summary Rollup | Manual Summary | Start-only | Finish-only | External Tasks | External Milestone | Deadline | Progress | Manual Progress

SNYDER - 86 MIDDLE ROAD
UPDATED CONSTRUCTION SCHEDULE




SNYDER - 86 MIDDLE ROAD
UPDATED CONSTRUCTION SCHEDULE
Electrical Trim-Out Light Fixtures Low Voltage Trim-Out - Main House
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Elevator Trim-Out & Inspect
Install Interior Stair Ornamental Metal Railing
Early Power Meter Inspection
Dust Free HVAC Inspection
Painting Finish Coats at Interiors Trim & Millwork
Interior Finish Door Hardware Handles
Install Bathroom Accessories
Ornamental Metal Exterior Balcony Railing
Appliances Install
Hedge Material
Shell Piping & Gunite Work
Pour Site Concrete Flatwork
Landscape Yard Lighting Install
Exterior Cast Stone Paver Tiles
Install Pool & Courtyard Fountains
Install Fire Pit at Pool
Grade and Compact Driveway Base Rock
Driveway Finish Pavers Install
Metal Driveway Gates
Final MEP Inspections & Finish Clean-Up
Landscape Groundcover and Sod Work
Finish Irrigation Work
Pool Equipment & Plaster Work
Pool Kiddie Fence
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Final Build
Project: Snyder - Updated Sche
Date: Tue 2/18/25
Task
Split
Milestone
Summary
Project Summary
Inactive Task
Inactive Milestone
Inactive Summary
Manual Task
Duration-only
Manual Summary Rollup
Manual Summary
Start-only
Finish-only
External Tasks
External Milestone
Deadline
Progress
Manual Progress
Page 6

WILDES BUILDERS
ESTABLISHED 1999
CBC 059360
440 25th Street, West Palm Beach, FL 33407 * 561-833-2023 phone * 561-833-2024 fax
wildesbuilders@wildesbuilders.com

February 12, 2025

Town of Palm Beach
Mr. Wayne Bergman
360 South County Road
Palm Beach, FL 33480

Re: 86 Middle Road – B-21-91604
Permit Time Extension

Dear Mr. Bergman,

Wildes Builders is requesting a permit time extension for the above referenced address. The nuisance, mitigation measures are as follows:

1) Privacy screening and landscape screening is installed around the perimeter of the property.
2) All off loading is performed on-site. (not in the street)
3) All parking is done on-site.
4) All site concrete flat work is completed.

Feel free to call or e-mail me with any questions.

Sincerely yours,

Jeff Wildes
President - Wildes Builders

Permit Browse
Town of Palm Beach

TC Development Review Meeting Backup 3-5-2025

Master Permit I	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-21-91604	A-22-02692	A-ARCOM STAFF APPROVAL	STAFF APPROVAL - REVIISON TO DRIVEWAY GATE, REMOVE CABANA DOOR ADD 12' PROJECTION TO SOUTH WALL	86 MIDDLE RD		NIEVERA WILLIAMS DESIGN INC	11/14/2022	11/30/2022	final
	A-23-02885	A-ARCOM STAFF APPROVAL	ARCOM STAFF APPROVAL MINOR FACADE CHANGES; ADD DELETE RELOCATE EXTERIOR LIGHITING FIXTURES. SEE ATTACHED CONTINUATION SHEET FOR SHEET BY SHEET DESCR	86 MIDDLE RD		SMITH AND MOORE ARCHITECTS INC	3/24/2023	3/31/2023	final
	A-23-02963	A-ARCOM STAFF APPROVAL	STAFF APPROVAL TO ADD FIREPLACE VENTS ON SOUTH ELEVATION. VENT COVERS TO BE PANITED TO MATCH BODY OF HOUSE.	86 MIDDLE RD		SMITH AND MOORE ARCHITECTS INC	5/4/2023	5/5/2023	final
	A-24-03653	A-ARCOM STAFF APPROVAL	ARCOM- UPDATE POOL SIZE, ADD CHAIN LINK FENCE IN HEDGE FOR POOL BARRIER. UPDATE HARDSCAPE MATERIALS. HOUSE DETAILING UPDATES.	86 MIDDLE RD		NIEVERA WILLIAMS DESIGN INC	3/27/2024	7/17/2024	final
B-21-91604	B-21-90030	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	NEW FOUNDATIONS & MEP SLAB WORK PER PLANS	86 MIDDLE RD		WILDES BUILDERS LLC	7/6/2021	8/3/2021	final
B-21-91604	B-22-93619	R-REVISION	REVISION- BUILDING- APPROVED- ENGINEERS HOLLOW CORE PLANK SHOP DRAWINGS. (STAMPED BY STRUC ENG)	86 MIDDLE RD		WILDES BUILDERS LLC	3/11/2022	3/16/2022	final
B-21-91604	B-22-95231	R-REVISION	REVISION BUIDLING TRUSS LAY-OUT, SHOP DRAWINGS AND ENGINEERING.	86 MIDDLE RD		WILDES BUILDERS LLC	6/23/2022	7/15/2022	final
B-21-90735	B-22-95785	R-REVISION	REVISION ELECTRICAL: UPGRADE TEMP POLE FROM 200 AMP TO 400 AMP	86 MIDDLE RD		FRESHWATER & SON'S ELECTRIC LL	8/1/2022	8/11/2022	final
B-21-91604	B-22-96506	R-REVISION	REVISION BUILDING: NOA - WINDOW MULLION & DRAWING AS REQUESTED	86 MIDDLE RD		WILDES BUILDERS LLC	9/16/2022	9/19/2022	final
B-21-91604	B-23-00916	R-REVISION	REVISION BUILDING: NOA - GARAGE DOORS	86 MIDDLE RD		WILDES BUILDERS LLC	8/31/2023	9/1/2023	final
B-21-91604	B-23-01650	R-REVISION	REVISION SITE PLAN: ENGINEERED POOL AND SPA DRAWINGS	86 MIDDLE RD		WILDES BUILDERS LLC	11/3/2023	3/15/2024	final
B-21-91604	B-23-98504	R-PERMIT UPDATE-CHG OF PLANS & VALUE/CORRECTION	PERMIT UPDATE CHANGE IN PLANS AND VALUE PER DRAWING RELOCATE FAMILY RM FIREPLACE TO 8" PROJECTED EXTER WALL.	86 MIDDLE RD		WILDES BUILDERS LLC	3/28/2023	5/19/2023	final
B-21-91604	B-23-98952	R-REVISION	REVISION BUILDING: STRUCTURAL DETAIL FOR TERRACE WALL AS REQUESTED.	86 MIDDLE RD		WILDES BUILDERS LLC	4/25/2023	5/12/2023	final
B-21-91604	B-24-02880	FEE CHARGE	BUILDING PERMIT TIME EXTENSIONS	86 MIDDLE RD		WILDES BUILDERS LLC	3/20/2024	3/21/2024	final
B-21-90030	U-21-08119	U-USE OF/WORK IN ROW	USE OF ROW FOR CONCRETE TRUCK & PUMP	86 MIDDLE RD		WILDES BUILDERS LLC	8/24/2021	9/2/2021	final
	U-21-08323	U-USE OF/WORK IN ROW	ROW CONCRETE POUR	86 MIDDLE RD		WILDES BUILDERS LLC	9/20/2021	9/28/2021	final
B-21-91604	U-22-09435	U-USE OF/WORK IN ROW	USE OF- HC PLANK - OFF LOAD DELIVER- LESS THAN 2 HOU	86 MIDDLE RD		WILDES BUILDERS LLC	2/23/2022	2/28/2022	final
B-21-91604	U-22-09509	U-USE OF/WORK IN ROW	USE OF ROW FOR CONCRETE DELIVERY / POUR	86 MIDDLE RD		WILDES BUILDERS LLC	3/10/2022	3/14/2022	final
	B-21-89249	S-SITE WORK/DRAINAGE	SITE WORK - EROSION CONTROL, CLEANING & SCALP SITE	86 MIDDLE RD		WILDES BUILDERS LLC	5/26/2021	6/21/2021	issued
B-21-90030	B-21-90735	E-ELECTRICAL	TEMPORARY POWER POLE	86 MIDDLE RD		FRESHWATER & SON'S ELECTRIC LL	8/16/2021	8/18/2021	issued
	B-21-91604	B-RESIDENTIAL NEW CONSTRUCTION/ADDITION	(SEE PERMIT CONDITIONS) NEW SINGLE FAMILY MAIN HOUSE, GARAGE & CABANA PER PLANS.	86 MIDDLE RD		WILDES BUILDERS LLC	10/14/2021	11/9/2021	issued
	U-22-09185	U-EXCAVATION IN ROW	EXCAVATION - IN REAR EASEMENT FOR NEW 6" PVC SEWER LATERAL. REMOVE EXISTING AND INSTALL NEW AT SAME GRADE & ELEVATION AS EXISTING.	86 MIDDLE RD		S MACDONALD CONTRACTING LLC	1/11/2022	1/19/2022	issued
	U-22-09186	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	NEW 6" PVC SEWER LATERAL. REMOVE EXISTING & INSTALL NEW AT SAME GRADE & ELEVATION AS EXISTING.	86 MIDDLE RD		S MACDONALD CONTRACTING LLC	1/11/2022	1/19/2022	issued
B-21-91604	U-24-15471	U-SEWER/DRAINAGE - CAP-OFF/CONNECTION	SEWER CONNECTION FOR TEMP TOILET ----TC EXTENSION TRHOUGH TO 4/26/2024------	86 MIDDLE RD		WILDES BUILDERS LLC	2/15/2024	2/21/2024	issued

Count: 24

Property Detail

Location Address : 86 MIDDLE RD
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-26-23-002-0000
Subdivision : EL BRAVO SINGER ANNEX
Official Records Book/Page : 31844 / 541
Sale Date : 09/30/2020
Legal Description : EL BRAVO SINGER ANNEX PAR B

Owner Information

Owner(s)	Mailing Address
MIDDLE ROAD HOLDINGS TRUST RABIDEAU GUY TR	440 ROYAL PALM WAY STE 101 PALM BEACH FL 33480 4179

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/30/2020	$8,964,100	31844 / 00541	WARRANTY DEED	MIDDLE ROAD HOLDINGS TRUST

Exemption Information

No Exemption Information Available.

Property Information

Number of Units :
***Total Square Feet :** 0
Acres : .69
Property Use Code : 0000—VACANT
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

Building Details

Structural Details

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-B	0.6948

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$0	$0	$0	$0	$0
Land Value	$19,899,000	$16,874,352	$14,472,000	$7,920,000	$8,640,000
Total Market Value	$19,899,000	$16,874,352	$14,472,000	$7,920,000	$8,640,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$10,541,520	$9,583,200	$8,712,000	$7,920,000	$7,584,964
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$10,541,520	$9,583,200	$8,712,000	$7,920,000	$7,584,964

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$215,840	$190,948	$172,543	$128,503	$132,501
NON AD VALOREM	$1,705	$1,549	$1,549	$1,715	$1,693
TOTAL TAX	$217,544	$192,497	$174,092	$130,218	$134,194

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

WILDES BUILDERS
ESTABLISHED 1999
CBC 059360
440 25th Street, West Palm Beach, FL 33407 * 561-833-2023 phone * 561-833-2024 fax
wildesbuilders@wildesbuilders.com

February 12, 2025

Town of Palm Beach
Mr. Wayne Bergman
360 South County Road
Palm Beach, FL 33480

Re: 86 Middle Road – B-21-91604
Permit Time Extension

Dear Mr. Bergman,

This letter serves as Wildes Builders confirmation statement; that first class mailed notices have been sent to all neighbors with-in 300 feet regarding the time extension request at 86 Middle Road. A copy of the neighbor's certified notification letter is attached with the USPS receipts for your copy. The Town Council Review Meeting date for this time extension request will be a March 12, 2025 presentation.

Feel free to call or e-mail me with any questions.

Sincerely yours,

Jeff Wildes
President - Wildes Builders

WILDES BUILDERS

CBC 059360

440 25th Street, West Palm Beach, FL 33407 * 561-833-2023 phone * 561-833-2024 fax

wildesbuilders@wildesbuilders.com

February 12, 2025

Palm Beach, FL 33480

Re: 86 Middle Road
Permit Extension-B-21-91604

Dear Neighbor,

This is to notify you that a request has been made to the Planning, Zoning and Building Department to be placed on the agenda for March 12th Town Council Development Review Meeting, for consideration of a time extension request for our building permit completion date at 86 Middle Road. Wildes Builders is requesting a permit extension for the above referenced address due to the Owner changes with interior millwork, interior stone work, painting changes and driveway revisions.

Should you have any questions or concerns regarding this project please Contact: Wildes Builders-Thomas Keller, Project Manager, tom.keller@wildesbuilders.com , 440 25th Street WPB-FL-33407, 561-797-3667.

Also, comments or concerns regarding this request may be made in the Planning, Zoning and Building Department at 360 S County Road, Palm Beach or by email at publiccomment@townofpalmbeach.com

Thank you in advance.

Sincerely,

Jeffrey Wildes
President

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda
Time Extensions

Agenda Title
Requesting a Waiver of Town Code Section 42-199, for Construction Hours at **500 S. County Road.**

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**

TOWN OF PALM BEACH

Information for Town Council Meeting on: March 5, 2025

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Supervisor in PZB

Re: Waiver of Town Code Section 42-199, for the Working Hours at 500 S. County Rd

Date: February 21, 2025

STAFF RECOMMENDATION

Staff recommends that the Town Council consider a request for modification of working timeframe for 500 S. County Rd. Per letter received by Maura Ziska with Kochman & Ziska PLC, they are seeking an extension to allow work from 7:00 a.m. to 7:00 p.m., Monday through Saturday, from March 31, 2025, through October 1, 2025. The letter explained that the goal is to allow for enough time for the resurfacing of the golf course to fully adhere to the ground surface before the upcoming 2025 winter season.

Staff has notified the applicant that granting of extended working timeframe is at the sole discretion of the Town Council.

GENERAL INFORMATION

The property, which is owned by The Everglades Club, Inc., currently has not pulled a permit for the golf course renovation. The project will be heard on February 26, 2025 at the Architectural Commission meeting.

The applicant appears to have complied with all new requirements for neighbor notice.

Attachments – Letter from Kochman & Ziska PLC
Construction Schedule
Neighbor Notice
Property Appraiser Details for the Property

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska
Alexander D. Kochman

*Also admitted in New York

Esperanté
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401

Telephone: (561) 802-8960
Facsimile: (561) 802-8995

February 20, 2025

VIA EMAIL

wbergman@townofpalmbeach.com

Mr. Wayne Bergman, Building Official
Town of Palm Beach
360 S County Road
Palm Beach, Fl 33480

Re: Extension for construction hours/Everglades Club 500 South County Road, Palm Beach, FL

Dear Wayne,

This letter shall serve as formal notice of the request for a waiver of the time schedule for completion of construction by the owner of 500 South County Road, Palm Beach, FL. Also enclosed is a construction schedule. We are requesting to allow work from 7:00 a.m. to 7:00 p.m., Monday through Saturday, from March 31, 2025, through October 1, 2025. The goal is to allow enough time for the approved resurfacing of the golf course to fully adhere to the ground surface before the commencement of the upcoming 2025 Winter Season.

Please place this request on the March 5, 2025 Town Council agenda.

Respectfully,

Maura Ziska

Maura Ziska

/maz
Enclosures
cc: Client

MacCurrach Golf Construction Inc.

The Everglades Club

	Start	Duration
Project	1	24.5
Mobilization	1	3
Hole 15/16: demo/irrigate/feature construction	1	3
Turbidity Curtain/Inlet Protection	4	2
Silt Fence/Tree Fence	4	6
Demo bulkhead	4	3
Rototill	4	4
Strip Turf	4	3
Demo Greens/Bunkers	4	6
Mass Excavation (10, 12, 13)	4	3
Mass Excavation (2, 5, 17)	7	3
Pulverize/Demo Cart Paths	6	2
New Bulkheads (4, 6, 17)	8	6
Rough/Fine Shaping	4	16
Solid Trunk Drainage (& bunkers)	4	16
Irrigation: 15/16; main line	2	9
Irrigation: laterals/heads	8	16
Greens: core-out	4	13
Greens: drain/gravel	5	13
Greens: mix	7	13
Bunkers: shape/edge	6	16
Bunkers: drain	7	16
Bunkers: sand	10	16
Tees: Haul/place mix	10	14
Tees: Laser	10	14
Paths: Subgrade compact	14	12
Paths: Install subgrade/top	14	12
Seedbed Prep	10	15
Grassing: Sprigs	12	3
Grassing: Sod	10	15
Grassing: sprig greens 1	11	1
Grassing: sprig greens 2	15	1
Grassing: sprig greens 3	19	1

Schematic Hole Groups

16, 15, 11, 12, 13, 10, PG2

CG, PG, 18, 9, 3, 4, 6

2, 5, 7, 8, 1, 17, 14, 16

KOCHMAN & ZISKA PLC

Ronald S. Kochman*
Maura A. Ziska
Alexander D. Kochman

*Also admitted in New York

Esperanté
222 Lakeview Avenue, Suite 1500
West Palm Beach, Florida 33401

Telephone: (561) 802-8960
Facsimile: (561) 802-8995

February 20, 2025

RE: Everglades Club – 500 South County Road, Palm Beach

To Whom It May Concern:

A waiver of Town Ordinance 42-199, Hours of construction, is being requested by 500 South County Road, to allow work from 7:00 a.m. to 7:00 p.m., Monday through Saturday, from March 31, 2025 through October 1, 2025. The goal is to allow extra time for the approved resurfacing of the golf course to fully adhere to the ground surface before the commencement of the upcoming 2025 Winter Season.

This matter will be presented to the Town Council at the meeting on March 5, 2025. Any concerns regarding this matter should be expressed at this meeting.

This notice is required to be postmarked no later than 10 days prior to the regularly scheduled meeting.

Respectfully,

Maura Ziska

Maura Ziska

Property Detail

Location Address : 500 S COUNTY RD
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-26-00-001-0020
Subdivision :
Official Records Book/Page : /
Sale Date :
Legal Description : 26/27-43-43, PT OF GOV LTS 1 & 2 & FILLED LANDS LYG S OF & ADJ TO PB7P69 & N OF & ADJ TO PB9P9 (LESS PT ADJ TO LT 18 PB7P69 IN OR10180P1758 & ISLAND RD R/W) SEC 26, PT OF GOV LT 1 & FILLED LANDS LYG S OF & ADJ TO PB4P1 & PB7P69 & N OF & ADJ TO PB9P9 & PB18P35 (LESS PT ADJ TO LT 17 PB7P69 IN OR16683P874 & ISLAND RD R/W), TIITF DEEDS IN DB155P87 & DB965P494 & PT OF TIITF DEED IN DB189P1 LYG E OF & ADJ TO LAKE WORTH IN SEC 27 ALL K/A EVERGLADES CLUB GOLF COURSE

Owner Information

Owner(s)

THE EVERGLADES CLUB INC

Mailing Address

356 WORTH AVE
PALM BEACH FL 33480 4681

Sales Information

No Sales Information Available.

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 2
***Total Square Feet :** 41679
Acres : 91.44
Property Use Code : 3800—GOLF COURSE
Zoning : R-A—ESTATE RESIDENTIAL (50-PALM BEACH)

Building Details

Structural Details

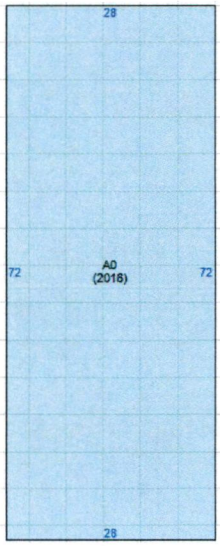
Structural Element for Building 1

Year Built	1995
WAREHOUSE STORAGE	2016

Subarea and Square Footage for Building 1

Code Description	square Footage
WAREHOUSE	2016
Total Square Footage	2016

Sketch for Building 1



Property Extra Feature

Description	Year Built	Units
Carport	1972	2700
Paving- Asphalt	1972	4990
Utility Building	1972	135
Wall	1972	2250
Utility Building	1985	192

Paving- Asphalt	1997	879
Patio	1957	2279
Paving- Asphalt	1957	1192
Patio	1997	162
Patio	1997	300
Paving- Asphalt	1997	855
Utility Building	2013	2000
Paving- Asphalt	2014	60
Paving- Asphalt	1964	44476
Shadehouse No Walls Wd/St Fram	1964	1475
Garage	1964	630
Utility Building	1964	2100
Paving- Asphalt	2000	22724
Paving- Asphalt	2001	2000
Shadehouse No Walls Wd/St Fram	2005	4950
Paving- Asphalt	1995	1756
Patio Roof	2000	2095
Cabana/Pool House	1984	280
Wall	1995	312
Paving- Asphalt	1995	516
Paving- Asphalt	1995	13800
Cabana/Pool House	2002	375
Shadehouse No Walls Wd/St Fram	1964	17830
Utility Building	1964	340

Property Land Details

Land Line #	Description	Zoning	Acres
1	GOLF COURSE SUP	R-A	91.4447

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$6,331,881	$6,339,882	$5,375,562	$4,552,668	$4,615,262
Land Value	$7,544,188	$6,858,353	$6,858,353	$6,401,129	$6,401,129
Total Market Value	$13,876,069	$13,198,235	$12,233,915	$10,953,797	$11,016,391

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$13,876,069	$13,198,235	$12,049,177	$10,953,797	$11,016,391
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$13,876,069	$13,198,235	$12,049,177	$10,953,797	$11,016,391

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$206,343	$198,140	$187,908	$177,726	$181,703
NON AD VALOREM	$91,429	$85,985	$84,401	$86,953	$85,815
TOTAL TAX	$297,772	$284,125	$272,309	$264,680	$267,518

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda
Time Extensions

Agenda Title
Requesting a Waiver of Town Code Section 18-237, for Building Permit Extension at **128 Seabreeze Ave.**

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**

TOWN OF PALM BEACH

Information for Town Council Meeting on: March 5, 2025

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Manager in PZB

Re: Waiver of Town Code Section 18-237, For Building Permit Extension at 128 Seabreeze Ave – B-23-00249

Date: February 21, 2025

STAFF RECOMMENDATION

Staff recommends that the Town Council consider the request from Tom Keller with Wildes Builders regarding a request for time extension, in which to complete the renovations at 128 Seabreeze Ave. The request is to extend the permit by 96 working days - until June 20, 2025.

GENERAL INFORMATION

The current owner is Keith R. and Jennifer B. Palumbo Trust, who purchased the property in January of 2022. The building permit was issued October 5, 2023, with a duration of 16 months – expiration date 02/05/2025. The contractor has provided a letter dated February 7, 2025, explaining the delays with the project were due in part to the historical structural shell being in shambles. The structure required additional shoring, new tie columns, new tie-beams and reinforcing of the existing bearing walls and roofing structure. This is in addition to owner revisions which have caused delays. The revised construction schedule shows completion by June 20, 2025.

NOTE: This project has also received a stop work issued by Director Wayne Bergman due to the contractor receiving three strikes on their project.

The applicant appears to have complied with all new requirements for neighbor notice.

Attachments: Letter from Wildes Builders, with Construction Schedule
Letter for nuisance mitigation measures
Permit Summary for the Property
Property Appraiser Details for the Property
Neighbor notice

TOWN OF PALM BEACH

Planning, Zoning and Building

Ext permit-25-00037

THIS IS A REQUEST FOR:

✓ **BUILDING PERMIT TIME EXTENSION**

____ **WAIVER OF TOWN CODE SECTION 42-199, CONSTRUCTION WORKING HOURS**

Any request for a Building Permit Time Extension OR Waiver of Town Code Section 42-199, Construction Working Hours must be submitted to the Town no later than 30 days PRIOR to permit expiration or period of request. Please send the following items to Director Bergman and Michelle Sentmanat at msentmanat@townofpalmbeach.com and wbergman@townofpalmbeach.com

✓1. Provide a detailed letter explaining the reasons why a time extension or waiver is being requested.

✓2. Provide a construction schedule to show completion timeline (CPM, Gantt Chart). - TO FOLLOW

✓3. Provide a Statement of Nuisance Mitigation measures currently in place on the site.

✓4. Provide a Statement that first-class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the meeting at which the extension or waiver is to be considered.

✓5. Include with the above Statement, a copy of the above notification to neighbors. NOTE: Must include in the notification letter the permit number, site address and meeting date at which this matter will be considered. Also, the following statement must be included in the notification: Comments or concerns regarding this request may be emailed to publiccomment@townofpalmbeach.com.

✓6. Provide a USPS Certificate of Mailing as proof of the mailed notice.

(7.) Payment – pay all applicable fees by the submittal deadline.

Deadlines: See Schedule for submittal deadlines (page 3). Town Council Meeting dates are subject to change. Please visit our website at **www.townofpalmbeach.com**

- Town Council Development Review Date (Wednesday meeting): MARCH 12, 2025
- Deadline for submittal of request/backup must be received by: FEB 17, 2025
  (Deadline is approximately two weeks prior to the Town Council Development Review Meeting).
- Deadline for Notice to Neighbors: FEB 15, 2025
  (Notice to Neighbors must be provided 25 days in advance of TC/DRC Meeting)

Permit #: B-23-00249 Exp. Date: FEB 5, 2025

Job Address: 128 SEABREEZE AVE, PALM BEACH - 33480

Length of time extension being requested: (in days) 96 WORK DAYS

Specific request for waiver/working hours being proposed: —

Proposed completion date if requested time extension is granted: JUNE
(Must attach completion schedule)

Contact: THOMAS KELLER Phone: 561 797-3667

Email: TOM.KELLER@WILDESBUILDERS.COM

VALUATION OF PERMITS TO DATE:
(Original permit value and any permit updates containing valuation to date)

Job Address: 128 SEABREEZE AVE.

Permit# : B22-94767	Job Value	$ 20,000
Permit# : B22-96757	Job Value	$ 6,000
Permit# : B23-00249	Job Value	$ 1,045,112
Permit# : —	Job Value	$ —
TOTAL valuation of project		$ 1,071,112

Value of work remaining to complete the project, even if included in valuation above. Include labor, materials and the value of any owner supplied items, etc $ 187450.00

Time Extension fee due based upon 1% of this amount:	$ 1874.50
Waiver fee due	$ —
Technology Fee (2% of permit fee above)	$ 37.49
Total Time Extension/Waiver Fee Paid: (attach a copy of the receipt for payment)	$ 1911.99

OWNERS CERTIFICATION: I certify the information listed above to be true and correct.

OWNER SIGNATURE DATE 2/10/25

CONTRACTOR CERTIFICATION: I certify the information listed above to be true and correct.

CONTRACTOR SIGNATURE DATE 2/10/25

NOTARY TO OWNER

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 10th day of February

20 25. By Keith Palumbo

Who are personally known ✓ OR produced identification (Type of identification)_____
OR Online Notarization_____.

Lori A. Cardarelli
Printed Name of Notary

Lori Cardarelli
Signature of Notary October 14, 2027

SEAL:

Lori A. Cardarelli
Notary Public, Commonwealth of Massachusetts
My Commission Expires October 14, 2027

NOTARY TO CONTRACTOR

STATE OF
COUNTY OF

Sworn to (or affirmed) and subscribed before me

this 10 day of FEB

20 25. By JEFFREY M. WILDES

Who are personally known X OR produced identification (Type of identification) _____
OR Online Notarization_____.

Ruby H Incitti
Printed Name of Notary

Ruby H Incitti
Signature of Notary

SEAL:

RUBY H INCITTI
Notary Public - State of Florida
Commission # HH 87711
My Comm. Expires Mar 24, 2025

Permit Time Extension Schedule – Subject to Change
Please confirm meeting and deadline dates.
Rev-20241024

Town Council Development Review Meeting	Deadline for 25-day Notice to Neighbors AND Deadline for submittal of All Backup
11/13/2024	10/18/2024
12/11/2024	11/22/2024
1/15/2025	12/20/2024
2/12/2025	1/18/2025
3/12/2025	2/15/2025
4/9/2025	3/15/2025
5/14/2025	4/19/2025
6/11/2025	5/17/2025
7/09/2025	6/14/2025
8/13/2025	7/19/2025
9/10/2025	8/16/2025
10/15/2025	9/20/2025
11/12/2025	10/18/2025
12/10/2025	11/15/2025

All dates tentative and subject to change

NOTIFICATION TO NEIGHBORS
Sample language

Date:

Dear Neighbor

Re: Project located at (site address): _____
Permit number: _____

This is to notify you that a request has been made to the Planning, Zoning & Building Department to be placed on the agenda for the next available Town Council meeting for consideration of a time extension request of xxx (be specific as to request being made).

Should you have questions or concerns regarding this project, please contact: Contractor, job superintendent, etc. include name, address, phone # to reach someone at your company

Also, comments or concerns regarding this request may be made in the Planning, Zoning & Building Department at 360 S County Rd., Palm Beach or by email to publiccomment@townofpalmbeach.com _____

WILDES W B BUILDERS
ESTABLISHED 1999

CBC 059360

440 25th Street, West Palm Beach, FL 33407 * 561-833-2023 phone * 561-833-2024 fax
wildesbuilders@wildesbuilders.com

February 7, 2025

Town of Palm Beach
Mr. Wayne Bergman
360 South County Road
Palm Beach, FL 33480

Re: 128 Seabreeze – B-23-00249
Permit Extension

Dear Mr. Bergman,

Wildes Builders respectfully requests a time extension to our building permit at the above referenced address – 128 Seabreeze - (Permit # B-23-00249).

This time extension is necessary due to the Historical structural shell being in shambles. Much of the structure required additional shoring, new tie-columns, new tie-beams and reinforcing of the existing bearing walls and roofing structure. Additionally, Owner's revisions to casework, wall paneling and stonework has extended the construction schedule.

The expiration date is February 5, 2025. Wildes Builders requests that the permit time extension required to complete this project be extended to June 20, 2025. An updated construction schedule will be sent to you shortly.

Feel free to call or e-mail me with any questions.

Sincerely yours,

Jeff Wildes
President - Wildes Builders

Palumbo Revised Construction Schedule

ID	Task Name	Duration	Start	Finish
1	Electrical Walls/Ceilings Rough-In	2 days	Fri 2/7/25	Mon 2/10/25
2	Mechanical Walls/Ceilings Rough-In	4 days	Wed 2/12/2	Mon 2/17/25
3	Low Voltage Work Walls/Ceilings Rough-In	3 days	Tue 2/11/25	Thu 2/13/25
4	MEP Inspections - Walls & Clgs.	1 day	Tue 2/11/25	Tue 2/11/25
5	Insulation at Walls	2 days	Tue 2/11/25	Wed 2/12/25
6	Rough-In & Insulation Inspections	1 day	Thu 2/13/25	Thu 2/13/25
7	Drywall Hang/Tape/ Finish	10 days	Fri 2/14/25	Thu 3/13/25
8	Prime Interior Walls	4 days	Fri 3/14/25	Wed 3/19/25
9	Wood Floors Install	8 days	Thu 3/20/25	Mon 3/31/25
10	Stone Formal Floors Install	5 days	Tue 4/1/25	Mon 4/7/25
11	Marble & Tile Bathroom Floors and Walls	27 days	Fri 3/14/25	Mon 4/21/25
12	Interior Doors, Jambs & Casing Install	11 days	Fri 3/14/25	Fri 3/28/25
13	Millwork Extension Jambs, Base and Crown Molding	17 days	Thu 3/20/25	Fri 4/11/25
14	Kitchen, Butler & Laundry Cabinetry	10 days	Tue 4/1/25	Mon 4/14/25
15	Cabinetry & Bath Vanities	6 days	Tue 4/22/25	Tue 4/29/25
16	Closet Cabinetry & Casework	11 days	Thu 3/20/25	Thu 4/3/25
17	Living Room Paneling & Millwork	19 days	Mon 3/31/2	Thu 4/24/25
18	Kitchen & Laundry Countertops	4 days	Tue 4/15/25	Fri 4/18/25
19	Shower Enclosures & Mirrors	6 days	Mon 5/12/2	Mon 5/19/25
20	Bath Room and Bath Tub Stone Countertops	8 days	Wed 4/30/25	Fri 5/9/25
21	Plumbing Trim-Out Fixtures	12 days	Mon 4/21/2	Tue 5/6/25
22	HVAC Trim-Out	16 days	Mon 4/14/2	Mon 5/5/25
23	Electrical Trim-Out Light Fixtures	16 days	Wed 4/30/2	Wed 5/21/25
24	Painting Finish Coats at Interiors	30 days	Tue 4/1/25	Fri 5/23/25
25	Install Interior Wood Stairs & Hand Railing	18 days	Tue 4/1/25	Thu 4/24/25
26	Interior Finish Door Hardware Handles	18 days	Thu 3/20/25	Thu 4/10/25
27	Bath Accessories Install	3 days	Thu 5/22/25	Mon 5/26/25
28	Appliances Install	4 days	Thu 5/22/25	Tue 5/27/25
29	Final MEP Inspections & Finish Clean-Up	4 days	Wed 6/4/25	Mon 6/9/25
30	Site Irrigation Rough Piping Work	3 days	Mon 2/24/2	Wed 2/26/25
31	Landscape Large Trees & Hedge Material	5 days	Thu 2/27/25	Wed 3/5/25
32	Landscape Grading Work	4 days	Thu 3/6/25	Tue 3/11/25
33	Pour Drive Concrete Flatwork	7 days	Wed 3/12/2	Thu 3/20/25
34	Exterior Cast Stone Paver Tiles	12 days	Fri 3/21/25	Mon 4/7/25
35	Grade and Compact Pool Deck	4 days	Tue 4/8/25	Fri 4/11/25
36	Driveway Finish Pavers Install	11 days	Mon 4/14/2	Mon 4/28/25
37	Final Survey and Finish Floor Elevation Certificate	3 days	Tue 4/29/25	Thu 5/1/25
38	Landscape Groundcover and Sod Work	11 days	Fri 5/2/25	Fri 5/16/25
39	Pool Plaster Set-Up	4 days	Fri 1/24/25	Wed 1/29/25
40	Finish Irrigation Work	5 days	Mon 5/19/2	Fri 5/23/25
41	Pool Equipment & Start-Up	2 days	Mon 5/26/2	Tue 5/27/25
42	Pool Kiddie Fence	5 days	Wed 5/28/2	Tue 6/3/25
43	Storm Drainage Trim-Out	7 days	Wed 6/4/25	Thu 6/12/25
44	Final Site Inspections	3 days	Fri 6/13/25	Tue 6/17/25
45	Final Building Inspection & Certificate of Occupancy	3 days	Wed 6/18/25	Fri 6/20/25
46				
47				

WILDES W B BUILDERS
ESTABLISHED 1999

CBC 059360

440 25th Street, West Palm Beach, FL 33407 * 561-833-2023 phone * 561-833-2024 fax

wildesbuilders@wildesbuilders.com

February 7, 2025

Town of Palm Beach
Wayne Bergman
360 S County Rd
Palm Beach, FL 33480

Re: 128 Seabreeze
Nuisance Mitigation

Dear Wayne,

Wildes Builders is requesting a permit extension for the above referenced address. The nuisance mitigation measures are as follows:

1) Privacy screening and landscaping is installed around the perimeter of the property.
2) All off loading and site work are performed on-site (not in the street).
3) The residence is at the finishing phase on the inside and the site concrete work is completed.
4) Car pooling is being utilized.

Thank you in advance.

Sincerely,

Jeffrey Wildes
President

TC Development Review Meeting Backup 3-5-2025

Master Permit I	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Issue date	Approval state
B-22-94767	U-22-10261	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	6/16/2022		canceled
	B-15-48160	P-PLUMBING	LINE UP TO 8FT OF 2" CAST IRON UNDER THE POWDER RO OM ON 1ST FLOOR AND LINE UP 24 F EET OF 4" VERTICAL STACK	128 SEABREEZE AVE		PIPELINING TECHNOLOGIES INC	5/11/2015	5/13/2015	final
B-22-94767	B-22-95171	R-PERMIT UPDATE-CHG OF PLA NS & VALUE/CORRECTION	*****PRIVATE PROVIDER***** PERMIT UPDATE CHANGE I N PLANS AND VALUE TO ADD TEMPORARY POWER POLE.	128 SEABREEZE AVE		WILDES BUILDERS LLC	6/20/2022	6/27/2022	final
U-22-10261	B-22-95442	FEE CHARGE	*****PRIVATE PROVIDER***** FEE CHARGE TO REFUND P ARKING PLACARDS DENIED APPROVAL IN PUBLIC WORKS.	128 SEABREEZE AVE		WILDES BUILDERS LLC	7/6/2022	7/6/2022	final
	B-22-96757	B-RESIDENTIAL ALTERATION	***** PRIVATE PROVIDER ***** (SEE PERMIT CONDITIONS) SUPERVISION OF ROOF TILE REMOVAL PER L-22-00657	128 SEABREEZE AVE		WILDES BUILDERS LLC	10/5/2022	10/10/2022	final
B-23-00249	B-23-02072	R-REVISION	***** PRIVATE PROVIDER ***** REVISION- ENGINEERED D RAWINGS FOR POOL AND TIE-IN SURVEY	128 SEABREEZE AVE		WILDES BUILDERS LLC	12/21/2023	10/11/2024	final
	L-22-00657	L-LPC STAFF APPROVAL	LPC STAFF APPROVAL REMOVE THE STRUCTURALLY UNSOU ND EXISTING ROOF TO FIX STRUCTURAL ISSUES. WILL PREP ARE FOR NEW ROOF TO BE REPLACED AFTER LANDMARKS	128 SEABREEZE AVE		LA BERGE & MENARD INC	9/22/2022	9/26/2022	final
B-22-94767	U-22-10259	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	6/16/2022	7/1/2022	final
B-22-94767	U-22-10260	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	6/16/2022	7/1/2022	final
B-22-94767	U-22-10661	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	7/28/2022	8/8/2022	final
B-22-94767	U-22-10662	U-CONSTRUCTION PARKING	*****PRIVATE PROVIDER***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	7/28/2022	8/8/2022	final
B-23-99141	U-23-13339	U-CONSTRUCTION PARKING	(2) VEHICLES (2) MONTHS PARKING PERMIT Parking Attendant: Tom Keller - (561) 797-3667	128 SEABREEZE AVE	GARAGE/DWELLING	WILDES BUILDERS LLC	7/5/2023	7/11/2023	final
B-23-99141	U-23-13340	U-CONSTRUCTION PARKING	(2) VEHICLES (2) MONTHS PARKING PERMIT Parking Attendant: Tom Keller - (561) 797-3667	128 SEABREEZE AVE	GARAGE/DWELLING	WILDES BUILDERS LLC	7/5/2023	7/11/2023	final
B-23-00249	U-23-14380	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	10/9/2023	10/11/2023	final
B-23-00249	U-23-14381	U-CONSTRUCTION PARKING	***** PRIVATE PROVIDER ***** CONSTRUCTION PARKING	128 SEABREEZE AVE		WILDES BUILDERS LLC	10/9/2023	10/11/2023	final
B-23-99141	U-24-15170	U-CONSTRUCTION PARKING	(2) VEHICLES (2) MONTHS PARKING PERMIT Parking Attendant: Tom Keller - (561) 797-3667	128 SEABREEZE AVE	GARAGE/DWELLING	WILDES BUILDERS LLC	1/9/2024	1/12/2024	final
B-23-99141	U-24-15171	U-CONSTRUCTION PARKING	(2) VEHICLES (2) MONTHS PARKING PERMIT Parking Attendant: Tom Keller - (561) 797-3667	128 SEABREEZE AVE	GARAGE/DWELLING	WILDES BUILDERS LLC	1/9/2024	1/12/2024	final
	X-04-13554	X-LEGACY PERMIT	REPLACE ELECTRIC WATER HEATER @ GARAGE APT.	128 SEABREEZE AVE		GENERAL HOME SOLUTIONS INC	12/29/2004	12/29/2004	final
	X-04-13575	X-LEGACY PERMIT	HARDWIRE NEW WATER HEATER	128 SEABREEZE AVE		LIFESTYLES ELECTRICAL SERVICE	12/30/2004	12/30/2004	final
	X-06-26309	X-LEGACY PERMIT	REPLACE EXISTING LEAKING 40 GALLON A.O.SMITH NATUR AL GAS WATER HEATER.	128 SEABREEZE AVE		FLORIDA PUBLIC UTILITIES COM PA	11/16/2006	11/16/2006	final
	B-22-94767	D-INTERIOR DEMOLITION	*****PRIVATE PROVIDER***** INTERIOR SELECTIVE DEMO	128 SEABREEZE AVE		WILDES BUILDERS LLC	5/24/2022	6/2/2022	issued
	B-23-00249	B-RESIDENTIAL ALTERATION	***** PRIVATE PROVIDER ***** (SEE PERMIT CONDITIONS) REMODELING WORK PER PLANS & SPEC'S	128 SEABREEZE AVE		WILDES BUILDERS LLC	7/17/2023	10/5/2023	issued
	B-23-99141	D-DEMOLITION	DEMOLISH GARAGE STRUCTURE, S ADDITION & PORTE CO CHERE PER PLAN & ENGINEER.	128 SEABREEZE AVE	GARAGE/DWELLING	WILDES BUILDERS LLC	5/4/2023	5/31/2023	issued
	U-23-14421	U-EXCAVATION IN ROW	REMOVE EXISTING LATERAL & REPLACE WITH NEW 6" PVC LATERAL AT THE SAME LINE, AT THE SAME LINE, GRADE & ELEVATION AS EXISTING PER TOPB STANDARDS-OBTAIN DE	128 SEABREEZE AVE		S MACDONALD CONTRACTING L LC	10/10/2023	10/27/2023	issued
	U-23-14422	U-SEWER/DRAINAGE - CAP-OFF /CONNECTION	REMOVE EXISTING LATERAL & REPLACE WITH NEW 6" PVC LATERAL AT THE SAME LINE, AT THE SAME LINE, GRADE & ELEVATION AS EXISTING PER TOPB STANDARDS-OBTAIN DE	128 SEABREEZE AVE		S MACDONALD CONTRACTING L LC	10/10/2023	10/27/2023	issued

Count: 25

Property Detail

Location Address : 128 SEABREEZE AVE
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-22-06-000-2070
Subdivision : POINCIANA PARK IN
Official Records Book/Page : 33281 / 408
Sale Date : 01/31/2022
Legal Description : POINCIANA PARK LTS 207 & 209

Owner Information

Owner(s)

PALUMBO KEITH R 2007 TRUST
PALUMBO JENNIFER B TR
PALUMBO KEITH R TR

Mailing Address

19 DARTMOUTH ST
WEST NEWTON MA 02465 2601

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/31/2022	$7,500,000	33281 / 00408	WARRANTY DEED	PALUMBO KEITH R 2007 TRUST
02/22/2021	$10	32221 / 01743	WARRANTY DEED	CARUFE DAMION P &
10/14/2020	$2,400,000	31842 / 01902	WARRANTY DEED	CARUFE DAMION P &
05/16/2012	$10	25222 / 00633	QUIT CLAIM	MCCONNELL JULIA CHIEPPO
02/01/1991	$430,000	06737 / 00824	REP DEED	
01/01/1979	$100	03057 / 01063		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 1
***Total Square Feet :** 3422
Acres : .14
Property Use Code : 0100—SINGLE FAMILY
Zoning : R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH)

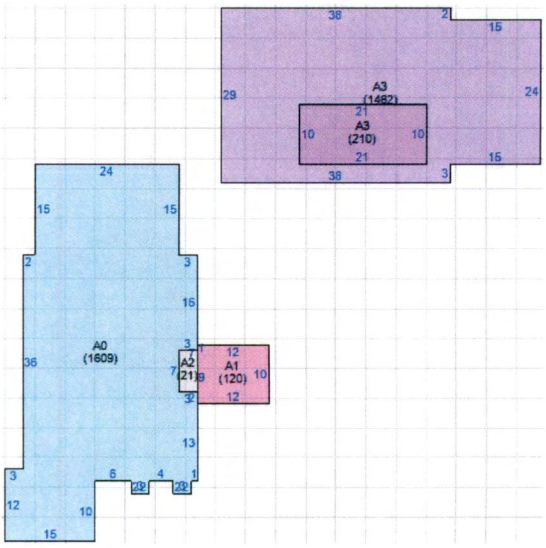
Building Details

Structural Details

Structural Element for Building 1

Exterior Wall 1	WSF: STUCCO
Year Built	1925
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	3
Full Baths	3
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	CLAY/BERMUDA TILE
Interior Wall 1	PLASTER
Interior Wall 2	N/A
Floor Type 1	HARDWOOD
Floor Type 2	N/A
Stories	2

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
UOP Unfinished Open Porch	210
BAS Base Area	1462
FOP Finished Open Porch	21
FCP Finished Carport	120
BAS Base Area	1609

Total Square Footage	3422
Area Under Air	3071

Property Extra Feature

Description	Year Built	Units
Wall	1925	330

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-B	0.1406

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$2,900,880	$3,059,159	$0	$0	$562,435
Land Value	$3,828,125	$2,684,725	$0	$0	$1,479,188
Total Market Value	$6,729,005	$5,743,884	$0	$0	$2,041,623

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	$5,877,147	$5,743,884	$0	$0	$1,305,008
Exemption Amount	$0	$0	$0	$0	$50,000
Taxable Value	$5,877,147	$5,743,884	$0	$0	$1,255,008

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$92,774	$86,231	$0	$0	$20,875
NON AD VALOREM	$0	$0	$0	$0	$1,011
TOTAL TAX	$92,774	$86,231	$0	$0	$21,887

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

WILDES BUILDERS
ESTABLISHED 1999
CBC 059360
440 25th Street, West Palm Beach, FL 33407 * 561-833-2023 phone * 561-833-2024 fax
wildesbuilders@wildesbuilders.com

February 7, 2025

Town of Palm Beach
Wayne Bergman
360 S County Rd
Palm Beach, FL 33480

Re: 128 Seabreeze
Notification Statement

Dear Wayne,

This letter serves as Wildes Builders confirmation statement; that first class mailed notices have be sent to all neighbors with-in 300 feet regarding the time extension request at 128 Seabreeze. A copy of the neighbor's notification certified letter is attached for your copy. The Town Council Review Meeting date for this time extension request will be March 12, 2025.

Thank you in advance.

Sincerely,

Jeffrey Wildes
President

WILDES BUILDERS
ESTABLISHED 1999
CBC 059360
440 25th Street, West Palm Beach, FL 33407 * 561-833-2023 phone * 561-833-2024 fax
wildesbuilders@wildesbuilders.com

February 7, 2025

Seabreeze Avenue
Palm Beach, FL 33480

Re: 128 Seabreeze Ave.
Permit Extension-B-23-00249

Dear Neighbor,

This is to notify you that a request has been made to the Planning, Zoning and Building Department to be placed on the agenda for March 12th Town Council Development Review Meeting, for consideration of a time extension request for our building permit completion date at 128 Seabreeze Avenue. Wildes Builders is requesting a permit extension for the above referenced address due to the considerable structural shell additions of new foundations, tie-columns, tie-beams and reinforcing of the existing bearing walls and roof structure.

Should you have any questions or concerns regarding this project please Contact: Wildes Builders-Thomas Keller, Project Manager, 440 25th Street WPB-FL-33407, 561-797-3667.

Also, comments or concerns regarding this request may be made in the Planning, Zoning and Building Department at 360 S County Road, Palm Beach or by email at publiccomment@townofpalmbeach.com

Thank you in advance.

Sincerely,

Jeffrey Wildes
President

TOWN OF PALM BEACH

Town Council Meeting Development Review on: March 5, 2025

Section of Agenda
Time Extensions

Agenda Title
Three Strike - Stop Work Order - **128 Seabreeze**

Presenter

ATTACHMENTS:

- **PZB Staff Memorandum**

TOWN OF PALM BEACH

Information for Town Council Meeting on: March 5, 2025

To: Mayor and Town Council

Via: Kirk Blouin, Town Manager / Wayne Bergman, Director of Planning, Zoning & Building

From: Michelle Sentmanat, Business Services Supervisor in PZB

Re: 128 Seabreeze Ave – Three Strikes & Stop Work Order (Permit B-23-00249)

Date: February 21, 2025

FYI - This Memo is provided as Information to the Town Council

As you know, the Town has a "Three Strike Rule" for construction parking and construction site management. The regulations and process are found in the Town's "Department of Public Works, Engineering Division, Standards Applicable to Public Rights-of-Way and Easements Within the Town of Palm Beach" (commonly called the Right-of Way-Manual), dated May 1994, as revised through November 8, 2022. Chapter XII, Miscellaneous Provisions, contains the details of the Three Strike rules. The regulations spell out the process in which contractors can secure parking permits, the fees for various violations, and the process that must occur once a contractor receives Three Strikes – three different sets of tickets for construction violations.

128 Seabreeze Ave recently received their third Strike for construction-related violations in the right of way. The contractor is Wildes Builders, located in West Palm Beach, FL. Please refer to the attached letter dated February 11, 2025, for the details of the Strikes.

The regulations allow a time frame for the violator to appeal the ticket(s). In this case, since the last violation was issued by code enforcement, to date, the contractor has filed no appeals. The Planning, Zoning & Building Department issued a STOP WORK ORDER for the construction project on February 21, 2025, based upon the number of strikes with no appeal filed.

The contractor is required to pay all fees and fines related to the Strikes.

The Town Council's process for this matter is contained within the Public Works "Right of Way Manual", as follows:

"When the Town Council receives a written request to lift a stop work order the Town Council shall have the power to admonish the contractor; take such action as deemed necessary to effect the stop work order on a permanent basis by nullifying the existing building permit; cause the contractor and/or property owner to enter into a binding agreement to memorialize the understandings between the Town and the contractor and/or property owner relative to all

conditions placed upon the lifting of the stop work order, if applicable; establish penalties for future right-of-way violations the amount for which shall be in the sole discretion of the Town Council; collect the fine as outlined below, plus payment of any outstanding right-of-way fines and accumulated interest, as referenced herein below and to prohibit the issuance of any additional right-of way permits for the duration of the work in question.

The fine for a third (3rd) strike shall be $500; the fine and penalty for a fourth (4th) strike shall be a fine of $2,500 and a mandatory thirty (30) day shutdown of the construction project; the fine and penalty for a fifth strike shall be a fine of $5,000 and a mandatory thirty (30) day shutdown of the construction project, plus payment of any outstanding right of-way fines and accumulated interest unless the Town Council chooses to invoke the use of a binding agreement memorializing a penalty structure to be paid to the Town for all future right-of-way violations in excess of three (3) to be paid in accordance with the terms and conditions of the binding agreement between the Town and the contractor and/or property owner. All fines and penalties shall be paid in full prior to issuance of a Certificate of Occupancy for the construction associated with the activity that generated the fines, penalties, and interest."

Any motion to resolve this matter should include "waiving the third strike" and "granting the ability for the contractor to apply for future right of way permits".

Attachments: Copy of the Pending Stop Work Order Notice
Copies of the Violations and Fines
Email Wayne Bergman

Cc: Paul Brazil, Director of Public Works
Nicholas Caristo, Police Chief
Benjamin Alma, Parking and Code Enforcement Manager

TOWN OF PALM BEACH

Planning, Zoning & Building Department

February 11, 2025

Via email & mail: jeff.wildes@wildesbuilders.com

Wildes Builders LLC
% Jeffrey Wildes
440 25th Street
West Palm Beach, FL 33407

Re: **STOP WORK ORDER PENDING** - 3-Strike Rule Citations – 128 Seabreeze Ave – B-23-00249

As you know, the Town of Palm Beach Standards Applicable to Public Rights-Of-Way And Easements Within The Town Of Palm Beach regulates the number of construction-related vehicles that can be parked on Town streets in conjunction with building project sites within the Town. Attached to all construction permits issued to a job is information regarding these regulations.

Your project has received **three citations, constituting three strikes**:
Strike 3 January 3, 2025 (NOV-10967 – for construction parking without permit)
Strike 2 February 1, 2025 (NOV-10942 for construction working hours)
Strike 1 July 3, 2024 (PW-7056 for illegal discharge to Town sewers)

Therefore, under the Town's rules (referred to as the "3-strike" rule), the Director of Public Works and Police Chief have notified the Planning, Zoning & Building Department of these violations, and requested that a **"Stop Work"** order be issued as allowed by Section 18-204 of Town Code.

Per Town Resolution No 001-2022, because you have received three strikes, fines are being imposed and are also payable immediately to the Town of Palm Beach. These fines are in addition to all right-of-way fines referenced above. Refer to Invoice #INV-25-00009966,9967. Payments can now be made at www.townofpalmbeach.com .

An appeal for the Notice of Violation could have been made, however, by virtue of payment for each Notice of Violation closes the code case and becomes an admission of guilt. At this time, it is up to the Building Official if a "Stop Work" order will be issued. If issued, no work may be carried out at the site under any permits issued by the Town of Palm Beach.

All requests to lift a **"Stop Work"** order would need to be decided by the Town Council. The next Town Council meeting date is Wednesday, March 12, 2025. For this item to be considered at that meeting, you would need to submit a written request to Michelle Sentmanat @ msentmanat@townofpalmbeach.com.

Truly yours,

Wayne Bergman

Wayne Bergman
Director, Planning, Zoning & Building Department

cc: Keith Palumbo 2007 Trust @ 19 Dartmouth St., West Newton, MA 02465
K. Blouin, Town Manager
H. Paul Brazil, Public Works Director
Nicholas Caristo, Police Chief
Benjamin Alma, Parking and Code Enforcement Manager

INVOICE (INV-25-00009966)
FOR TOWN OF PALM BEACH

BILLING CONTACT
Wildes Builders
Wildes Builders
440 25 Street
West Palm Beach, FL 33407

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-25-00009966	02/11/2025	02/12/2025	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
STRIKE-25-00228	Fine for strike 2	$250.00
128 Seabreeze Ave Palm Beach, FL 33480	**SUBTOTAL**	$250.00

REMITTANCE INFORMATION
Town of Palm Beach 360 S County Rd PO Box 2029 Palm Beach, FL 33480 561-838-5431

TOTAL **$250.00**

INVOICE (INV-25-00009967)
FOR TOWN OF PALM BEACH

BILLING CONTACT
Wildes Builders
Wildes Builders
440 25 Street
West Palm Beach, FL 33407

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-25-00009967	02/11/2025	02/12/2025	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
STRIKE-25-00229	Fine for strike 3	$500.00
128 Seabreeze Ave Palm Beach, FL 33480	**SUBTOTAL**	$500.00

REMITTANCE INFORMATION
Town of Palm Beach 360 S County Rd PO Box 2029 Palm Beach, FL 33480 561-838-5431

TOTAL **$500.00**

PW- 7056

PUBLIC WORKS DEPARTMENT
(561) 838-5440

R.O.W. VIOLATION NOTICE

NAME: W Wes Builders DATE: 7/3/24

JOB ADDRESS: 128 Seabreeze

☐	Working in right-of-way without permit	$ 150	X _____	= _____
☐	Failure to have permit on job	$ 150	X _____	= _____
☐	Construction parking without permit* 1st = $150 2nd = $250 and **thereafter** = $500	$ 150	X _____	= _____
☐	Inadequate Maintenance of Traffic	$ 150	X _____	= _____
☐	Right-of-way littered by site dirt or debris	$ 150	X _____	= _____
☐	Failure to maintain safe sidewalk	$ 150	X _____	= _____
☐	Failure to carry-out permit terms/conditions	$ 150	X _____	= _____
☐	Storage of materials in right-of-way	$ 150	X _____	= _____
☐	Use of right-of-way as work area	$ 150	X _____	= _____
☐	Damage to infrastructure in right-of-way	$ 150	X _____	= _____
☐	Dewatering without a permit	$ 150	X _____	= _____
☑	Illegal discharges to Town sewers**	$ 500	X 1	= 500
☐	Other_____	$_____	X _____	= _____
☐	2nd and added days of violation, double fine	$_____	X _____	= _____

TOTAL FINE: $500.00

Total fine to be paid within 10 working days to: Town of Palm Beach, **Finance Dept.**, PO Box 2029, Palm Beach, FL 33480, may also be paid in person at 360 S. County Road, Palm Beach, FL 33480. Please attach a copy of this violation with payment, check must reference violation number. No further permits will be issued until fine is paid. Should you wish to contest this violation call the Public Works Office at 561-838-5440.

* Parking violations are per vehicle per day. Parking placard must be displayed in vehicle.
** Fine plus clean-up cost.
*** Includes but not limited to:
Dumpster in Right of Way - $100 per incident.
Right of Way restoration - $30 per day until restored.

ISSUER Will Campbell

white/violator yellow/PW pink/issuer

TOWN OF PALM BEACH

10942

POLICE DEPARTMENT

Code Enforcement Unit

Notice of Violation

X John Hnevicuna
Respondent's Name

Wildes Builders LLC
Name of Company/Resident/Business

Respondent's Address

128 Seabreeze Ave Palm Beach FL 33480
Property/Business Address

YOU ARE NOTIFIED that on Saturday (day), Feb 1, 2025 (date) at 1341hrs (time),

a violation of Construction work hours (winter season) (description of violation)

which violate the following Town of Palm Beach Code of Ordinances: 42-199 (chapter and section)

occurred at: 128 Seabreeze Ave Palm Beach FL 33480 (violation address)

YOUR OPTIONS ARE INDICATED BELOW:

☑ **1) YOU MAY ADMIT** to the violation by making payment by mail or in person between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday, at the Town's Finance Department at 360 South County Road., Palm Beach, Florida 33480. **NO LATER THAN 5:00 P.M. ON THE MONDAY BEFORE THE SCHEDULED HEARING NOTED BELOW.** The fine amount is $ 250.00

OR

YOU MAY ELECT TO APPEAR IN PERSON before the Code Enforcement Board on Thursday, March 20, 2025 at 2 P.M. in the Town Council Chambers, Town Hall, located at 360 South County Road., Palm Beach, Florida 33480. For further information call 561/227-7080

☐ **2) THIS CASE WILL BE HEARD BEFORE THE CODE ENFORCEMENT BOARD** on Thursday, _____ at 2 P.M. in the Town Council Chambers, Town Hall, located at 360 South County Road., Palm Beach, Florida 33480. For further information call 561/227-7080

CE 25-194

I ACKNOWLEDGE RECEIPT OF THIS CODE ENFORCEMENT NOTICE OF VIOLATION

X _____
Signature of Respondent

This will be your only notice of the hearing. Failure to pay the fine or appear at the hearing will result in this matter being held in absentia. The maximum fine imposed may be $250 for a first offense, $500 for repeat offenses, or a maximum of $5,000 if irreparable in nature, in addition to the administrative costs.

J Pelayo / 0303	Feb 1, 2025	1341hrs	2025-032-082
Code Enforcement/Police Officer - I.D.	Date	Time	Case/CAD #

I WISH TO ADMIT TO THE CHARGES, WAIVE MY RIGHT TO A HEARING AND PAY FINE.

_____
Signature of Respondent

WHITE - PD Case File **BLUE - PD Log** **GREEN - Finance** **CANARY - Respondent**

TOWN OF PALM BEACH

10967

Tags
HVZK23
425 RUG
NWBC05
BHO 4PJ
352 8XL

POLICE DEPARTMENT
Code Enforcement Unit
Notice of Violation

Jeffrey Wildes
Respondent's Name

Wildes Builders LLC.
Name of Company/Resident/Business

Respondent's Address

561-833-2023
Property/Business Address

YOU ARE NOTIFIED that on Mon (day), Feb 3, 2025 (date) at 1112 Hours (time),

a violation of Construction Parking (description of violation)

which violate the following Town of Palm Beach Code of Ordinances: 106-1 (chapter and section)

occurred at: 128 Seabreeze Ave Palm Beach FL 33480 (violation address)

YOUR OPTIONS ARE INDICATED BELOW:

☑ **1) YOU MAY ADMIT** to the violation by making payment by mail or in person between the hours of 9:00 A.M. and 5:00 P.M., Monday through Friday, at the Town's Finance Department at 360 South County Road., Palm Beach, Florida 33480. **NO LATER THAN 5:00 P.M. ON THE MONDAY BEFORE THE SCHEDULED HEARING NOTED BELOW.** The fine amount is $ 750.00

OR

YOU MAY ELECT TO APPEAR IN PERSON before the Code Enforcement Board on Thursday, Mar. 20, 2025 at 2 P.M. in the Town Council Chambers, Town Hall, located at 360 South County Road., Palm Beach, Florida 33480. For further information call 561/227-7080

☐ **2) THIS CASE WILL BE HEARD BEFORE THE CODE ENFORCEMENT BOARD** on Thursday, _____ at 2 P.M. in the Town Council Chambers, Town Hall, located at 360 South County Road., Palm Beach, Florida 33480. For further information call 561/227-7080

I ACKNOWLEDGE RECEIPT OF THIS CODE ENFORCEMENT NOTICE OF VIOLATION

Posted on site X
Signature of Respondent

This will be your only notice of the hearing. Failure to pay the fine or appear at the hearing will result in this matter being held in absentia. The maximum fine imposed may be $250 for a first offense, $500 for repeat offenses, or a maximum of $5,000 if irreparable in nature, in addition to the administrative costs.

J. Felix / 9080	02/3/2025	1120 Hrs.	2025-034-084
Code Enforcement/Police Officer - I.D.	Date	Time	Case/CAD #

I WISH TO ADMIT TO THE CHARGES, WAIVE MY RIGHT TO A HEARING AND PAY FINE.

_____
Signature of Respondent

WHITE - PD Case File BLUE - PD Log GREEN - Finance CANARY - Respondent

Michelle Sentmanat

From: Wayne Bergman
Sent: Thursday, February 13, 2025 12:31 PM
To: Michelle Sentmanat; Tim Hanlon
Cc: Antonette Fabrizi; Mike Olbrych
Subject: FW: 128 Seabreeze
Attachments: 128 Seabreeze - STOP WORK ORDER.pdf

Michelle – add this to the March 4 or 5 Town Council meeting as a three-strike matter. No appeal was filed by the contractor. We will issue the stop work order next Friday, 2/21/2025. Thank you.

Wayne Bergman, MCP, LEED® AP
Director
Town of Palm Beach
Planning, Zoning, Building
360 S. County Road
Palm Beach, FL 33480
Office: 561-227-6426
www.townofpalmbeach.com

From: Tim Hanlon <tim.hanlon@amrl.com>
Sent: Thursday, February 13, 2025 11:01 AM
To: Wayne Bergman <wbergman@TownOfPalmBeach.com>
Subject: 128 Seabreeze

******STOP: This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.******

Hi Wayne. Jeff Wildes just forwarded to me the Notice attached. I represent the Palumbos, who are the owners.

Has a Stop Work Order been issued? Apparently, the house is almost completed and the owners were planning to spend Spring Break in the completed home.

If you want to discuss further, please let me know.

Thanks, Tim

M. Timothy Hanlon
Alley, Maass, Rogers & Lindsay P.A.
340 Royal Poinciana Way, Suite 321
Palm Beach, Florida 33480
Phone: (561) 659-1770
Fax: (561) 833-2261
Direct Fax: (561) 804-4617
tim.hanlon@amrl.com