LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

SEPTEMBER 16, 2026

9:30 AM

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the August 19, 2026, Landmarks Preservation Commission Meeting

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

2. OFFICIALS

3. STAFF

4. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

5. COA-26-0015 260 N OCEAN BLVD. The applicants, Anthony Lomangino and Lynda Lomangino, Trustees of the Anthony Lomangino Revocable Trust (Mario Nievera, Nievera Williams Design, Representative), have filed an application requesting a Certificate of Appropriateness for review and

approval of landscape and hardscape improvements including a new 60KW generator, cooling tower, pergola, and vehicular gates for the landmarked property.

6. HSB-26-0007 (ZON-26-0047) 354 BRAZILIAN AVE. The applicant, 354 BRAZILIAN AVENUE PROPCO LLC (Michael Perry, MP Design & Architecture, Design Professional), has filed an application requesting review and approval of exterior alterations including window and door replacement, installation of garage doors, roof replacement, as well as landscape and hardscape improvements, requiring a variance to reduce the landscape open space, and a floodplain variance, for the property containing a historically significant building. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

7. COA-26-0016 70 MIDDLE RD. The applicant, Jennifer Naegele (Jacqueline Albarran, SKA Architect + Planner, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of demolition and reconstruction of portions of the exterior walls and front door replacement, requiring a landmark adjustment to maintain existing nonconforming street side (south) setback and building height for the landmarked property. ***This project has been deferred to the October 21, 2026, Landmarks Preservation Commission meeting.***

NEW BUSINESS

8. COA-26-0022 (ZON-26-0039) 1170 S. OCEAN BLVD. – BATH & TENNIS CLUB (COMBO) The applicant, Bath & Tennis Club, Inc. (Maura Ziska, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval for the construction of new padel and pickleball courts on the west parcel, requiring a Special Exception with Site Plan Review, and variances to eliminate portions of the wall and encroach into the side (south) yard setback of the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval.

9. COA-26-0025 (ZON-26-0045) 280 SUNSET AND 262 SUNSET AVE. (COMBO) The applicants, BRADLEY PARK OWNER LLC and NED 262 SUNSET LLC (James Crowley, Gunster, Representative), have filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations including window and door replacement and site improvements for the landmarked property. The project will be reducing one (1) hotel key at 280 Sunset Ave and adding (1) one hotel key at 262 Sunset Ave for which a variance is being requested to modify the nonconforming hotel (White Elephant) use. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

10. COA-26-0026 95 N. COUNTY RD. The applicant, Breakers Palm Beach Inc (James Crowley, Gunster, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of rooftop mechanical equipment installation and associated screening for the landmarked property.

11. COA-26-0027 241 SEAVIEW AVE. The applicant, Palm Beach Day School (Maura Ziska, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of alterations to openings and partial window and door replacement for the landmarked property.

ANY OTHER BUSINESS

12. 160 Barton Avenue - Request to be Placed Under Consideration

13. LPC Approval Guide Discussion

MEETING SCHEDULE

14. The next meeting is scheduled for October 21, 2026

ADJOURNMENT

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

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

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

TOWN OF PALM BEACH

Minutes of the Landmarks Preservation Commission Meeting
Held on August 19, 2026

CALL TO ORDER AND ROLL CALL

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

Members Present: Henry Ittleson, Catherine Brooker, Brittain Damgard, Jane Lindsay-Scott, Alexander Ives, Katherine Bryan, Kristin Kellogg, Julie Herzig Desnick (Arrived at 10:04 a.m.)

Members Absent: Patrick Segraves and Kim Coleman

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

PLEDGE OF ALLEGIANCE

Chair Damgard led the Pledge of Allegiance.

MINUTES

1. Minutes of the July 22, 2026, Landmarks Preservation Commission Meeting

A motion was made by Mr. Ives and seconded by Ms. Brooker to approve the minutes of the July 22, 2026, meeting as presented. The motion was carried unanimously, 7-0.

APPROVAL OF AGENDA

A motion was made by Ms. Brooker and seconded by Ms. Lindsay-Scott to approve the agenda as presented. The motion was carried unanimously, 7-0.

ADMINISTRATION OF THE OATH

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

COMMENTS

2. OFFICIALS

Mr. Ives expressed support for concerns previously raised by Mr. Segraves regarding the new traffic lights and related installations along County Road. He also recommended a recent PBS documentary on architecture and historic preservation, noting its discussion of how communities view and address their history and historic properties.

3. STAFF

Ms. Mittner reported completing 22 administrative approvals in collaboration with Chair Damgard over the past month.

4. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

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

Note: This item was withdrawn upon the approval of the agenda.

6. COA-26-0015 260 N OCEAN BLVD. The applicants, Anthony Lomangino and Lynda Lomangino, Trustees of the Anthony Lomangino Revocable Trust (Mario Nievera, Nievera Williams Design, Representative), have filed an application requesting a Certificate of Appropriateness for review and approval of landscape and hardscape improvements including a new 60KW generator, cooling tower, pergola, and vehicular gates for the landmarked property. *This project has been deferred to the September 16, 2026, Landmarks Preservation Commission meeting.*

Note: This item was deferred to September 16, 2026. upon the approval of the agenda.

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

Architect Jackie Albarran of SKA Architect + Planner, representing 70 Middle Road, requested a referral to allow additional time to address questions raised in the engineering report and prepare the requested drawings and specifications. She noted that the report was generally positive and supportive of the proposed work.

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

A motion was made by Mr. Ives and seconded by Mr. Ittleson to defer COA-26-0016, 70 Middle Road, to October 21, 2026. The motion was carried unanimously, 7-0.

NEW BUSINESS

8. COA-26-0014 450 WORTH AVE. The applicant, Jennifer Cook Price (Maura Ziska, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of exterior alterations, foundation repairs, and construction of a new seawall for the landmarked property.

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

Guillermo Vazquez of Bridges Marsh & Associates, representing the applicant, presented proposed improvements to the historic waterfront residence, originally constructed in 1921. He explained that significant structural work is necessary to protect the building from water intrusion and deterioration, including constructing a cofferdam and a new seawall, raising the one-story loggia by approximately 14 inches, modifying the cantilevered chimney, and converting existing doors to windows while maintaining the building's architectural character.

Commission members questioned the height and appearance of the seawall, the relationship of the raised loggia roof to existing architectural features, and the proposed riprap. Particular concern was expressed about preserving the distinctive gondola entrance and cantilevered chimney, both of which contribute to the building's relationship with the water. The applicant explained that protecting the deteriorating foundation limits the ability to retain these features in their existing form, but agreed to further explore possible design solutions. The Commission also asked the applicant to consider retaining the existing double-casement window appearance where feasible.

Ms. Damgard called for public comment.

Jordan Hodges, representing the Preservation Foundation, expressed concern about changes to the historic waterfront elevation, noting that the residence's Venetian Revival character is defined by its relationship with the water. He suggested minimizing the riprap in front of the gondola slip, further recessing the proposed infill wall, or using wood-looking cladding to preserve the appearance of a functional gondola door.

The Commission generally supported the proposed resiliency improvements, recognizing the need to protect the historic residence while preserving its distinctive waterfront character. Commissioners commended the owners' efforts and viewed the proposed changes as relatively limited compared with more invasive alternatives, such as raising the entire structure. Members encouraged further refinement of the gondola opening, including recessing the infill and considering a wood-clad appearance. The Commission also discussed the visibility and color of the proposed riprap, suggesting materials sympathetic to the residence and noting that much of the riprap would be less visible at high tide and would likely weather and blend over time.

A motion was made by Mr. Ives and seconded by Ms. Lindsay-Scott to approve COA-26-0014,

450 Worth Avenue, with the following conditions: the north and south windows and doors of the loggia addition shall match, and the gondola entrance shall be further recessed if possible, to be approved on an administrative level in coordination with the Chair. The motion was carried unanimously, 7-0.

9. COA-26-0021 222 PHIPPS PLZ. The applicant, Carol Lieff (Kyle Fant, Bartholemew & Partners, Design Professional), has filed an application requesting a Certificate of Appropriateness for review and approval of a second-story addition, requiring a landmark adjustment to reduce the side (north) yard setback for the landmarked property.

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

Kyle Fant of Bartholemew & Partners presented a proposal to enclose an existing covered roof terrace to create an expanded primary bathroom and closet. He explained that the enclosure would be designed to resemble a sleeping porch with shuttered openings and would not be visible from the street or front of the residence. Commissioner Kellogg questioned whether the sill height of the proposed openings could be lowered to create a more convincing sleeping porch appearance. Mr. Bartholomew explained that the height aligns with the existing railing and responds to intersecting roof conditions, but agreed it could be further studied. No public comment was received.

The Commission expressed strong support for the proposal, finding the sleeping porch design compatible with the historic residence and the requested adjustment relatively minor. Commissioners noted the need for privacy due to the neighboring parking garage and found the proposed window sizes and placement appropriate. While further refinement to enhance the sleeping porch's appearance was encouraged, if feasible, the Commission generally agreed that the design was well executed and preserved the property's historic integrity.

A motion was made by Mr. Ives and seconded by Mr. Ittleson to approve COA-26-0021, 222 Phipps Plaza, as presented. The motion was carried unanimously, 7-0.

A motion was made by Mr. Ives and seconded by Ms. Lindsay Scott to approve a landmark adjustment for a setback reduction for the expansion of a landmarked building for COA-26-0021, 222 Phipps Plaza, finding that Sec. 134-237(2)(a), items 1 through 3 have been met. The motion was carried unanimously, 7-0.

10. COA-26-0024 210 DUNBAR RD. The applicant, The Flavia Dukcevich Trust (Caleb Laux, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval for window and door replacement, and a bay window addition, requiring a landmark adjustment request to increase the maximum permitted cubic content ratio (CCR), and an Ad Valorem Tax Exemption for the new and previously approved scope of work (COA-25-0032), for the landmarked property.

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

Caleb Laux, architect, presented revisions to the previously approved project, noting that no changes were proposed to the carriage house design. He discussed the proposed replacement windows, explaining that although the original drawings depict steel casements, there is no definitive evidence that they were installed. Existing original wood double-hung windows in the carriage house and other comparable historic properties support the possibility that double-hung windows were used.

Commissioners questioned the historical basis for the proposed windows and expressed concern about a new bay window, with some members finding it too prominent and insufficiently subordinate to the original architecture. The applicant explained that the bay provides additional interior space while minimizing changes to the building footprint and landscaping, and indicated willingness to study alternative treatments. The Commission also discussed the proposed ad valorem tax abatement and commended the applicant's approach of concentrating on new amenities within the additions to minimize alterations to significant historic interior spaces. No public comment was received.

The Commission generally found the proposed bay window compatible with the residence, noting that its wood construction relates to existing architectural details while appropriately distinguishing the addition from the historic structure. Some Commissioners suggested that the detailing could be more restrained to make the addition more subordinate. Commissioner Kellogg expressed greater concern regarding the proposed double-hung windows, noting that the original drawings depict casement windows and that further investigation had not established that double-hung windows were historically used on the main residence. She supported the staff's recommendation for casement windows as more appropriate for the tax abatement project.

A motion was made by Mr. Ives and seconded by Ms. Kellogg to approve COA-26-0024, 210 Dunbar Road, as presented, with the condition that the windows shall be changed to casement windows. The motion was carried 4-3, with Mr. Ittleson and Mses. Lindsay Scott and Damgard dissenting.

A motion was made by Mr. Ives and seconded by Ms. Kellogg to approve a landmark adjustment for the increase in allowable CCR for COA-26-0024, 210 Dunbar Road, finding that Section 134-235(a), items a through c, and Section 134-237(2)(g), items 1 and 2, have been met. The motion was carried unanimously, 7-0.

11. HSB-26-0001 210 EL DORADO LN. The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting review and approval of a new 20KW generator, modification of air-conditioning equipment locations, concrete wall screening, drainage curb and fencing, as well as landscape improvements for the property containing a historically significant building.

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

Dustin Mizell of Environmental Design Group, representing the owners of 210 El Dorado Lane, presented revisions to an approved project requiring re-approval because neighbor consent

could not be obtained for changes within the setback. The proposal included adding a reduced 20kW generator, constructing a required site wall, replacing air-conditioning equipment with quieter units, adding acoustic mitigation, and reducing the hedge height. Mr. Mizell emphasized that the proposed improvements comply with the zoning code and were modified in response to the neighbor's concerns.

Commissioners discussed potential alternatives to the generator, including a Powerwall, relocating the equipment, noise mitigation, and the impacts of constructing two closely spaced walls. The applicant explained that alternatives and locations had been evaluated and that the proposed location was considered the most practical. Commissioners also questioned the proposed fountain, and the applicant agreed to explore alternative designs.

Ms. Damgard called for public comment.

M. Timothy Hanlon, on behalf of Constantin Zdarsky at 200 El Dorado Lane, expressed concerns about the location of the proposed mechanical equipment and generator. He stated that the equipment would be adjacent to his client's primary bedroom and screened Lanai and could create noise impacts. Mr. Hanlon suggested relocating the equipment to another area of the property or considering a Powerwall as an alternative. He acknowledged the applicant's efforts to address concerns but maintained that other feasible locations should be considered.

The Commission generally supported the proposal, finding the requested changes relatively minor and consistent with the previously approved project. Commissioner Ives acknowledged the neighbor's concerns but believed the proposed equipment and mitigation measures were reasonable. Commissioner Ittleson agreed and requested that any approval include further review of the proposed fountain design, which he suggested could be handled administratively by the Chair.

A motion was made by Mr. Ives and seconded by Ms. Lindsay-Scott to approve HSB-26-0001, 210 El Dorado Lane, with the condition that the fountain is revised and administratively approved in coordination with the chair. The motion was carried unanimously, 7-0.

12. HSB-26-0007 (ZON-26-0047) 354 BRAZILIAN AVE. The applicant, 354 BRAZILIAN AVENUE PROPCO LLC (Michael Perry, MP Design & Architecture, Design Professional), has filed an application requesting review and approval of exterior alterations including window and door replacement, installation of garage doors, roof replacement, as well as landscape and hardscape improvements, requiring a variance to reduce the landscape open space, and a floodplain variance, for the property containing a historically significant building. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

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

Michael Perry of MP Design & Architecture, representing the property owner, presented the proposed conversion of the six-unit Mission Revival building into a single-family residence. The design preserves many existing openings and architectural features while adding a tandem garage, new doors and windows, awnings, and landscape improvements. The applicant explained

that the project had been refined to retain the building's historic character.

Commissioners questioned the proposed entry doors and whether their proportions and detailing were appropriate to the Mission Revival architecture. Commissioner Kellogg encouraged preserving the proportions of the original openings, while Commissioners Ives and Herzig Desnick suggested making the secondary entrance more subordinate and reconsidering door designs to better reflect the architectural style. The applicant agreed to further study these elements. The Commission also discussed newly presented mechanical equipment, including a generator and condensers. Because the equipment had not been fully reviewed for zoning compliance or previously presented to neighboring property owners, it was suggested that this portion be returned for further review.

Ms. Damgard called for public comment.

Michelle de Araujo, 330 Cocoanut Row, expressed strong support for converting the property into a single-family residence, noting that the building has been in poor condition and largely unoccupied for many years. The resident welcomed the proposed improvements and viewed the redevelopment as a significant benefit to the neighborhood.

Jordan Hodges of the Preservation Foundation of Palm Beach generally supported the project but recommended several architectural refinements. He encouraged a front door design more compatible with the Mission/Mediterranean Revival style, narrowing the entry entablature, lowering the attachment points of the proposed awnings to create a more residential appearance, and simplifying the secondary entrance with a bracketed barrel-tile awning more appropriate to the architectural style.

The Commission strongly supported the rehabilitation of the property but agreed that the proposed entrances required further study. Commissioners recommended refining the primary entrance proportions and detailing and simplifying the secondary entrance to better reflect the Mission Revival character of the residence. Additional suggestions included using simpler stucco window sills rather than cast stone. The Commission generally found the garage addition appropriate and commended the owners for undertaking the restoration of the property.

A motion was made by Mr. Ives and seconded by Ms. Herzig Desnick to defer HSB-26-0007, 354 Brazilian Avenue, to September 16, 2026, with the direction to restudy the awnings, the north and west entrances, and to utilize Mission style rather than Mediterranean Revival detailing. The motion was carried unanimously, 7-0.

13. HSB-26-0013 10 TARPON ISLE. The applicant, MCI Properties LLC (James Crowley, Gunster, Representative), has filed an application requesting review and approval of exterior alterations including roof, door, and railing replacement for the property containing a historically significant building.

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

Michael Perry, architect, presented revisions to the front door and balcony railings and discussed the owners' request to change the roof color. He explained that the proposed front door would

replicate detailing from a remaining historic door while adding glass sidelights, and the railings would more closely reflect the original Chippendale design while meeting current code requirements. Jamie Crowley and the owner's representative, Christy Munia, discussed extensive structural and water intrusion problems discovered at the property, including deteriorated balconies, framing, and waterproofing, as well as an unsafe bridge. They emphasized the substantial work and expense undertaken by the owners to stabilize and preserve the residence. They maintained that the house has been significantly altered over time and asked the Commission to consider the owners' preference for a red roof while recognizing their efforts to retain remaining historic features.

Ms. Damgard called for public comment.

Jordan Hodges of the Preservation Foundation of Palm Beach discussed the property's architectural history and noted that, although it has undergone significant alterations, its historic designation subjects it to the Secretary of the Interior's Standards. He explained that the original Howard Major design featured flat white roof tiles characteristic of the architect's Bermuda/Anglo-Caribbean style and recommended retaining a white roof rather than returning to the red tile used later in the property's history. He also supported the proposed revisions to the Chippendale railings, finding them more appropriately proportioned and detailed.

The Commission generally supported retaining the light-colored roof, noting its consistency with Howard Major's original design and the Secretary of the Interior's Standards. Several Commissioners also felt the proposed light wood front door appeared too contemporary and suggested reconsidering its color or finish. Commissioner Ives encouraged consideration of the property's broader evolution rather than focusing solely on the original architect's intent. Commissioner Kellogg questioned whether later alterations by John Volk had acquired historic significance, prompting discussion of the property's layered architectural history.

Mr. Perry presented a historic photograph showing that the original front door was stained wood and explained that the proposed door is intended to replicate that appearance. He emphasized that the residence has undergone extensive alterations over time, including changes to the roof, gable ends, openings, and railings, making it difficult to distinguish many elements of the original Howard Major design.

The Commission continued discussing the proposed front door, focusing on whether its design could more closely reflect the proportions and detailing of the historic door. Commissioner Brooker suggested incorporating elements such as louvers while accommodating the larger existing opening. Commissioner Herzig Desnick recommended painting the sidelights to visually restore the proportions of the original door and using a more subdued wood finish. Mr. Perry agreed that these suggestions could be incorporated as a compromise.

A motion was made by Ms. Lindsay-Scott and seconded by Ms. Herzig Desnick to approve HSB-26-0013, 10 Tarpon Isle, with the following conditions: the sidelights shall be painted, the lower section shall be louvered to more accurately reflect the original door, the door color shall be toned down to more accurately reflect the original door, and the roof material shall be white, with these items receiving an administrative approval in coordination with the Chair. The motion was carried unanimously, 7-0.

ANY OTHER BUSINESS

Commissioner Ives raised the possibility of considering additional Town-owned public spaces for landmark designation, referencing concerns expressed about the proposed improvements near the Clock Tower and seawall. He cautioned that landmarking should recognize historic significance rather than serve as a means of preventing development, but noted that the designation of public spaces can provide greater input on future changes. Ms. Mittner noted the poor condition of the approximately 100-year-old seawall and stated that staff would include public spaces when exploring future landmarking opportunities.

MEETING SCHEDULE

14. The next meeting is scheduled for September 16, 2026

ADJOURNMENT

Respectfully Submitted,

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Brittain Damgard, Chair

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 16, 2026

To: Landmarks Preservation Commission
Via: Wayne Bergman, Director of Planning, Zoning & Building
From: Planning, Zoning & Building
Re: COA-26-0015 260 N OCEAN BLVD. The applicants, Anthony Lomangino and Lynda Lomangino, Trustees of the Anthony Lomangino Revocable Trust (Mario Nievera, Nievera Williams Design, Representative), have filed an application requesting a Certificate of Appropriateness for review and approval of landscape and hardscape improvements including a new 60KW generator, cooling tower, pergola, and vehicular gates for the landmarked property.
Date: 9/9/2026

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

Fee-Related

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

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

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

Historic courtyard photographs.


COURTYARD IMAGE


COURTYARD IMAGE

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

At the July 22, 2026, LPC meeting, the project was approved with the condition that the vehicular gates, arches in the site wall, and the pergola columns would be re-studied.

THE PROJECT:

The applicant has submitted plans, entitled "260 N. OCEAN BLVD PALM BEACH, FLORIDA", as prepared by **Nievera Williams Design**, uploaded on August 30, 2026.

The following is the scope of work:

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

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

Rendered Site Plan.



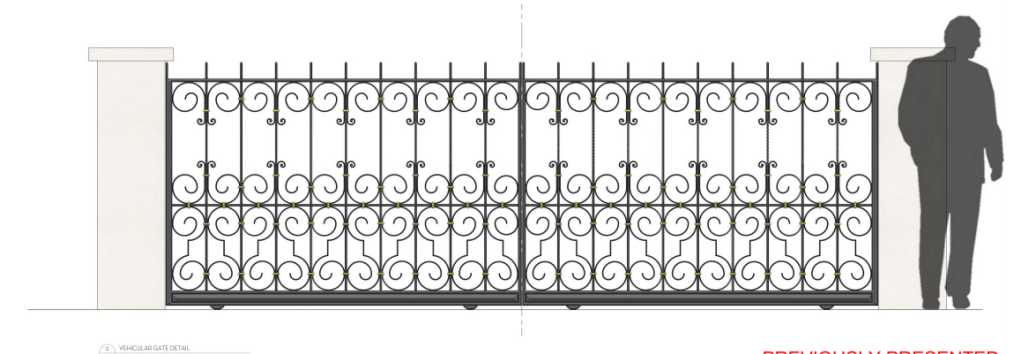
STAFF ANALYSIS:

The application seeks Certificate of Appropriateness review and approval for the remaining scope of work that was deferred at the July 22, 2026, LPC meeting: vehicular gates, site wall, and pergola.

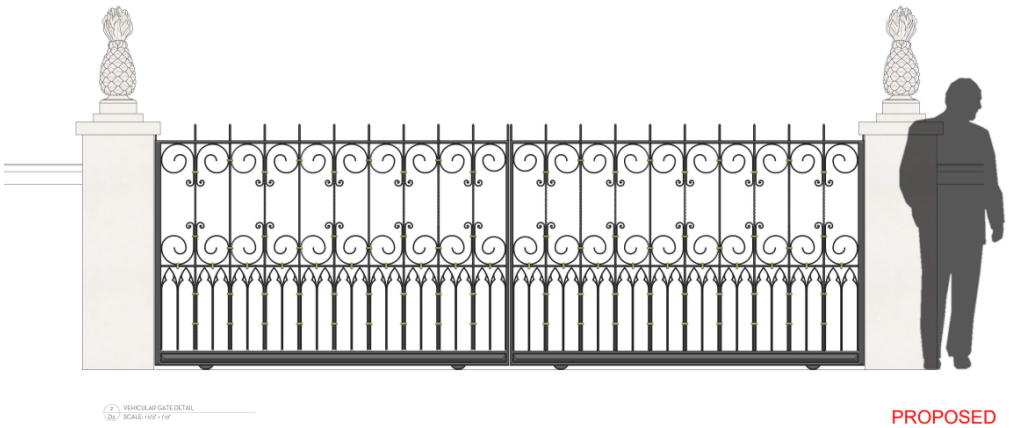
Vehicular Gates

As recommended at the previous hearing, the vehicular gate design has been revised to draw inspiration from metalwork depicted in historic photographs of the property. Staff recommends that the Commission consider whether the gothic arch detailing should be at the top of the gate rather than below the scrolls. Further re-study could be presented to the LPC Chair for review.

Previous and current vehicular gate designs (elevations).



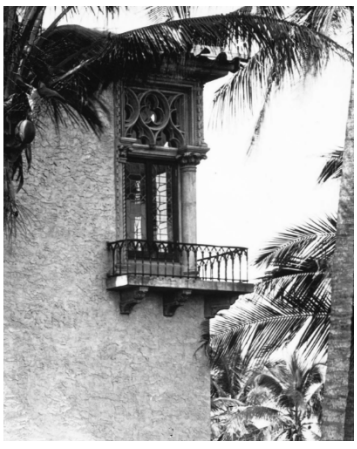
PREVIOUSLY PRESENTED



PROPOSED

Historic photographs.

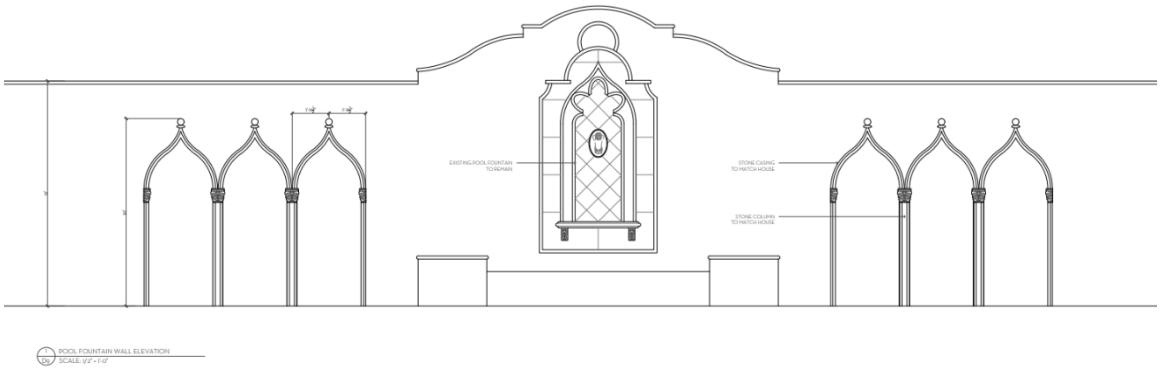




Site Wall

The Commission requested greater detail information and taking cues for the structure's existing features. The applicant has submitted a detail drawing for the proposed site wall modifications that were previously only shown in a rendering.

Proposed site wall modifications (elevation).



Historic and existing photographs.





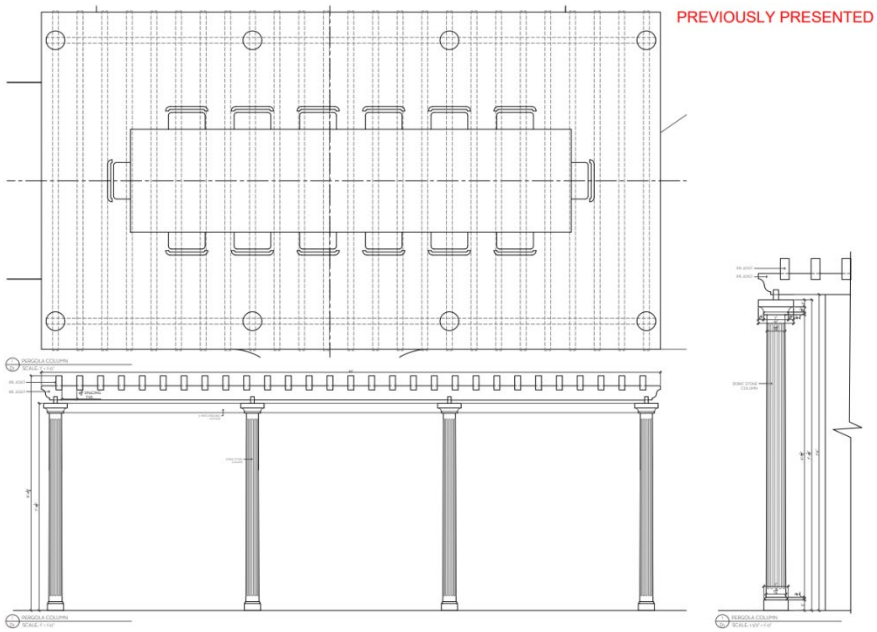
EXISTING WALL

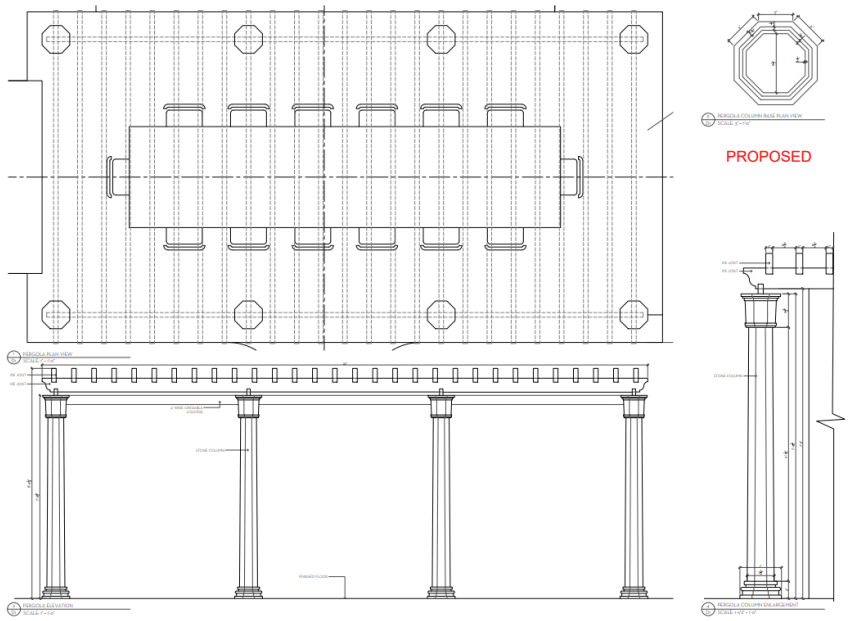


Pergola

The applicant has revised the column design for the new pergola. It does not appear that the proposed columns exist elsewhere in the property.

Previous and current pergola designs (plan and elevations).





Staff recommends that the Commission consider whether re-study could be presented to the LPC Chair for review, drawing inspiration from existing historic column designs as requested at the previous hearing.

CONCLUSION:

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

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

WRB: JGM: FHM: ALF

WRB

June 29, 2026

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

NIEVERA WILLIAMS
DESIGN

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

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

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

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

Best Regards,

Cory Meyer
Nievera Williams Design

PALM BEACH

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Suite 150
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F: 561.659.2113

NEW YORK

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Suite 3C
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F: 561.659.2113

nieverawilliams.com

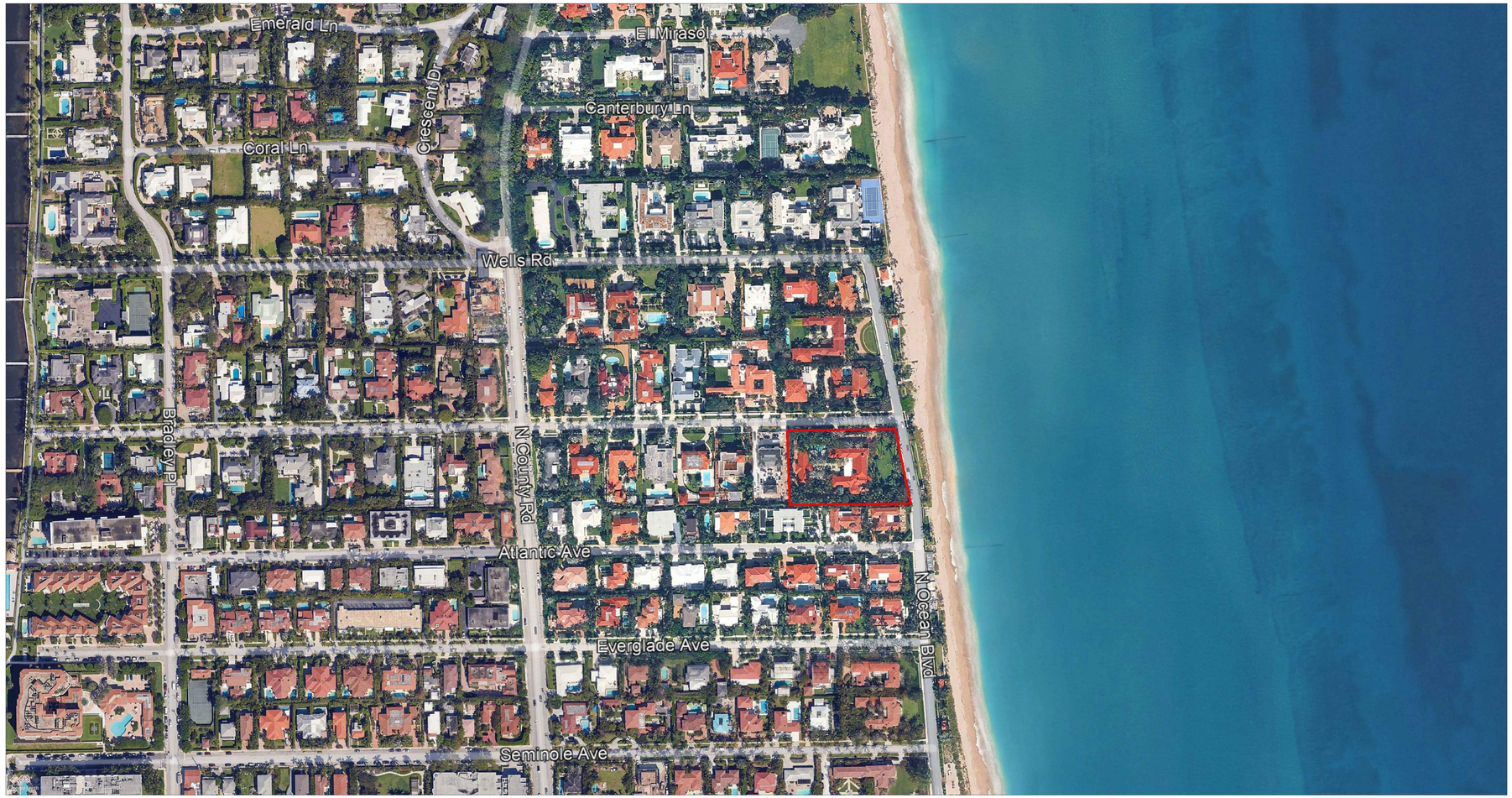
260 N. OCEAN BLVD

PALM BEACH, FLORIDA

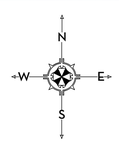
PROJECT NUMBER: COA-26-0015

FINAL DROP OFF : August 31, 2026

MEETING DATE: September 16, 2026



VICINITY MAP



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

NIEVERA WILLIAMS DESIGN

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260 N. OCEAN BLVD

PALM BEACH, FLORIDA

PROJECT NUMBER: COA-26-0015
FINAL DROP OFF : August 31, 2026
MEETING DATE: September 16, 2026

DEFERRED FROM JULY 2026 MEETING FOR FURTHER STUDY:

1. VEHICULAR ENTRY GATES
2. DETAILS OF THE PERGOLA
3. ARCHES IN SITE WALL BEHIND POOL

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MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL SITE PLAN

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

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DESIGN

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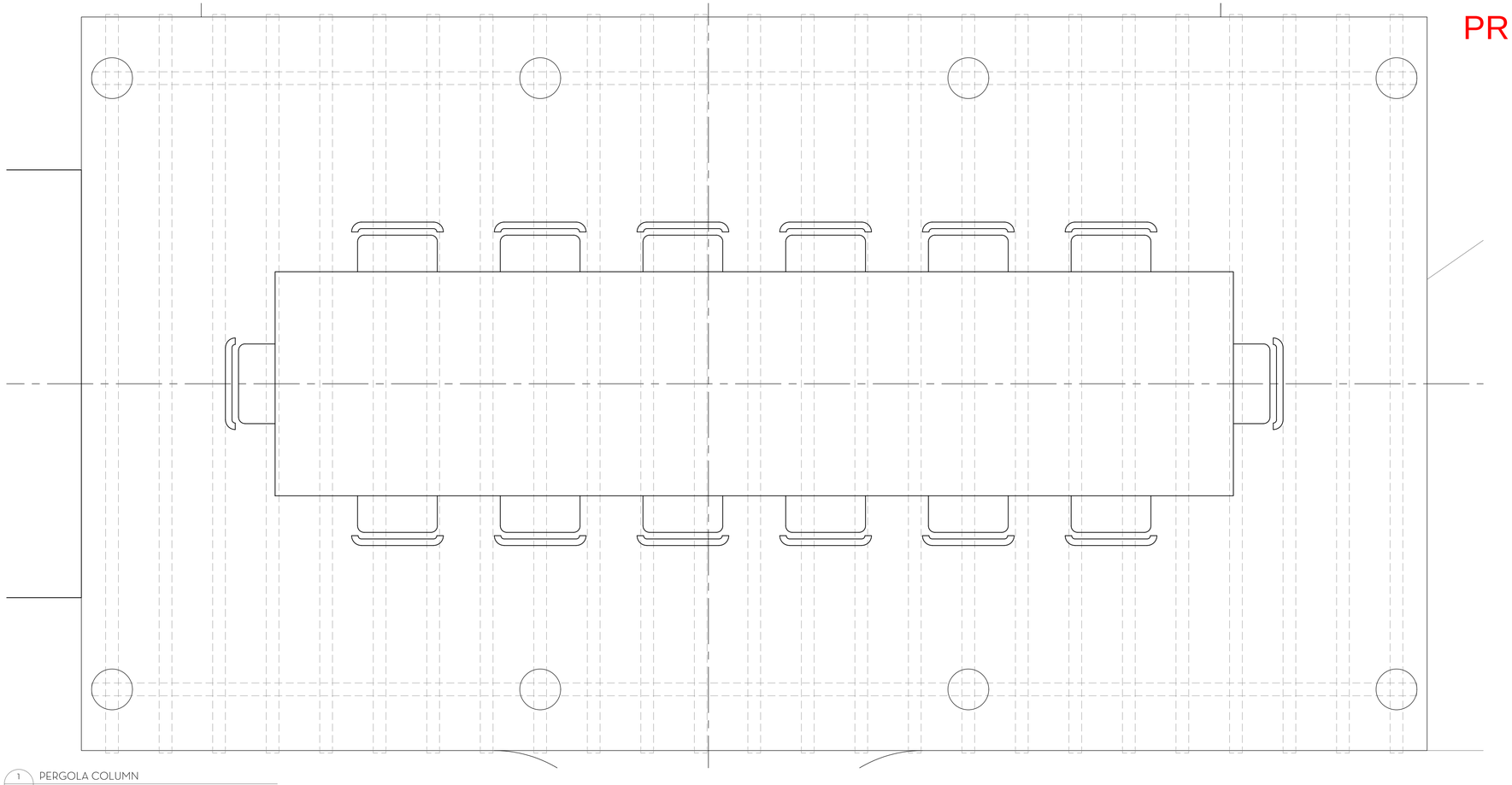
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LO

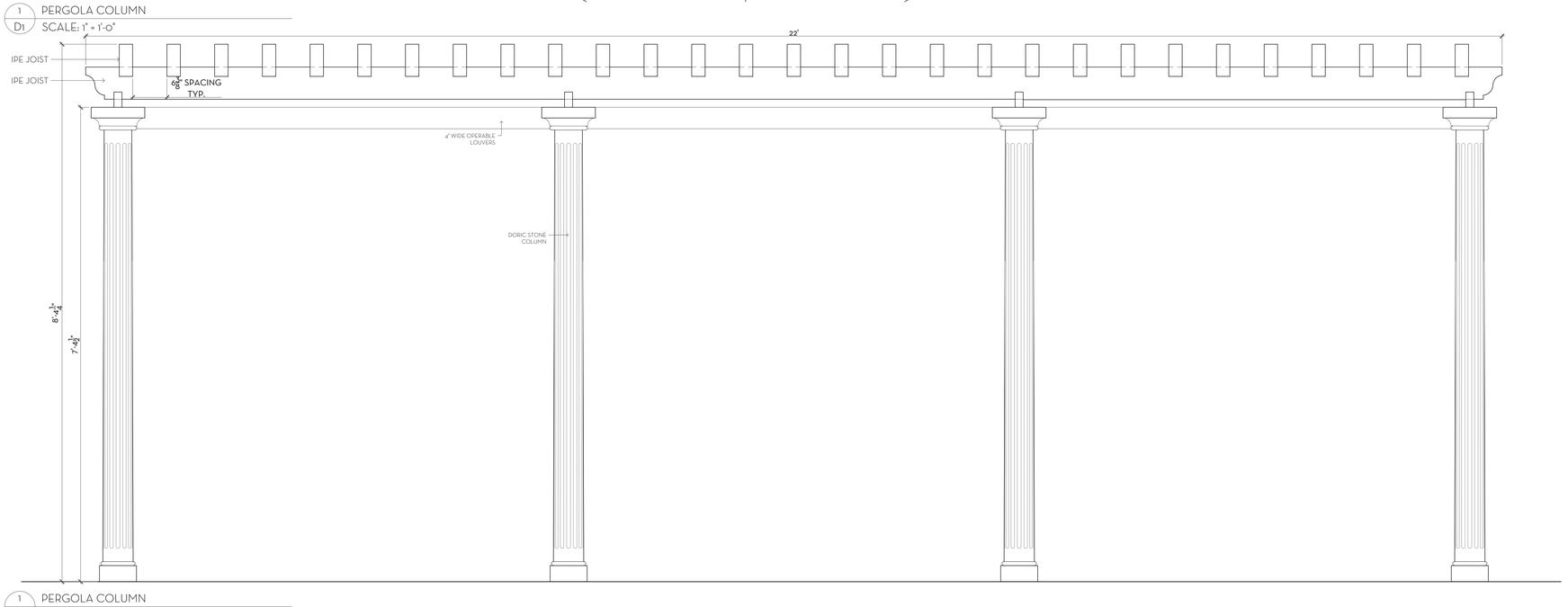
COA-26-0015



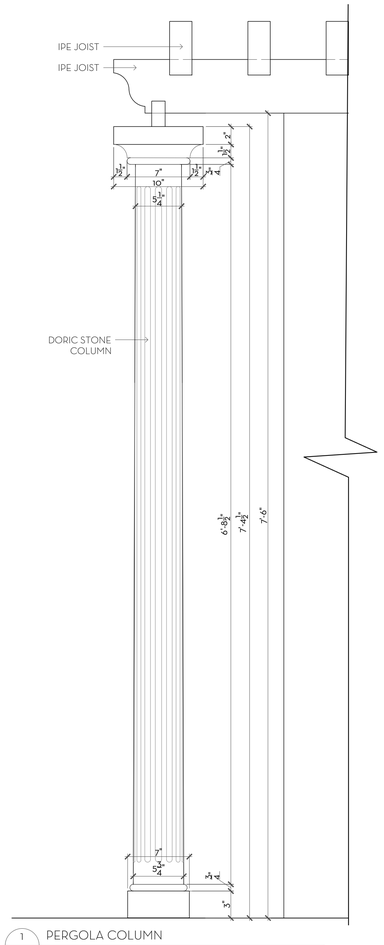
PREVIOUSLY PRESENTED



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



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



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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: AS NOTED

PERGOLA DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

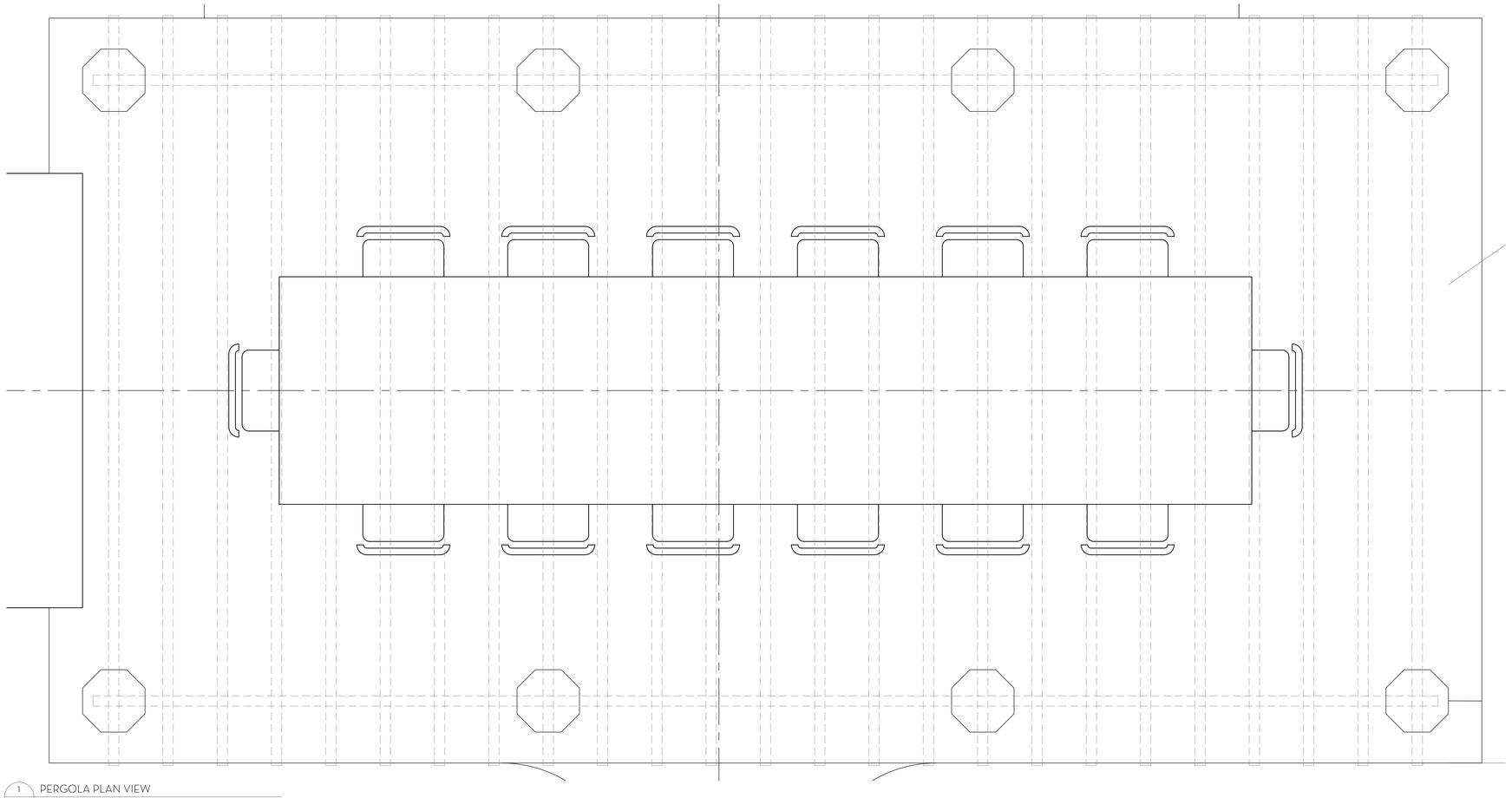
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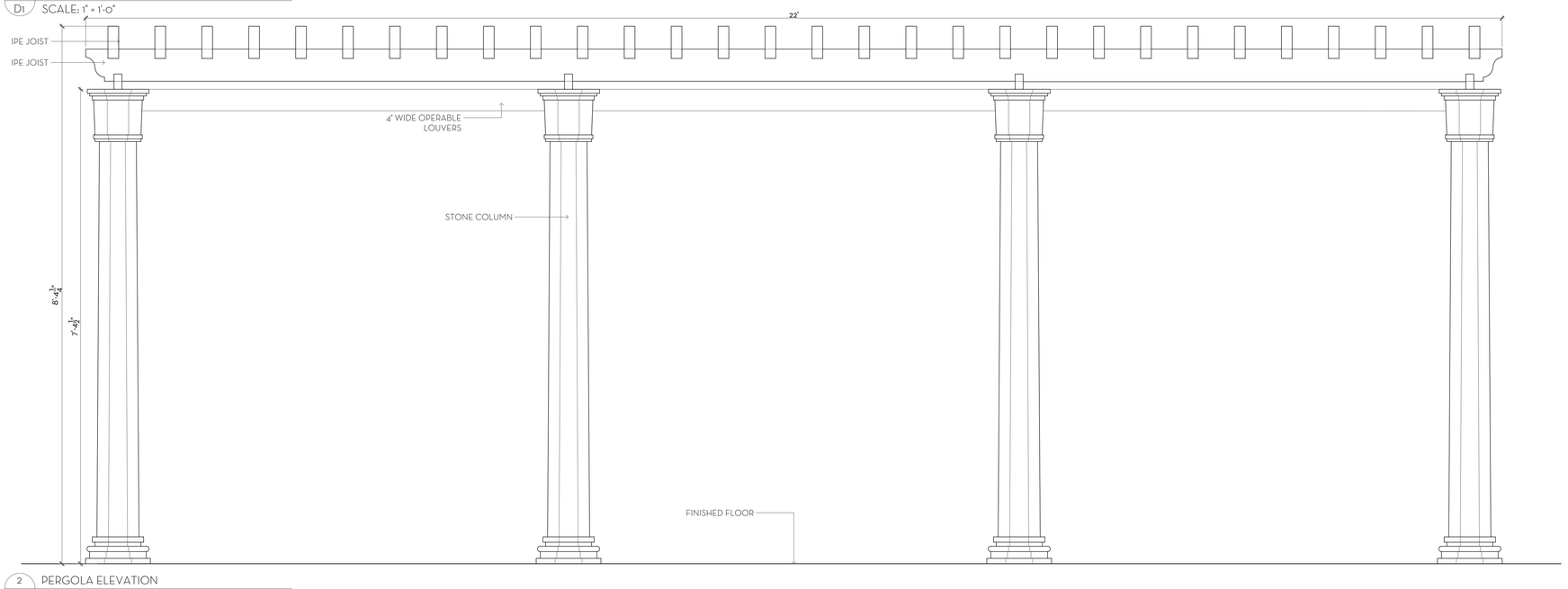
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D1

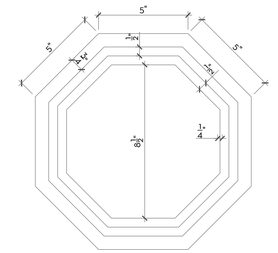
COA-26-0015



1 D1 PERGOLA PLAN VIEW
SCALE: 1" = 1'-0"

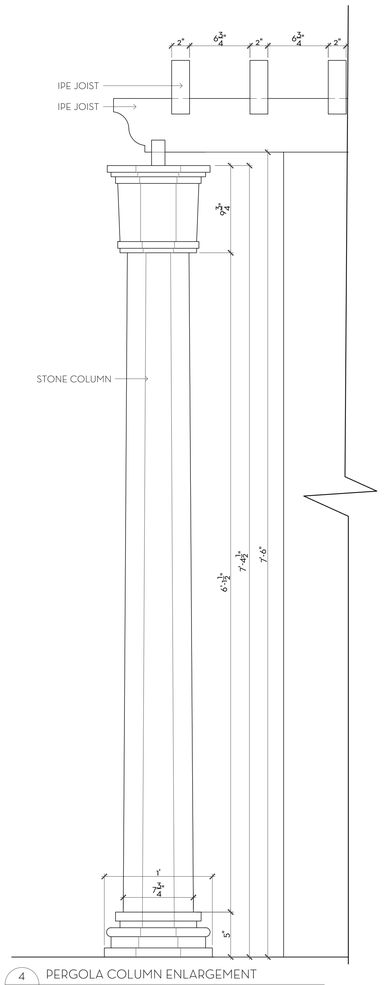


2 D1 PERGOLA ELEVATION
SCALE: 1" = 1'-0"



3 D1 PERGOLA COLUMN BASE PLAN VIEW
SCALE: 3" = 1'-0"

PROPOSED



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

MARIO F. NIEVERA

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SCALE: AS NOTED

PERGOLA DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

06 JUNE 2026 - SECOND SUBMITTAL
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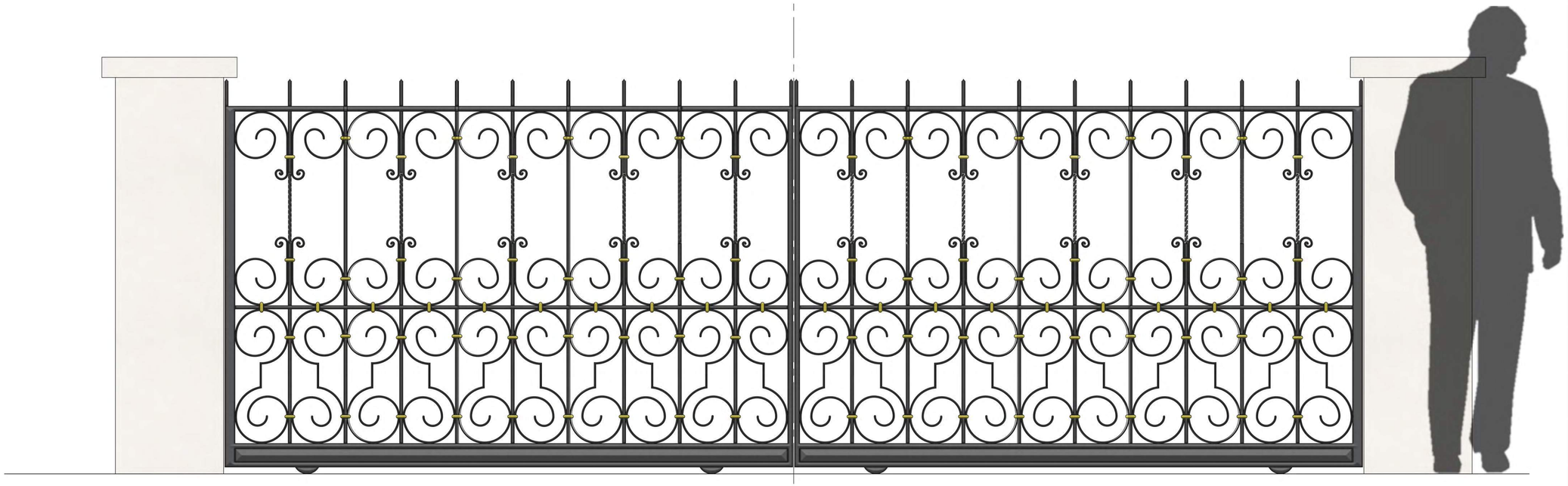
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D1

COA-26-0015





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

PREVIOUSLY PRESENTED

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Landscape Architect
Registration No.
6666856

GATE DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

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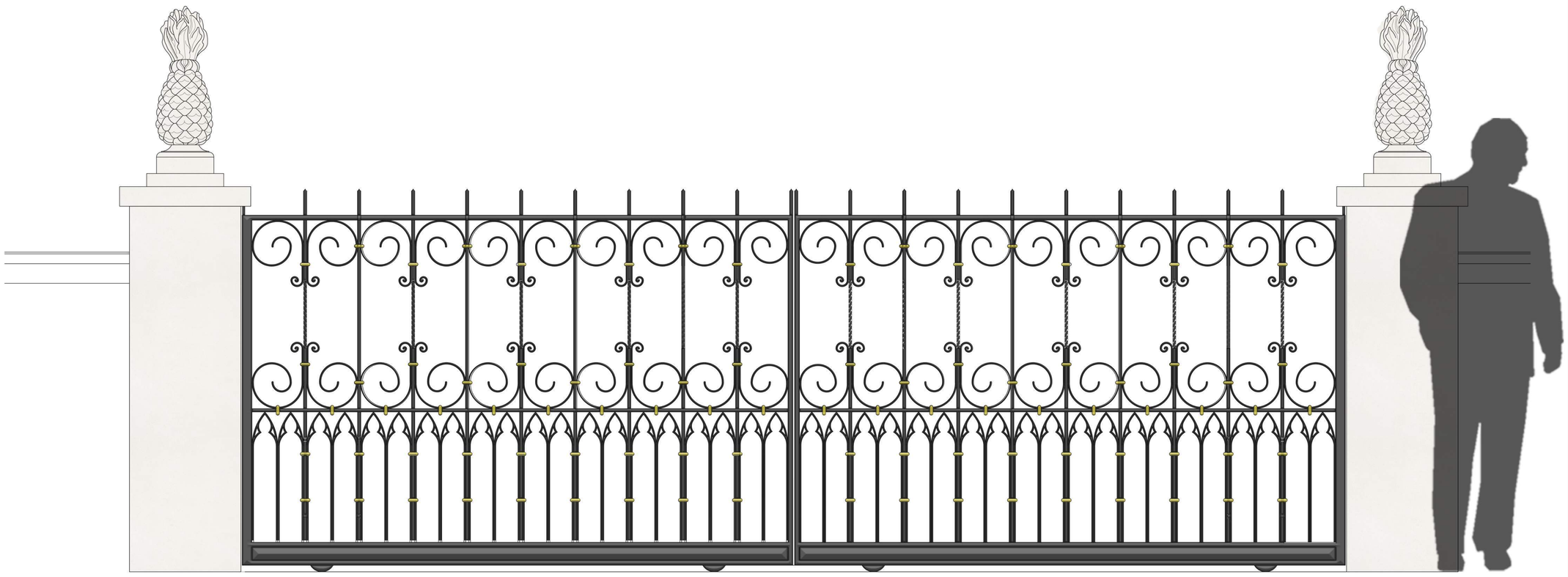
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D3

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

PROPOSED

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

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

GATE DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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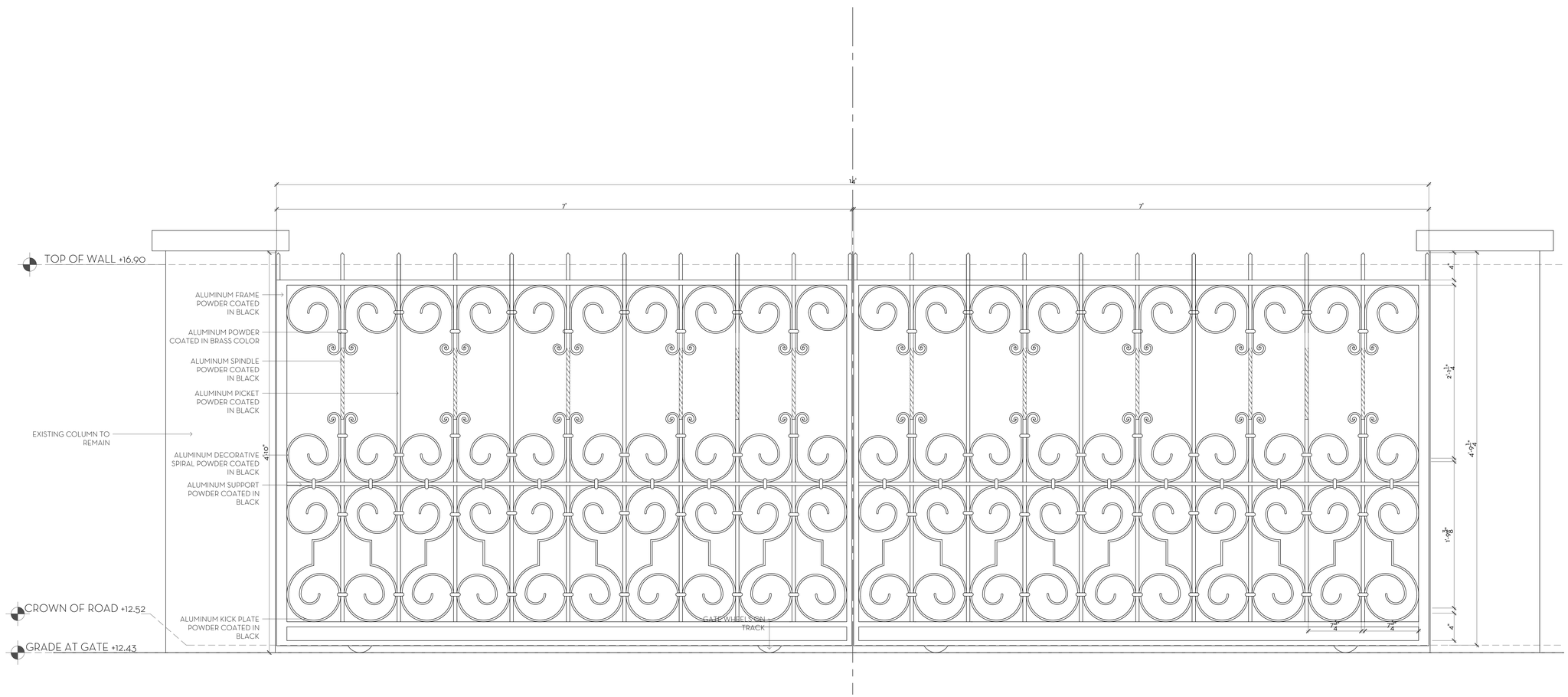
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D3

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



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

PREVIOUSLY PRESENTED

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Landscape Architect
Registration No.
6666856

SCALE: AS NOTED

GATE DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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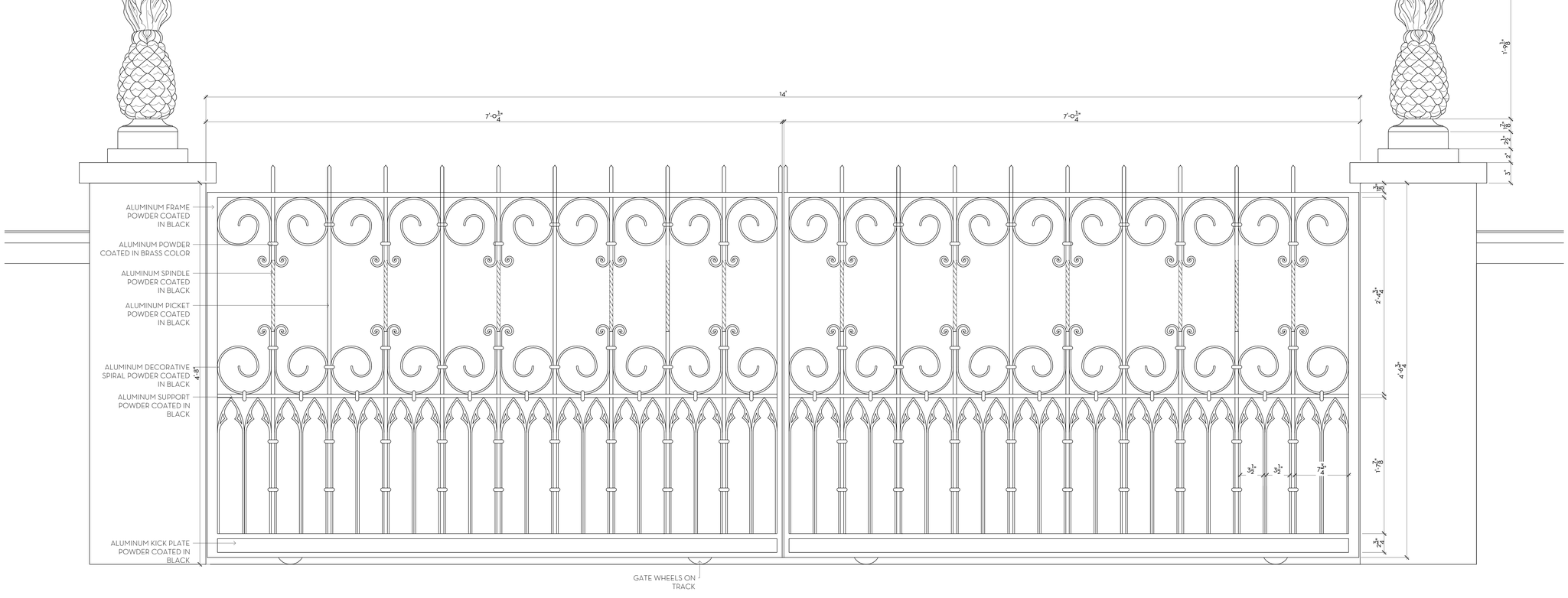
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D2

COA-26-0015



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



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

PROPOSED

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Registration No.
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SCALE: AS NOTED

GATE DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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COA-26-0015













EXISTING GATE AND COLUMNS

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GATE DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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SCALE: AS NOTED

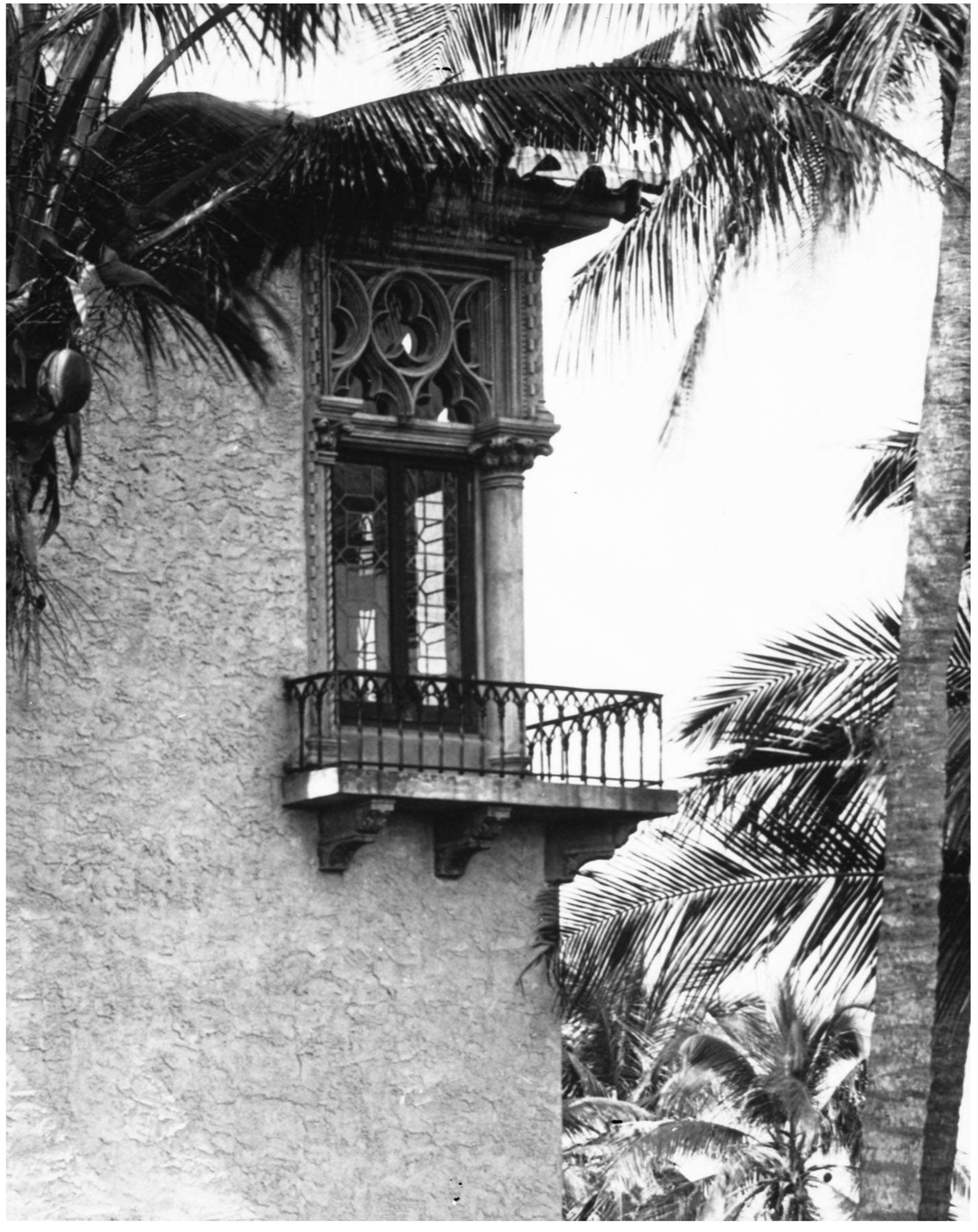
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MARIO F. NIEVERA

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GATE DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

06 JUNE 2026 - SECOND SUBMITTAL
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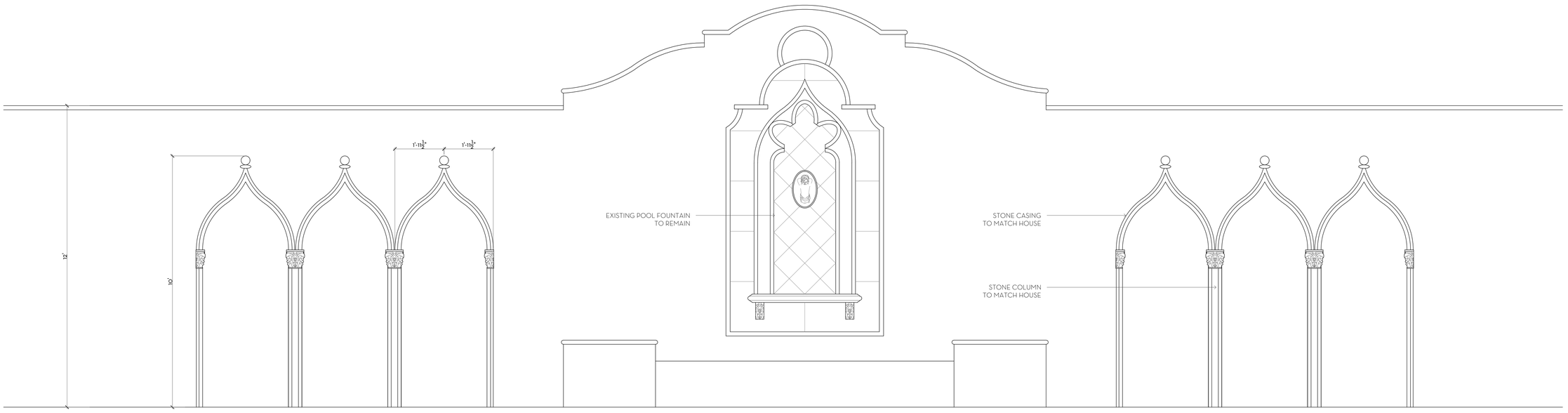
SCALE: AS NOTED

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1 / D9 POOL FOUNTAIN WALL ELEVATION
SCALE: 1/2" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: AS NOTED

POOL FOUNTAIN WALL ELEVATION

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

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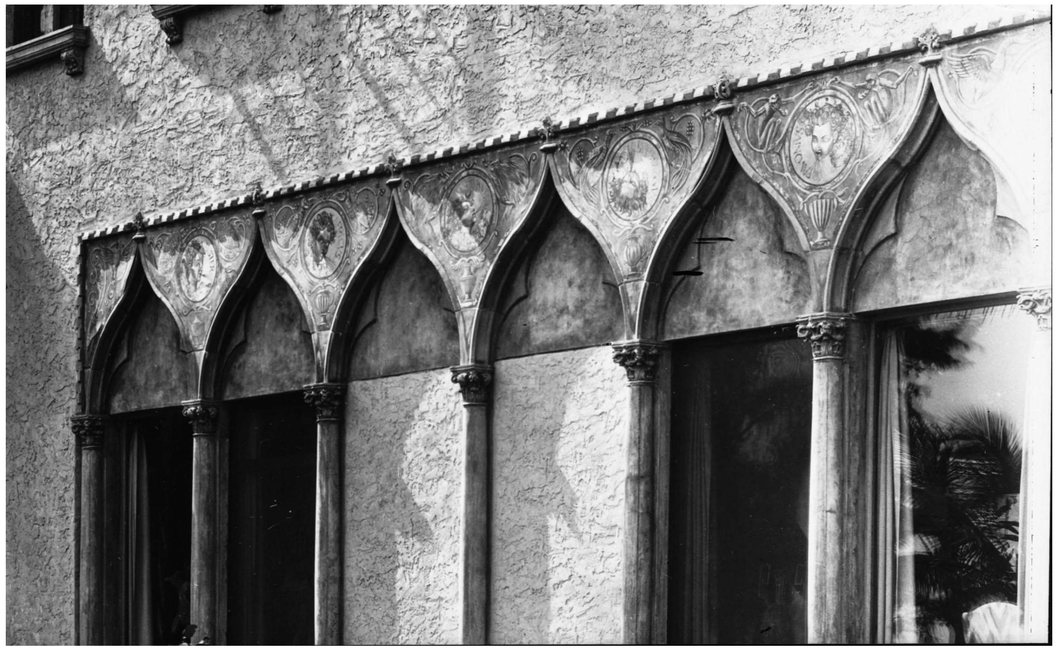
D9

COA-26-0015





EXISTING WALL



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: AS NOTED

GATE DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

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COA-26-0015

260 N. OCEAN BLVD

PALM BEACH, FLORIDA

PROJECT NUMBER: COA-26-0015

FINAL DROP OFF : August 31, 2026

MEETING DATE: September 16, 2026

APPENDIX
PREVIOUS DRAWINGS

NIEVERA WILLIAMS
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nieverawilliams.com

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

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

N
W
E
S

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

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

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

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

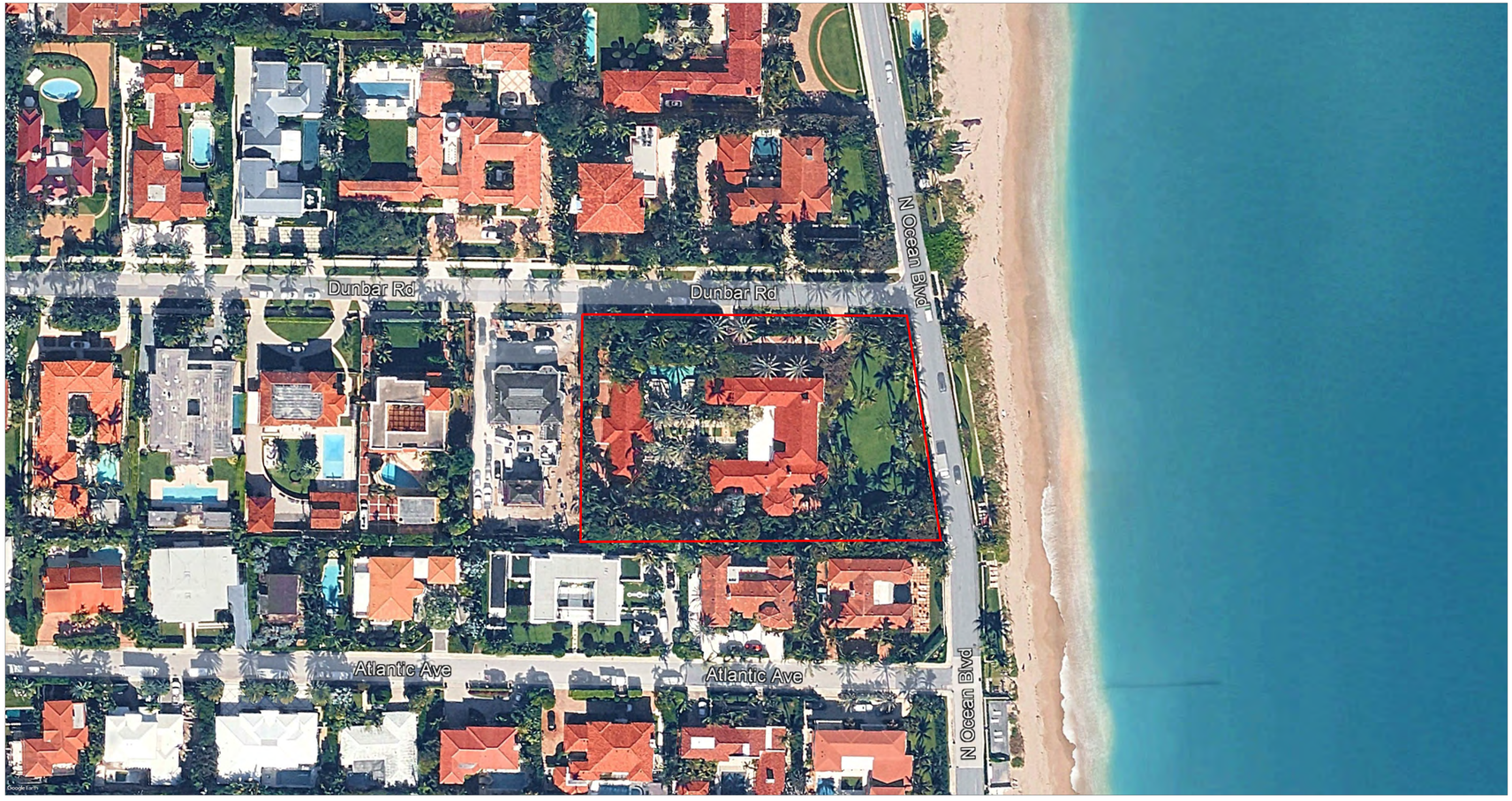
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EX1

COA-26-0015



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LOCATION PLAN

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

PRELIMINARY

06 JUNE 2026 - SECOND SUBMITTAL
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EX2

COA-26-0015



COURTYARD POOL FROM REAL ESTATE PHOTO



COURTYARD IN REAL ESTATE PHOTO



COURTYARD IMAGE



COURTYARD IMAGE

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HISTORICAL PHOTOS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

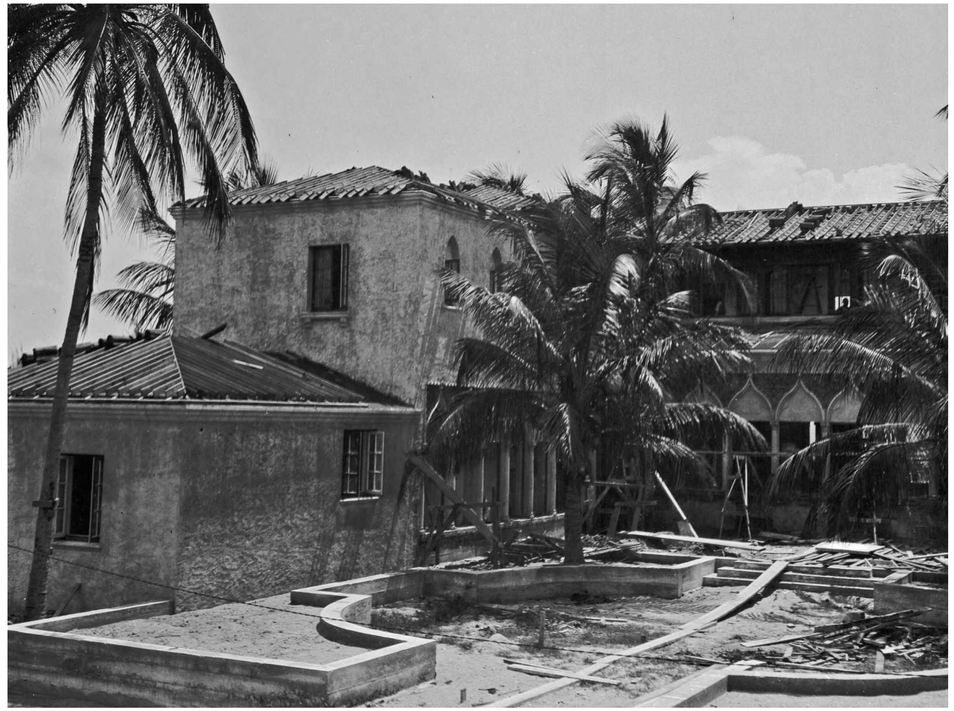
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EX3

COA-26-0015



UNDER CONSTRUCTION



COURTYARD IN REAL ESTATE PHOTO



REAL ESTATE LISTING PHOTO

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HISTORICAL PHOTOS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

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EX3

COA-26-0015



EXISTING ENTRY GATE



EXISTING SERVICE DRIVE



EXISTING EAST ELEVATION-ADDITION



EXISTING EAST ELEVATION

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HISTORICAL PHOTOS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

06 JUNE 2026 - SECOND SUBMITTAL
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EX4

COA-26-0015



COOLING TOWER LOCATION



COURTYARD LOOKING WEST



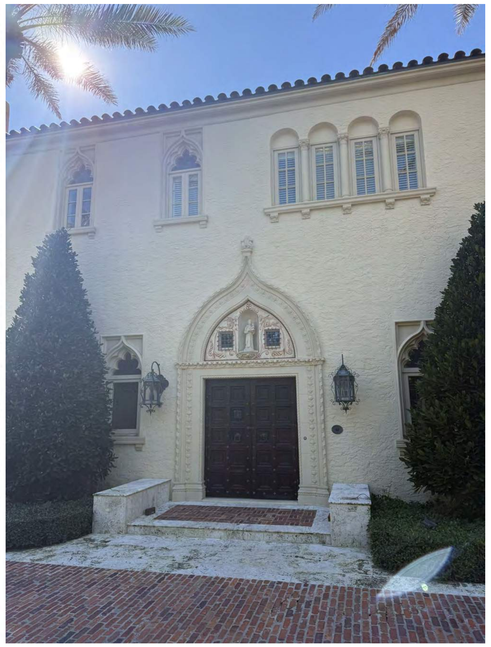
A/C YARD



COURTYARD LOOKING EAST



COURTYARD LOOKING SOUTHWEST



FRONT DOOR

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HISTORICAL PHOTOS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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EX5

COA-26-0015







DUNBAR RD.

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

N W E S

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN
RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

NIEVERA WILLIAMS
DESIGN

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L1

COA-26-0015



BRICK



TABBY

0 2 4 8 16 24 FEET

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

N

W E

S

MARIO F. NIEVERA

State of Florida
Landscape Architect
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MATERIAL SHEET

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

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

LANDSCAPE PLAN
RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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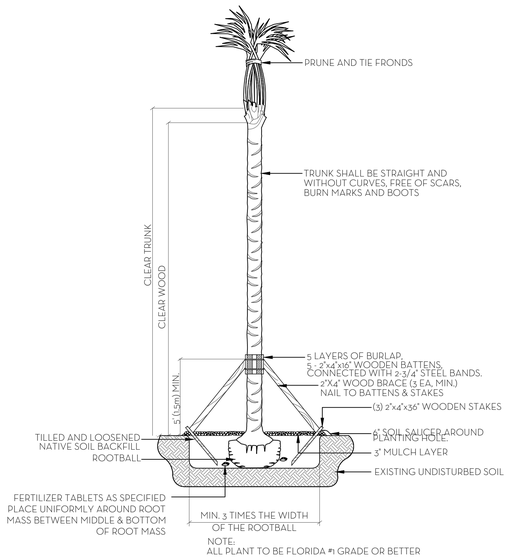
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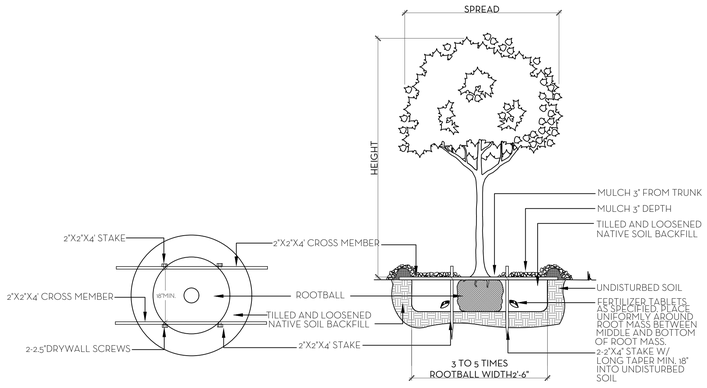
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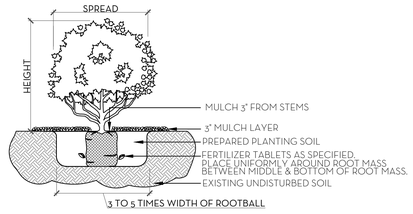
PALM PLANTING DETAIL
N.T.S.

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



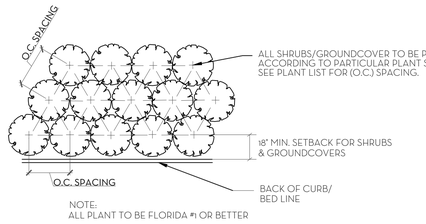
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
N.T.S.



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

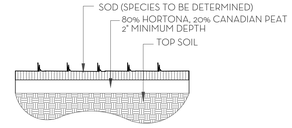
SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

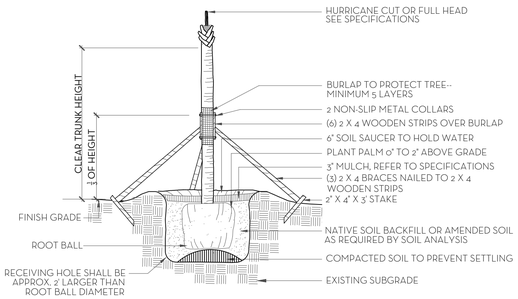
PLANT SPACING DETAIL
N.T.S.

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



SOD PLANTING DETAIL
N.T.S.

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



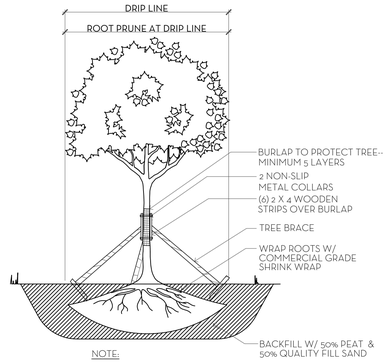
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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

FERTILIZATION

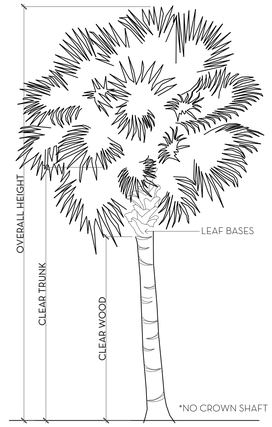
SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE: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

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

NIEVERA WILLIAMS DESIGN

260 N. Ocean Blvd.

07/10/26

Landscape Material Schedule

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

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

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

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

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

See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA

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PLANT LIST AND DETAILS

RESIDENCE

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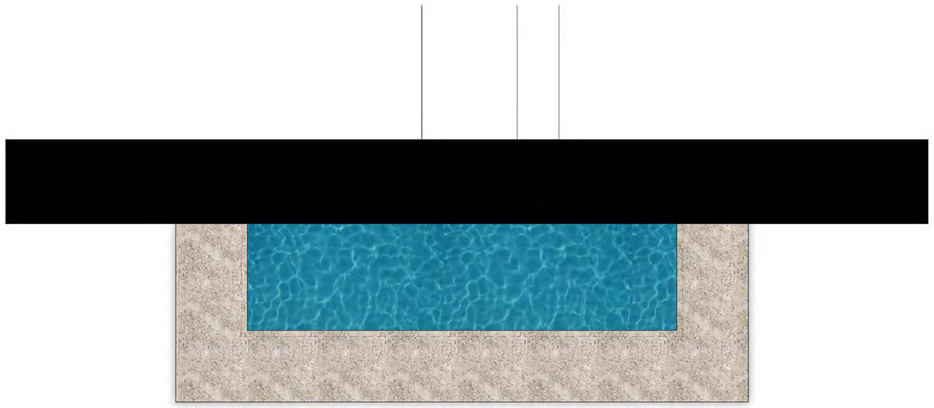
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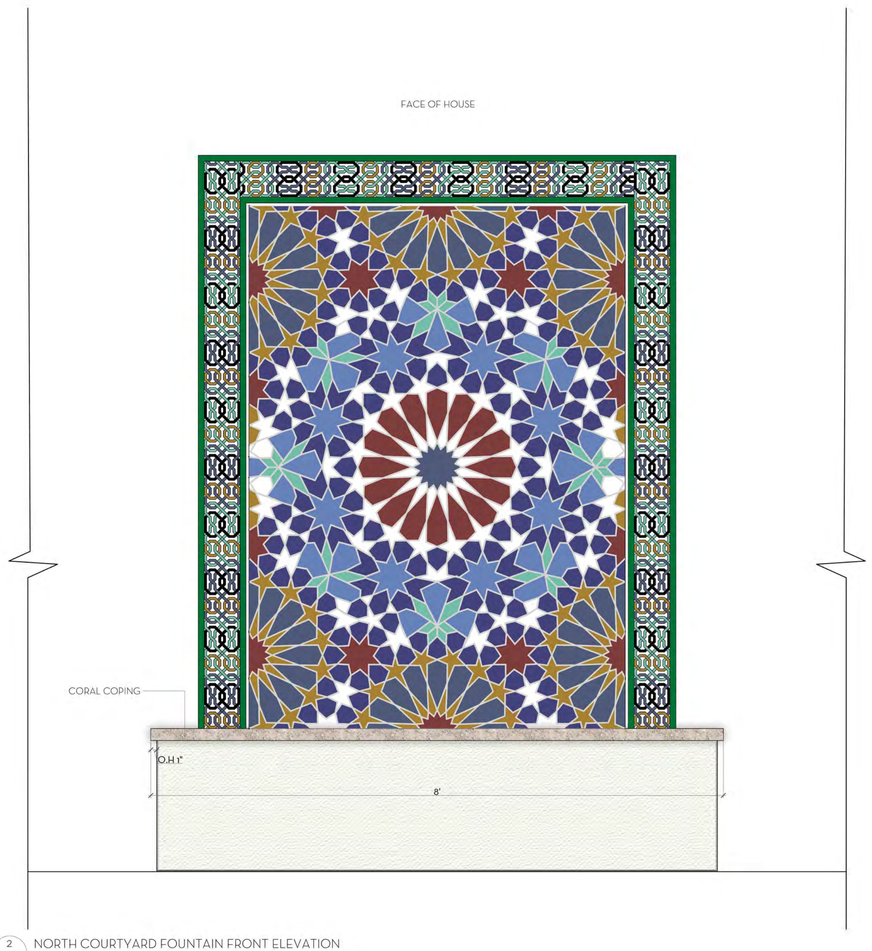
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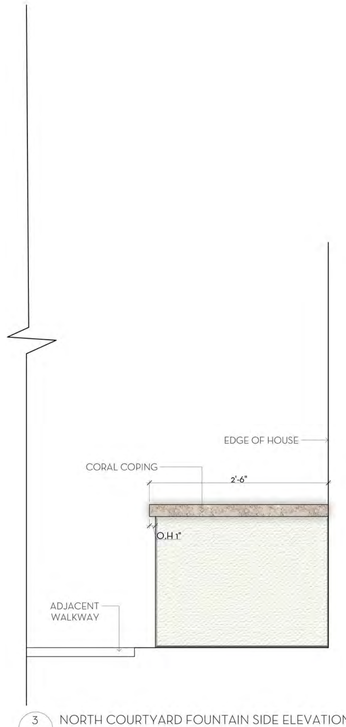
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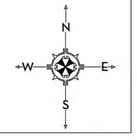
1 / D5 NORTH COURTYARD FOUNTAIN PLAN VIEW
SCALE: 1" = 1'-0"



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



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



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NORTH COURTYARD FOUNTAIN DETAILS

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260 NORTH OCEAN, PALM BEACH, FL.

SCALE: AS NOTED

21 MAY 2026 - FIRST SUBMITTAL

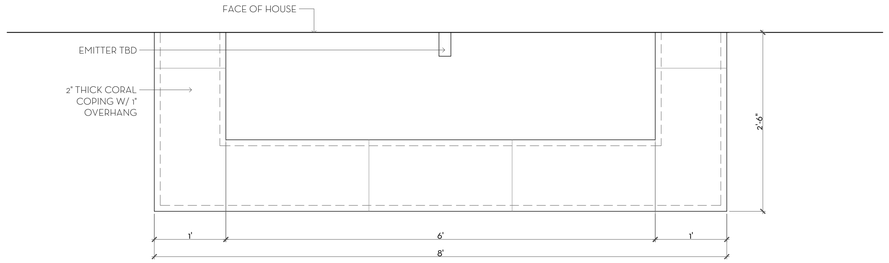
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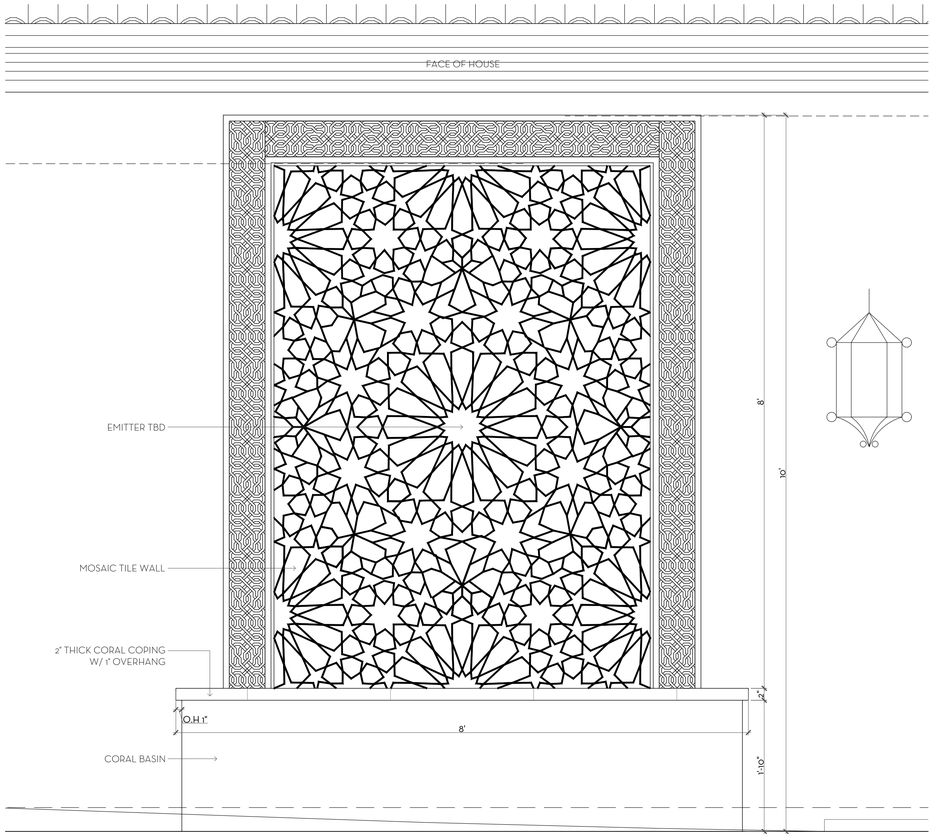
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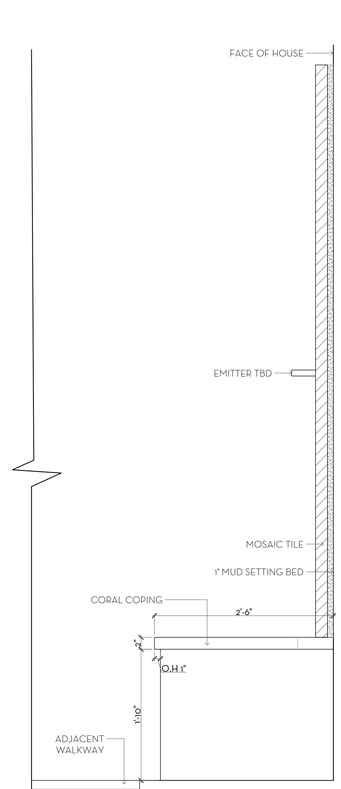
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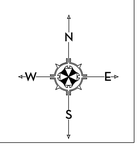
1 / D5 COURTYARD FOUNTAIN PLAN VIEW
SCALE: 1" = 1'-0"



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



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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: AS NOTED

COURTYARD FOUNTAIN DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

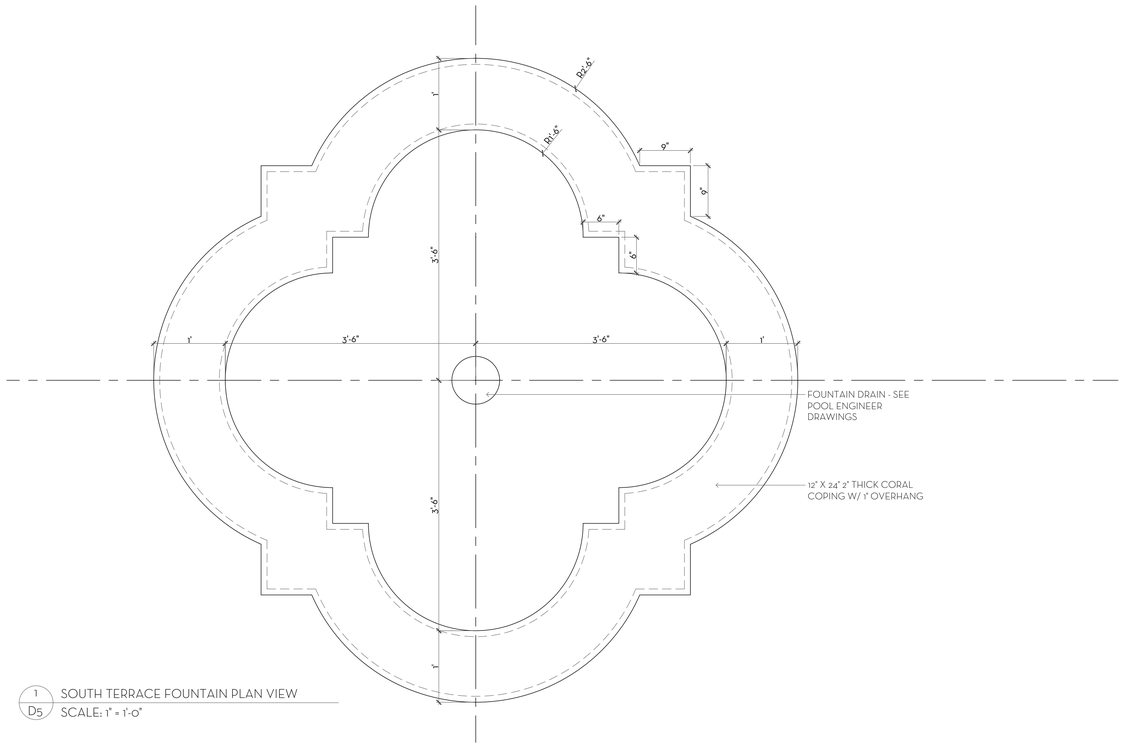
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F: 561-659-2113

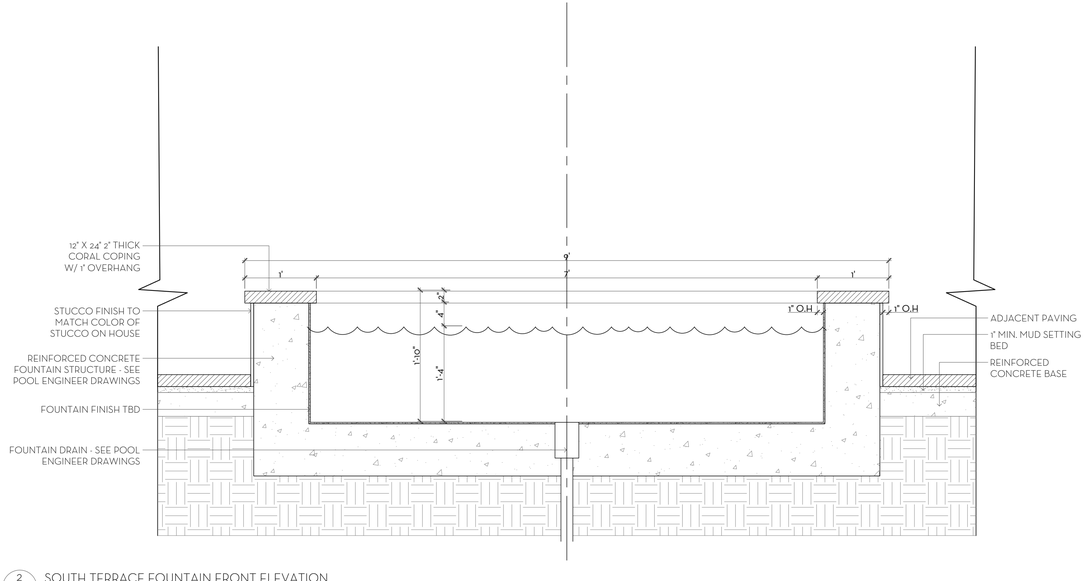
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D4

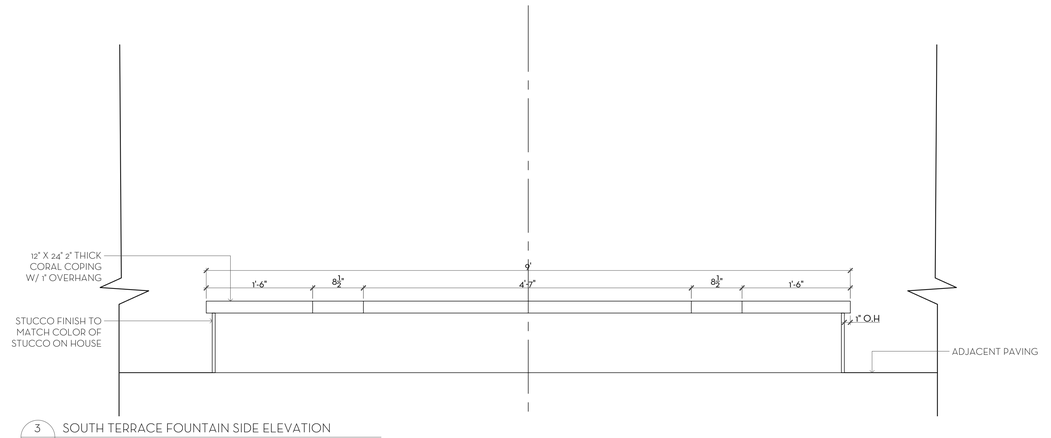
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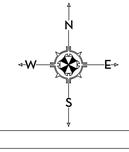
1 / D5 SOUTH TERRACE FOUNTAIN PLAN VIEW
SCALE: 1" = 1'-0"



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



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



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6666856

SOUTH TERRACE FOUNTAIN DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

SCALE: AS NOTED

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

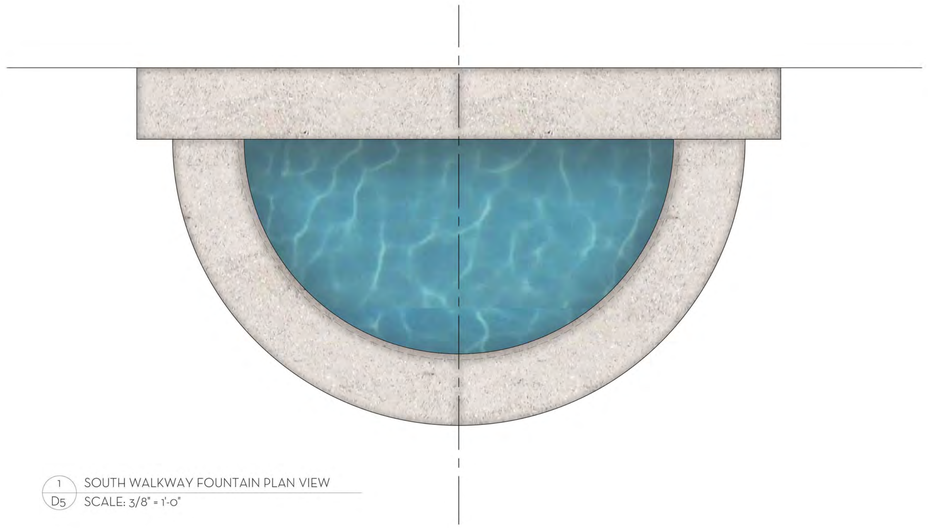
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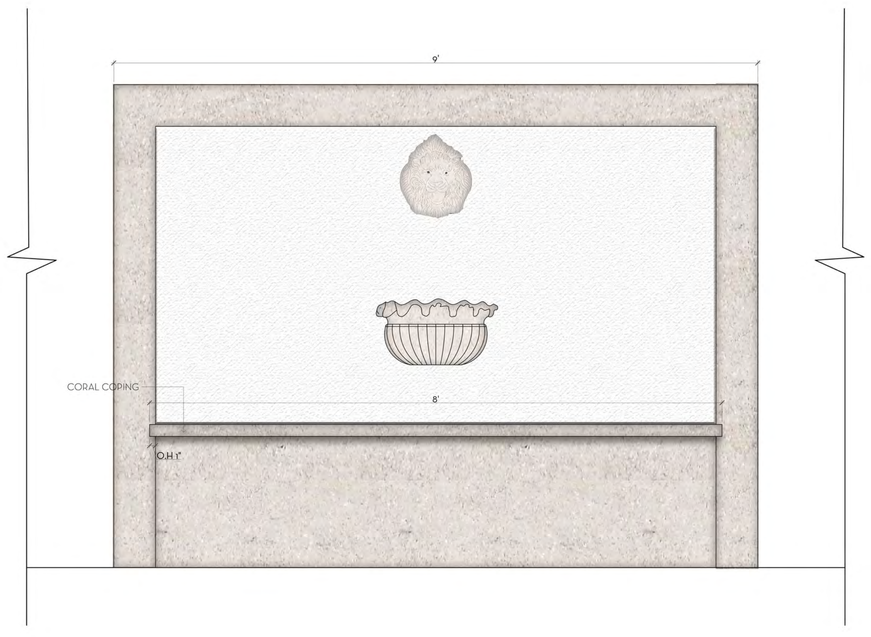
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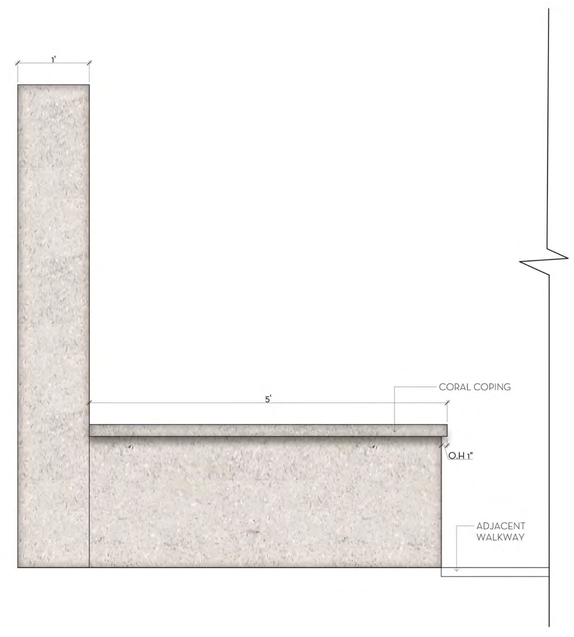
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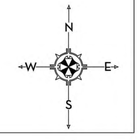
1 / D5 SOUTH WALKWAY FOUNTAIN PLAN VIEW
SCALE: 3/8" = 1'-0"



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



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



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SOUTH COURTYARD FOUNTAIN DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

SCALE: AS NOTED

21 MAY 2026 - FIRST SUBMITTAL

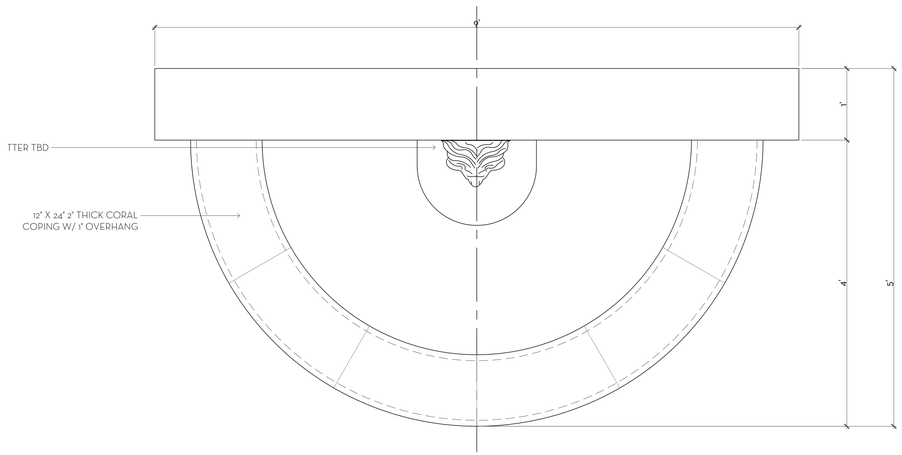
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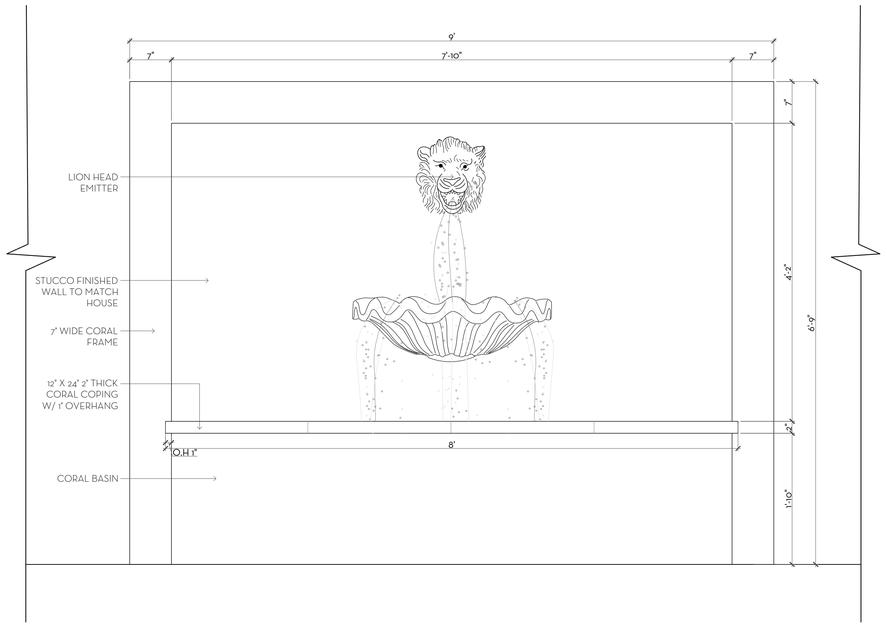
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D6

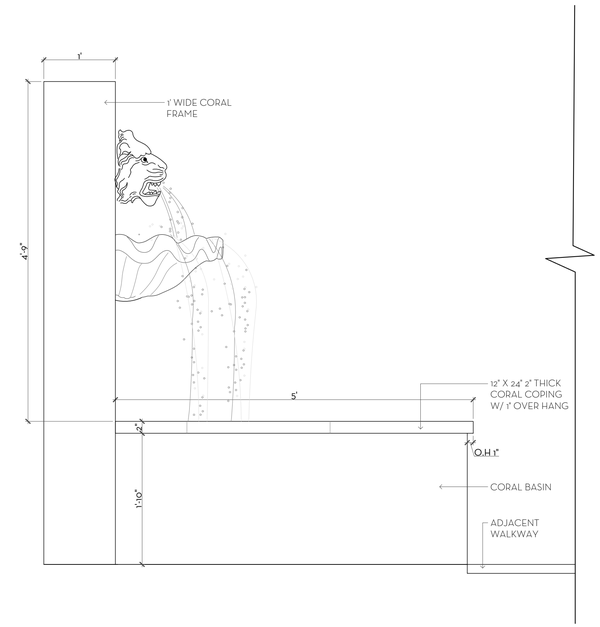
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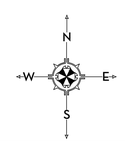
1 / D6 SOUTH WALKWAY FOUNTAIN PLAN VIEW
SCALE: 3/8" = 1'-0"



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



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



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SCALE: AS NOTED

SOUTH COURTYARD FOUNTAIN DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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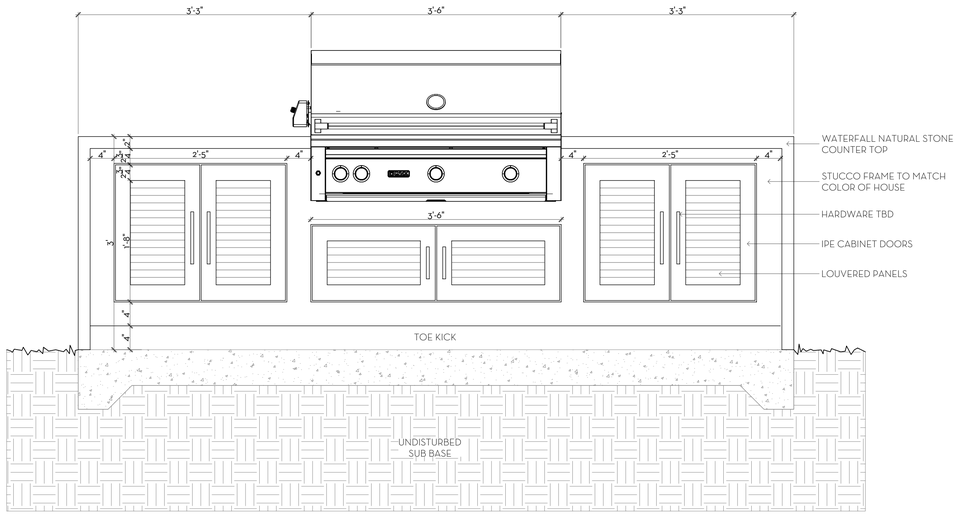
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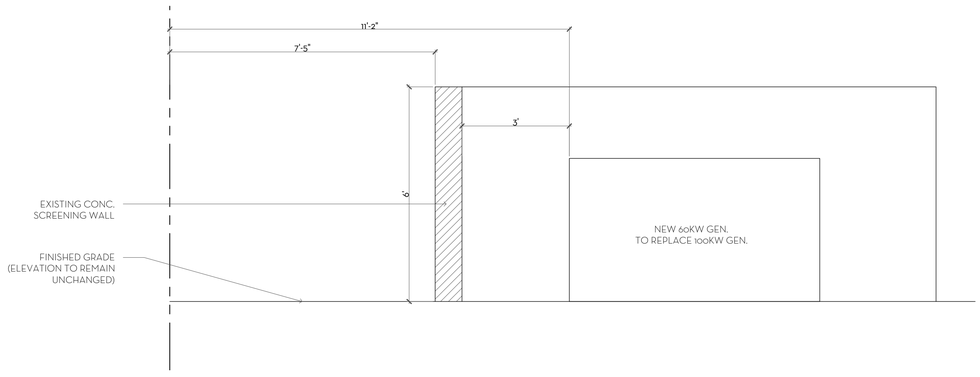
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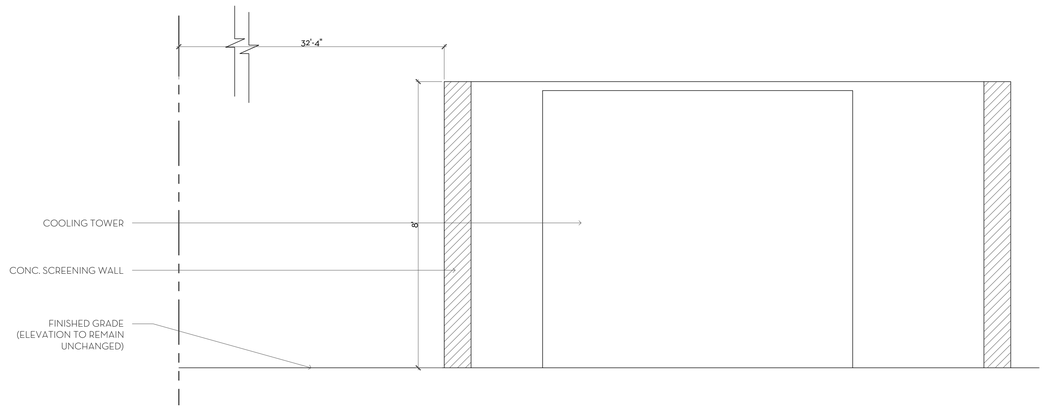
COA-26-0015



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



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



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

MARIO F. NIEVERA

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SCALE: AS NOTED

SITE DETAILS

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

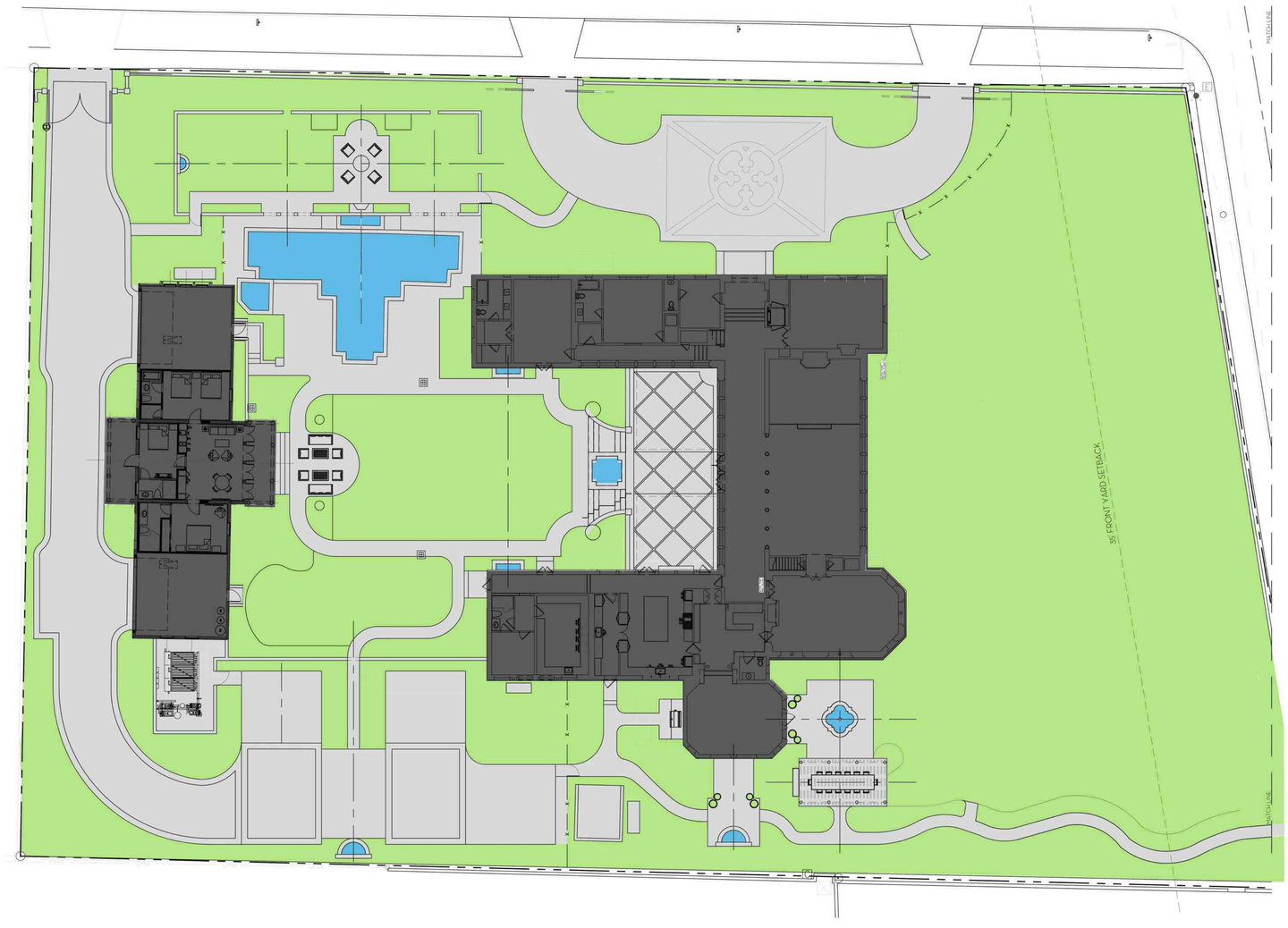
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D7

COA-26-0015



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

To determine qualifying native vegetation use either:

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

OR

the Florida Native Plant Society Native Plants for Your Area List

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

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

See Ord. 003-2023 *REV BF 20230727*

OVERALL R-AA SITE CALCULATIONS:

60,299 SQ FT 100%

MINIMUM LANDSCAPE:

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

FRONT SETBACK SITE CALCULATIONS:

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

MINIMUM LANDSCAPE:

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

OPEN SPACE LEGEND:

- LANDSCAPE
- HARDSCAPE
- WATER
- BUILDING

0 2 4 8 16 24 FEET

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

N W E S

MARIO F. NIEVERA

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6666856

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

OPEN SPACE DIAGRAM

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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21 MAY 2026 - FIRST SUBMITTAL

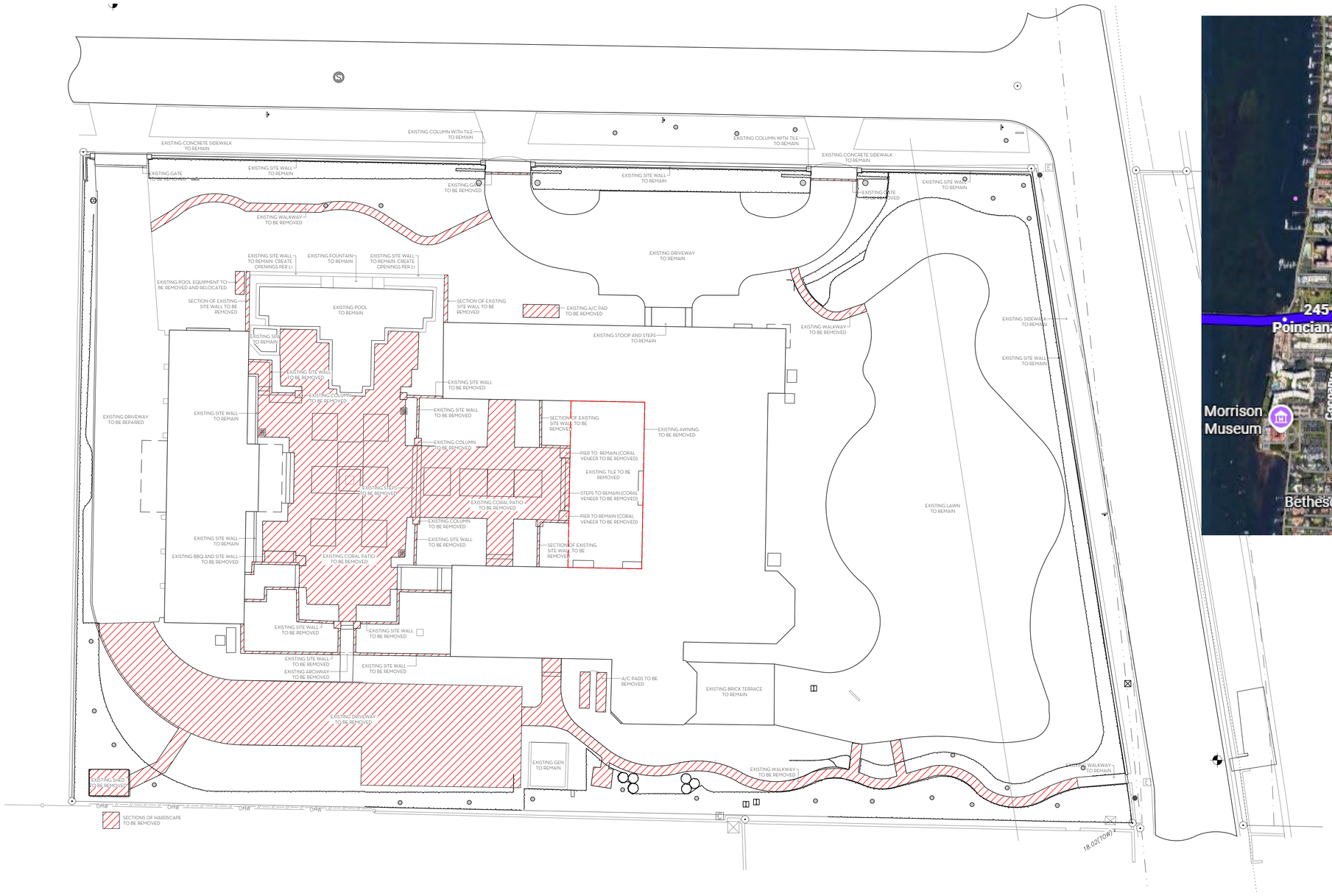
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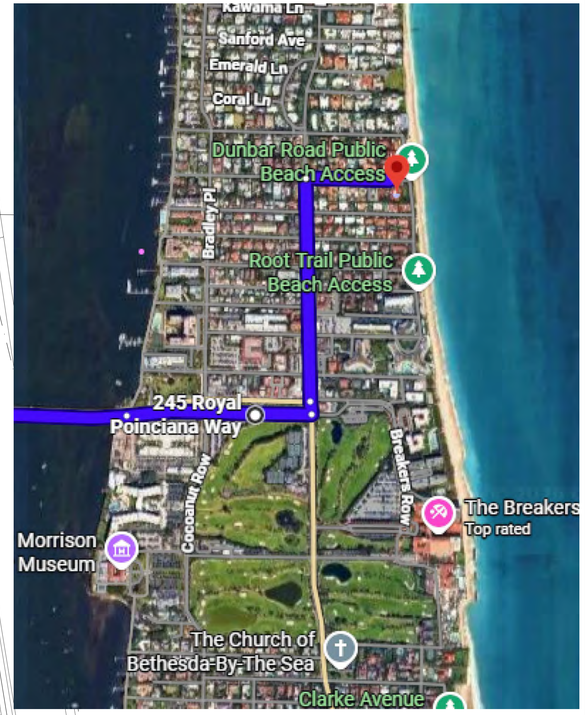
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Suite 502
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F: 561-659-2113

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OS1

COA-26-0015





TRUCK LOGISTICS

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

0 2 4 8 16 24 FEET

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

N

W E

S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING PLAN

RESIDENCE

260 NORTH OCEAN, PALM BEACH, FL.

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

06 JUNE 2026 - SECOND SUBMITTAL
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CSP

COA-26-0015

GENERAL INFORMATION

NAME OF STRUCTURE

"Villa Flora"

Residence for Edward Shearson

ADDRESS OF STRUCTURE

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

LEGAL DESCRIPTION

Adams Addition, Lots 74 and 74A

PRESENT OWNER

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

ARCHITECT

Addison Mizner

DATE OF CONSTRUCTION

1920

FUNCTION

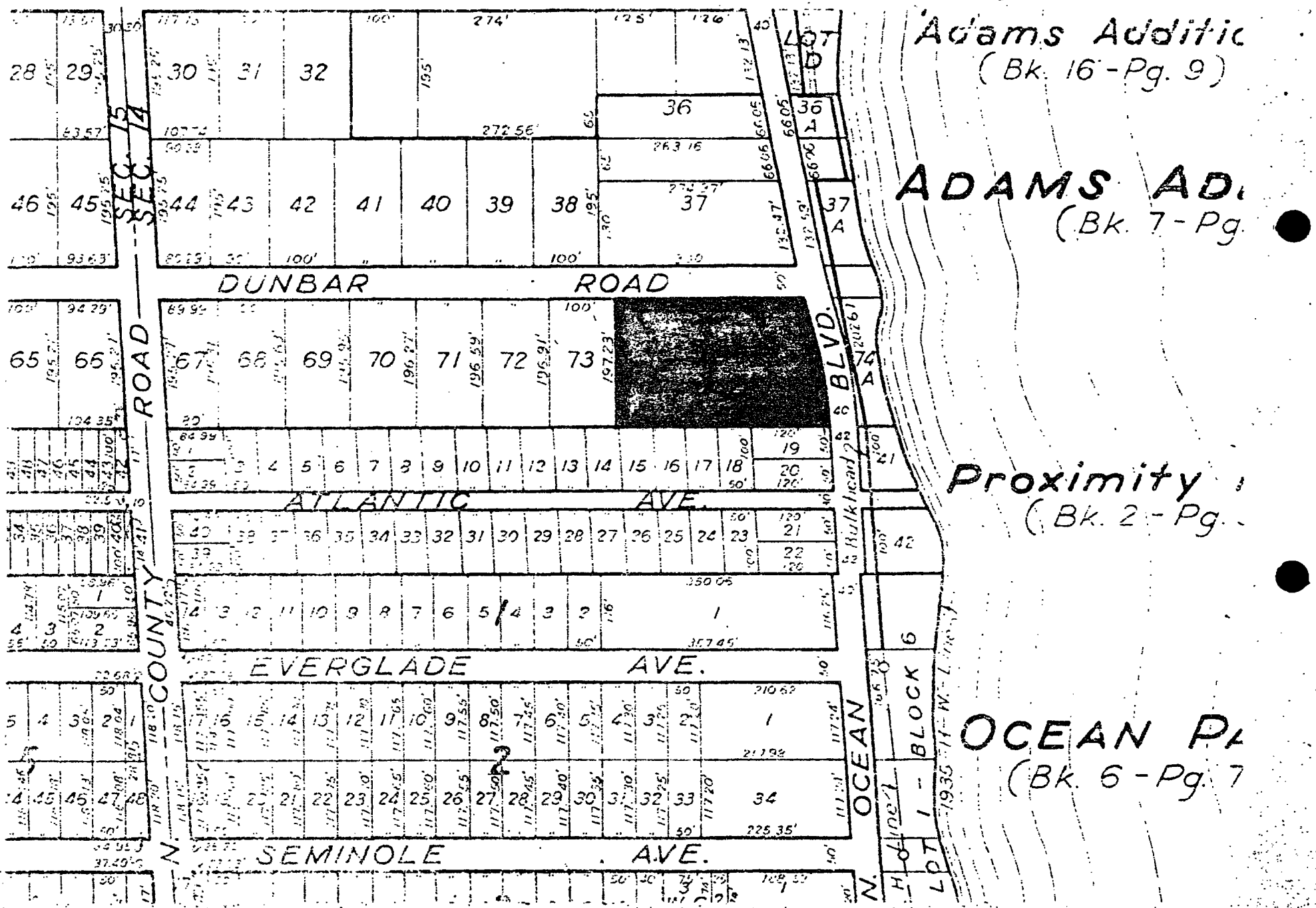
Private Residence

ZONING

R-B Low Density Residential

PREVIOUS SURVEYS

NRHP Inventory 1972


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

110 Dunbar Road

Architectural Analysis

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

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

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

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

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

110 Dunbar Road

Architectural Description

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

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

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

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

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

VILLA FLORA

Palm Beach, Florida



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

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

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

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

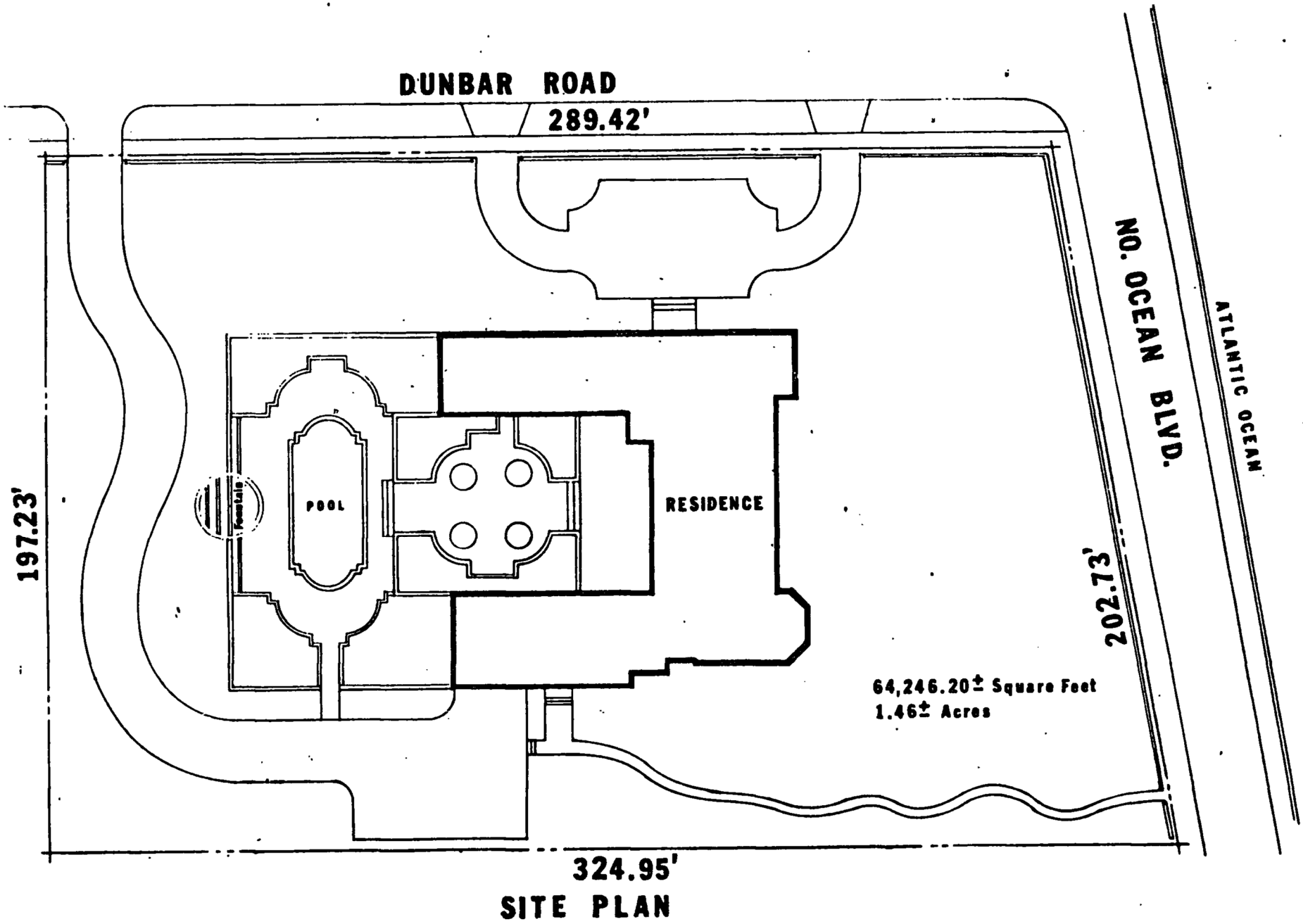
First Floor: Entrances on North side of house through large pecky cypress doors framed with massive stone carving and arched into entrance hall (10' x 7'). To the right is ladies' powder room (10' x 13') and lavatory (3' x 8'), to the left is men's lounge (7' x 10') and lavatory (3' x 8') up four steps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

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

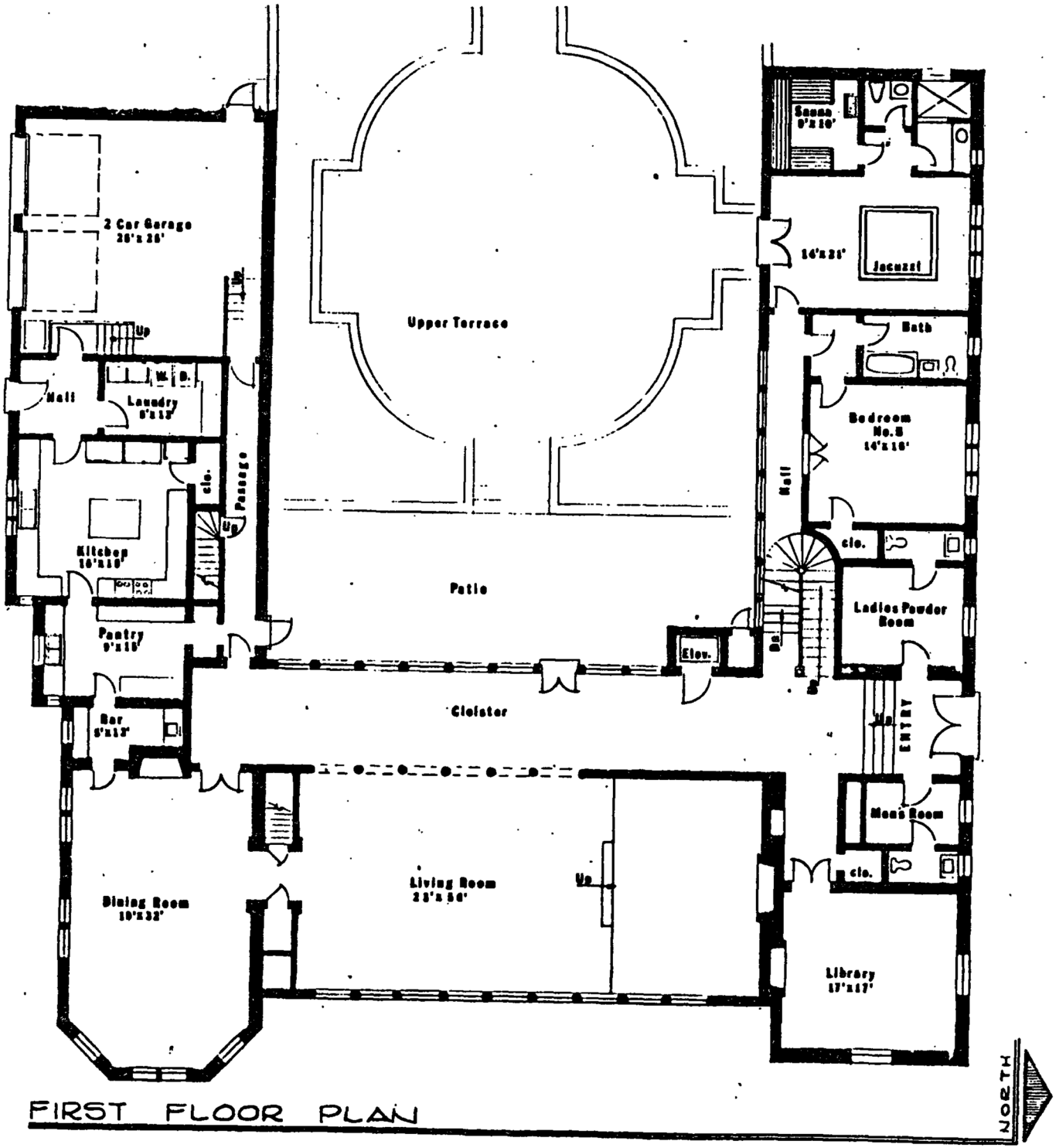
Real Estate Taxes: Approximately $14,000.00

Inspected by Appointment Only.

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

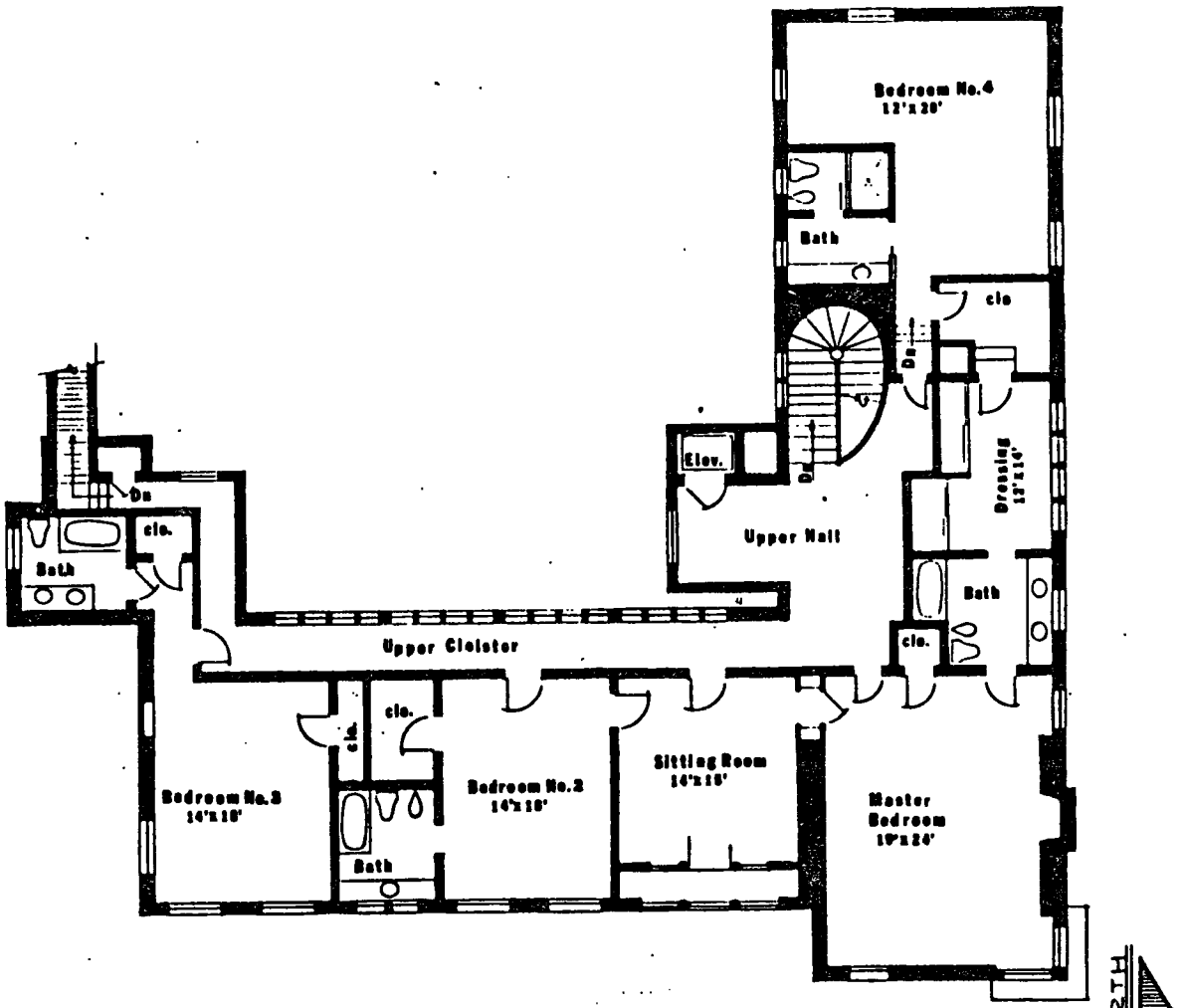

DUNBAR ROAD
289.42'
NO. OCEAN BLVD.
ATLANTIC OCEAN
197.23'
202.73'
POOL
Fountain
RESIDENCE
64,246.20± Square Feet
1.46± Acres
324.95'

SITE PLAN



FIRST FLOOR PLAN

Visitor
• VILLA FLORA' 110 Duarte Pl.



SECOND FLOOR PLAN

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

"LPC PROPERTY FILE FORM"

PROPERTY ADDRESS: GRADE: ____

HISTORIC/COMMON NAME: Villa Flora

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

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

PARCEL NUMBER: 504343 14 07 0 000740

LEGAL DESCRIPTION:

DESIGNATION STATUS:

DESIGNATION PROCEDURE:

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

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

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

Criteria:

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

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

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

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

Removal & Comment:

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

Comments: Owner Notified: _____ (date)

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

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

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. 820= =

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

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

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

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

County: Palm Beach

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

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

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

Recorder:

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

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

Original Use private residence 838= =

Present Use private residence 850= =

Dates: Beginning +1923 844= = BP

Culture/Phase American 840= =

Period 20th Century 845= =

Condition of Site: (Check One)

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

Integrity of Site: (Check One or More)

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

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)

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

Areas of Significance: Architecture 910= =

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

Grade: B

LAPB 911= =

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

BUILDER Lightbown, Cooper C 874 = =

STYLE AND/OR PERIOD Mediterranean Revival 964 = =

PLAN TYPE U-shaped; irregular 966 = =

EXTERIOR FABRIC(S) stucco: textured 854 = =

STRUCTURAL SYSTEM(S) masonry 856 = =

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

FOUNDATION: 942 = =

ROOF TYPE: hip 942 = =

SECONDARY ROOF STRUCTURE(S): none 942 = =

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

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

CHIMNEY: masonry, stuccoed 882 = =

ROOF SURFACING: tile: barrel 882 = =

ORNAMENT EXTERIOR: stone: cast 882 = =

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

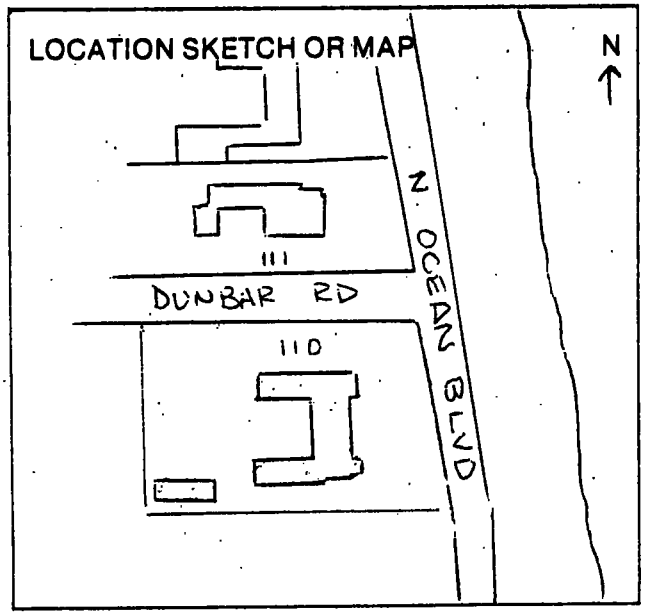
NO. OF DORMERS none 954 = =

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

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

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

LOCATION SKETCH OR MAP



Township	Range	Section

812 = =

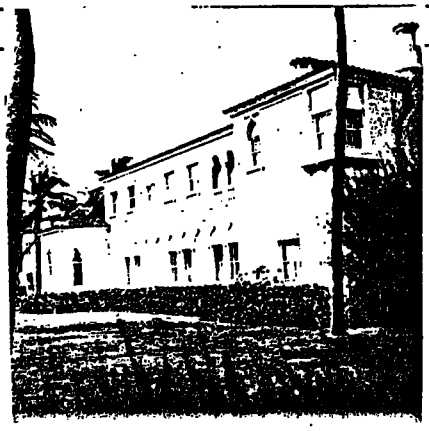
UTM Coordinates:

890 = =

Zone Easting Northing

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

Contact Print





Beauty and Intricacy

Palm Beach, Florida

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

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

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

$1,600,000

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

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

he grandeur of yesterday . . . casual sophistication of today . . .

Carlton Place offers an uncomprising lifestyle in the unningly designed and appointed residences are set on an original Palm Beach fer breathtaking views of the ocean or intracoastal waterway.

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

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

outh Ocean Blvd.
h, Florida 33480
(305) 585-6552

Carlton Place

Palm Beach's Finest New Address



Sally Biehusen Real Estate, Inc./Exclusive Agent

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

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

SEE INSTRUCTIONS

1. NAME

COMMON:

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 110 DUNBAR ROAD

CITY OR TOWN: PALM BEACH

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

3. CLASSIFICATION

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

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

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

4. OWNER OF PROPERTY

OWNER'S NAME: MENDOZA

STREET AND NUMBER: 110 DUNBAR ROAD

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

5. LOCATION OF LEGAL DESCRIPTION

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

STREET AND NUMBER:

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

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: ARCHITECTURAL SURVEY OF PALM BEACH, FLA

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

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER: 822 SOUTH COUNTY ROAD

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

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

7. DESCRIPTION

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

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

ARCHITECT - ADDISON MIZNER.

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

TWO STOREYS.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD *(Check One or More as Appropriate)*

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

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

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

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

STATEMENT OF SIGNIFICANCE

ARCHITECTURE OF ADDISON MIZNER.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

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

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

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

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

11. FORM PREPARED BY

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

ORGANIZATION

DATE: JULY 1972

STREET AND NUMBER: 822 SOUTH COUNTY ROAD

CITY OR TOWN: PALM BEACH

STATE: FLORIDA CODE

12. STATE LIAISON OFFICER CERTIFICATION

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

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

NATIONAL REGISTER VERIFICATION

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

_____

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

_____

Keeper of The National Register

Date _____

SEE INSTRUCTIONS

Form 10-301
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

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

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

SEE INSTRUCTIONS

1. NAME

COMMON:

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 110 DUNBAR ROAD

CITY OR TOWN: PALM BEACH

STATE: FLORIDA	CODE	COUNTY: PALM BEACH	CODE

3. MAP REFERENCE

SOURCE:

SCALE:

DATE:

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

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

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

SEE INSTRUCTIONS

1. NAME

COMMON:

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: 110 DUNBAR ROAD

CITY OR TOWN: PALM BEACH

STATE: FLORIDA	CODE	COUNTY: PALM BEACH	CODE

3. PHOTO REFERENCE

PHOTO CREDIT: BARBARA D. HOEFSLOT

DATE OF PHOTO:

NEGATIVE FILED AT: 900 SOUTH COUNTY ROAD

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.







"Villa Flora" 1/26/83

POLACOLOR D2187917



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

260 N. Ocean Blvd
"Villa Flora"

Return to:

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

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 16, 2026

To:	Landmarks Preservation Commission
Via:	Wayne Bergman, Director of Planning, Zoning & Building
From:	Planning, Zoning & Building
Re:	HSB-26-0007 (ZON-26-0047) 354 BRAZILIAN AVE. The applicant, 354 BRAZILIAN AVENUE PROPCO LLC (Michael Perry, MP Design & Architecture, Design Professional), has filed an application requesting review and approval of exterior alterations including window and door replacement, installation of garage doors, roof replacement, as well as landscape and hardscape improvements, requiring a variance to reduce the landscape open space, and a floodplain variance, for the property containing a historically significant building. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
Date:	9/9/2026

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

Fee-Related

HSB-26-0007 (ZON-26-0047) 354 BRAZILIAN AVE. The applicant, 354 BRAZILIAN AVENUE PROPCO LLC (Michael Perry, MP Design & Architecture, Design Professional), has filed an application requesting review and approval of exterior alterations including window and door replacement, installation of garage doors, roof replacement, as well as landscape and hardscape improvements, requiring a variance to reduce the landscape open space, and a floodplain variance, for the property containing a historically significant building. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-26-0047 (HSB-26-0007) 354 BRAZILIAN AVE (COMBO) – VARIANCE. The applicant, 354 BRAZILIAN AVENUE PROPCO LLC (Michael Perry, MP Design & Architecture, Design Professional), has filed an application requesting Town Council review and approval for one (1) variance to reduce the landscape open space. The scope of work includes exterior alterations, window and door replacement, installation of garage doors, roof replacement, as well as landscape and hardscape improvements for the historically significant building. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: 354 BRAZILIAN AVENUE PROPCO LLC
Design Professional: Michael Perry | MP Design & Architecture

HISTORY:
The HSB designation of 354 Brazilian Ave was completed in March 2026. The multi-unit building is located within the Royal Park Conservation District. The structure was constructed circa 1928. As indicated in the designation form: *"The two-story building at 354 Brazilian Avenue exemplifies the Mission Revival architectural style as interpreted for a multi-unit structure. It embodies distinguishing characteristics of the style, including a flat roof with a decorative parapet adorned with a barrel tile edge, a textured stucco exterior finish, and a symmetrical façade. The building features covered entrances fronting Brazilian Avenue and Cocoanut Row. The west façade (fronting Cocoanut Row) includes awnings over several window openings."*

At the August 19, 2026, LPC meeting, the project was deferred to re-study the awnings, north and west entrances, and Mission Revival detailing.

THE PROJECT:
The applicant has submitted plans, entitled "Renovations to the: 354 Brazilian Ave Palm Beach Fl. 33480", as prepared by **MP Design & Architecture**, uploaded on August 31, 2026.

The following is the scope of work:

- Window and door replacement.
- Installation of garage doors.
- Roof Replacement.
- Landscape and hardscape improvements.

- Floodplain variance.

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

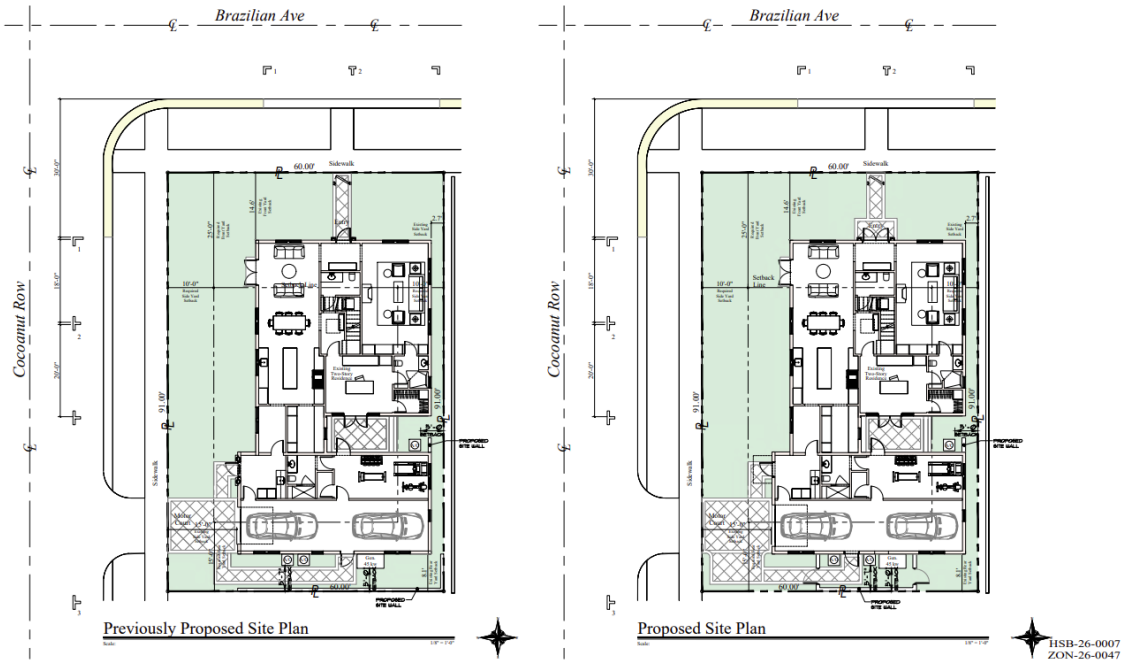
- **VARIANCE #1:** Sec. 134-948(11)(a.): Reduce the landscape open space to 42.40%, whereas 45% is the minimum required.

Site Data			
Zoning District	R-C	**Future Land Use**	MULTI-FAMILY MODERATE DENSITY
Lot Area	5,452 SF	**Flood Zone**	AE 7
Finished Floor	Existing: 4' NAVD Required: 8' NAVD	**Lot Coverage**	Maximum: 1,635.6 SF (30.0%) Existing: 2,510 SF (46.04%) Proposed: No change
Landscape Open Space (LOS)	Minimum: 2,453.4 SF (45.0%) Existing: 2,562 SF (46.99%) **Proposed: 2,312 SF (42.40%)***	**Front Yard LOS**	Required: 600 SF (40.0%) Proposed: 1,028 SF (68.5%)

** Variance requested.*

Surrounding Properties	
North	315 Cocoanut Row / R-C
South	335 Cocoanut Row / R-C
East	346 Brazilian Ave / R-C
West	330 Cocoanut Row / R-C

Previous and current site plan.



STAFF ANALYSIS:

The application seeks review and approval for exterior alterations including window and door replacement, installation of garage doors, roof replacement, as well as landscape and hardscape improvements. Additionally, a floodplain variance and a variance to reduce the minimum landscape open space are required to achieve the scope of work.

The existing structure is proposed to be converted to a single-family residence. On the north elevation, fronting Brazilian Ave, the entrance pilasters and roof detailing do not appear to be original. A new entrance design is proposed with stone detailing and a pair of French doors with decorative grillwork. These changes could be further improved by studying Mission Revival detailing of other structures in Palm Beach. In particular, the stone detailing could be refined and completed with a stuccoed finish, and the grillwork design could mimic motifs more commonly found in Mission Revival structures, to be further reviewed by the LPC Chair. The entrance on the west façade, fronting Cocoanut Row, has been revised with a bracketed overhang as recommended by the Commissioners.

Examples of Landmarked Mission Revival structures.

315 Seaspray Ave



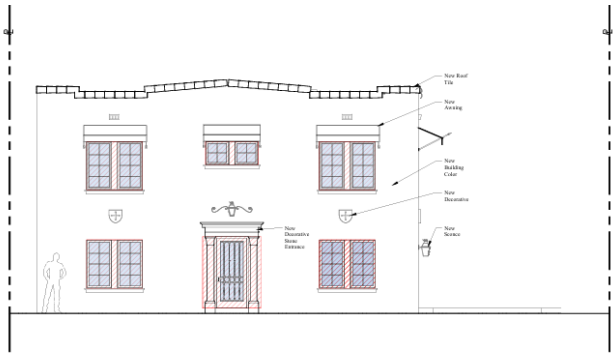
309 Hibiscus Ave



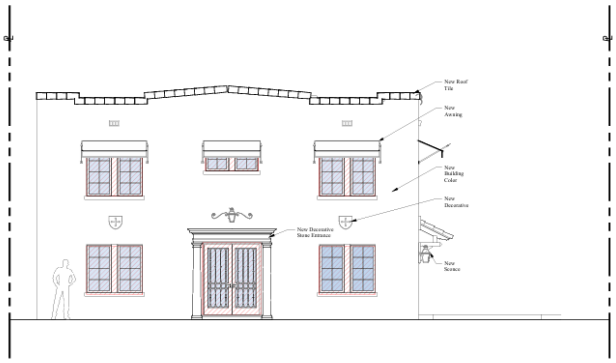
17 Golfview Rd



Previous and current north and west elevations.



Previously Proposed North Elevation
Scale 1/4" = 1'-0"



Proposed North Elevation
Scale 1/4" = 1'-0"



Previously Proposed West Elevation
Scale 1/4" = 1'-0"



Proposed West Elevation
Scale 1/4" = 1'-0"

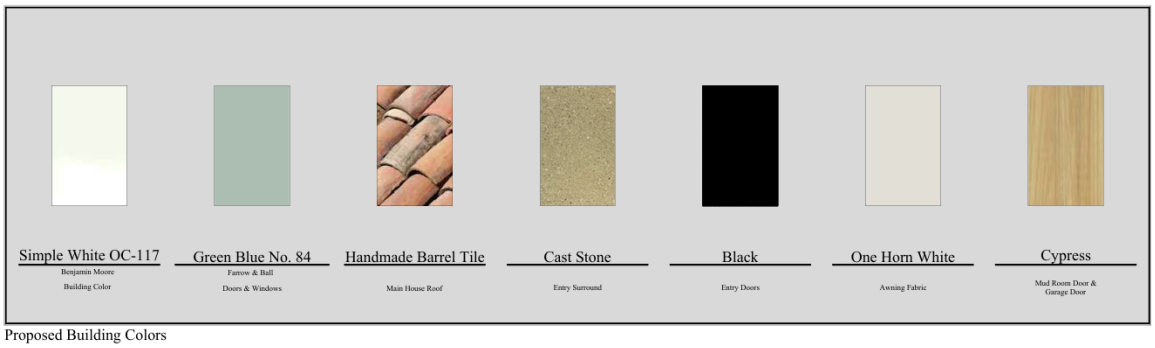
Renderings.





Additional exterior alterations include window and door replacement with all-wood products. The prevailing window types are casement windows and the prevailing door types are French doors with divided-light patterns. Additionally, exterior light fixtures, an exterior color change, new fabric awnings, and replacement of the barrel tile parapet detailing are proposed. Staff recommends that the Commission consider whether awnings should be revised to a complementary color and only be installed above the larger paired openings on the second floor, subject to review by the LPC Chair.

Exterior finishes.



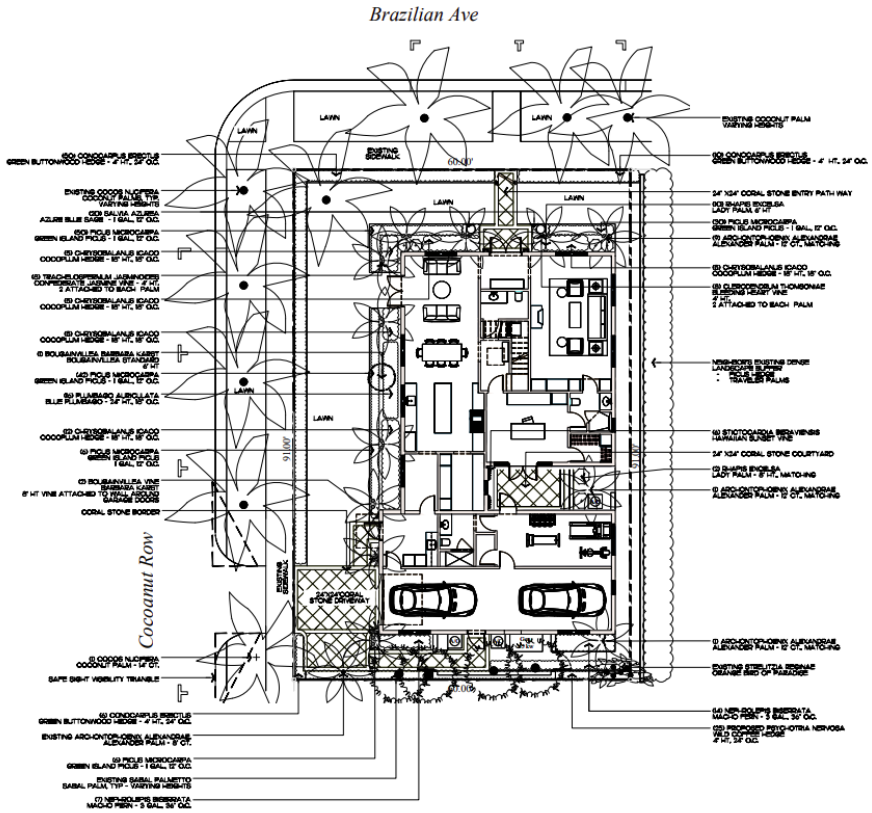
Proposed Building Colors

Staff recommends that the Commission carefully consider the proposed alterations to the window and door openings. The most notable change is proposed on the west façade, where a pair of window openings would be replaced with a garage door. Conversion of a multi-unit structure to a single-family residence can be challenging, and it appears that only minimal changes have been proposed for this project.

Site Modifications

Sitewide landscape and hardscape improvements are proposed. The complete plant list is provided on sheet L3.1 of the plan set. Coral stone pavers are proposed for the driveway and walkways. The revised plans include a new generator and mechanical equipment locations. Further review by the LPC Chair is recommended for zoning compliance.

Landscape plan.




24" x 24" Coral Stone Pavers

Landscape renderings.



North Elevation Rendering



South Elevation Rendering

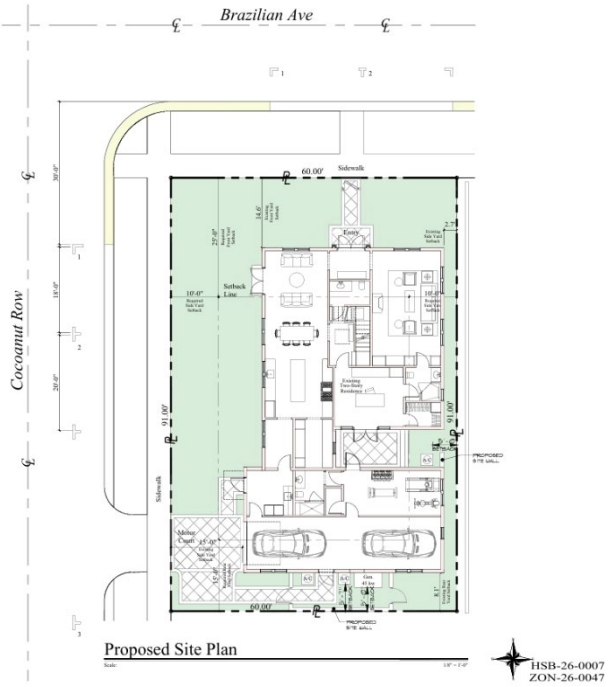
Variance

Per Sec. 134-948(11)(a.), for single-family uses, the minimum landscape open space is 45%. The project proposes reducing the landscape open space to 42.40%

Code Section	Minimum	Proposed	Variance
Variance #1: Sec. 134-948(11)(a.)	45.00% (2,453.4 SF)	42.40% (2,312 SF)	**2.6%** **(141.4 SF)**

The applicant has provided justification for the variance request in the letter of intent. The decrease in landscape open space is prompted by the proposed new driveway and walkways. Due to the nonconforming lot coverage of 46.04%, the building footprint already exceeds the permitted allotment for improved surfaces on the property.

Proposed site plan.



Floodplain Variance
Due to the substantial improvement, a variance from the floodplain requirement in Chapter 50, Floods, is needed to avoid raising the structure.

Per Section 50-114: *A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings,* ***upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building****. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.*

The property is located within Flood Zone AE 7, which requires a base flood elevation of 7' (plus 1' freeboard) = 8' NAVD. The floodplain variance would allow the existing structure to be maintained at the current finished floor elevation of 4.00' NAVD.

CONCLUSION:

As an HSB project, the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and Sec. 54-123 of the Landmark Preservation Ordinance and Sec. 50-114 for the floodplain variance. Approval of the project will require three (3) motions to be made by the Commission:

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

(2) that the implementation of the proposed work and floodplain variance **will** or **will not** preclude the building's continued designation as a historic building.

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

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

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

WRB: JGM: FHM: ALF
WRB

MP Design & Architecture, Inc.

217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480
AA#26001667
T: 561833.7575 INFO@MPDAINC.COM F: 561833.0575

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

July 1, 2026

Re: 354 Brazilian Ave, Palm Beach, FL 33480
HSB-26-0007
ZON-26-0047

We are submitting the attached drawings and applications for the review of our project at 354 Brazilian Ave, Palm Beach, FL 33480.
The Scope of Work includes the following:

1. The project consists of interior and exterior modifications to the existing 2 story multi-family house and being converted to a single family house on 354 Brazilian Ave. The lot coverage and square footage will remain the same. The exterior changes consist of new windows and doors. The Structure is not listed under "Designated Landmarks" nor "Properties Under Consideration".
2. There will be a new Landscape and Hardscape.
3. There are no historically significant trees present at the site.
4. This house is a historically significant building in the Town of Palm Beach.

Please note the following:

A. LANDMARK PRESERVATION COMMISSION – Sections 54-122 & 54-161
Not Applicable.

B. ARCHITECTURAL REVIEW – Section 18-205
Proposed Renovation of SF 2-Story Existing House
Proposed new landscape and hardscape.

C. ARCHITECTURAL REVIEW – Section 18-206
There will be no demolition on site.

D. SPECIAL EXCEPTION – Section 134-22

MP Design & Architecture, Inc.
217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480
AA#26001667
T: 561833.7575 INFO@MPDAINC.COM F: 561833.0575

Not applicable

E. SITE PLAN REVIEW – Section 134-329
Not applicable

F. VARIANCE – Section 66-123 & 134-948 (11): A variance for the landscape open space of % in lieu of the minimum required 45%.

1) The project is located in the RC zoning district. Due to the previously constructed residence, and hardscape the existing landscape open space is non-conforming to today's code. This is a special circumstance that necessitates requesting a variance to modify the existing hardscape and landscape to improve the non-conforming landscape open space from the existing % to the new proposed %.
2) The applicant was not the cause of the special conditions of the property or existing non-conformities of the residence as the applicant just recently purchased the property.
3) The granting of the variance will not confer on the applicant a special privilege that is denied to the neighboring properties.
4) The hardship, which runs with the land, is that the house is already under on landscape open space and the modifications to the property bring it more conforming to code.
5) The variance requested is the minimum necessary to make reasonable use of the land considering the increase in the existing landscape open space.
6) The granting of the variance will not be injurious to the neighborhood. The request is de minimis.

G. OTHER
Not applicable.

Respectfully,



Michael Perry

MP Design & Architecture, Inc.

217 Peruvian Avenue, Suite 4
Palm Beach, Florida 33480
AA#26001667
T: 561833.7575 INFO@MPDAINC.COM F: 561833.0575

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

July 3, 2026

Re: 354 Brazilian Ave, Palm Beach, FL 33480
HSB-26-0007
ZON-26-0047

We are submitting the attached drawings and applications for the review of our project at 354 Brazilian Ave, Palm Beach, FL 33480.
The Scope of Work is for the **Approved Landmark** in which included the following:

1. The project consists of interior and exterior modifications to the existing 2 story house story on 354 Brazilian Ave. The lot coverage and square footage will remain the same. We are proposing to convert from a multi family to a single family. The exterior changes consist of new windows, doors and shutters. The Structure is not listed under "Designated Landmarks" nor "Properties Under Consideration".
2. There will be a new proposed Landscape and Hardscape.
3. There are no historically significant trees present at the site.
4. This house is a historically significant building in the Town of Palm Beach.
5. The existing structures are under the base flood elevation required by FEMA. We will be performing a substantial improvement which will require a Floodplain Variance.
6. The existing finish floor elevation is 4.00' NAVD & required floor elevation is 8.00' NAVD.

Please note the following:

A. FLOODPLAIN VARIANCE - Section 50-114: A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

Respectfully,



Michael Perry

Renovations to the:
354 Brazilian Ave LLC
Palm Beach Fl. 33480

DESIGN & ARCHITECTURE

ARCHITECURE

MP DESIGN & ARCHITECURE

LANDSCAPE

ENVIRONMENT DESIGN GROUP

HSB-26-0007

First Submit 06-18-2026
Second Submit 07-06-2026
Final Submit 08-31-2026
LPC Meeting 09-16-2026

PROPOSED SCOPE OF WORK

- Proposed Renovation to an Existing Two-Story Multi Family Residence converted to a Single Family with New Doors & Windows & New Roof Replacement New Landscape & Hardscape.

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PHOTOS 3	SUBJECT PROPERTY PHOTOS
PHOTOS 4	SUBJECT PROPERTY PHOTOS
PHOTOS 5	SUBJECT PROPERTY PHOTOS
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ABREVIATION LEGEND:

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CHB	= CHORD BEARING
C	= CHORD DISTANCE
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
F.K.A.	= FORMERLY KNOWN AS
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
P/L	= PROPERTY LINE
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
R.L.	= ROOF LINE
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.D.	= TRENCH DRAIN
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
T.O.W.	= TOP OF WALL
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
YD	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE

SYMBOL LEGEND:

- = Iron Rod & cap found (as noted) (IRCF)
- = Concrete monument found (as noted) (CMF)
- = Iron pipe found (as noted) (IPF)
- = Iron rod found (as noted) (IRF)
- = Mag Nail & Disc found (as noted) (MNDF)
- = Nail found (NF)
- = X-cut found (XF)
- = Mag nail/PK Nail found (XF)
- = Railroad spike found (RSF)
- = Concrete monument set (CMS) LB #8598
- = Mag nail & disc set (MNDS) LB #8598
- = 5/8" Iron rod & cap set (IRCS) LB #8598
- = 60d nail set (NS)
- = Mag nail set (MNS)
- = Water blow off (BO)
- = Back flow preventor (BFP)
- = Water gate valve (WV)
- = Water meter (WM)
- = Well point (WP)
- = Fire Hydrant (FH)
- = Irrigation control valve (ICV)
- = Sprinkler (SP)
- = Spigot (SPG)
- = Fire Department connection (FDC)
- = Cable TV riser (CR)
- = Cable TV vault (CV)
- = Cable TV pull box (CPB)
- = Electric transformer (ET)
- = Electric service (ES)
- = Electric meter (EM)
- = Electric manhole (EMH)
- = Electric pull box (EPB)
- = Flood light (FL)
- = Concrete power pole (CPP)
- = Wood power pole (WPP)
- = Metal power pole (MPP)
- = Guy anchor pole (GP)
- = Guy anchor (GA)
- = Air conditioner unit (AC)
- = Light pole (LP)
- = Sanitary sewer manhole (SSMH)
- = Sanitary cleanout (SCO)
- = Septic Tank lid (ST)
- = Sanitary service (SS)
- = Sanitary gate valve (SGV)
- = Grease trap mahole (GT)
- = Telephone manhole (TMH)
- = Telephone vault (TV)
- = Telephone pole (TP)
- = Telephone riser (TR)
- = Underground telephone box (UTB)
- = Fiber optic pull box (FPB)
- = Traffic signal pole (TSP)
- = Traffic signal vault (TSV)
- = Catch basin (CB)
- = Drainage manhole (DMH)
- = Yard inlet (YI)
- = Wier inlet (WI)
- = Gas meter (GM)
- = Gas Valve (GV)
- = Propane tank lid (PT)
- = Unknown type manhole/box(MU)
- = Unknown type pull box(UPBOX)
- = Bollard post (BP)
- = COLUMN
- = Monitoring well (MW)
- = Sign (SG)
- = Mailbox (MB)
- = Boat lift (BL)
- = Flag pole (FP)
- = Camera Post
- = Handicap parking (HC)
- = Arrow left (AL)
- =Arrow right (AR)
- =Arrow straight (AS)

LINE TYPE LEGEND:

CHAIN LINK FENCE

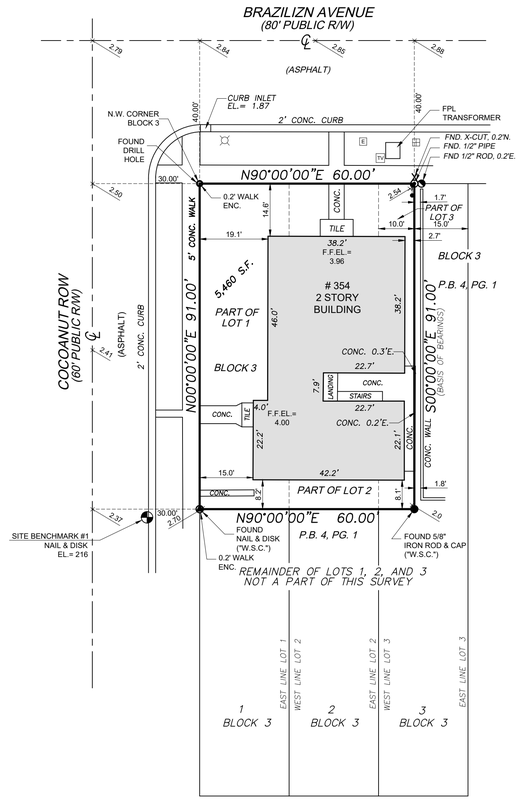
WOOD FENCE

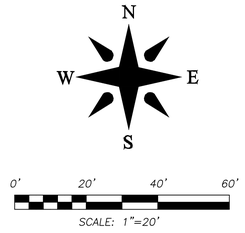
METAL FENCE

VINYL FENCE

GUARD RAIL

OVERHEAD POWER







VICINITY SKETCH

(NOT TO SCALE)

TITLE COMMITMENT REVIEW

CLIENT: 354 BRAZILIAN AVENUE PROPCO LLC	COMMITMENT NO. : 1491741	EFFECTIVE DATE: FEBRUARY 7,2024			
REVIEWED BY: WILLIAM M. NAULTY	JOB NO. : 199628-SE 07-1316				
B2 ITEM NO.	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTT-ABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-5	Standard Exceptions				●
6	All matters contained on the Plat of Revised Map of Royal Park Additon to Palm Beach, Florida,as recorded in Plat Book 4, Page 1, Public Recors of Palm Beach County, Florida.	●			
7	Standard Exceptions				●

NOTES:

1. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM COMMITMENT NUMBER 1491741, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED FEBRUARY 7TH, 2024. THIS OFFICE HAS MADE NO SEARCH OF THE PUBLIC RECORDS.
2. ELEVATIONS SHOWN HEREON, IF ANY, ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON NAVD-88. THE EXPECTED ACCURACY OF THE ELEVATIONS SHOWN HEREON IS 0.03' FOR THE HARD SURFACE ELEVATIONS (SHOWN THUS X 0.00) AND 0.1' (SHOWN THUS X 0.0) FOR THE SOFT SURFACE ELEVATIONS. ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
3. DESCRIPTION FURNISHED BY CLIENT OR CLIENT'S AGENT.
4. UNLESS PRESENTED IN DIGITAL FORM WITH ELECTRONIC SEAL AND ELECTRONIC SIGNATURE THIS SURVEY MUST BEAR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
5. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF WALLACE LAND SURVEYING, LLC. CERTIFICATE OF AUTHORIZATION NUMBER LB8598.
6. EXCEPT AS SHOWN, UNDERGROUND AND OVERHEAD IMPROVEMENTS ARE NOT LOCATED. UNDERGROUND FOUNDATIONS NOT LOCATED.
7. THE SURVEY SKETCH SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
8. NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR THE CONSTRUCTION OF IMPROVEMENTS, FROM BUILDING TIES SHOWN ON THIS SURVEY.
9. REVISIONS SHOWN HEREON DO NOT REPRESENT A "SURVEY UPDATE" UNLESS OTHERWISE NOTED.
10. ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
12. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
13. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
14. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.10'.

BOUNDARY SURVEY FOR:
354 BRAZILIAN AVENUE PROPCO LLC

THIS SURVEY IS MADE SPECIFICALLY AND ONLY FOR THE FOLLOWING PARTIES FOR THE PURPOSE OF A CLOSING ON THE SURVEYED PROPERTY.

354 BRAZILIAN AVENUE PROPCO LLC

THE UNDERSIGNED SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY OTHER PURPOSE OR TO ANY OTHER PARTY OTHER THAN STATED ABOVE.

PROPERTY ADDRESS:
354 BRAZILIAN AVENUE
PALM BEACH , FL 33480

LEGAL DESCRIPTION:
*THE NORTH 91 FEET OF LOTS 1 AND 2 AND THE NORTH 91 FEET OF THE WEST 10 FEET LOT 3, BLOCK 3, **REVISED MAP OF ROYAL PARK ADDITION** TO PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.*

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (EL 7), ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12099C 0583G, DATED 12/20/2024.

CERTIFICATION:
***I HEREBY ATTEST** THAT THE SURVEY SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS ADOPTED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, EFFECTIVE SEPTEMBER 1, 1981.*

DATE OF LAST FIELD SURVEY: 06/24/2026

WILLIAM M. NAULTY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 7558

Boundary Survey For:
354 BRAZILIAN AVENUE PROPCO LLC

354 BRAZILIAN AVENUE

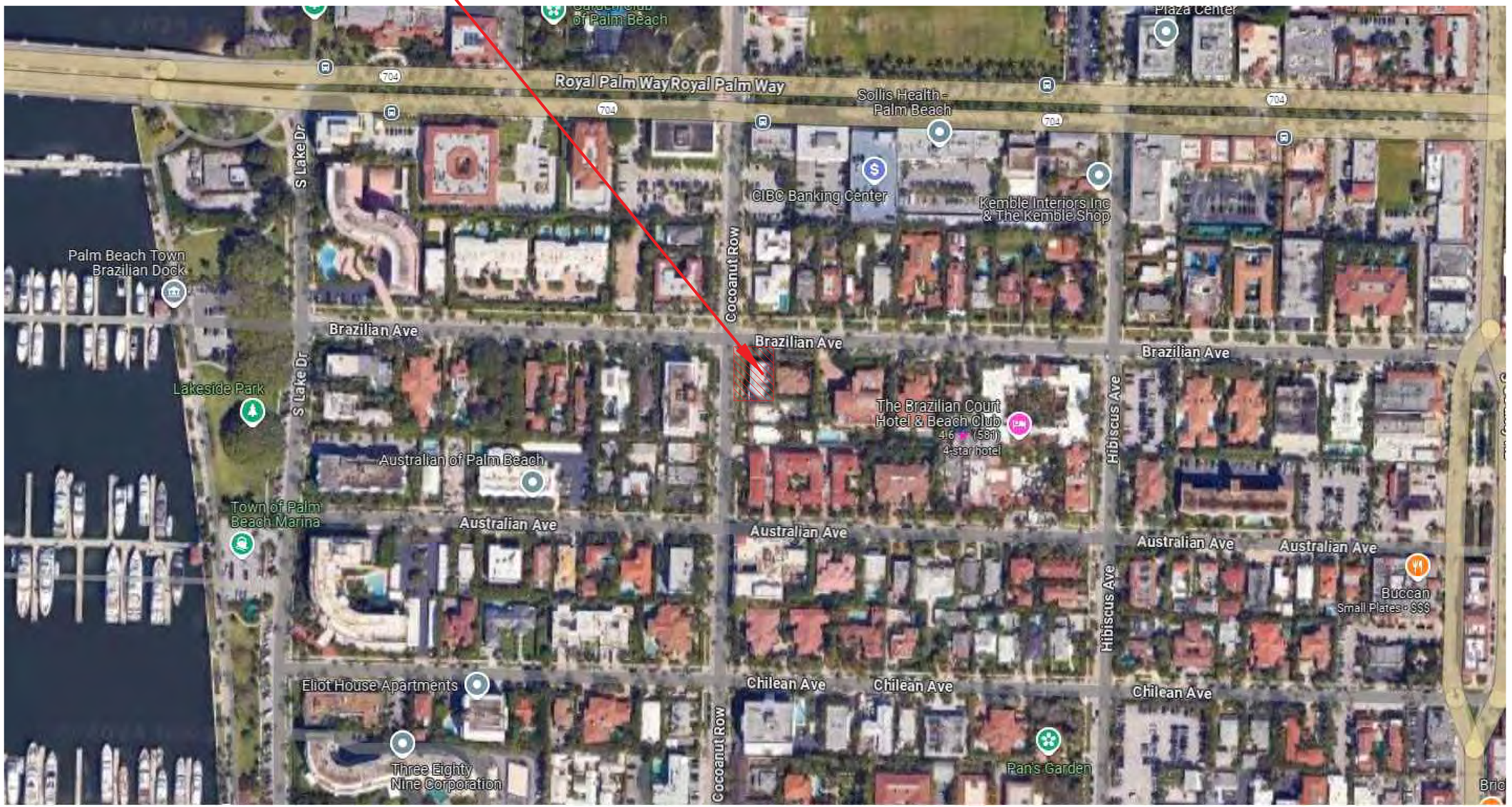
WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #8598

FIELD: B.M. / M.N.	JOB No.: 199628-SE	F.B. B, PG. 2
OFFICE: PICARD	DATE: 06/24/2026	DWG. No.:199628-7-8-26
C'K'D.: W.M.N.	REF.: 07-1316	SHEET: 1 OF 1

REVISIONS:

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

SUBJECT PROPERTY



Vicinity Location Map

Scale n.t.s.

HSB-26-0007
ZON-26-0047

COMM NO.
2529

DATE
7/17/2026

REVISIONS

A Renovation for
354 Brazilian Ave LLC
Palm Beach FL 33480

354 Brazilian Ave

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

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Vicinity Location Map



Location Map

Scale n.t.s.

HSB-26-0007
ZON-26-0047

COMM NO.
2529

DATE
7/17/2026

REVISIONS

A Renovation for
354 Brazilian Ave LLC
Palm Beach FL 33480
354 Brazilian Ave

STATE OF FLORIDA
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319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Location Map



354 Brazilian Ave
(subject property)



354 Brazilian Ave
(subject property)



339 & 353 Cocoanut Row
(south of subject property)



330 Cocoanut Row
(west of subject property)

HSB-26-0007
ZON-26-0047

COMM NO.
2529

DATE
7/17/2026

REVISIONS

A Renovation for
354 Brazilian Ave LLC
354 Brazilian Ave Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
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319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Photos 1



340 Cocoanut Row
(west of subject property)



330 Cocoanut Row
Similar Window Design



339 Cocoanut Row
Similar Window Design



337 Brazilian Ave
Similar Window Design

HSB-26-0007
ZON-26-0047

MP DESIGN & ARCHITECTURE

COMM NO.
2529

DATE
7/17/2026

REVISIONS

A Renovation for
354 Brazilian Ave LLC
Palm Beach FL 33480
354 Brazilian Ave

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
FAR0016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Photos 2



354 Brazilian Ave
(subject property)



354 Brazilian Ave
(subject property)

HSB-26-0007
ZON-26-0047

COMM NO.
2529

DATE
7/17/2026

REVISIONS

A Renovation for
354 Brazilian Ave LLC
Palm Beach FL 33480
354 Brazilian Ave

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

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Photos 3



354 Brazilian Ave
(subject property)



354 Brazilian Ave
(subject property)

HSB-26-0007
ZON-26-0047

COMM NO.
2529

DATE
7/17/2026

REVISIONS

A Renovation for
354 Brazilian Ave LLC
354 Brazilian Ave
Palm Beach FL 33480

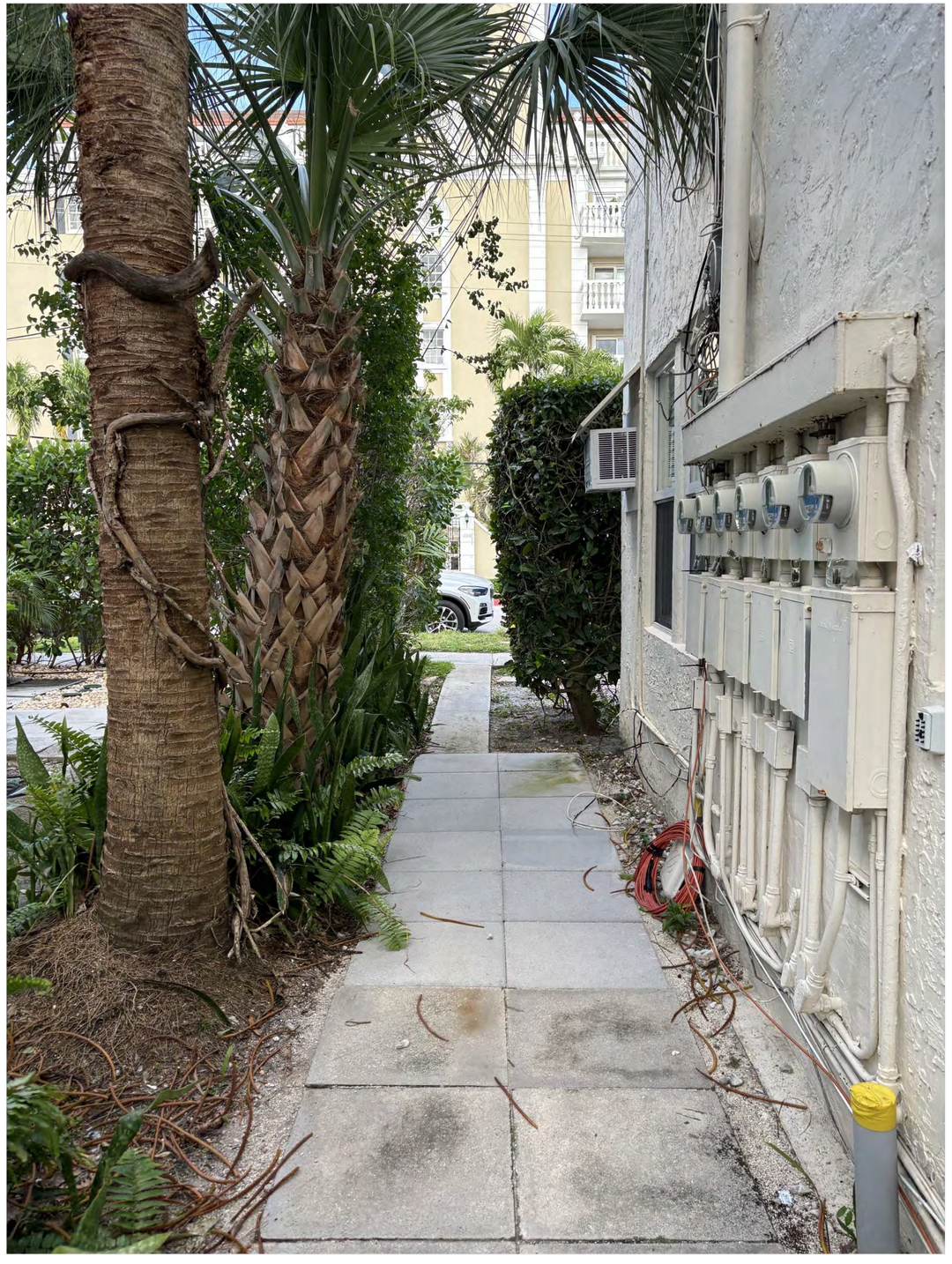
STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
AR0016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Photos 4



354 Brazilian Ave
(subject property)



354 Brazilian Ave
(subject property)

HSB-26-0007
ZON-26-0047

MP DESIGN & ARCHITECTURE

COMM NO.
2529

DATE
7/17/2026

REVISIONS

A Renovation for
354 Brazilian Ave LLC
354 Brazilian Ave
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#ARC016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
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SHEET NO.
Photos 5



354 Brazilian Ave
(subject property)



354 Brazilian Ave
(subject property)

HSB-26-0007
ZON-26-0047

COMM NO.
2529

DATE
7/17/2026

REVISIONS

A Renovation for
354 Brazilian Ave LLC
354 Brazilian Ave
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
AR0016639

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SHEET NO.
Photos 6

ZONING & SITE CALCULATIONS

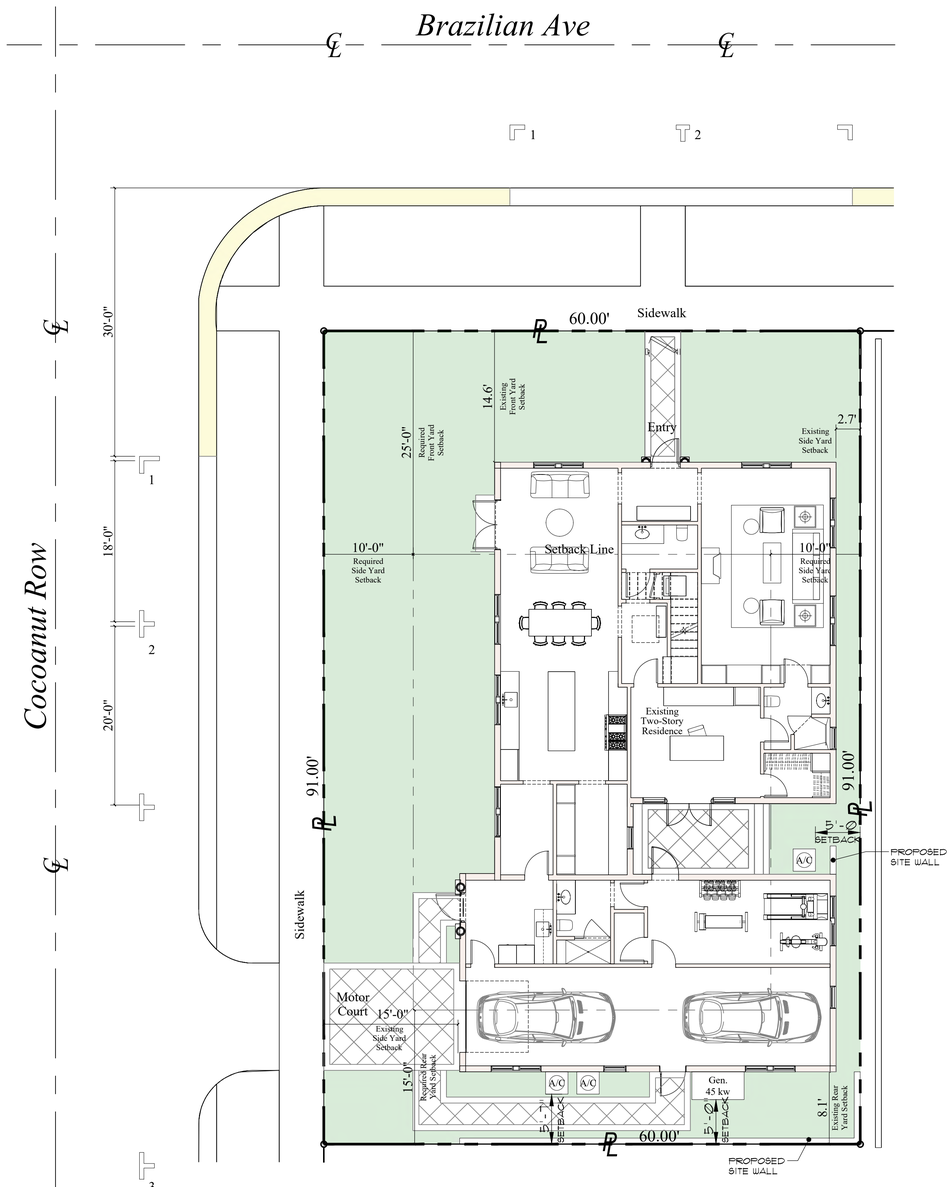
Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	RC	RC	RC
Lot Gross Area	10,000 SF	5,452 SF	*5,452 SF
Lot Width	100'	*60.0'	*60.0'
Lot Depth	100'	*91.0'	*91.0'
Front Yard Setback	25' 2-Story	14.70'	14.70'
Side Yard Setback	10' 2-Story	2.7' East 15.0' West	2.7' East 15.0' West
Rear Yard Setback	15' 2-Story	8.1'	8.1'
Maximum Building Height	23'-6" 2-Story	19'-2"	19'-2"
Maximum Overall Height	26'-6"	22'-10"	22'-10"
Landscape Open Space	45% (2,453.8 SF)	46.99% (2,562 SF)	42.40% (2,311.99 SF)
Lot Coverage	30% (1635.6 SF)	46.04% (2,510 SF)	46.04% (2,510 SF)

*Existing Non-Conforming Condition to Remain

AREAS

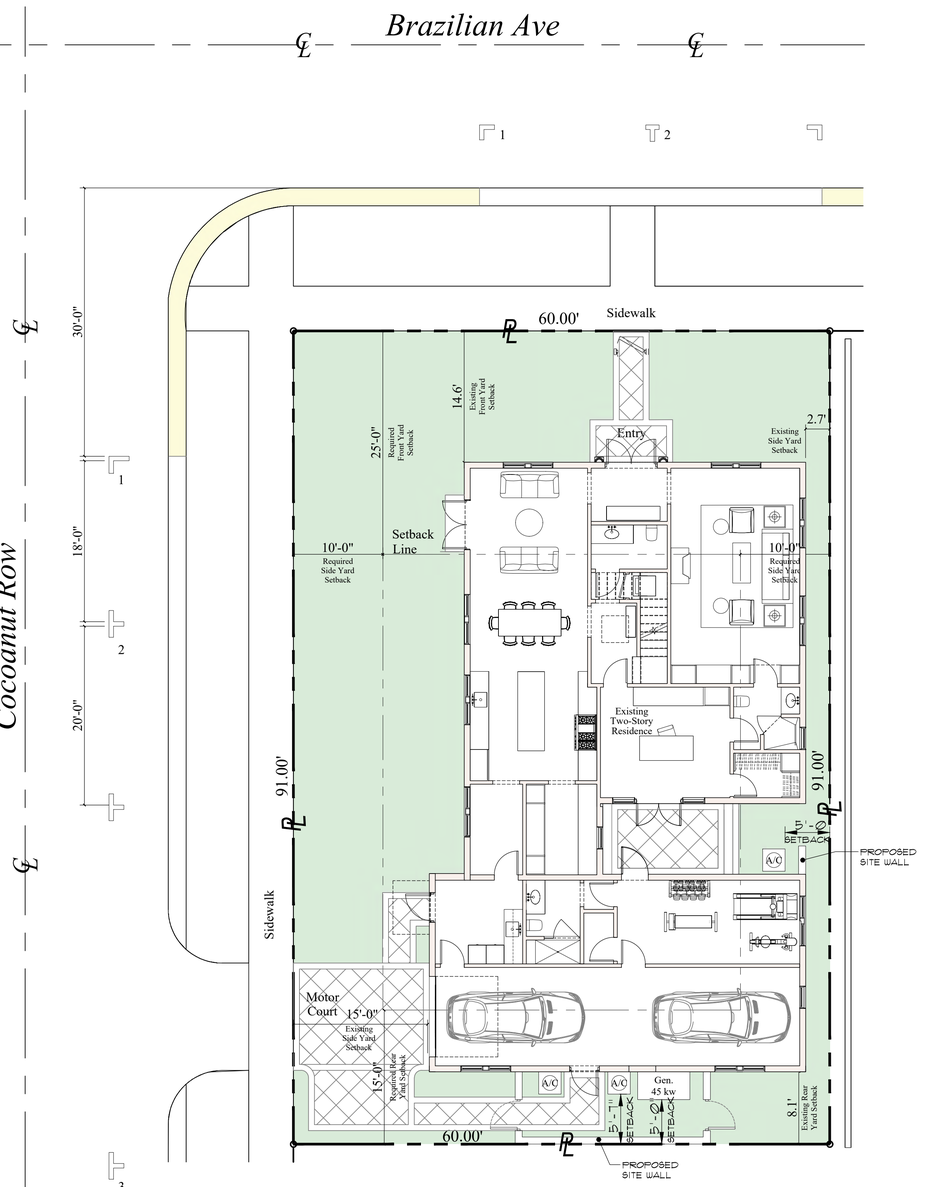
	Existing	Proposed
1st Floor A/C	2,511 SF	2,511 SF
2nd Floor A/C	2,511 SF	2,511 SF
Total A/C	5,022 SF	5,022 SF

Garage 497 SF



Previously Proposed Site Plan

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



Proposed Site Plan

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

HSB-26-0007
ZON-26-0047

ZONING & SITE CALCULATIONS

Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	RC	RC	RC
Lot Gross Area	10,000 SF	5,452 SF	*5,452 SF
Lot Width	100'	*60.0'	*60.0'
Lot Depth	100'	*91.0'	*91.0'
Front Yard Setback	25' 2-Story	14.70'	14.70'
Side Yard Setback	10' 2-Story	2.7' East 15.0' West	2.7' East 15.0' West
Rear Yard Setback	15' 2-Story	8.1'	8.1'
Maximum Building Height	23'-6" 2-Story	19'-2"	19'-2"
Maximum Overall Height	26'-6"	22'-10"	22'-10"
Landscape Open Space	45% (2,453.8 SF)	46.99% (2,562 SF)	42.40% (2,311.99 SF)
Lot Coverage	30% (1635.6 SF)	46.04% (2,510 SF)	46.04% (2,510 SF)

*Existing Non-Conforming Condition to Remain

AREAS

	Existing	Proposed
1st Floor A/C	2,511 SF	2,511 SF
2nd Floor A/C	2,511 SF	2,511 SF
Total A/C	5,022 SF	5,022 SF

Garage 497 SF

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REVISIONS

A Renovation for

354 Brazilian Ave LLC

Palm Beach FL 33480

354 Brazilian Ave

ANGELO D. MARA
FLORIDA REG. ARCH.
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319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.

A000

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

Line #	Zoning Legend			
1	**Property Address:**	354 Brazilian Ave, Palm Beach, Florida		
2	**Zoning District:**	RC		
3	**Lot Area (sq. ft.):**	5,452 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	60.0' X 91.0'		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Single-Family		
6	**FEMA Flood Zone Designation:**	AE		
7	**Zero Datum for point of meas. (NAVD)**	4.00'		
8	**Crown of Road (COR) (NAVD)**	2.85'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30%	46.04%	46.04%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	5,022	5,022
12	*Front Yard Setback (Ft.)	25'	14.70'	14.70'
13	* Side Yard Setback (1st Story) (Ft.)	10'	2.70' East, 15.0' West	2.70 East, 15.0' West
14	* Side Yard Setback (2nd Story) (Ft.)	10'	2.70' East, 15.0' West	2.70' East, 15.0' West
15	*Rear Yard Setback (Ft.)	15'	8.1'	8.1'
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	23'-6"	19'-2"	19'-2"
18	Overall Building Height (Ft.)	26'-6"	22'-10"	22'-10"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	8.00'	4.00'	4.00'
22	Base Flood Elevation (BFE)(NAVD)	6	6	6
23	Landscape Open Space (LOS) (Sq Ft and %)	2,453.8 SF - 45%	46.99%	2,311.99 SF - 42.40%
24	Perimeter LOS (Sq Ft and %)	1,226.9 SF - 50%	-	1,715.76 SF - 69.90%
25	Front Yard LOS (Sq Ft and %)	600 SF - 40%	-	1,028 SF - 68.5%
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

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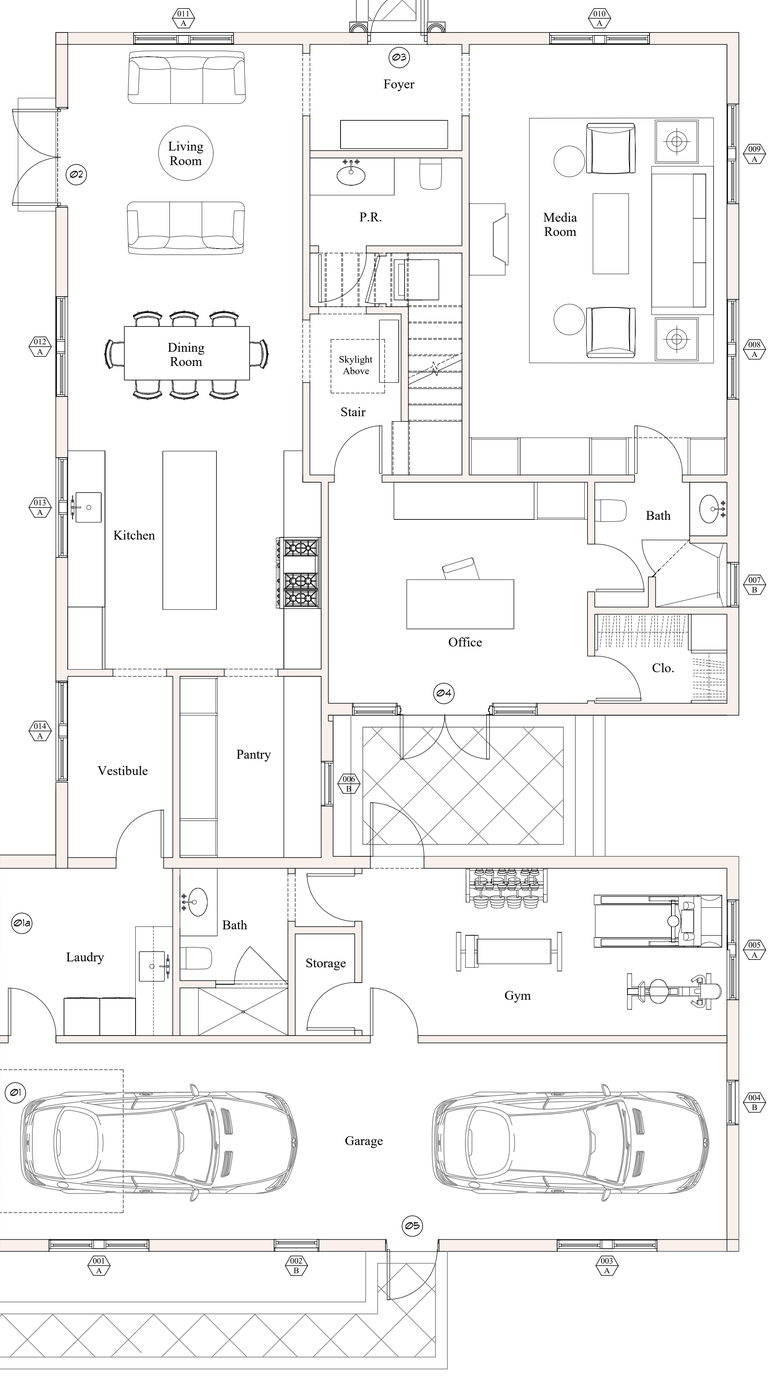
REVISIONS

A Renovation for
354 Brazilian Ave LLC
Palm Beach FL 33480
354 Brazilian Ave

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AR0016639
REGISTERED
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
FAR0016639

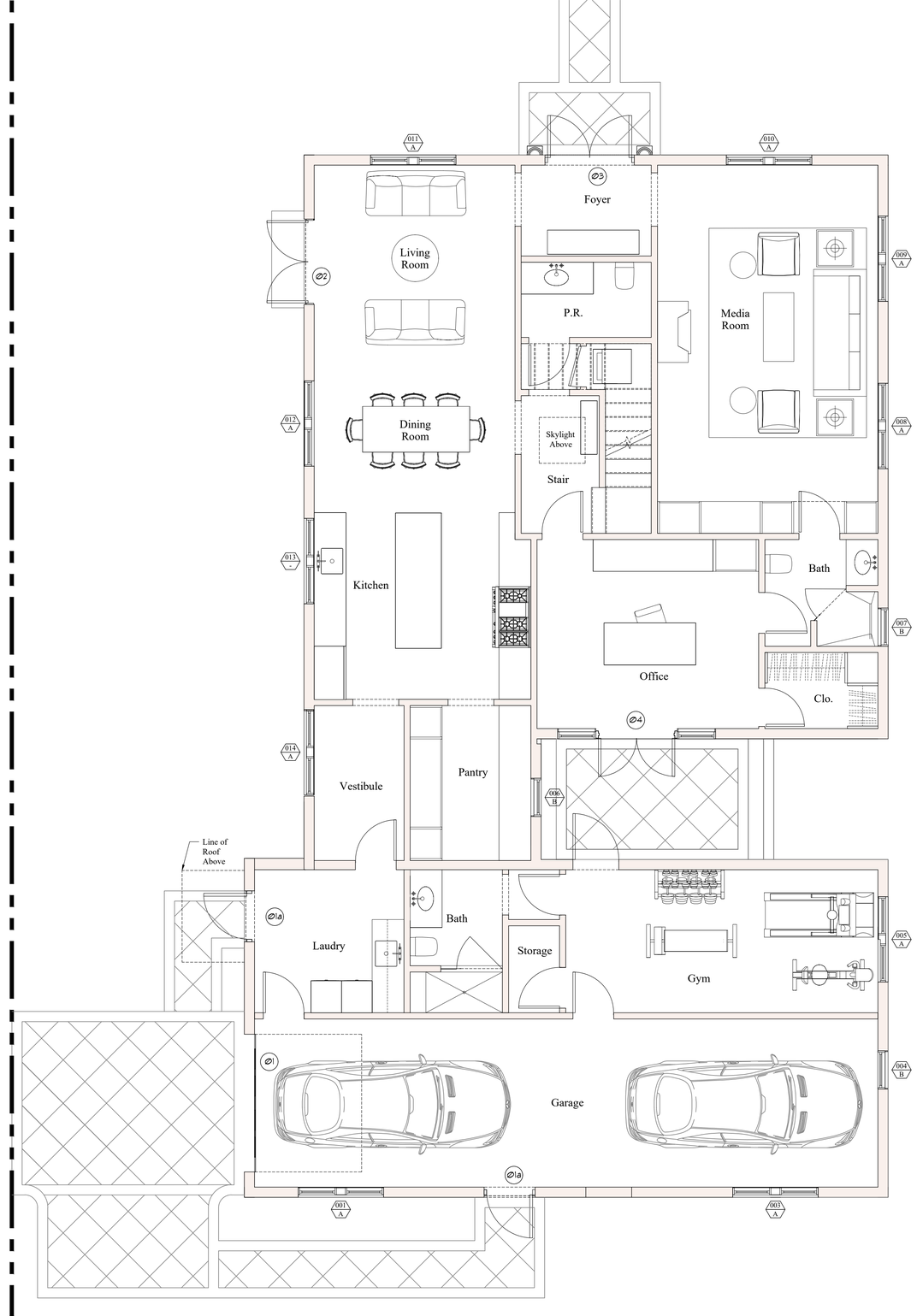
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10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
Zoning Legend



Previously Proposed First Floor Plan

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



Proposed First Floor Plan

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

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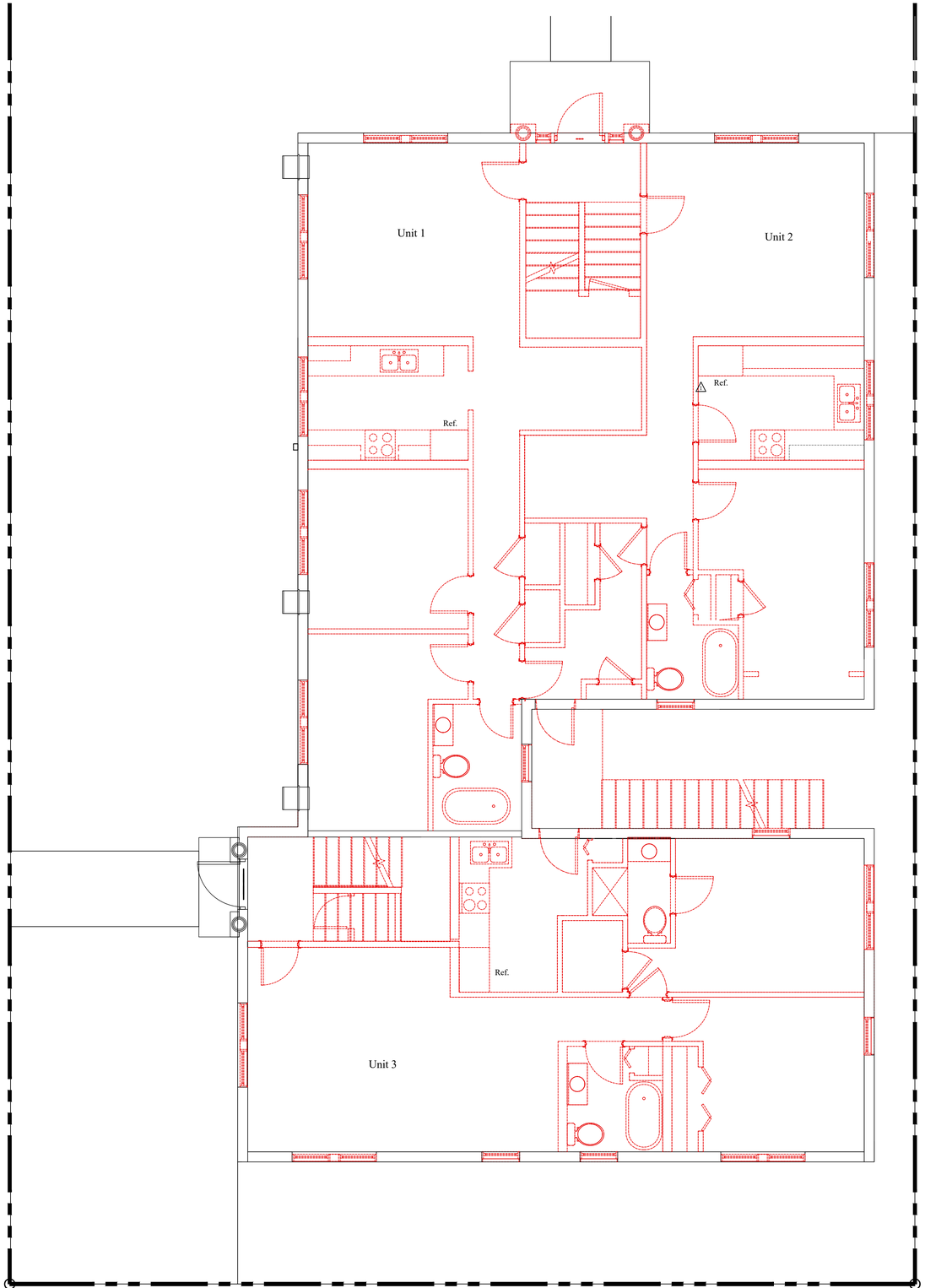
REVISIONS

A Renovation for
354 Brazilian Ave LLC
354 Brazilian Ave
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
REGISTERED
ANGELO DAVILA R.A.
FLORIDA REG. NO.:
#AR0016639

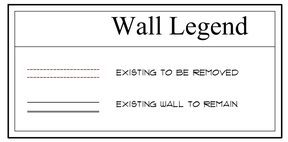
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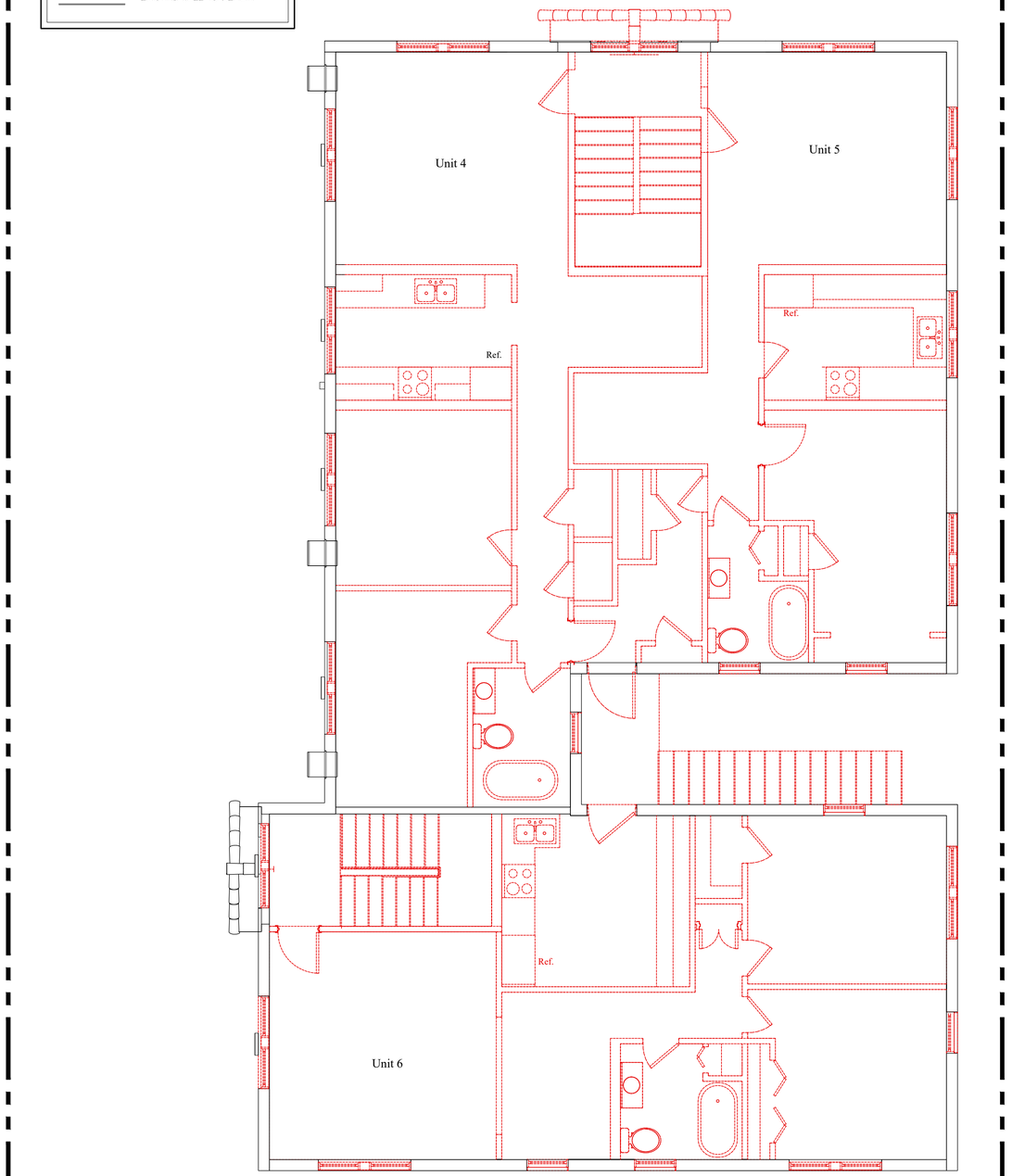
SHEET NO.
A100



Demolition First Floor Plan

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





Demolition Second Floor Plan

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

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ZON-26-0047

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2529

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7/17/2026

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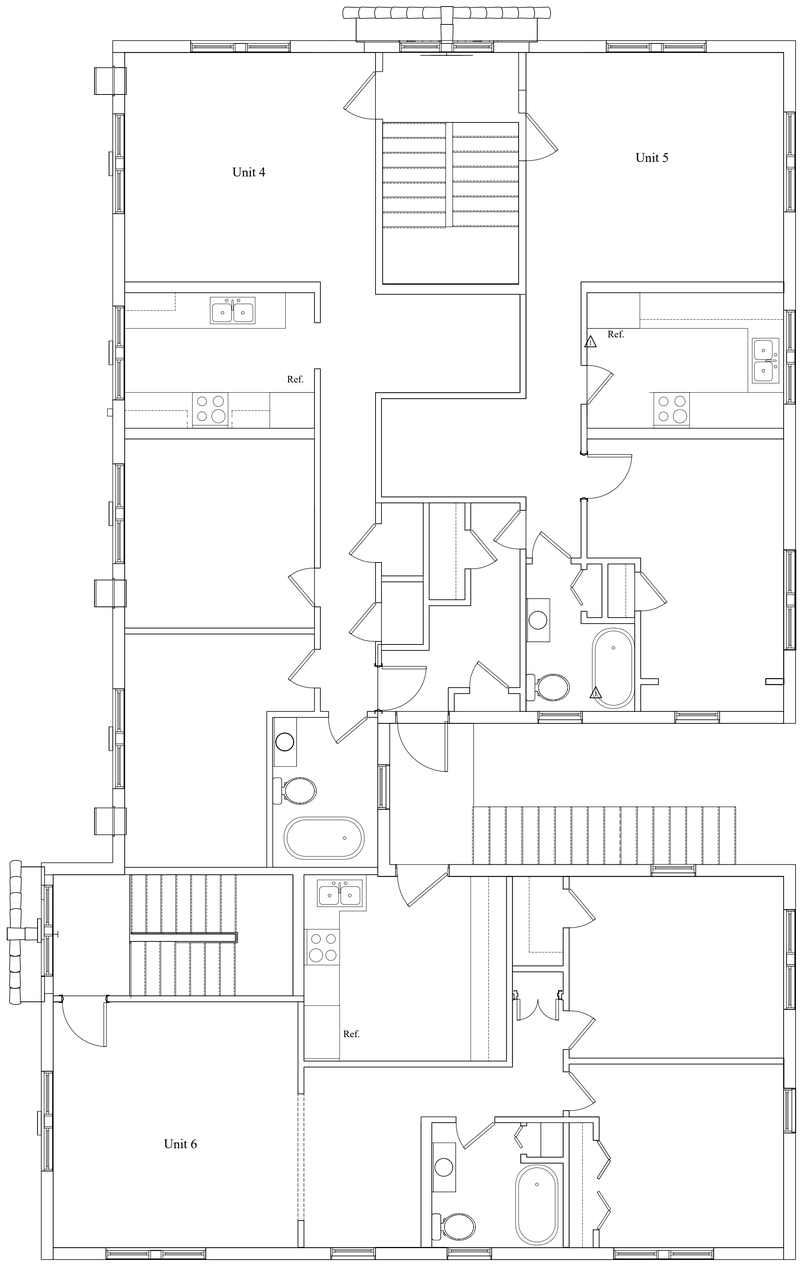
A Renovation for
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Palm Beach FL 33480

354 Brazilian Ave

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ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
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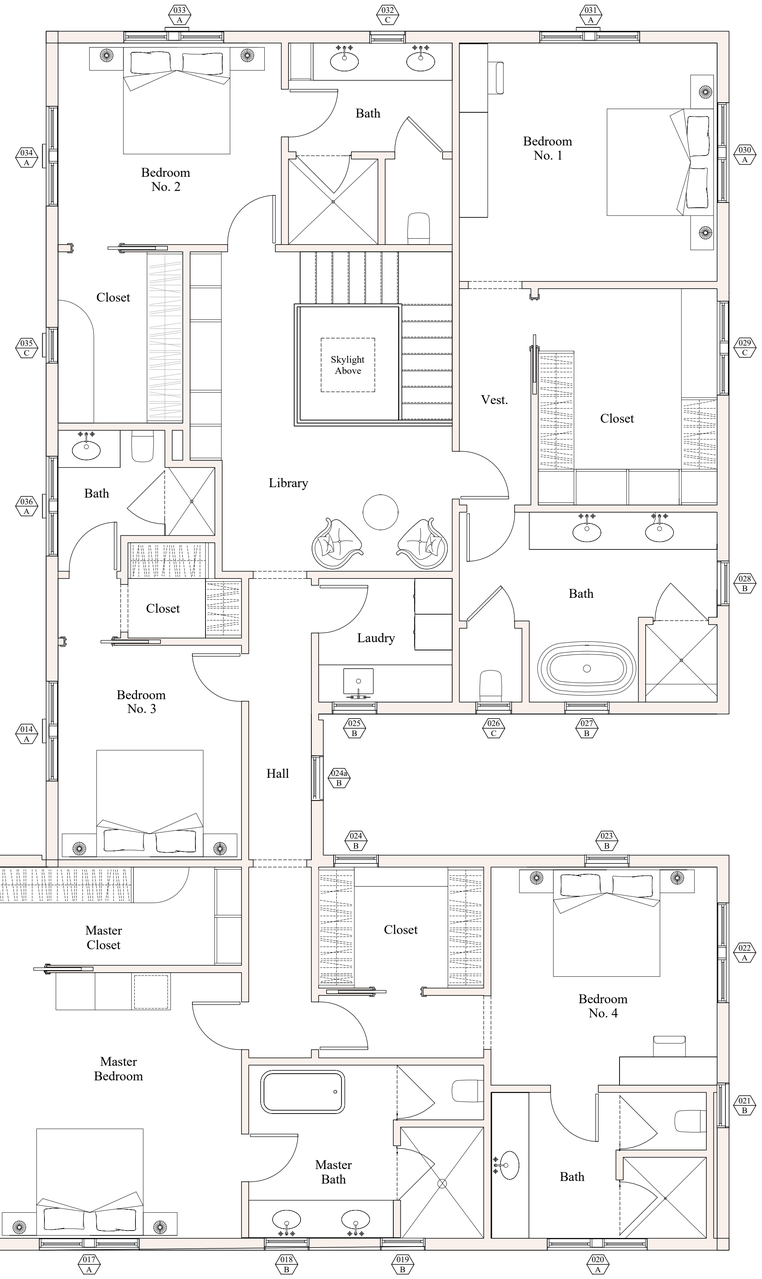
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SHEET NO.
D100



Existing Second Floor Plan

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



Proposed Second Floor Plan

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

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DATE
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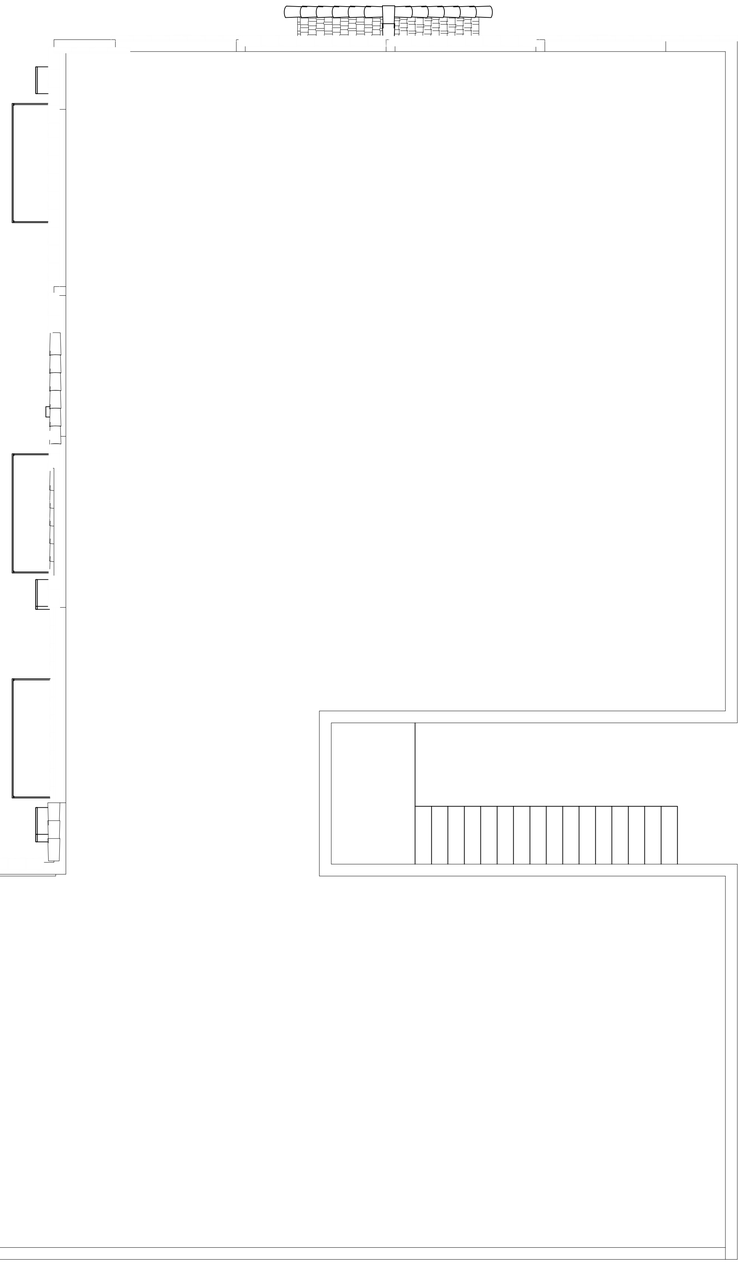
REVISIONS

A Renovation for
354 Brazilian Ave LLC
Palm Beach FL 33480
354 Brazilian Ave

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
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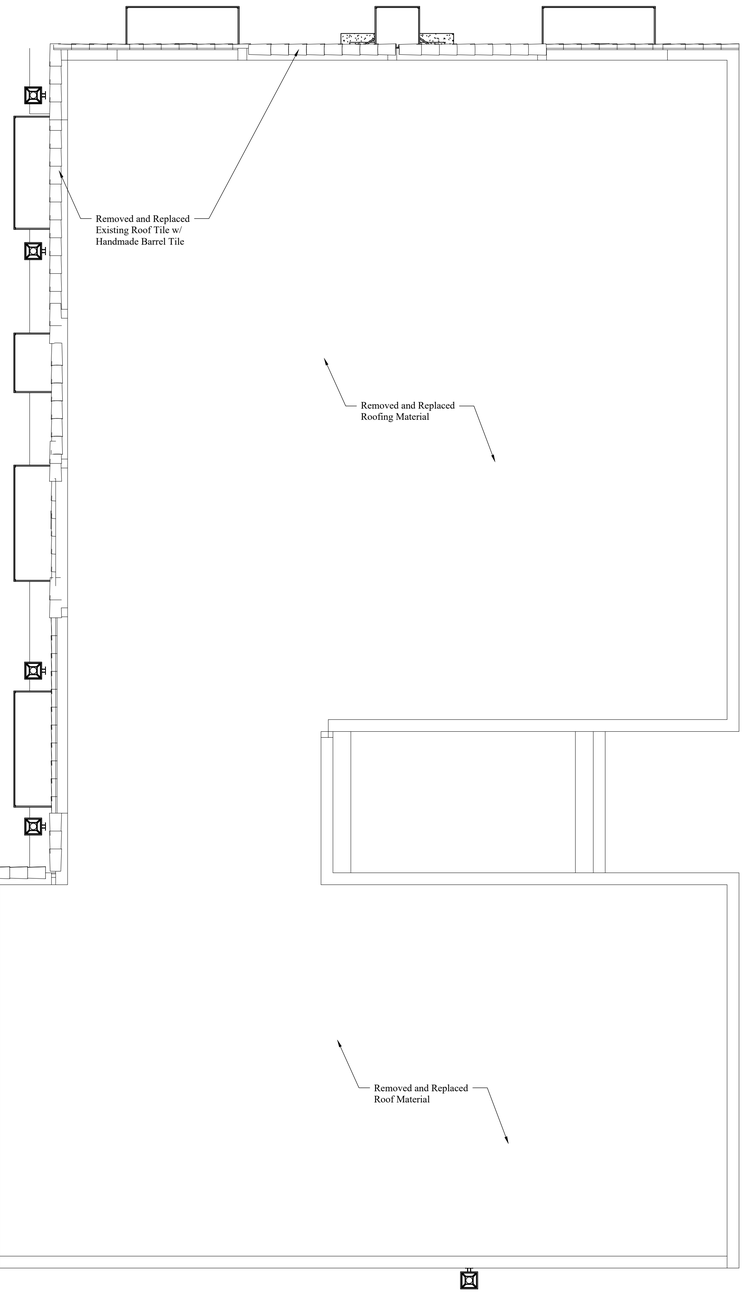
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SHEET NO.
A101



Existing Roof Plan

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



Proposed Roof Plan

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

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A Renovation for

354 Brazilian Ave LLC

354 Brazilian Ave

Palm Beach FL 33480

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ANGELO L. DAVILA
AR0016639
REGISTERED ARCH.

ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
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A102



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A Renovation for

354 Brazilian Ave LLC

354 Brazilian Ave
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RE-01



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2529

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REVISIONS

A Renovation for

354 Brazilian Ave LLC

354 Brazilian Ave

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STATE OF FLORIDA
ANGELO L. DAVILA
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REGISTERED ARCHITECT

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RE-02



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REVISIONS

A Renovation for

354 Brazilian Ave LLC

354 Brazilian Ave

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ANGELO L. DAVILA
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RE-03



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A Renovation for

354 Brazilian Ave LLC

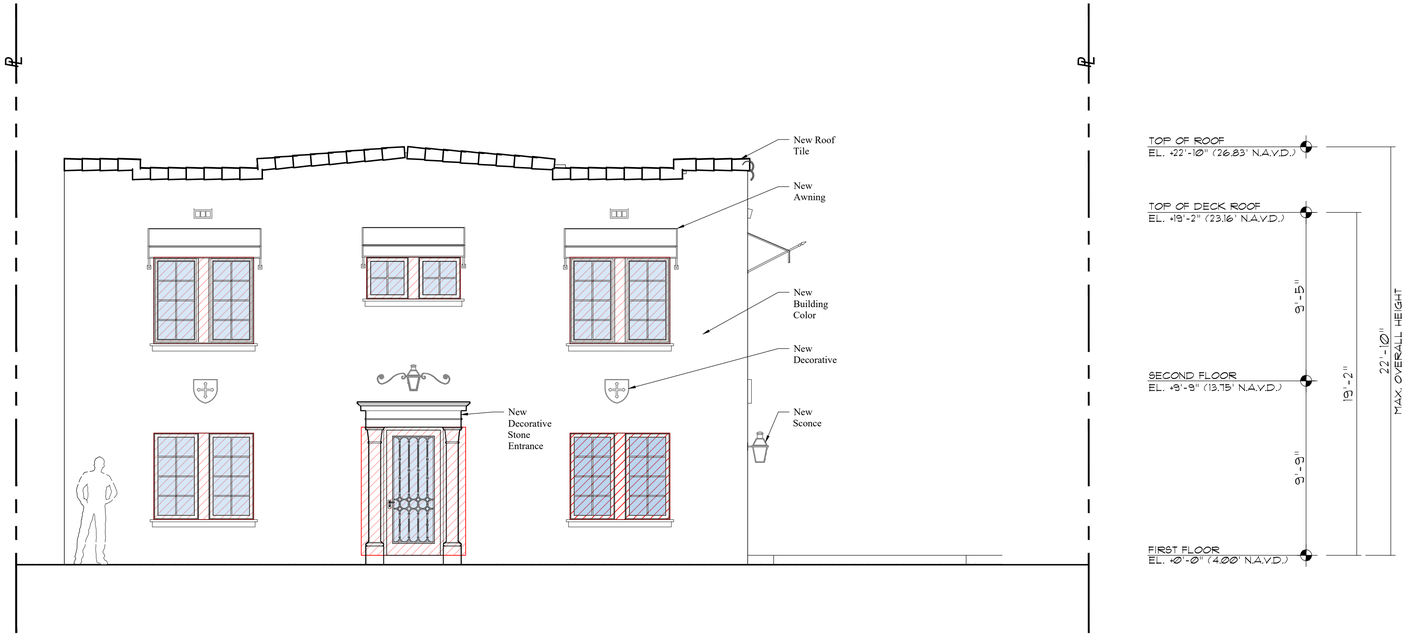
354 Brazilian Ave Palm Beach FL 33480

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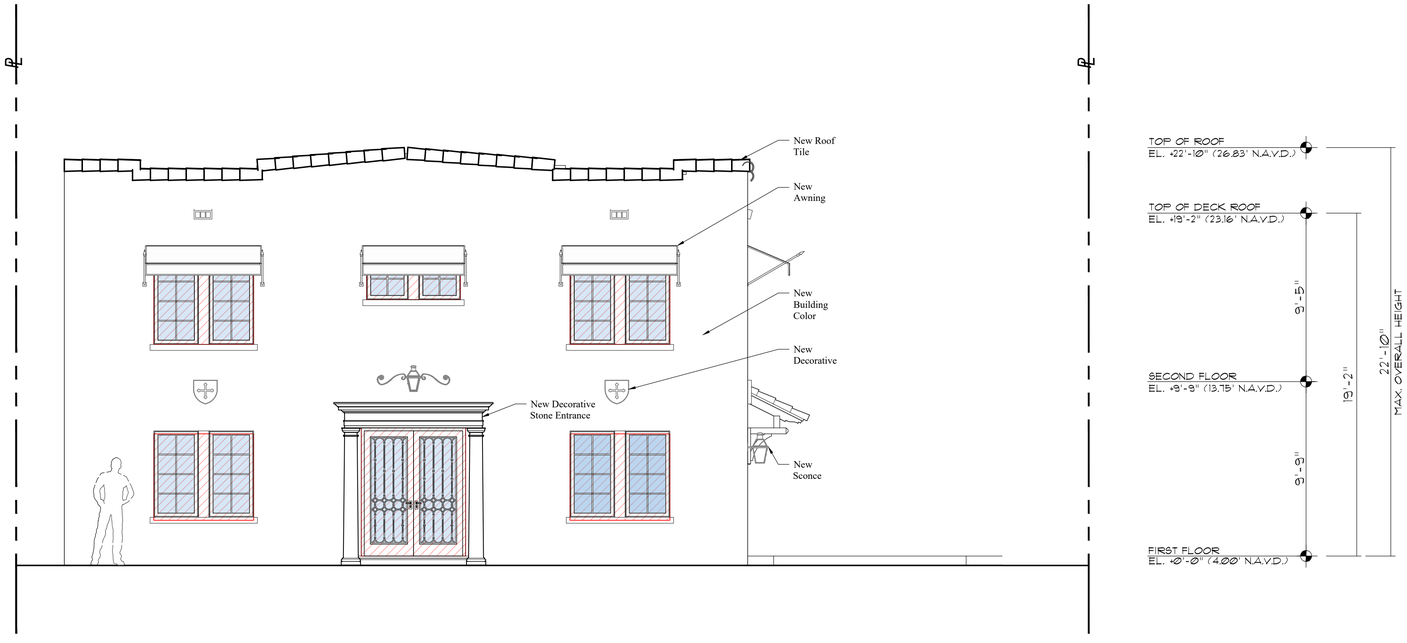
SHEET NO.

RE-04



Previously Proposed North Elevation

Scale 1/4" = 1'-0"



Proposed North Elevation

Scale 1/4" = 1'-0"

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2529

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A Renovation for
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354 Brazilian Ave
Palm Beach FL 33480

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A200

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Proposed Color North Elevation

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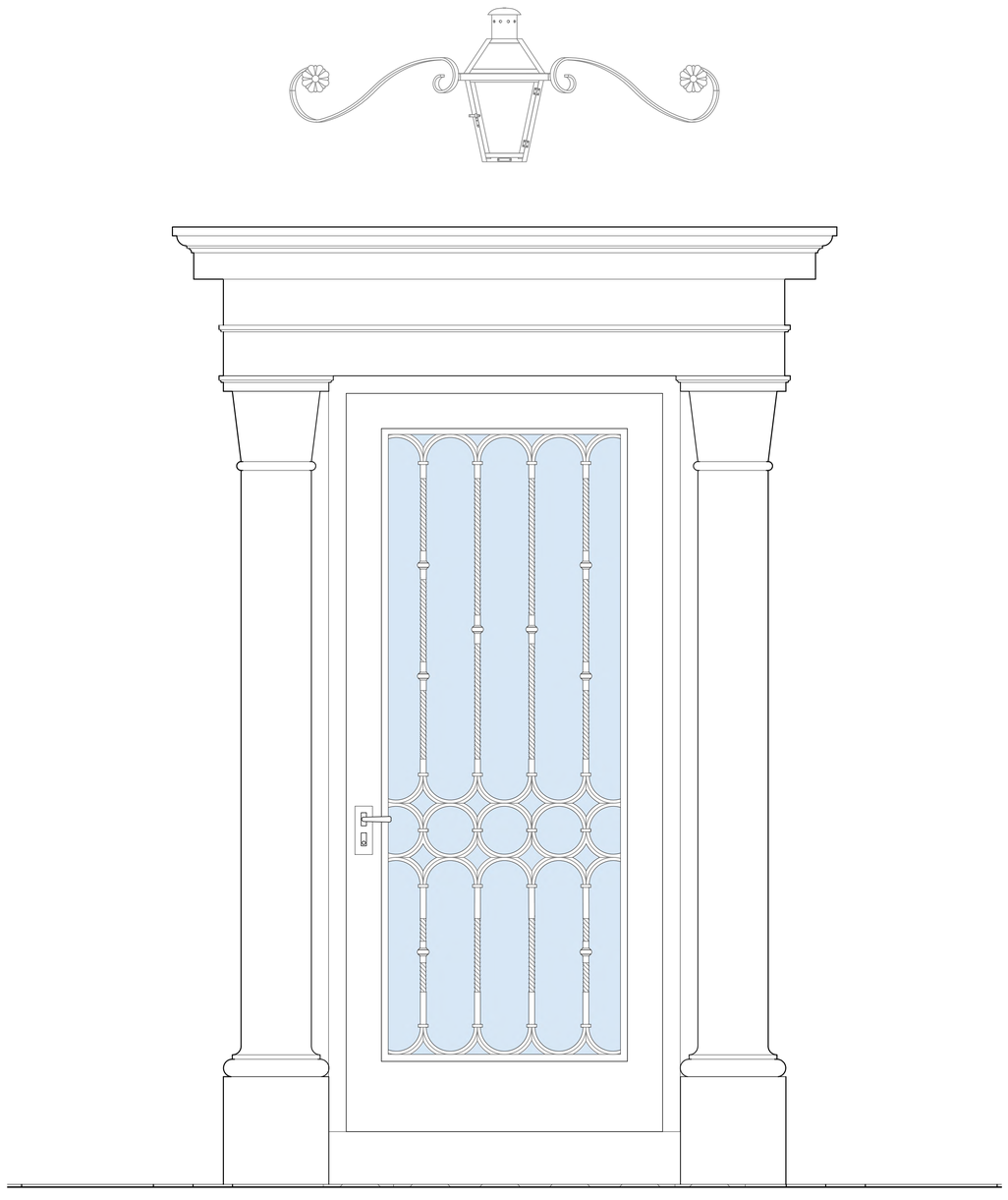
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354 Brazilian Ave

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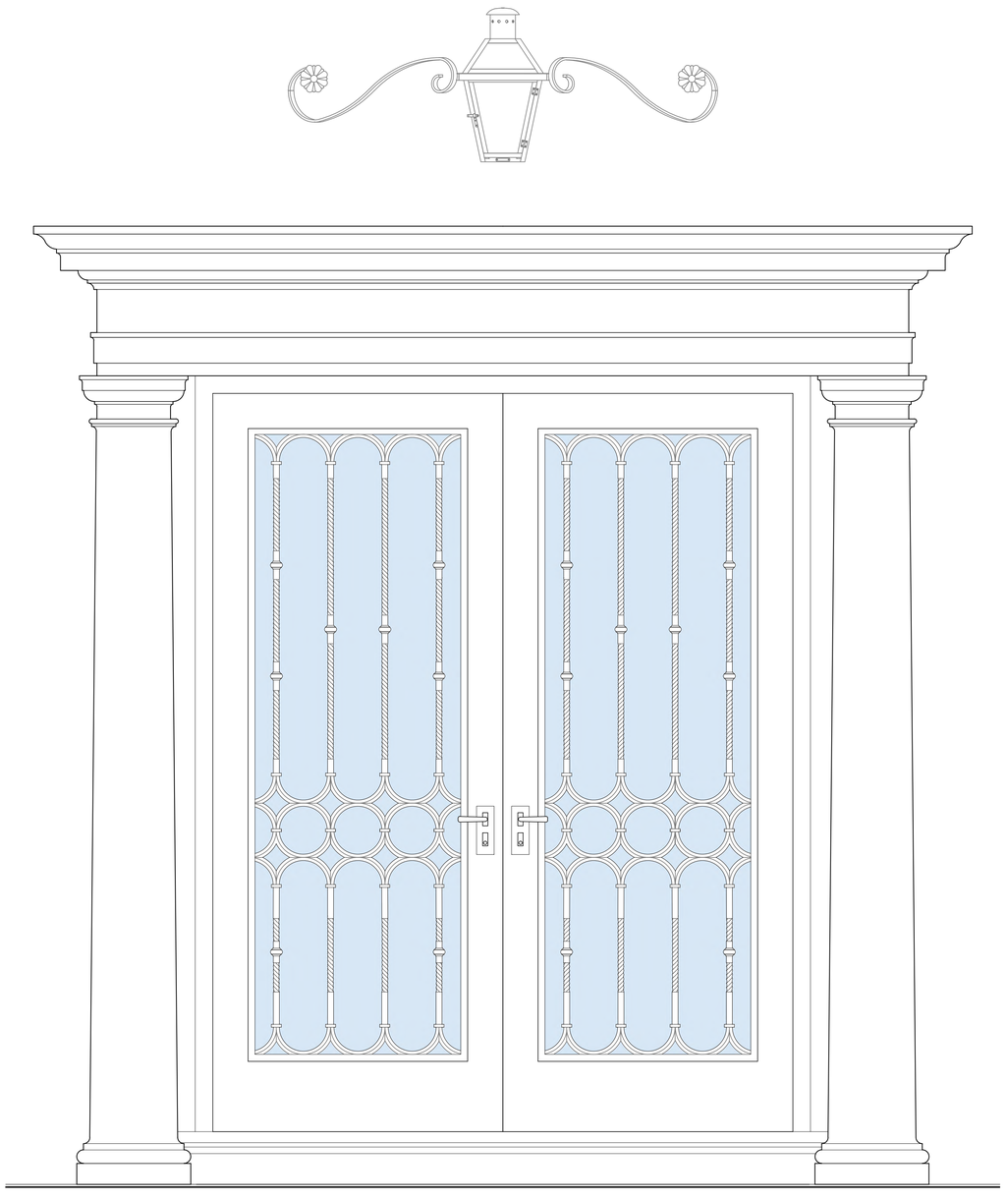
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SHEET NO.
RE-05



Previously Main Entry Door Detail

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



Currently Main Entry Door Detail

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

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ZON-26-0047

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354 Brazilian Ave

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SHEET NO.
A200.1



Previously Proposed East Elevation

Scale 1/4" = 1'-0"



Proposed East Elevation

Scale 1/4" = 1'-0"

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SHEET NO.
A201



Proposed Color East Elevation

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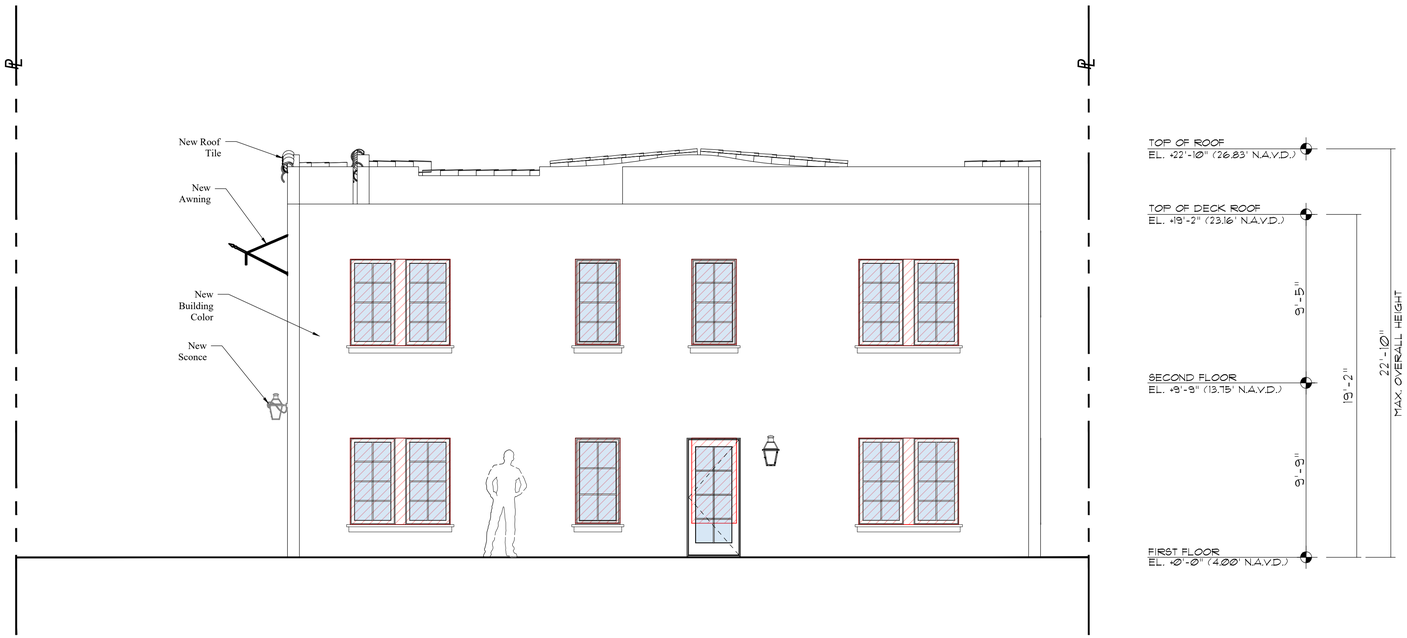
REVISIONS

A Renovation for
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Palm Beach FL 33480
354 Brazilian Ave

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA P.A.
FLORIDA REGISTRATION
#AR0016639

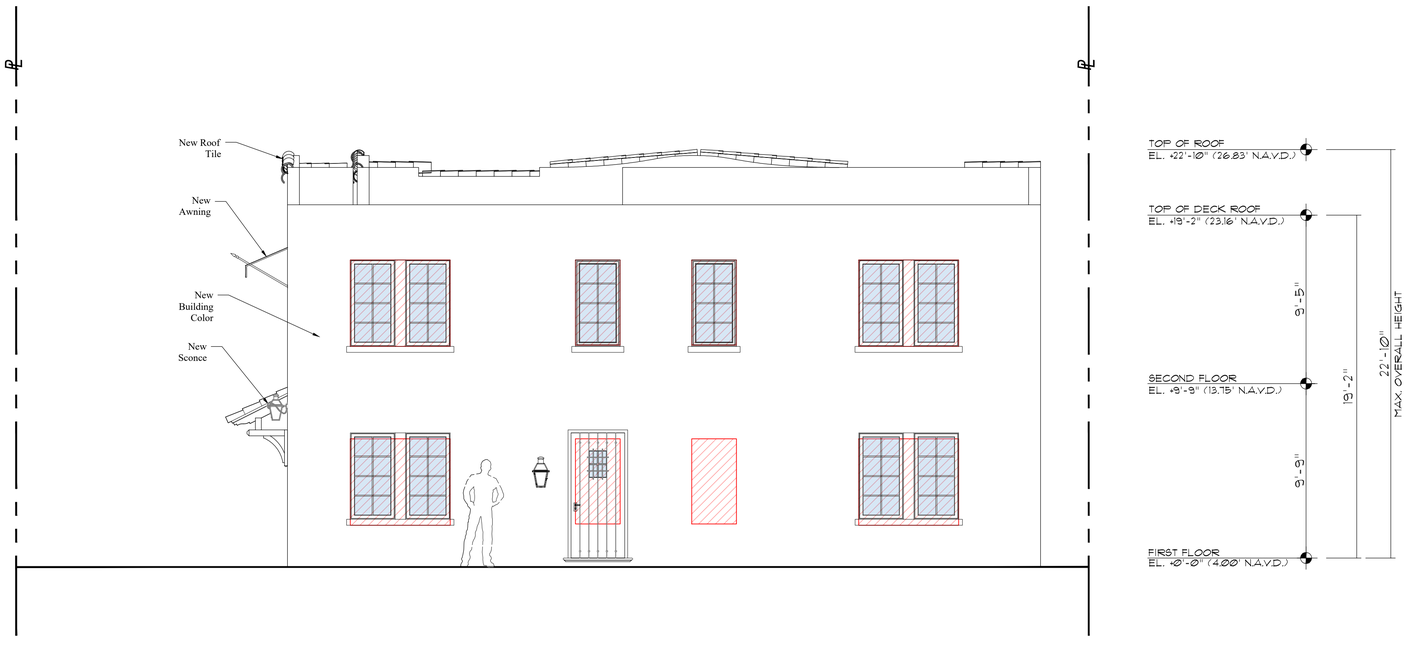
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ARCHITECTURE, INC
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561.833.7575
AA26001667

SHEET NO.
RE-06



Previously Proposed South Elevation

Scale 1/4" = 1'-0"



Proposed South Elevation

Scale 1/4" = 1'-0"

HSB-26-0007
ZON-26-0047

COMM NO.
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STATE OF FLORIDA
ANGELO L. DAVILA
REGISTERED ARCHITECT
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
#AR0016639

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10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A202



Proposed Color South Elevation

HSB-26-0007
ZON-26-0047

COMM NO.
2529

DATE
8/27/2026

REVISIONS

A Renovation for

354 Brazilian Ave LLC

Palm Beach FL 33480

354 Brazilian Ave

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639

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

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10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.

RE-07



Previously Proposed West Elevation

Scale 1/4" = 1'-0"



Proposed West Elevation

Scale 1/4" = 1'-0"

HSB-26-0007
ZON-26-0047

COMM NO.
2529

DATE
8/28/2026

REVISIONS

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354 Brazilian Ave LLC
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Palm Beach FL 33480

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ANGELO L. DAVILA
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REGISTERED
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
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319 CLEMATIS STREET
10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A203



Proposed Color West Elevation

HSB-26-0007
ZON-26-0047

COMM NO.
2529

DATE
8/27/2026

REVISIONS

A Renovation for
354 Brazilian Ave LLC
Palm Beach FL 33480
354 Brazilian Ave

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
AR0016639

MP DESIGN &
ARCHITECTURE, INC
319 CLEMATIS STREET
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WEST PALM BEACH, FLORIDA 33401
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AA26001667

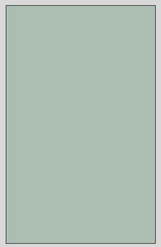
SHEET NO.
RE-08



Simple White OC-117

Benjamin Moore

Building Color



Green Blue No. 84

Farrow & Ball

Doors & Windows



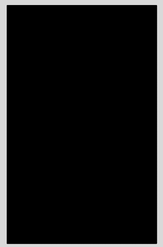
Handmade Barrel Tile

Main House Roof



Cast Stone

Entry Surround



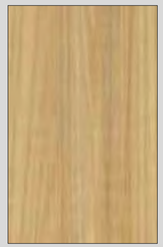
Black

Entry Doors



One Horn White

Awning Fabric



Cypress

Mud Room Door & Garage Door

Proposed Building Colors

HSB-26-0007
ZON-26-0047

MP DESIGN & ARCHITECTURE

COMM NO.
2529

DATE
8/11/2026

REVISIONS

A Renovation for

354 Brazilian Ave LLC

Palm Beach FL 33480

354 Brazilian Ave

STATE OF FLORIDA
ANGELO L. DAVILA
AR0016639
REGISTERED

ANGELO DAVILA R.A.
FLORIDA REG. ARCH.
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SHEET NO.

Material

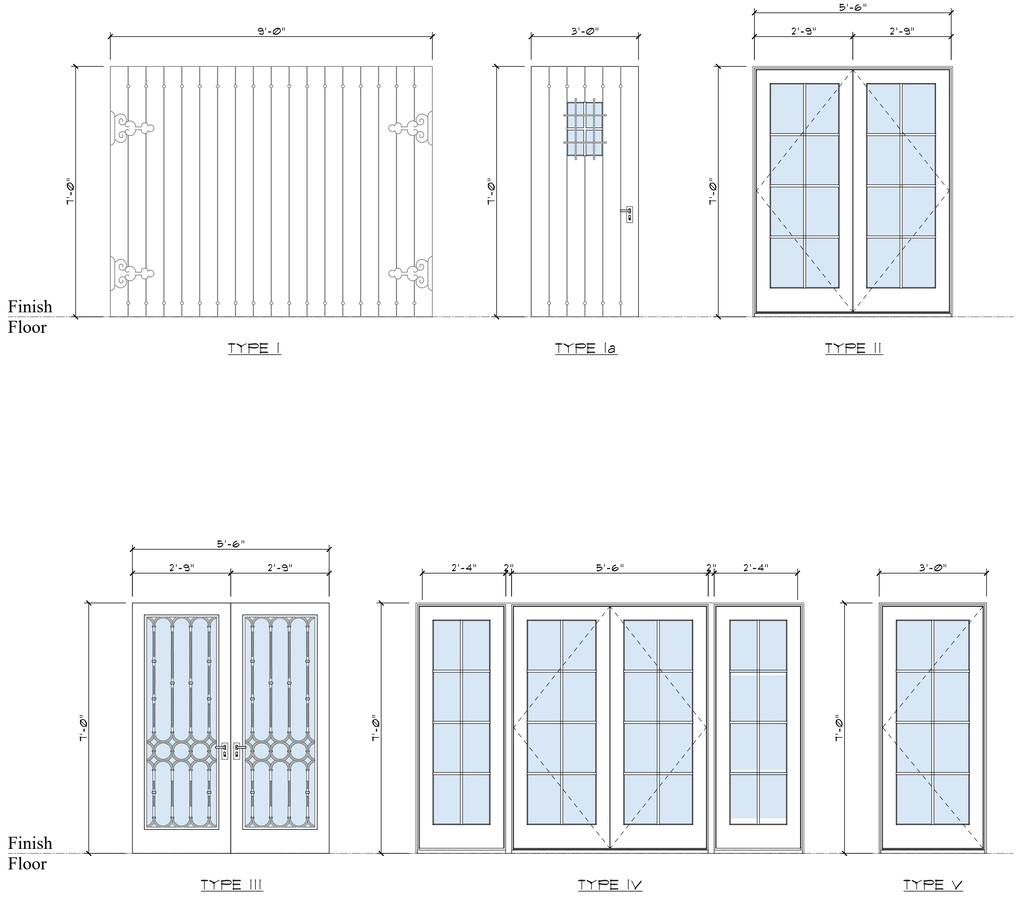
First Floor Door Schedule

ISSUE DATE:

NO.	ROOM LOCATION	DOOR LEAF SIZE			DOOR MAT.	DOOR TYPE	DOOR FINISH INT./EXT.	FRAME CASING MAT.	FRAME DETAILS			REMARKS	WIND PRESSURES			
		W	H	T					HD.	JMB.	SILL.		ZONE	-	+	SF.
Ø1	GARAGE	9'-Ø"	7'-Ø"		-	I	STAIN	-	-	-	-	GARAGE DOOR - CYPRESS				
Ø1a	GARAGE	3'-Ø"	7'-Ø"	2-1/4"	WOOD	Ia	STAIN	WOOD	2/A5ØØ	1/A5ØØ	2/A5ØØ	OUTSWING FRENCH DOOR - CYPRESS				
Ø1b	LAUNDRY	3'-Ø"	7'-Ø"	2-1/4"	WOOD	Ia	PAINT/PAINT	WOOD	2/A5ØØ	1/A5ØØ	2/A5ØØ	OUTSWING FRENCH DOOR - CYPRESS				
Ø2	LIVING ROOM	5'-6"	7'-Ø"	2-1/4"	WOOD	II	PAINT/PAINT	WOOD	2/A5ØØ	1/A5ØØ	2/A5ØØ	OUTSWING FRENCH DOOR				
Ø3	FOYER	5'-6"	7'-Ø"	2-1/4"	WOOD	III	PAINT/PAINT	WOOD	2/A5ØØ	1/A5ØØ	2/A5ØØ	OUTSWING ENTRY DOOR				
Ø4	OFFICE	5'-6"	7'-Ø"	2-1/4"	WOOD	IV	PAINT/PAINT	WOOD	2/A5ØØ	1/A5ØØ	2/A5ØØ	OUTSWING FRENCH DOOR W/ SIDELITES				
Ø5	GYM	3'-Ø"	7'-Ø"	2-1/4"	WOOD	V	PAINT/PAINT	WOOD	2/A5ØØ	1/A5ØØ	2/A5ØØ	OUTSWING FRENCH DOOR				

DOOR SCHEDULE NOTES:

1. VERIFY ALL DOOR SIZES IN FIELD REPORT ALL DISCREPANCIES W/ ARCHITECT PRIOR TO PLACING ORDER. DOOR MANUFACTURER TO PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
2. ALL EXTERIOR DOORS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS - TURN UP & DOWN 6" @ JAMBS.
3. ALL EXTERIOR DOORS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.
4. ALL EXTERIOR DOORS ARE TO BE HURRICANE RATED.
5. ALL INTERIOR DOORS TO MATCH EXISTING.



Door Types

Scale 1/2" = 1'-0"

HSB-26-0007
ZON-26-0047

COMM NO.
2529

DATE
8/28/2026

REVISIONS

A Renovation for
354 Brazilian Ave LLC
Palm Beach FL 33480
354 Brazilian Ave

ANGELO L. DAVILA
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10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
561.833.7575
AA26001667

SHEET NO.
A500

First Floor Window Schedule

NO.	ROOM LOCATION	FRAME SIZE			SASH MAT.	WIN. TYPE	WINDOW FINISH	FRAME MAT.	CASING	SILL APRON	FRAME DETAILS			REMARKS	WIND PRESSURES			
		W	H	T							HD.	JMB.	SILL.		ZONE	-	+	S.F.
001	GARAGE	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
002	NOT USED																	
003	GARAGE	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
004	GARAGE	2'-6"	4'-10"		AL./WD.	B	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
005	GYM	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
006	PANTRY	2'-6"	4'-10"		AL./WD.	B	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
007	BATH	2'-6"	4'-10"		AL./WD.	B	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
008	MEDIA ROOM	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
009	MEDIA ROOM	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
010	MEDIA ROOM	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
011	LIVING ROOM	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
012	LIVING ROOM	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
013	KITCHEN	5'-7"	3'-8"		AL./WD.	D	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
014	VESTIBULE	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				

WINDOW SCHEDULE NOTES:

1. WINDOW MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR APPROVAL TO ARCHITECT PRIOR TO FABRICATION OF WINDOWS.
2. ALL WINDOWS TO BE INSTALLED IN COPPER PAN FLASHING WITH CONTINUOUS SOLDER & LAP ALL SEAMS - TURN UP & DOWN 6" @ JAMBS & SILL.
3. ALL WINDOWS ARE TO BE HARDWIRED TO THE ALARM SYSTEM, VERIFY TYPE OF WIRING AND CONNECTION REQUIRED WITH ALARM SYSTEM SUB AND/OR OWNER.
4. ALL WINDOWS ARE TO BE HURRICANE RATED UNITS.
5. ALL WINDOWS TO MATCH EXISTING.

SEE PRODUCT APPROVALS FOR FASTENING AND BUCK DETAILS

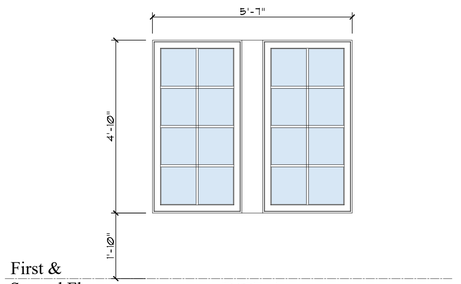
Second Floor Window Schedule

NO.	ROOM LOCATION	FRAME SIZE			SASH MAT.	WIN. TYPE	WINDOW FINISH	FRAME MAT.	CASING	SILL APRON	FRAME DETAILS			REMARKS	WIND PRESSURES			
		W	H	T							HD.	JMB.	SILL.		ZONE	-	+	S.F.
014	BEDROOM NO. 3	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
015	MASTER CLOSET	5'-3"	2'-4"		AL./WD.	C	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
016	MASTER BEDROOM	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
017	MASTER BEDROOM	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
018	MASTER BATH	2'-6"	4'-10"		AL./WD.	B	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
019	MASTER BATH	2'-6"	4'-10"		AL./WD.	B	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
020	BATH	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
021	BATH	2'-6"	4'-10"		AL./WD.	B	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
022	BEDROOM NO. 4	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
023	BEDROOM NO. 4	2'-6"	4'-10"		AL./WD.	B	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
024	CLOSET	2'-6"	4'-10"		AL./WD.	B	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
024a	HALL	2'-6"	4'-10"		AL./WD.	B	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
025	LAUNDRY	2'-6"	4'-10"		AL./WD.	B	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
026	BATH	5'-3"	2'-4"		AL./WD.	C	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
027	BATH	2'-6"	4'-10"		AL./WD.	B	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
028	BATH	2'-6"	4'-10"		AL./WD.	B	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
029	CLOSET	5'-3"	2'-4"			C	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
030	BEDROOM NO. 1	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
031	BEDROOM NO. 1	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
032	BATH	5'-3"	2'-4"		AL./WD.	C	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
033	BEDROOM NO. 2	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
034	BEDROOM NO. 2	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
035	CLOSET	5'-3"	2'-4"		AL./WD.	C	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				
036	BATH	5'-7"	4'-10"		AL./WD.	A	PAINT	AL./WD.	WOOD	WOOD	2/A551	1/A551	2/A551	WOOD CASEMENT UNIT				

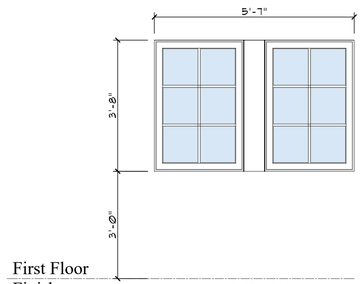
WINDOW SCHEDULE NOTES:

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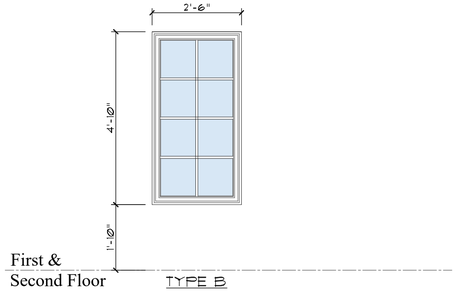
SEE PRODUCT APPROVALS FOR FASTENING AND BUCK DETAILS



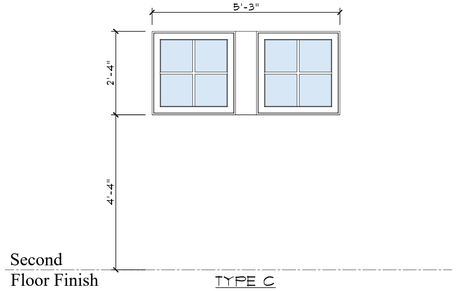
First & Second Floor Finish — TYPE A



First Floor Finish — TYPE D



First & Second Floor Finish — TYPE B



Second Floor Finish — TYPE C

Window Types

Scale 1/2" = 1'-0"

HSB-26-0007
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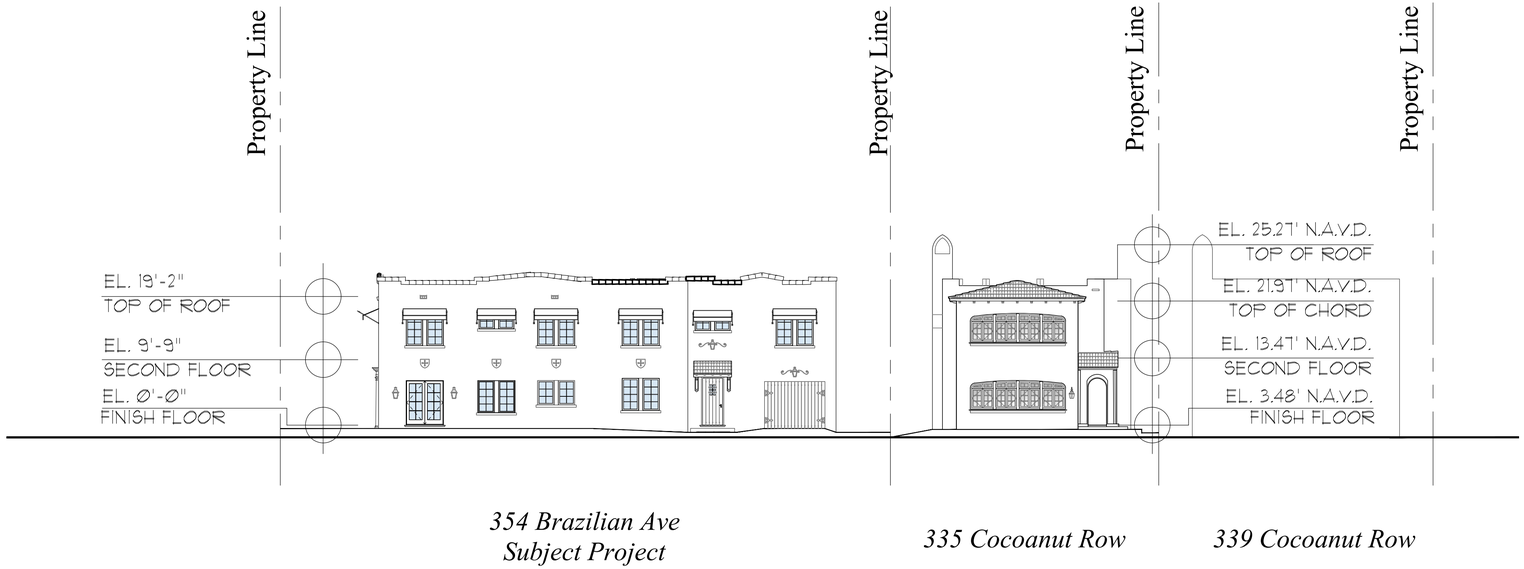
REVISIONS

A Renovation for
354 Brazilian Ave LLC
354 Brazilian Ave
Palm Beach FL 33480

STATE OF FLORIDA
ANGELO L. DAVILA
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NARCO16639

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10TH FLOOR - SUITE 1000
WEST PALM BEACH, FLORIDA 33401
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SHEET NO.
A550



Streetscape (West Side) Cocoanut Row

Scale 3/32" = 1'-0"

COMM NO.
2529

DATE
8/28/2026

REVISIONS

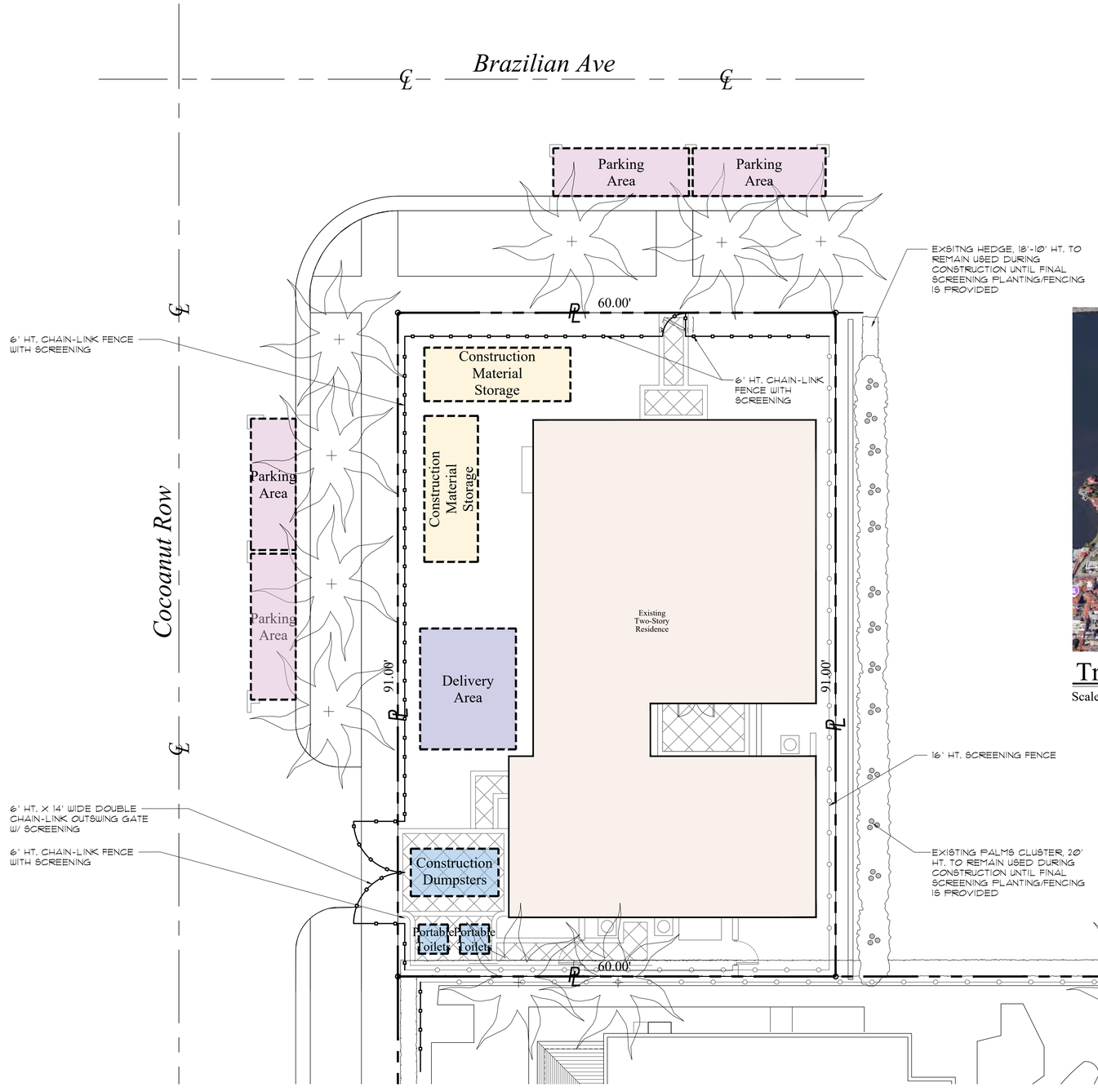
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SHEET NO.
A002

HSB-26-0007
ZON-26-0047



Truck Logistics & Construction Screening Plan

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

Route To Property:

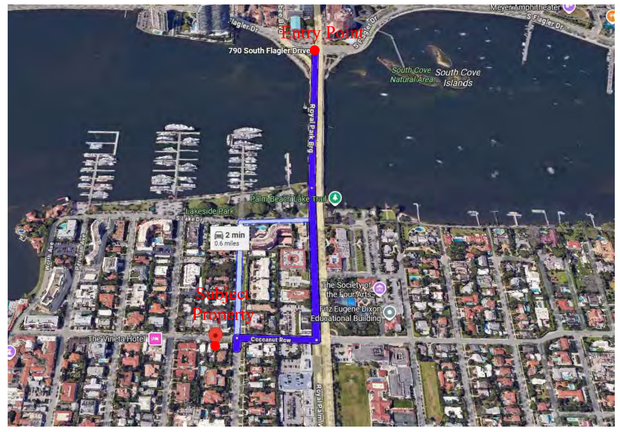
Enter the Town of Palm Beach thru Royal Ponciana Way over the Flagler Memorial Bridge. Turn right on Cocoanut Row heading South to Cocoanut Row until reaching subject property.

Max. Number Of Trips to Subject Property:

80 Building material and dumpster trucks

Maximum Truck Length:

60'



Truck Traffic Map

Scale NTS

HSB-26-0007
ZON-26-0047

COMM NO. 2529

DATE 8/27/2026

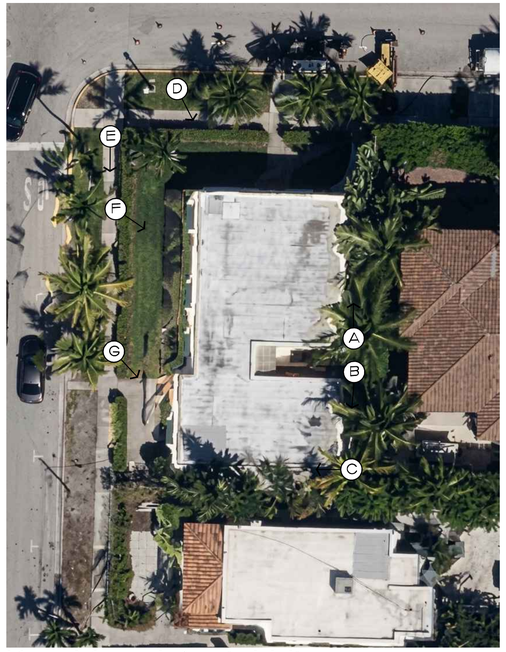
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354 Brazilian Ave

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ANGELO DAVILA R.A.
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SHEET NO.
A006



Key Map / Aerial View



Ⓐ



Ⓑ



Ⓒ



Ⓓ



Ⓔ



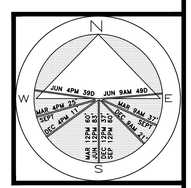
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ENVIRONMENT DESIGN GROUP
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Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MLA RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
354 Brazilian Avenue
Town of Palm Beach
FLORIDA



JOB NUMBER: # 26169.00 LA
DRAWN BY: Sean Twomey

DATE: 07.06.2026

SHEET L1.0

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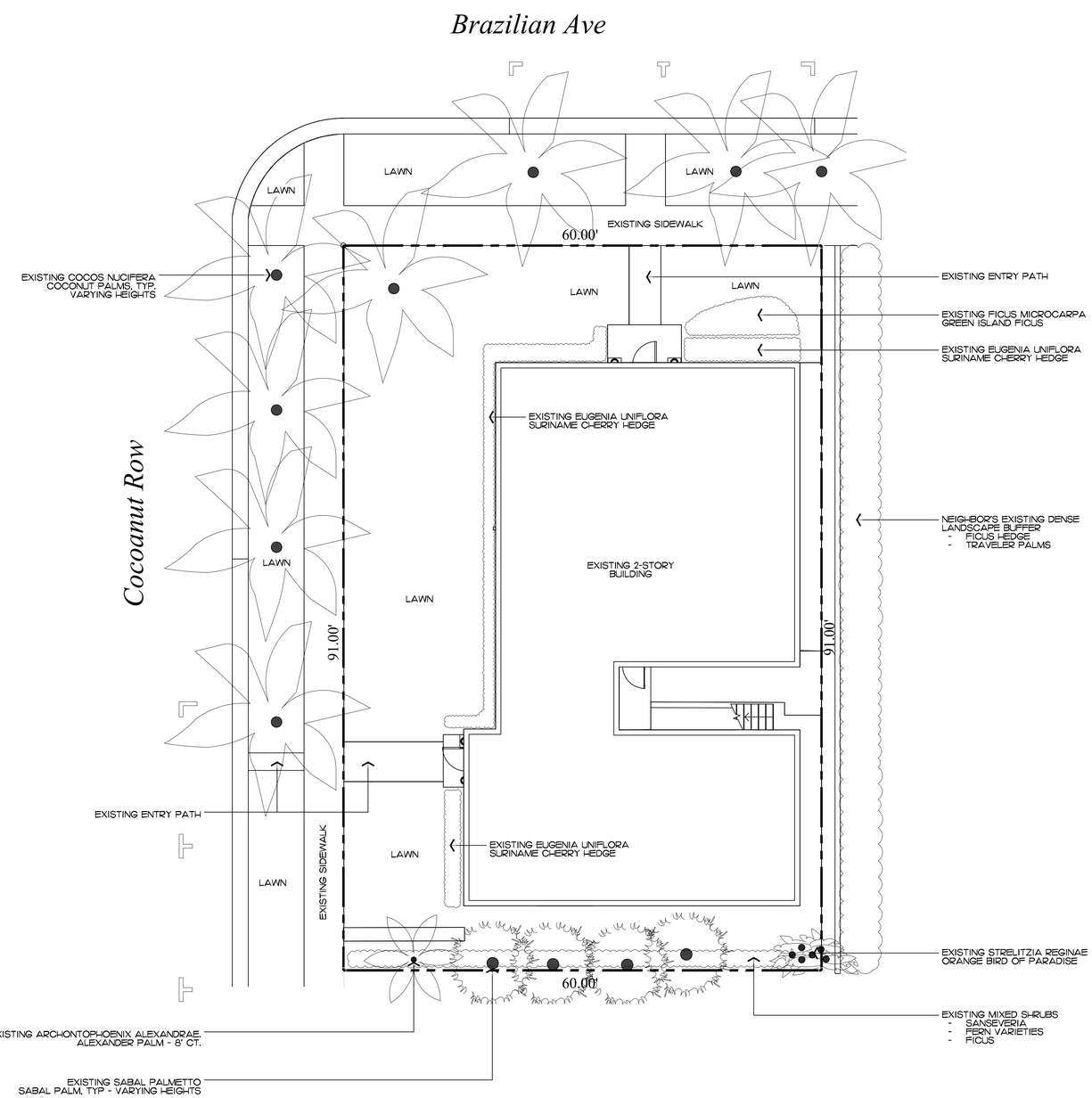
DISCLAIMER: 2026
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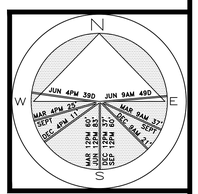
HSB-26-0007
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Existing Landscape Conditions

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



Private Residence
354 Brazilian Avenue
Town of Palm Beach
FLORIDA



JOB NUMBER: # 26169.00 LA
DRAWN BY: Jean Twomey

DATE: 08.28.2026

SHEET L2.0

64 sf.
AREA IN SQ.FT.

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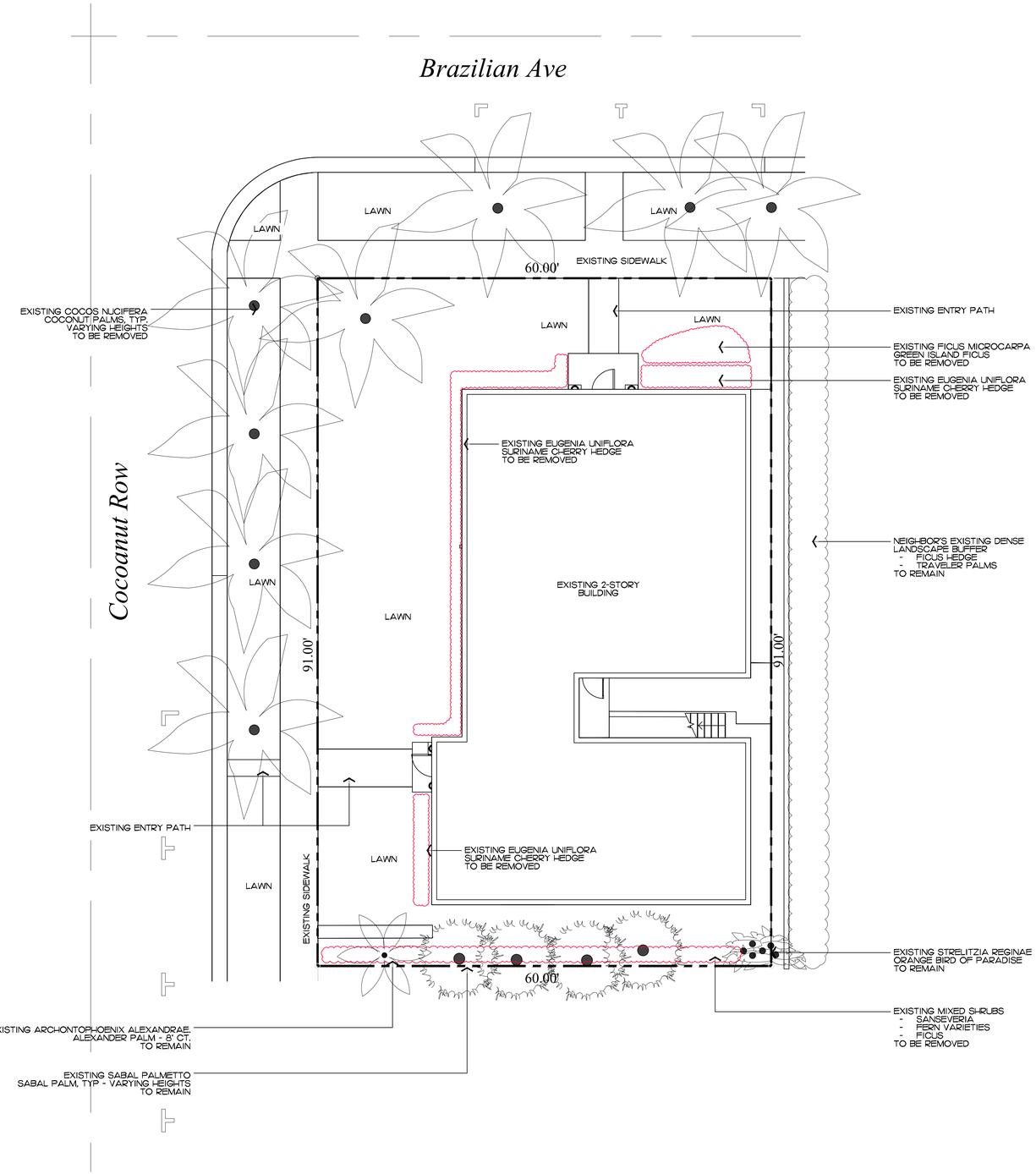
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HSB-26-0007
ZON-26-0047

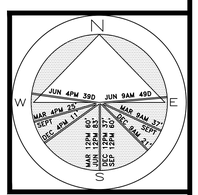
Existing Conditions / Inventory Plan

SCALE IN FEET 0' 8' 16' 24'



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

Private Residence
354 Brazilian Avenue
Town of Palm Beach
FLORIDA



JOB NUMBER: # 26169.00 LA
DRAWN BY: Jean Twomey

DATE: 08.28.2026

SHEET L2.1

64 sf.
AREA IN SQ.FT.

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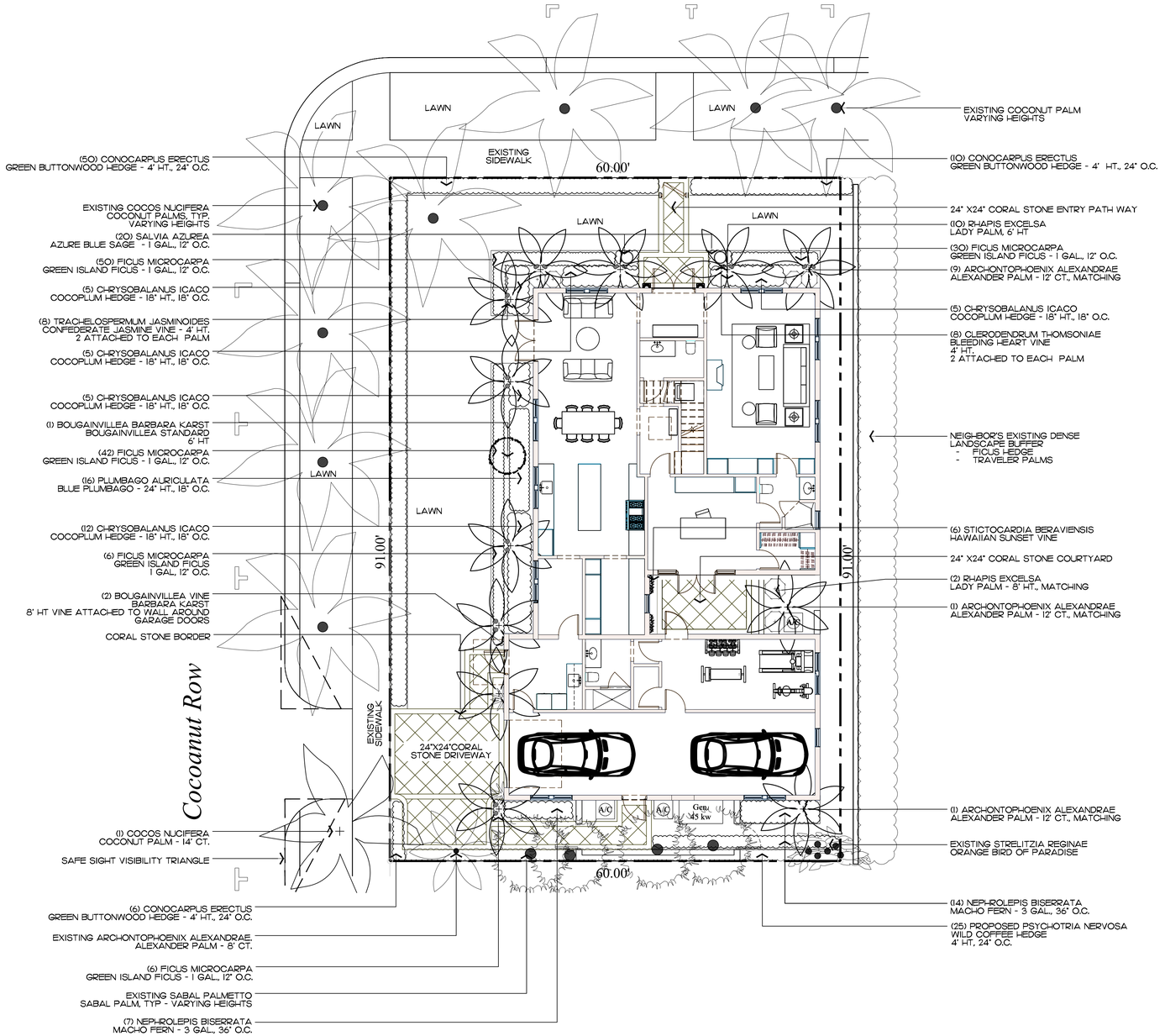
Vegetation Action Plan

SCALE IN FEET 0' 8' 16' 24'

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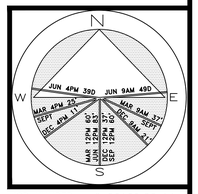
Private Residence
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FLORIDA

Brazilian Ave





24" x 24" Coral Stone Pavers



JOB NUMBER: # 26169.00 LA
DRAWN BY: Jean Twomey
DATE: 08.28.2026

SHEET L3.0

64 sf.
AREA IN SQ.FT.

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

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ARCHONTOPHOENIX ALEXANDRAE ALEXANDER PALM	11	12' CT., MATCHING, SPECIMEN	NO
	COCOS NUCIFERA COCONUT PALM	1	14' CT., SPECIMEN	NO

Groundcovers

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	SALVIA AZUREA AZURE BLUE SAGE	20	1 GAL, 12" O.C.	YES

TOTAL:	10
NATIVE SPECIES:	10 (100%)

Shrubs & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS GREEN BUTTONWOOD HEDGE	66	4' HT., 24" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	134	1 GAL, 12" O.C.	NO
	NEPHROLEPIS BISERRATA MACHO FERN	14	3 GAL 36" OC	YES
	RHAPIS EXCELSA LADY PALM	10 2	6' HT., MATCHING 8' HT., MATCHING	NO
	PSYCHOTRIA NERVOSA WILD COFFEE	25	4' HT.	YES
	CHRYSOBALANUS ICACO COCOPLUM HEDGE	32	18" HT.	YES
	PLUMBAGO AURICULATA BLUE PLUMBAGO	16	18" HT.	NO
	BOUGAINVILLEA SPP BARBARA KARST PINK	2 1	8' HT ATTACHED TO WALL 6' HT STANDARD TREE	NO
	CLERODENDRUM THOMSONIAE BLEEDING HEART VINE	8	4' HT.	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	8	4' HT.	NO
	STICTOCARDIA BERAVIENSIS HAWAIIAN SUNSET VINE	6	4' HT.	NO

TOTAL:	334
NATIVE SPECIES:	137 (41.01%)

Lawn & Mulch

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

Landscape Legend

PROPERTY ADDRESS:	354 BRAZILIAN AVENUE	
LOT AREA (SQ FT)	5,452 SQFT	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	2,453.8 S.F. - 45%	2,311.99 S.F. - 42.40%
LOS TO BE ALTERED (SQ FT AND %)	N/A	N/A
PERIMTETER LOS (SQ FT AND %)	1,226.9 S.F. - 50% OF TOTAL REQUIRED OPEN SPACE	1,715.76 S.F. - 69.90%
FRONT YARD LOS (SQ FT AND %)	600 S.F. - 40%	1,028 S.F. - 68.5%
NATIVE TREES %	N/A	N/A
NATIVE SHRUBS & VINES %	30% (NUMBER OF SHRUBS & VINES)	41.01%
NATIVE GROUNDCOVER %	30% (GROUNDCOVER AREA)	100%

Plant Images



ARCHONTOPHOENIX ALEXANDRAE
ALEXANDER PALM



HELIANTHUS DEBILIS
DUNE SUNFLOWER



CHRYSOBALANUS ICACO
COCOPLUM HEDGE



CONOCARPUS ERECTUS
GREEN BUTTONWOOD HEDGE



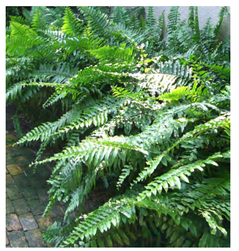
PLUMBAGO AURICULATA
BLUE PLUMBAGO



SALVIA AZUREA
AZURE BLUE SAGE



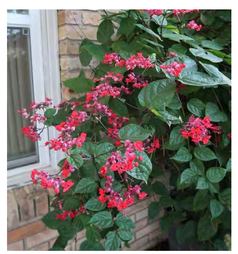
PSYCHOTRIA NERVOSA
WILD COFFEE PLANT



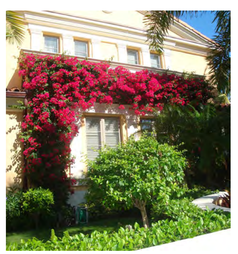
NEPHROLEPIS BISERRATA
MACHO FERN



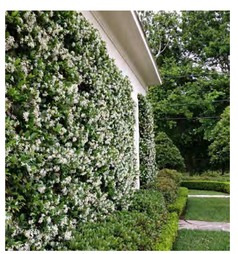
STICTOCARDIA BERAVIENSIS
HAWAIIAN SUNSET VINE



CLERODENDRUM THOMSONIAE
BLEEDING HEART VINE



BOUGAINVILLEA BARBARA KARST
BOUGAINVILLEA VINE



TRACHELOSPERMUM JASMINOIDES
CONFEDERATE JASMINE VINE

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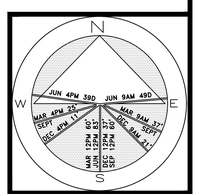
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Plant Schedule, Legend, & Images

ENVIRONMENT DESIGN GROUP
139 North County Road SJ20-B Palm Beach, Fl 33480
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Landscape Management
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Private Residence
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FLORIDA



JOB NUMBER: # 26169.00 LA
DRAWN BY: Jean Twomey
DATE: 08.28.2026

SHEET L3.1



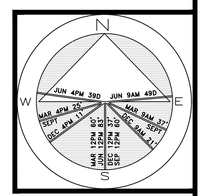
North Elevation Rendering



South Elevation Rendering

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DRAWN BY: Jean Twomey

DATE: 07.06.2026

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North and South Elevation Rendering

SHEET L4.0



West Elevation Rendering

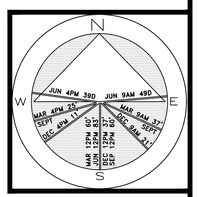


NEIGHBOR'S EXISTING DENSE LANDSCAPE BUFFER
- FICUS HEDGE
- TRAVELER PALMS

East Elevation Rendering

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JOB NUMBER: # 26169.00 LA
DRAWN BY: Jean Twomey

DATE: 07.06.2026

SHEET L4.1

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ZON-26-0047

East and West Elevation Rendering



Historically Significant Building (HSB) Designation Form
354 Brazilian Avenue

Form Produced by Town of Palm Beach Staff
March 2026

Historic Conservation District:	Royal Park Conservation District
Address:	354 Brazilian Avenue, Palm Beach, Florida
Date of Construction:	Circa 1928
Current Owner:	354 BRAZILIAN AVENUE PROPCO LLC
Architect/Builder:	Unknown
Present Use:	Residential
Present Zoning:	R-C
Palm Beach County Tax Folio Number:	50-43-43-23-05-003-0013
Current Legal Description:	The North 91 feet of Lots 1 and 2 and the North 91 feet of the West 10 feet Lot 3, Block 3, Revised Map of Royal Park Addition

Town of Palm Beach Historic Conservation District Ordinance No. 02-2020 outlines the criteria for designation of a historically significant building and states that the building must be at least 50 years old and meet at least one criterion to justify the designation. Listed below is the criterion that relates to this property and the justification for designation:

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

The Royal Park subdivision was developed in the 1910s by "Cap" Dimick, Palm Beach's first mayor, and Harvey Geer who formed the Palm Beach Improvement Company. The subdivision included both residential and commercial uses and the area experienced significant development during the Town's first two boom eras, the 1920s building boom and the post WWII building boom. The multi-unit building at 354 Brazilian Avenue was constructed circa 1928. Therefore, the subject property represents an important part of the early development of the Royal Park subdivision.

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

The two-story building at 354 Brazilian Avenue exemplifies the Mission Revival architectural style as interpreted for a multi-unit structure. It embodies distinguishing characteristics of the style, including a flat roof with a decorative parapet adorned with a barrel tile edge, a textured stucco exterior finish, and a symmetrical façade. The building features covered entrances fronting Brazilian Avenue and Cocoanut Row. The west façade (fronting Coconaut Row) includes awnings over several window openings. Although the covered entrances with engaged columns appear to have been added later, and the windows and doors have been replaced, these alterations are reversible and do not impair the building's historical significance.

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 16, 2026

To: Landmarks Preservation Commission
Via: Wayne Bergman, Director of Planning, Zoning & Building
From: Planning, Zoning & Building
Re: COA-26-0022 (ZON-26-0039) 1170 S. OCEAN BLVD. – BATH & TENNIS CLUB (COMBO) The applicant, Bath & Tennis Club, Inc. (Maura Ziska, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval for the construction of new padel and pickleball courts on the west parcel, requiring a Special Exception with Site Plan Review, and variances to eliminate portions of the wall and encroach into the side (south) yard setback of the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval.
Date: 9/9/2026

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

Fee-Related

ZON-26-0039 (COA-26-0022) 1170 S OCEAN BLVD – BATH & TENNIS CLUB (COMBO) SPECIAL EXCEPTION, SITE PLAN REVIEW, VARIANCES. The applicant, Bath & Tennis Club, Inc. (Maura Ziska, Representative), has filed an application requesting Town Council review and approval for one (1) Special Exception with Site Plan Review for the construction of new padel and pickleball courts on the west parcel, requiring two (2) variances to 1. Eliminate portions of the required fence or wall enclosure for the proposed courts and 2. To reduce the side (south) yard setback for the proposed court wall. The Landmarks Preservation Commission shall perform design review of the application.

COA-26-0022 (ZON-26-0039) 1170 S OCEAN BLVD – BATH & TENNIS CLUB (COMBO). The applicant, Bath & Tennis Club, Inc. (Maura Ziska, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval for the construction of new padel and pickleball courts on the west parcel, requiring a Special Exception with Site Plan Review, and variances to eliminate portions of the wall and encroach into the side (south) yard setback of the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant:	Bath & Tennis Club, Inc.
Design Professional:	Spina O'Rourke + Partners
Representative:	Maura Ziska

HISTORY:

The subject property was designated as a landmark in 1980. It contains a multi-story commercial building known as the Bath & Tennis Club. The structure was originally designed in 1926 by architect Joseph Urban as a private club. Later alterations were designed by Marion Sims Wyeth.

At the July 9, 2025, Town Council (TC) meeting, ZON-25-0021 was approved for the installation of a temporary padel sports court on the east parcel. To achieve the scope of work, a Special Exception with Site Plan Review, and five (5) Variances were approved.

THE PROJECT:

The applicant has submitted plans entitled "PADEL COURT FOR: BATH AND TENNIS CLUB 1170 S OCEAN BLVD PALM BEACH, FLORIDA 33480" as prepared by **Spina O'Rourke + Partners**, uploaded and dated to the Town 08/19/26.

The following is the scope of work for the Project:

- New padel and pickleball courts on the west parcel.

The following Special Exception with Site Plan Review and Variances are required for the application:

- Special Exception with Site Plan Review #1: Per Sec. 134-1759(d): A request for a special exception with site plan review for the construction of padel and pickleball courts.
- Variance #1: Per Sec. 134-1759(c): A variance to eliminate portions of the required walls/and or fences for the proposed pickleball court.

- Variance #2: Per Sec. 134-1669: A variance to reduce the side (south) yard setback for the walls/and or fences for the proposed padel court.

Site Data – West Parcel			
Zoning District	R-AA	**Future Land Use**	PRIVATE GROUP USE
Lot Size (SF)	191,500 SF	**Landscape Open Space**	Min. Required: 105,325 SF (55.0%) Existing: 73,485 SF (38.4%) Proposed: 73,905 SF (38.6%)
Surrounding Properties / Zoning			
North	1100 S Ocean Blvd / R-AA		
South	100 and 300 Regents Park Rd / R-AA		
East	1170 S Ocean Blvd (East Parcel) and Atlantic Ocean / R-AA		
West	Lake Worth Lagoon		



EXISTING WEST PARCEL PHOTO REFERENCE

Existing aerial.

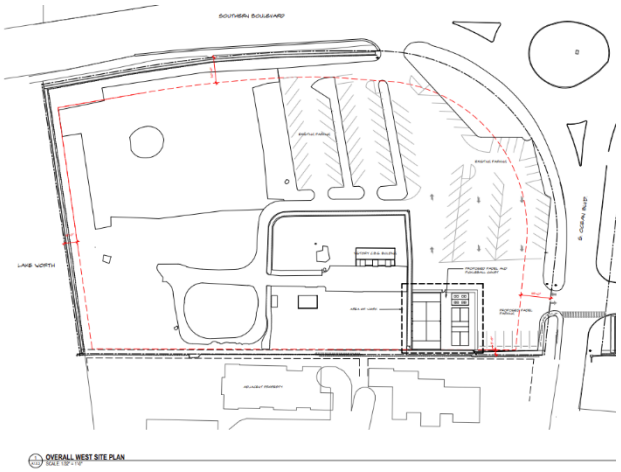
CONSISTENCY WITH THE COMPREHENSIVE PLAN:

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

STAFF ANALYSIS

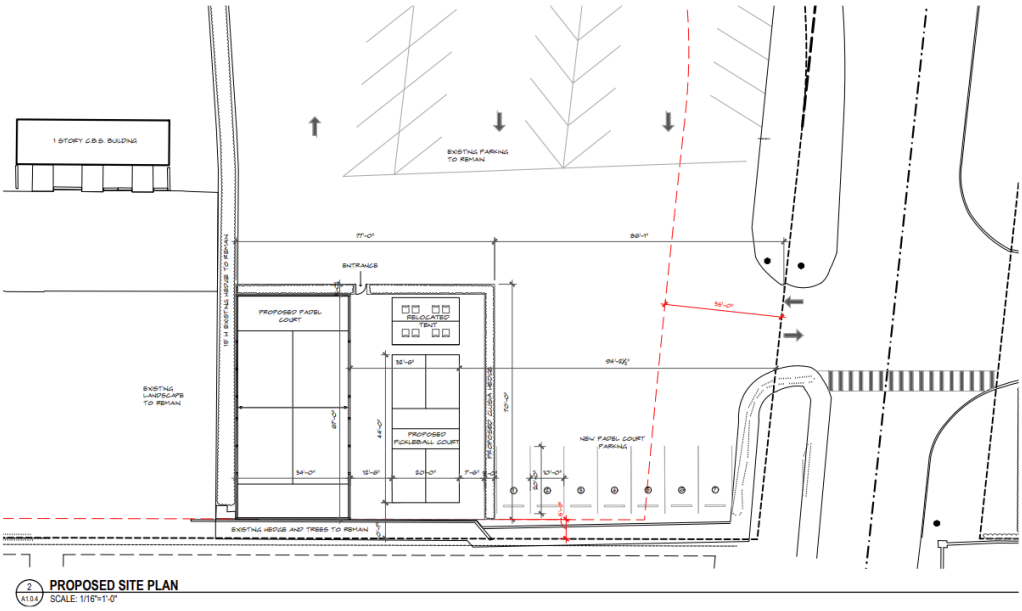
The applicant is proposing the installation of new padel and pickleball courts on the west parcel with related improvements for the Bath & Tennis Club. To achieve the scope of work,

two (2) Variances are required to: eliminate portions of the required walls/and or fences for the proposed pickleball court and reduce the side (south) yard setback for the walls/and or fences for the proposed padel court. Additionally, a Special Exception with Site Plan Review is required for the new sports courts.



Overall west site plan.

The new padel court will measure 67'-0" x 34'-0. The new pickleball court will measure 44'-0" x 20'-0". Existing hedges and trees to the south of the new sports courts will remain. An existing hedge to the east will remain, and a new Clusia hedge is proposed to the north and west. Additionally, a tempered glass and mesh enclosure with an overall height of 13'-1" will be installed on all sides of the new padel court. Plantings at least the same height as the enclosure are required where visible from adjacent properties or the right-of-way.



Proposed site plan.

Additional improvements include relocating an existing tent near the new sports courts and striping seven (7) new parking spaces within an existing hardscape area.

Special Exception

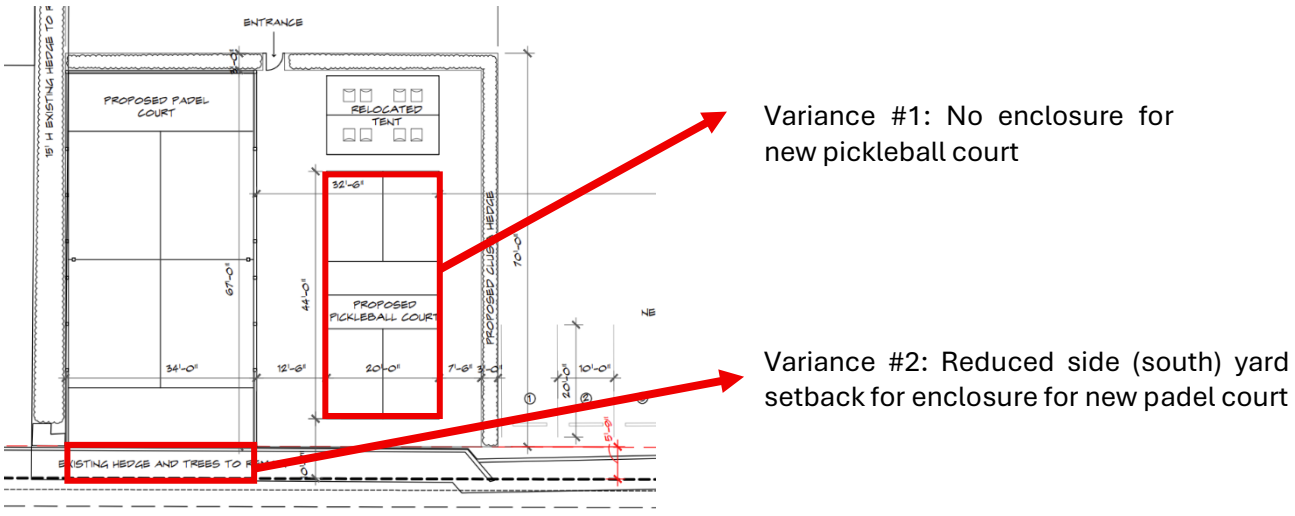
A special exception must be granted by Town Council for the installation of "any facility involving the use of a ball backboard or rebound wall in any district of the town shall be subject to an application for special exception as specified in section 134-227 through section 134-233." (Sec. 134-1759(d)). To install the new sports courts, as proposed, two (2) variances are required which are further discussed in the next section of this report.

Variances

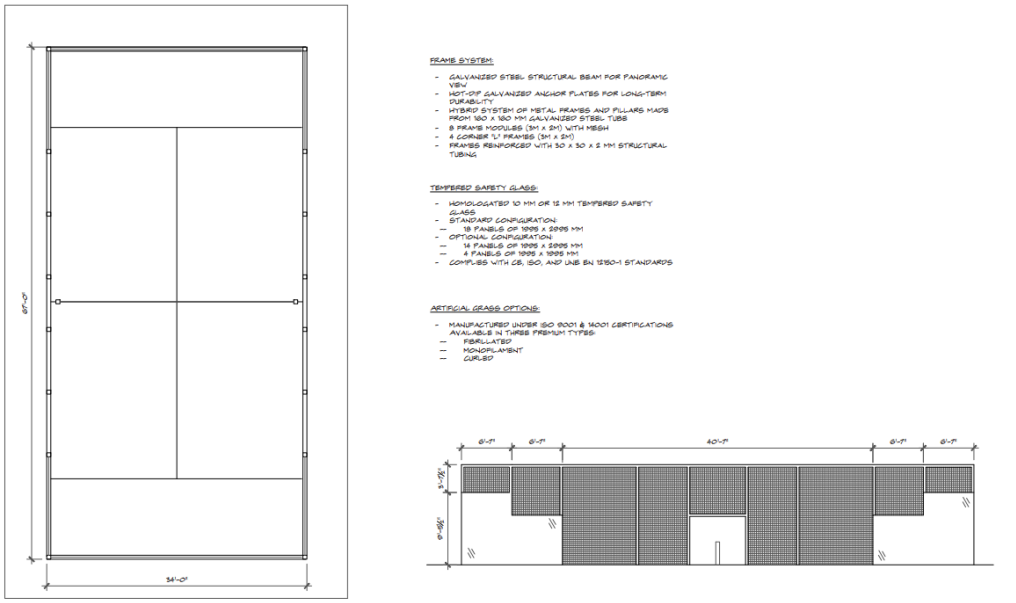
For Variance #1, only landscaping is proposed to screen the new pickleball court, whereas the Code requires walls/and or fences with a minimum height of 10 feet in addition to the landscaping.

Variance #2, a reduced side (south) yard setback is being requested for the new padel court enclosure. Walls/and or fences higher than seven feet require a minimum setback of 10 feet. As proposed, the enclosure is 13'-1" in height with a setback of 5'-9". The pickleball ball court has a side (south) yard setback of 10'-7" that would comply with the minimum setback for an enclosure.

Code Section	Permitted	Proposed	Variance
VARIANCE #1: Sec. 134-1759(c)	Fence or wall enclosure, 10'-0" Min. Height	No enclosure for the new pickleball court	**Allowing screening with plantings only for the new pickleball court, in lieu of required enclosure and plantings**
VARIANCE #2: Sec. 134-1669	10'-0" Min. setback for fence or wall with height greater than 7'-0"	5'-9" Side Yard (S) Setback for 13'-1" enclosure for new padel court	**4'-3" setback relief for enclosure for new padel court**



Snippet of proposed site plan.



1 A1.05 **PADEL COURT SPECIFICATIONS**
SCALE: 1/8"=1'-0"

Padel court specifications.



A1 A1.1 **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"

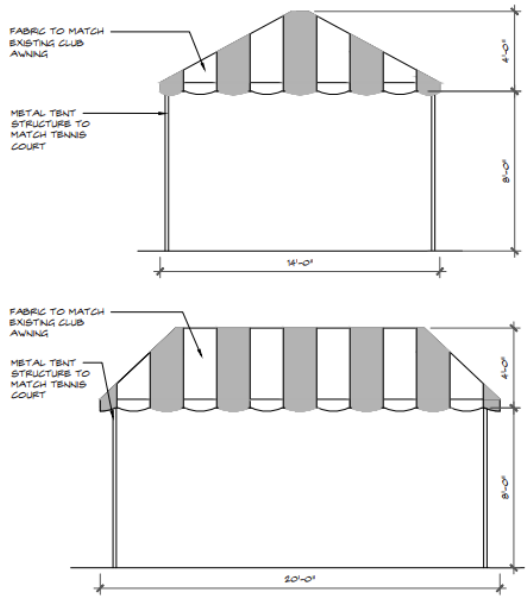
Proposed west elevation.

The applicant has submitted a variance justification in the letter of intent.

Certificate of Appropriateness

The application seeks a Certificate of Appropriateness (COA) for exterior alterations associated with the new padel and pickleball courts.

Generally, the proposed project slightly increases green space through new landscaping in an area of the property characterized by long expanses of hardscape. Staff recommends that additional information be provided for the new gate design and awning fabric for the relocated tent.



A4 / A1.0.6 **PROPOSED TENT ELEVATION**
SCALE: NTS



A3 / A1.0.6 **REFERENCE PHOTO EXISTING CLUB AWNING**
SCALE: NTS

Proposed tent elevations and reference photo.

CONCLUSION

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

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

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

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

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

WRB: JGM: FHM: ALF

WRB

SPINAOROURKE + PARTNERS

KEITH SPINA
TAMMY O'ROURKE
JESSICA GOMES
JOE GOMES
STACEY KRATISH
KRISTIN MATERKA
COLLIN GRILL

8/24/2026

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

Project: ZON-26-0039/COA-26-0022 1170 South Ocean Boulevard

We are pleased to submit the accompanying drawings for Development Review of our project at the Bath & Tennis Club at 1170 South Ocean Boulevard, Palm Beach, FL. The property does not require a Unity of Title as the property has existed as one parcel with one description since the original conveyance in 1974. The scope of work consists of two new Padel Court. Please note the following as it relates to this application:

A. Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161
   a) We consider the proposed improvements to be visually compatible with the buildings and the environment with which the new construction is visually related as follows:

      1. The height, gross volume, and proportion between the width and height of the existing facades are to remain;

      2. This application proposes the installation of two padel courts in the existing west parking lot. The fencing is glass and mesh, and the entire court will be partially covered with planters.

   b) The existing rhythm created by the courts has no impact to the landmark building across the street.

   c) All existing landscaping is to remain; new temporary planter boxes will be added to provide additional screening.

   d) The proposed padel court is screened by landscaping and will blend directionally with other buildings with which it is visually related.

B. Architectural Review in accordance with Section 18-205 and/or Section 18/206. – NOT APPLICABLE

C. Special Exception in accordance with Section 134-229.
   a) Special Exception with Site Plan Review with variance requests to install new padel courts in existing West parking lot.
      1. A club is a special exception use permitted in the R-AA Zoning District.
      2. The proposed padel court will not adversely impact the public or neighborhood as it will be far away from neighboring properties or streets and screened by landscaping.
      3. The proposed padel court will have no impact on the value of other properties in the neighborhood.
      4. The proposed padel court will be compatible with the neighborhood as the B&T Club has been in existence for many years.
      5. The proposed padel court will comply with all other yard, other open space and any special requirements set forth in Article VI.
      6. The proposed padel court will comply with the comprehensive plan, if applicable.
      7. The proposed padel court will not result in the substantial economic, noise, glare, or odor impacts on adjoining properties generally in the district, as it will be well screened.

8. Adequate ingress, egress and parking is provided on the Club property from South Ocean Boulevard.
9. The proposed padel court will not place a greater burden on Town Services as there will not be an increase in use, only the addition of another Club amenity for current members.

D. Site Plan Review Approval in accordance with Section 134-329.
   a) Special Exception with Site Plan Review with variance request to install new padel courts in existing West parking lot.
      1. The owner of the property is Bath & Tennis Club, Inc. and is the entity that is in control of the property and all its amenities.
      2. The proposed modifications to the site plan will not intensify the use of what exists today and should not have a negative impact on the neighborhood.
      3. Ingress and egress to the property via South Ocean Boulevard. Refuse collection will remain the same.
      4. The location and use of the off-street parking will not change.
      5. There are existing structures and landscaping that provide buffers and screening from neighboring properties.
      6. The utility hook-ups will remain or be improved to meet the current Town of Palm Beach requirements.
      7. The proposed padel court will not have a negative visual impact on the surrounding neighborhood since it will be screened by landscaping.

E. Variance (s) in accordance with Section 134-948
   a) Section 134-1759(b)(c): Variance request to allow side (South) yard setback of 5′-9″ in lieu of the 10′ side yard setback required.
      1. The property is located in the R-AA Zoning District which allows private clubs as a special exception. A common amenity of a club is a padel court.
      2. The applicant was not the cause of the special conditions of the Club property regarding the existing location of the club and parking lot configuration.
      3. The granting of the variance will not confer on the applicant a special privilege as other clubs have paddle courts.
      4. The hardship that runs with the land is that the B&T Club is a Palm Bech Historic Landmark that has existed since the 1920's and the padel court would be a welcome amenity for members.
      5. The variances requested are the minimum necessary to make reasonable use of the land in order to bring the padel court to the club members.
      6. Granting the variance will not be injurious to the neighborhood as the padel court is designed to minimal impact on surrounding areas.

Very truly yours,

KEITH M. SPINA, CEO

B&T-SP.DWG

PADEL COURT FOR:

BATH AND TENNIS CLUB

1170 S OCEAN BLVD
PALM BEACH, FLORIDA 33480

NO.	SHEET TITLE	06/18/26 FIRST SUBMITTAL	06/29/26 SECOND SUB.	07/27/26 SECOND SUB.	08/24/26 FINAL SUBMITTAL	
	GENERAL					
CVR	COVER SHEET	●	●	●	●	
	SITE					
SP-1	SITE - EAST		○	●		
SP-2	SITE - WEST		○	●		
	ARCHITECTURAL					
A1.0.0	VICINITY MAP	●				
A1.0.1	ADJACENT PROPERTY MASES	●				
A1.0.3	OVERALL WEST SITE PLAN	●	●	●		
A1.0.4	MATERIAL REMOVAL & PROPOSED FLOOR PLAN	●	●	●		
A1.0.5	PADEL COURT SPECIFICATIONS	●	●			
A1.0.6	EXTERIOR ELEVATION	●	●	●		
A1.0.7	ZONING LEGEND AND DIAGRAMS	●	●	●		
A1.0.8	CONSTRUCTION STAGING & SCREENING PLAN	●	●	●		
A1.0.9	TRUCK LOGISTIC PLAN	●				

● SOLID INDICATES A PREVIOUS DRAWING THAT HAS BEEN MODIFIED UNDER THE ASSOCIATED REVISION
○ HOLLOW INDICATEDS SHEET THAT IS ENTIRELY NEW UNDER THE ASSOCIATED REVISION

THE PROPOSED SCOPE OF WORK INCLUDES THE INSTALLATION OF NEW PADEL COURTS IN THE EXISTING WEST PARKING LOT.



FINAL SUBMITTAL 08.24.2026

COA-26-0022
ZONING # ZON-26-0039

LPC SUBMITTAL
FIRST SUBMITTAL 06/18/2026
SECOND SUBMITTAL 06/29/2026
SECOND SUBMITTAL 07/27/2026
FINAL SUBMITTAL 08/24/2026

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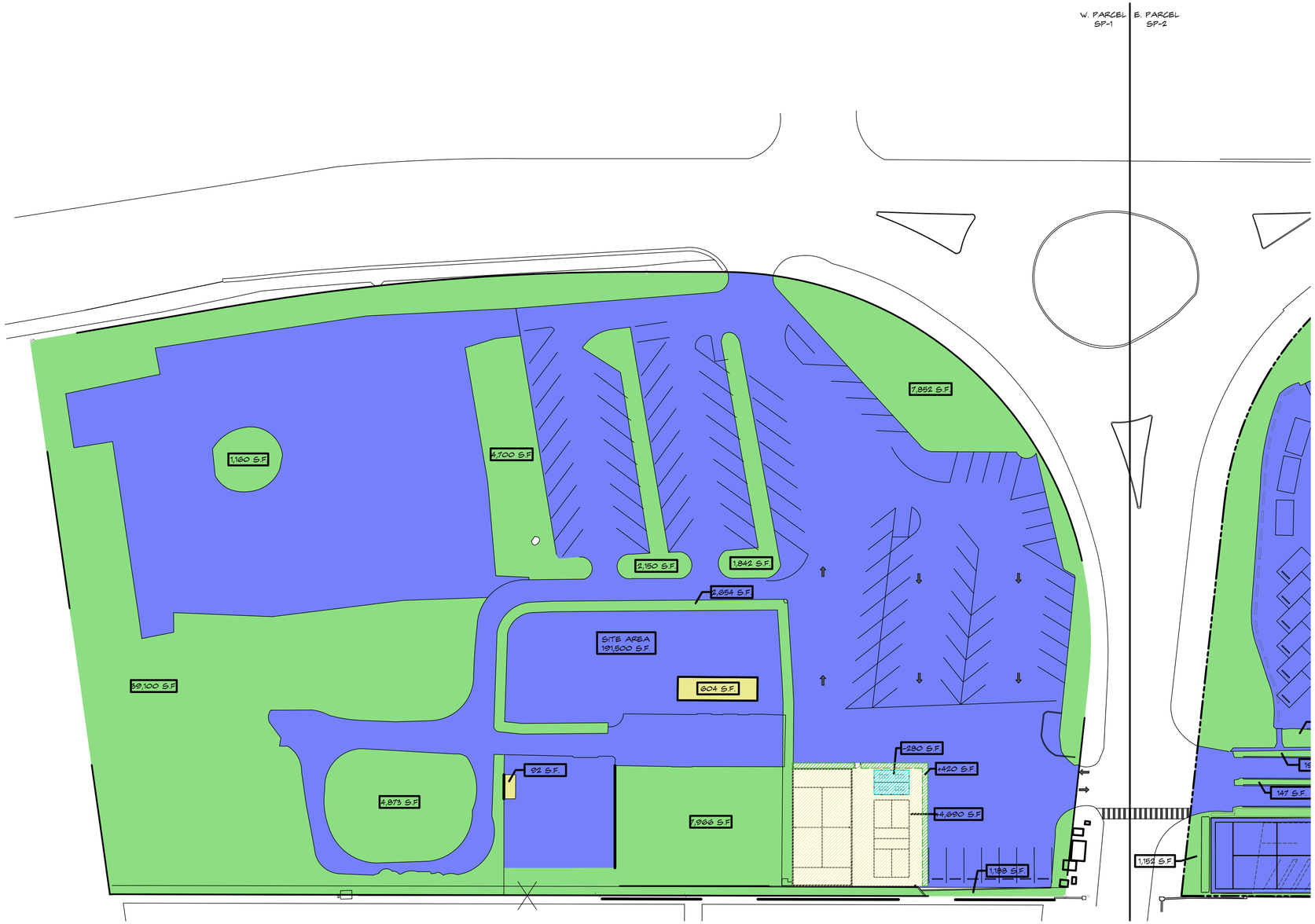
Revisions:
1 06/18/26 FIRST SUBMITTAL
2 06/29/26 SECOND SUBMITTAL
3 07/27/26 SECOND SUBMITTAL

Project no:	26031
Date:	08/24/26
Drawn by:	KB
Project Architect:	JAG

COVER SHEET

CVR
FINAL SUBMITTAL

B&T-LOT COVERAGE.DWG



SITE DATA - WEST

ZONING			R1AA
SITE AREA			4.39 ACRES 191,500 S.F.
LOT COVERAGE SURFACE	S.F.	% OF TOTAL REQUIRED	% OF TOTAL PROVIDED
EXISTING TOTAL LOT COVERAGE	696	25 %	0.36%
PROPOSED LOT COVERAGE	+4,690		
PROPOSED LOT COVERAGE (AWNING)	-280		
PROPOSED TOTAL LOT COVERAGE	5,106	25 %	2.7%
IMPERVIOUS AREA			
EXISTING TOTAL IMPERV. AREA	117,358		61.3 %
PROPOSED DEDUCT IMPERV. AREA	-5,390		
PROPOSED TOTAL IMPERVIOUS AREA	111,988		58.5 %
PERVIOUS AREA			
EXISTING LANDSCAPE AREA	73,485	55 %	38.4 %
PROPOSED ADD LANDSCAPE AREA	+420		
PROPOSED TOTAL PERVIOUS AREA	73,905		38.6 %

SITE DATA - EAST & WEST

ZONING			R1AA
SITE AREA			12.3 ACRES 538,760 S.F.
LOT COVERAGE SURFACE	S.F.	% OF TOTAL REQUIRED	% OF TOTAL PROVIDED
EXISTING WEST LOT COVERAGE	696		
EXISTING EAST LOT COVERAGE	81,034		
EXISTING TOTAL LOT COVERAGE	81,730	25 %	15.2%
PROPOSED WEST LOT COVERAGE	+4,690		
PROPOSED WEST LOT COVERAGE (AWNING)	-280		
PROPOSED TOTAL LOT COVERAGE	86,140	25 %	16.0%
IMPERVIOUS AREA			
EXISTING WEST IMPERV. AREA	117,358		
EXISTING EAST IMPERV. AREA	227,616		
EXISTING TOTAL IMPERV. AREA	344,974		64.3 %
PROPOSED WEST DEDUCT IMPERV. AREA	-5,390		
PROPOSED TOTAL IMPERVIOUS AREA	339,584		63.3 %
PERVIOUS AREA			
EXISTING WEST LANDSCAPE AREA	73,485		
EXISTING EAST LANDSCAPE AREA	21,505		
EXISTING TOTAL LANDSCAPE AREA	94,990	55 %	17.7 %
EXISTING EAST BEACH AREA	95,752		
PROPOSED W. LANDSCAPE AREA	+420		
PROPOSED TOTAL PERVIOUS AREA	191,162		35.6 %

SITE LEGEND

- PROPOSED LOT COVERAGE INCREASE
- PROPOSED LOT COVERAGE DECREASE (AWNING)
- PROPOSED PERVIOUS AREA INCREASE
- EXISTING LOT COVERAGE
- EXISTING LOT COVERAGE (AWNING)
- EXISTING PERVIOUS AREA
- EXISTING IMPERVIOUS AREA

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REGISTERED ARCHITECT

SPINA O'ROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina #AR13419

Padel Court For:
BATH AND TENNIS CLUB
1170 S OCEAN BLVD
PALM BEACH, FLORIDA 33480

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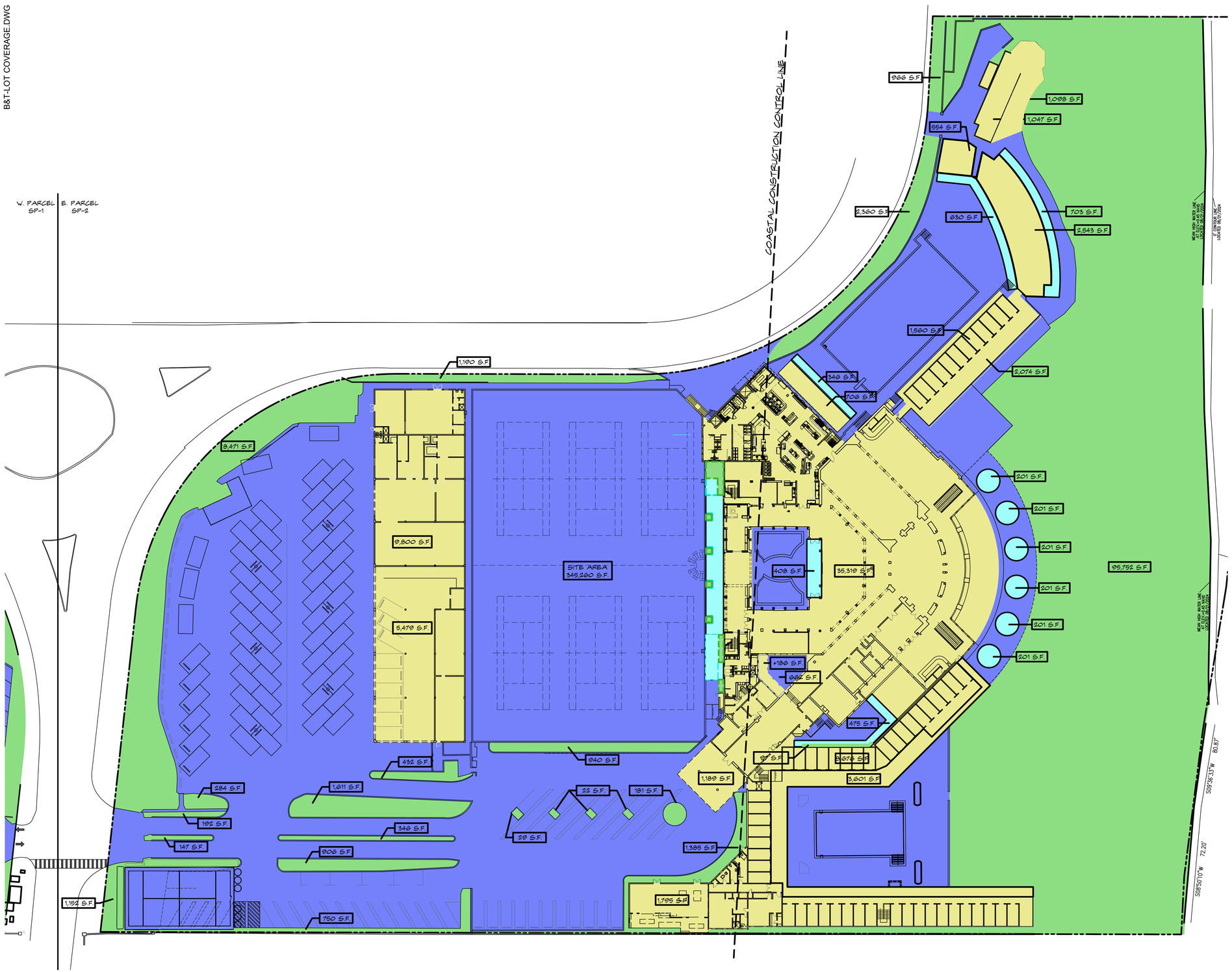
Project no:	26031
Date:	08/24/26
Drawn by:	KB
Project Architect:	JAG

N W E S

SP-1

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B&T-LOT COVERAGE.DWG



SITE DATA - EAST

ZONING — R1AA

SITE AREA — 7.94 ACRES 345,260 S.F.

LOT COVERAGE

SURFACE	S.F.	% OF TOTAL REQUIRED	% OF TOTAL PROVIDED
EXISTING TOTAL LOT COVERAGE	81,034	25 %	23.5%
IMPERVIOUS AREA (INCLUDING BUILDING)			
EXISTING TOTAL IMPERV. AREA	227,616		65.9 %
PERVIOUS AREA			
EXISTING LANDSCAPE AREA	21,505	55 %	6.2 %
EXISTING BEACH AREA	95,752		
EXISTING TOTAL PERVIOUS AREA	117,257		34.3 %

SITE LEGEND

- PROPOSED LOT COVERAGE INCREASE
- PROPOSED LOT COVERAGE DECREASE (AWNING)
- PROPOSED PERVIOUS AREA INCREASE
- EXISTING LOT COVERAGE
- EXISTING LOT COVERAGE (AWNING)
- EXISTING PERVIOUS AREA
- EXISTING IMPERVIOUS AREA

STATE OF FLORIDA KEITH M. SPINA AR13419 REGISTERED ARCHITECT

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Drawn by:	KB
Project Architect:	JAG

N E S W

SP-2

FINAL SUBMITTAL

1 A1.0.0 VICINTY MAP
SCALE: NTS



VICINITY MAP

A1.0.0
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Project no. 25031
Date: 08/24/26
Drawn by: KB
Project Architect: JAG

Revisions:

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EAST VIEW



SOUTH VIEW



WEST VIEW



NORTH VIEW

ADJACENT PROPERTY IMAGES

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A1.0.1

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LAKE WORTH

ADJACENT PROPERTY

SOUTHERN BOULEVARD

S. OCEAN BLVD.

EXISTING PARKING

32'-0"

EXISTING PARKING

S. OCEAN BLVD.

10'-0"

LAKE WORTH

1 STORY C.B.S. BUILDING

PROPOSED PADEL AND PICKLEBALL COURT

AREA OF WORK

PROPOSED PADEL PARKING

35'-0"

5'-9"

EAST PARCEL (NOT IN SCOPE)

TEMPORARY PADEL COURT

ADJACENT PROPERTY

ADJACENT PROPERTY

1 / A1.0.3 **OVERALL WEST SITE PLAN**
SCALE: 1/32" = 1'-0"

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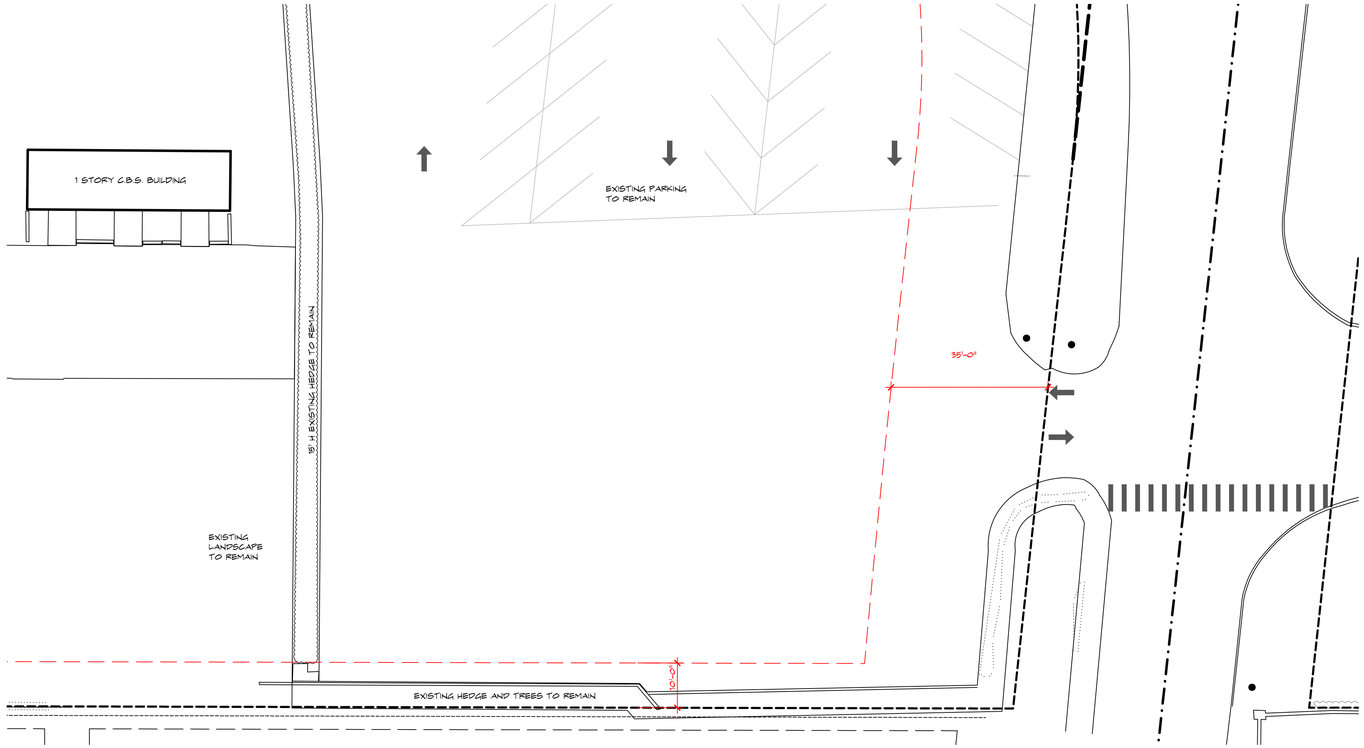
N W E S

OVERALL WEST SITE PLAN

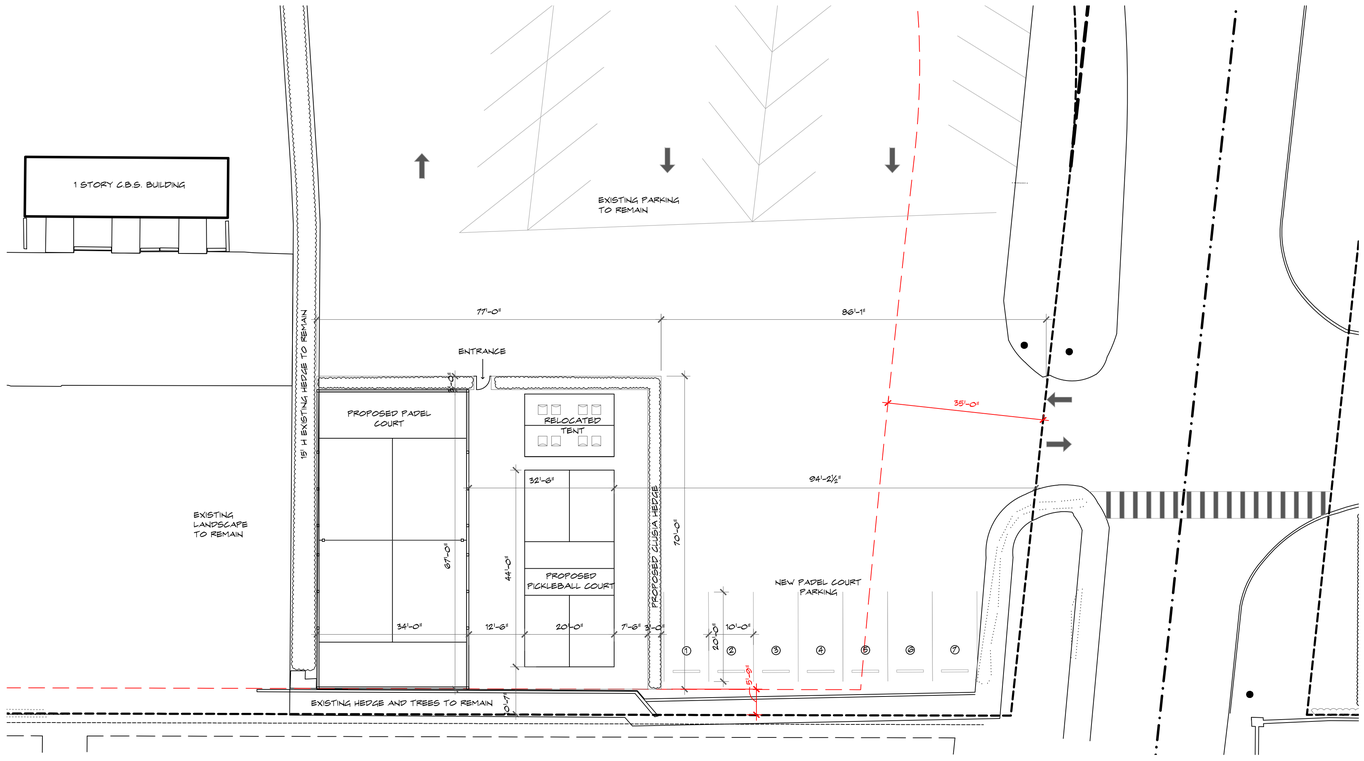
A1.0.3

FINAL SUBMITTAL

B&T-SP.DWG



1 A1.0.4 **EXISTING SITE PLAN**
SCALE: 3/32"=1'-0"



2 A1.0.4 **PROPOSED SITE PLAN**
SCALE: 1/16"=1'-0"



EXISTING WEST PARCEL PHOTO REFERENCE

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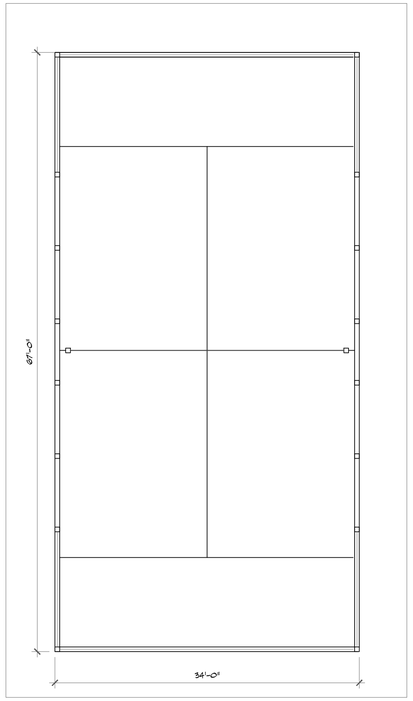
N W E S

MATERIAL REMOVAL & PROPOSED FLOOR PLAN

A1.0.4

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FRAME SYSTEM:

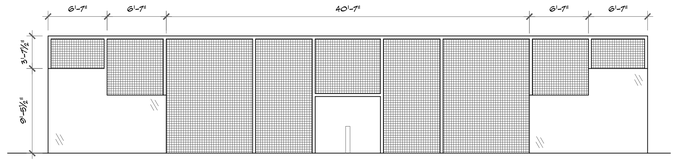
- GALVANIZED STEEL STRUCTURAL BEAM FOR PANORAMIC VIEW
- HOT-DIP GALVANIZED ANCHOR PLATES FOR LONG-TERM DURABILITY
- HYBRID SYSTEM OF METAL FRAMES AND PILLARS MADE FROM 180 x 180 MM GALVANIZED STEEL TUBE
- 8 FRAME MODULES (3M x 2M) WITH MESH
- 4 CORNER "L" FRAMES (3M x 2M)
- FRAMES REINFORCED WITH 30 x 30 x 2 MM STRUCTURAL TUBING

TEMPERED SAFETY GLASS:

- HOMOLOGATED 10 MM OR 12 MM TEMPERED SAFETY GLASS
- STANDARD CONFIGURATION:
  - 18 PANELS OF 1995 x 2995 MM
- OPTIONAL CONFIGURATION:
  - 14 PANELS OF 1995 x 2995 MM
  - 4 PANELS OF 1995 x 1995 MM
- COMPLIES WITH CE, ISO, AND UNE EN 12150-1 STANDARDS

ARTIFICIAL GRASS OPTIONS:

- MANUFACTURED UNDER ISO 9001 & 14001 CERTIFICATIONS
- AVAILABLE IN THREE PREMIUM TYPES:
  - FIBRILLATED
  - MONOFILAMENT
  - CURLED



1 A1.0.5 **PADEL COURT SPECIFICATIONS**
SCALE: 1/8"=1'-0"



PROPOSED plantary - CLUSIA HEDGE



exAMPLE OF PADEL COURT



exAMPLE OF PADEL COURT



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1 06/18/26 FIRST SUBMITTAL
2 06/29/26 SECOND SUBMITTAL

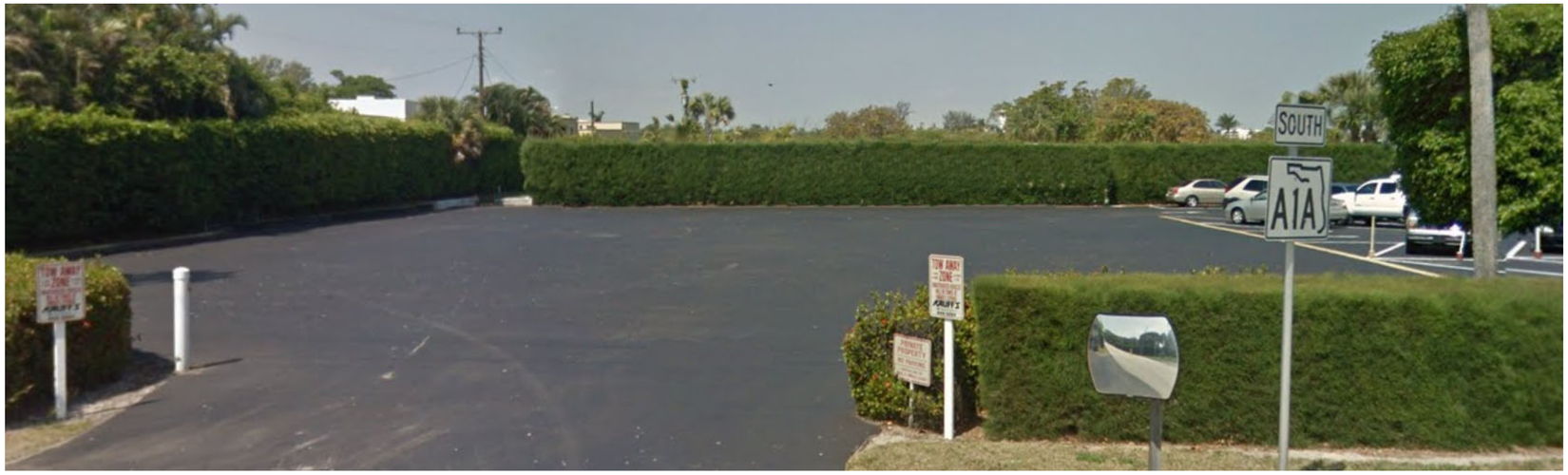
Project no:	26031
Date:	08/24/26
Drawn by:	KB
Project Architect:	JAG

PADEL COURTS SPECIFICATIONS

A1.0.5
FINAL SUBMITTAL

B&T-ENLG PLAN AND INT ELE.DWG

ILE



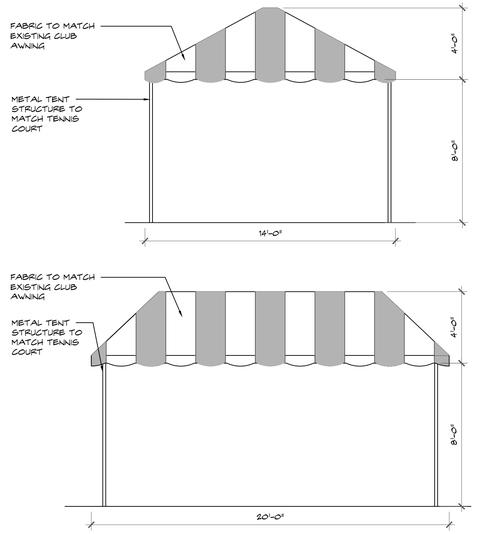
A1 / A1.0.6 **EXISTING WEST REFERENCE PHOTO**
SCALE: 1/4" = 1'-0"



A1 / A1.0.6 **PROPOSED WEST ELEVATION**
SCALE: 1/4" = 1'-0"



A3 / A1.0.6 **REFERENCE PHOTO EXISTING CLUB AWNING**
SCALE: NTS



A4 / A1.0.6 **PROPOSED TENT ELEVATION**
SCALE: NTS

285 BANYAN BLVD
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA26002399

STATE OF FLORIDA
KEITH M. SPINA
AR13419
REGISTERED ARCHITECT

SPINA O'ROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

Padel Court For:
BATH AND TENNIS CLUB
1170 S OCEAN BLVD
PALM BEACH, FLORIDA 33480

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Revisions:
1. 06/18/26 FIRST SUBMITTAL
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3. 07/27/26 SECOND SUBMITTAL

Project no:	26031
Date:	08/24/26
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Project Architect:	JAG

ELEVATIONS

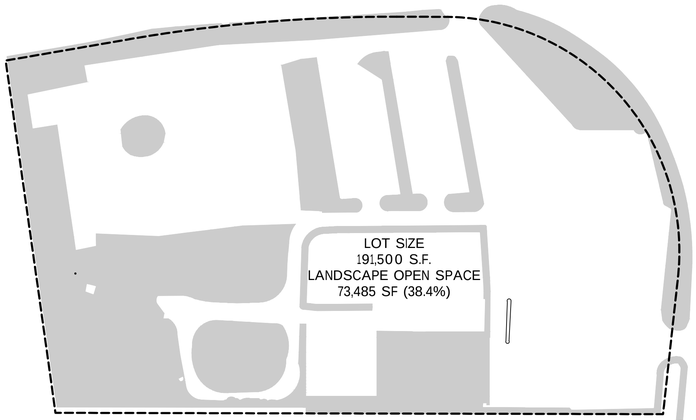
A1.0.6

FINAL SUBMITTAL

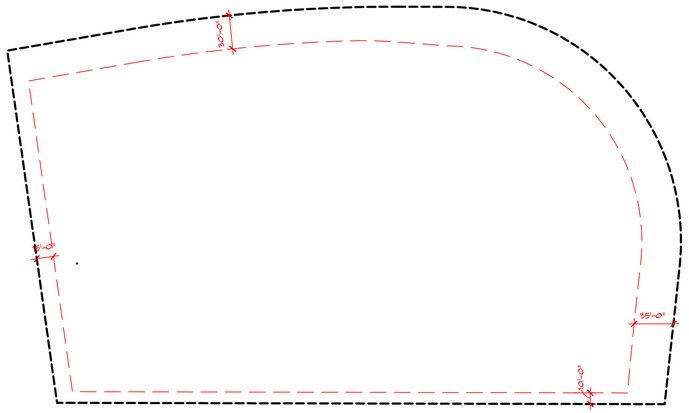
B&T-SP.DWG

SPECIAL EXCEPTION WITH SITE PLAN REVIEW PER 134-1759

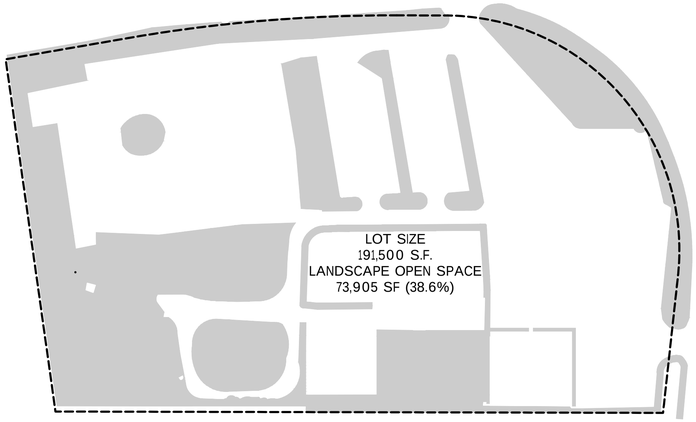
VARIANCE REQUESTS INCLUDE:
1. 134-1759(B)(C): A SIDE YARD SETBACK OF 5'-9" IN LIEU OF 10'-0" REQUIRED.



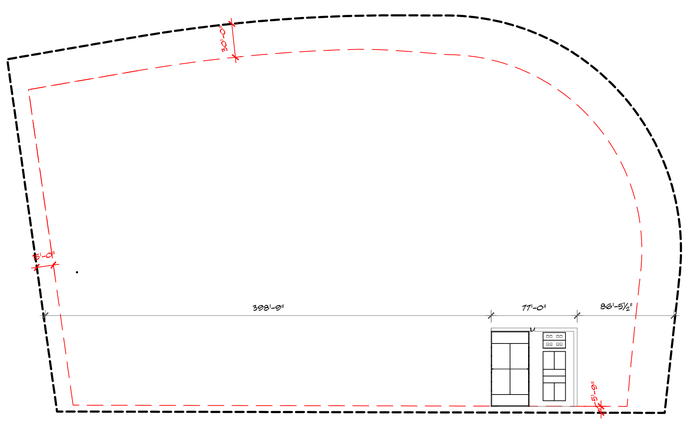
1 A1.0.7 **EXISTING LANDSCAPE OPEN SPACE**
SCALE: NTS



2 A1.0.7 **EXISTING SETBACKS**
SCALE: NTS



3 A1.0.7 **PROPOSED LANDSCAPE OPEN SPACE**
SCALE: NTS



4 A1.0.7 **PROPOSED SETBACKS**
SCALE: NTS

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

Line #	Landscape Legend		
1	**Property Address:**	1170 S OCEAN BLVD - PALM BEACH BATH & TENNIS	
2	**Lot Area (sq. ft.):**	191,500 SF	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	SEE BELOW	SEE BELOW
5	LOS to be altered (Sq FT and %)	N/A	SEE BELOW
6	Perimeter LOS (Sq Ft and %)	N/A IN R-AA	N/A IN R-AA
7	Front Yard LOS (Sq Ft and %)	N/A	N/A
8	Native Trees %	30% (number of trees)	100% WITHIN EFFECTED AREA
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	100% WITHIN EFFECTED AREA
10	Native Groundcover %	30% (groundcover area)	100% WITHIN EFFECTED AREA

Town of Palm Beach
Planning Zoning and Building
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www.townofpalmbeach.com

Line #	Zoning Legend			
1	**Property Address:**	1170 S OCEAN BLVD - PALM BEACH BATH & TENNIS		
2	**Zoning District:**	R-AA LARGE RESIDENTIAL ESTATE		
3	**Lot Area (sq. ft.):**	191,500 SF		
4	**Lot Width (W) & Depth (D) (ft.):**	600 x 356		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Private Club		
6	**FEMA Flood Zone Designation:**	N/A		
7	**Zero Datum for point of meas. (NAVD)**	N/A		
8	**Crown of Road (COR) (NAVD)**	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	47,818 SF (25%)	696 SF (0.36%)	5,106 SF (2.7%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/C	N/C	N/C
12	*Front Yard Setback (Ft.)	35'	35'	N/C
13	* Side Yard Setback (1st Story) (Ft.)	10'-0"	10'-0"	5'-9" (COURT ONLY)
14	* Side Yard Setback (2nd Story) (Ft.)	N/C	N/C	N/C
15	*Rear Yard Setback (Ft.)	N/C	N/C	N/C
16	Angle of Vision (Deg.)	N/C	N/C	N/C
17	Building Height (Ft.)	N/C	N/C	N/C
18	Overall Building Height (Ft.)	N/C	N/C	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C	N/C
22	Base Flood Elevation (BFE)(NAVD)	N/C	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	188,565 SF (55%)	73,485 SF (38.4%)	73,905 SF (38.6%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

285 BANYAN BLVD
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STATE OF FLORIDA
KEITH M. SPINA
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REGISTERED ARCHITECT

SPINA O'ROURKE + PARTNERS
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Padel Court For:
BATH AND TENNIS CLUB
1170 S OCEAN BLVD
PALM BEACH, FLORIDA 33480

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Revisions:
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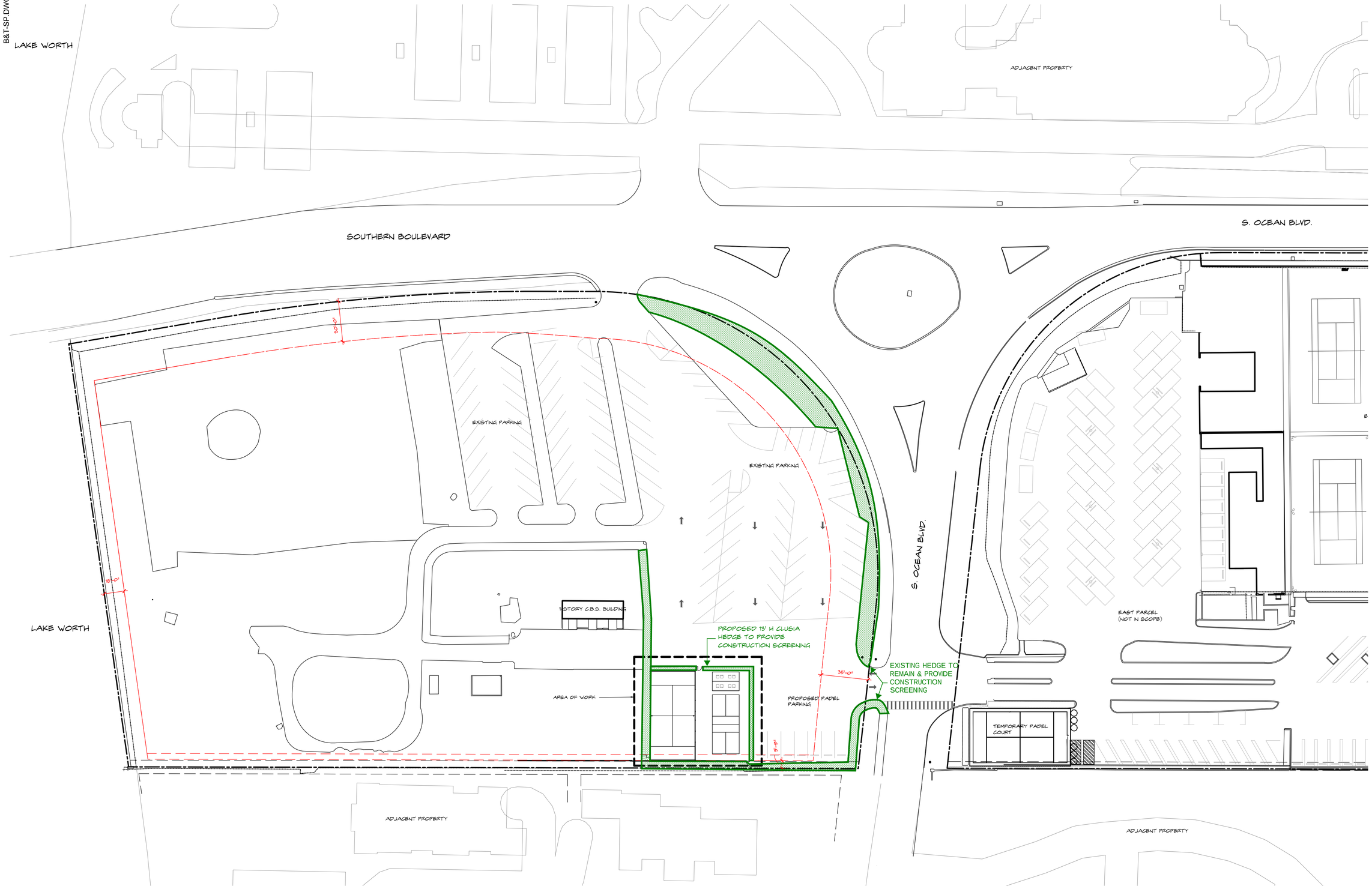
Project no:	26031
Date:	08/24/26
Drawn by:	KB
Project Architect:	JAG

N W E S

ZONING LEGEND AND DIAGRAMS

A1.0.7
FINAL SUBMITTAL

B&T-SP.DWG



1 / A1.0.8 **CONSTRUCTION STAGING AND SCREENING PLAN**
SCALE: 1/32" = 1'-0"

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BATH AND TENNIS CLUB

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Project no:	26031
Date:	08/24/26
Drawn by:	KB
Project Architect:	JAG

CONSTRUCTION STAGING & SCREENING PLAN

A1.0.8

FINAL SUBMITTAL

1 A1.0.9 TRUCK ROUTING PLAN
SCALE: N.T.S.



NOTE:
MAXIMUM TRUCK LENGTH: 53'-0"
NUMBER OF DELIVERIES: 4 PER DAY FOR BALANCE OF SCHEDULE

TRUCK LOGISTIC PLAN

A1.0.9
FINAL SUBMITTAL

Project no. 25031
Date: 08/24/26
Drawn by: KB
Project Architect: JAG

Revisions:

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Padel Court For:

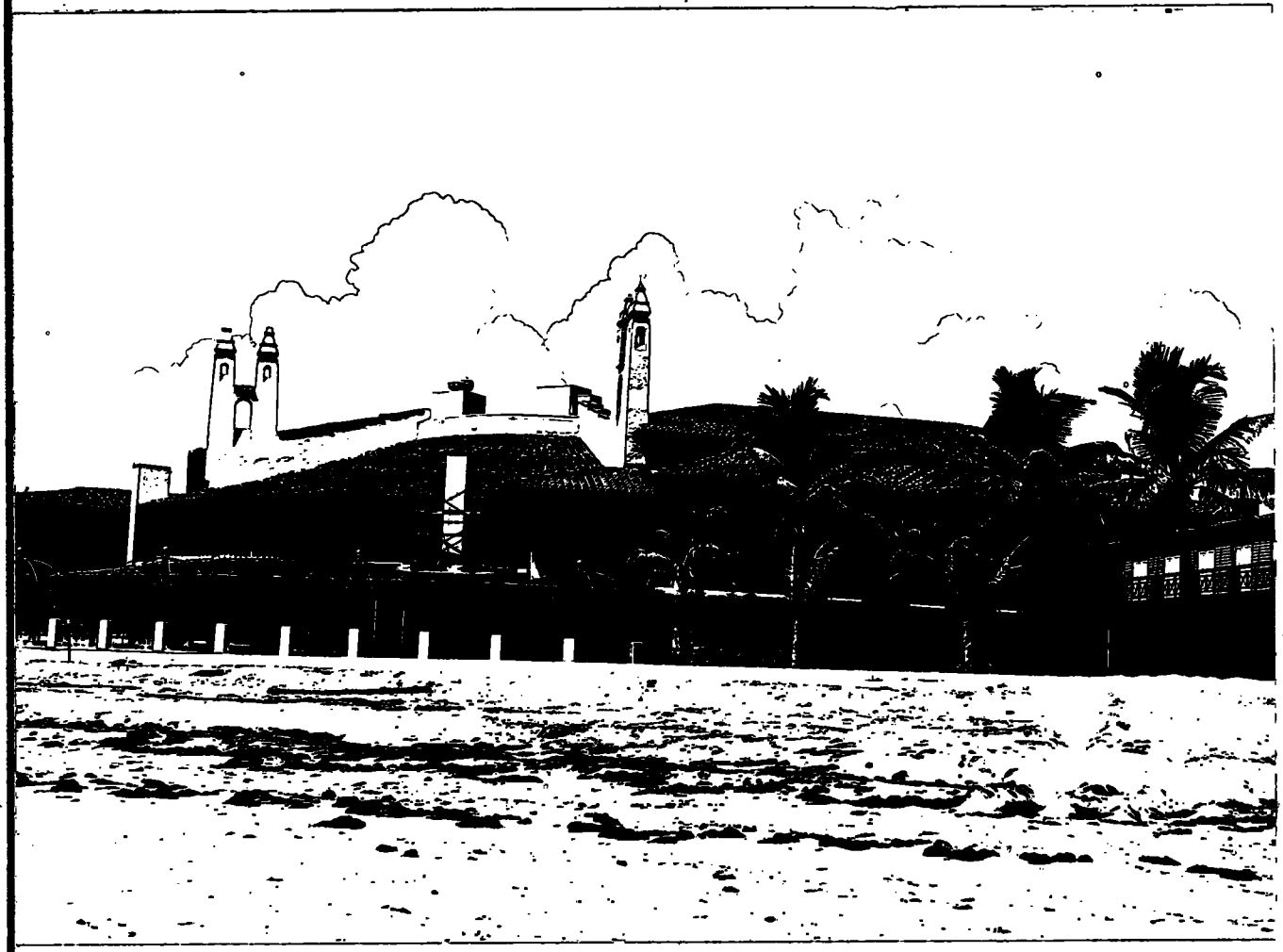
BATH AND TENNIS CLUB

1170 S OCEAN BLVD
PALM BEACH, FLORIDA 33480

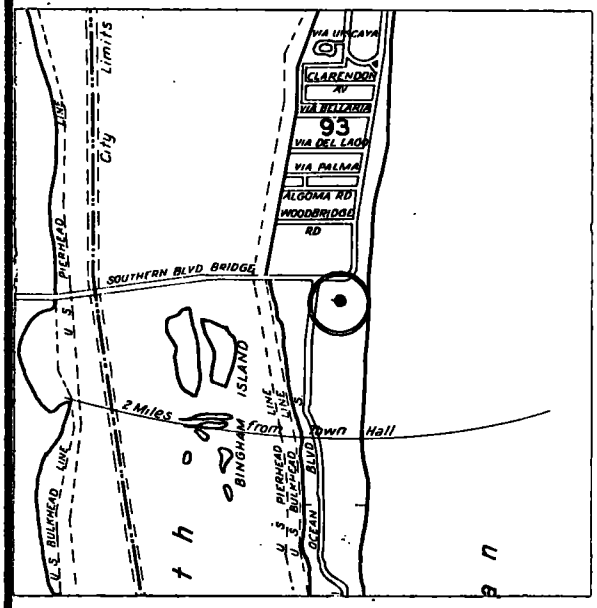
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Keith M. Spina # AR13419

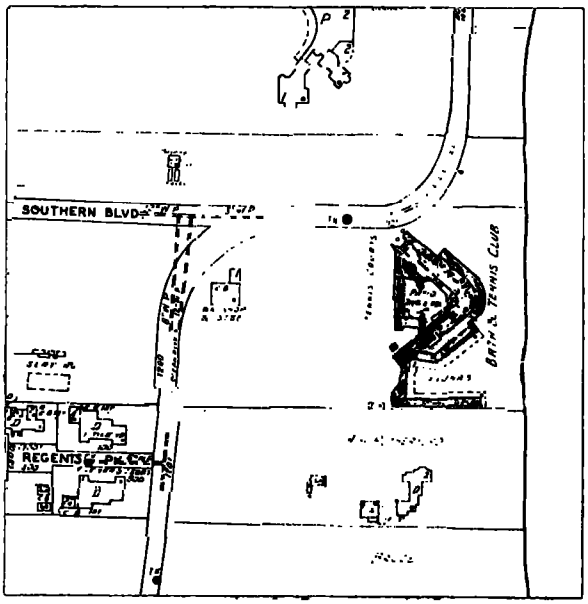
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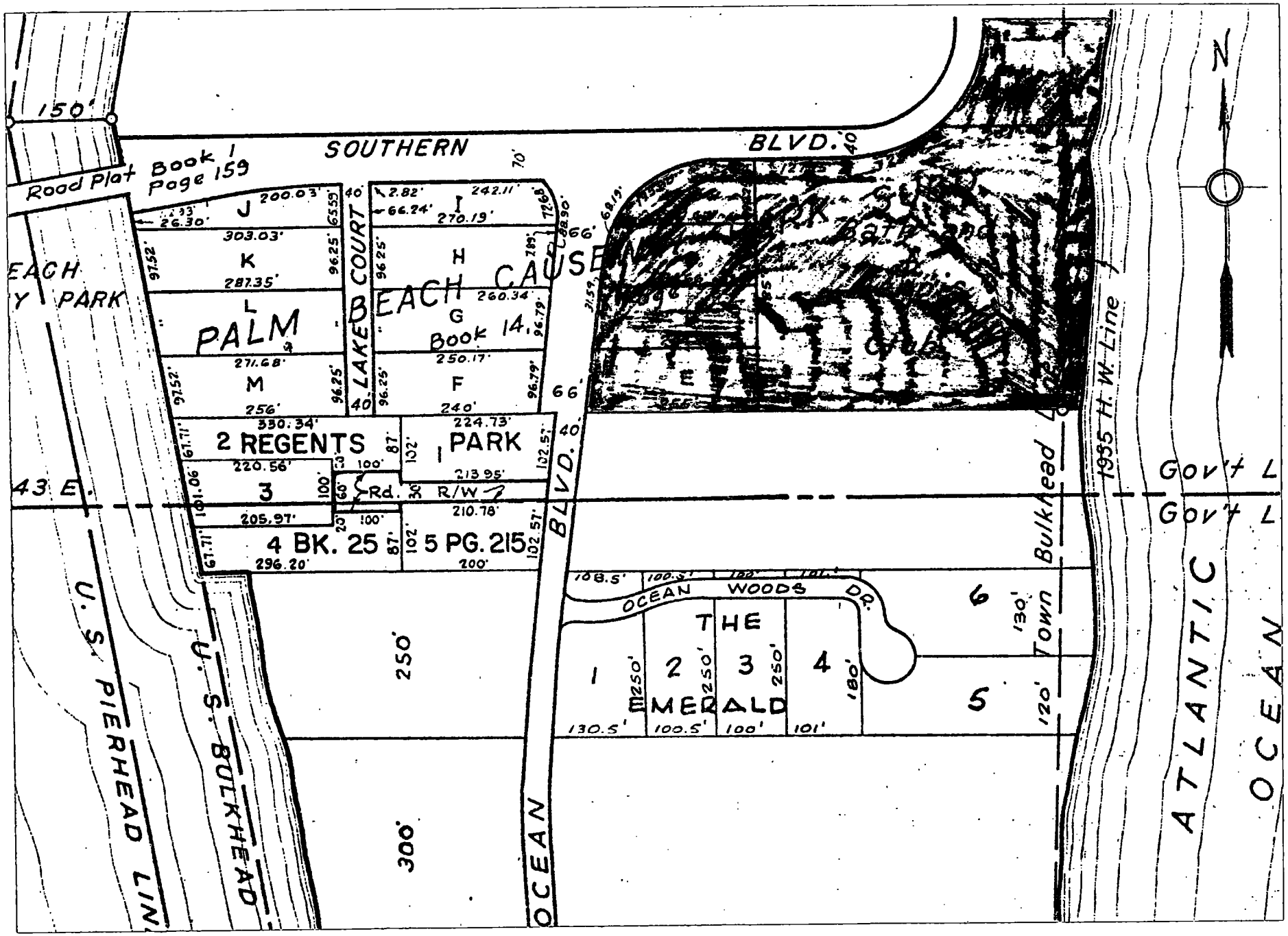
STATE OF FLORIDA · KEITH M. SPINA · AR13419 · REGISTERED ARCHITECT



BATH & TENNIS CLUB






SOUTHERN BLVD.
Road Plat Book 1 Page 159
150'
EACH
Y PARK
LAKE COURT
EACH CAUSE
Book 14
PALM
2 REGENTS
1 PARK
3
4 BK. 25 5 PG. 215
J
K
L
M
H
G
F
I
43 E.
Yd.
R/W
OCEAN BLVD.
U.S. PIERHEAD LINE
U.S. BULKHEAD
250'
300'
OCEAN WOODS DR.
THE MERALD
1
2
3
4
5
6
Town
1935 H.W. Line
Bulkhead Line
Govt L
Govt L
ATLANTIC OCEAN
N

GENERAL INFORMATION

GENERAL INFORMATION

NAME OF STRUCTURE
Bath and Tennis Club

ADDRESS OF STRUCTURE
1170 South Ocean Boulevard
Palm Beach, Palm Beach County, Florida
33480

LEGAL DESCRIPTION
Palm Beach Causeway Park, Revised Plat as in Plat Book 14 p. 52 35-43-43 Lots A-E inclusive less County Road R/W.

PRESENT OWNER
Bath and Tennis Club
1170 South Ocean Boulevard
Palm Beach, Florida, 33480

ARCHITECT
Joseph Urban
Marion Wyeth - alterations
Cooper Lightbrown Inc - builders

DATE OF CONSTRUCTION
1926

FUNCTION
Private Club

ZONING
R-A Estate Residential

PREVIOUS SURVEYS
NRHP Inventory 1972

Bath and Tennis Club

Architectural Description

This sweeping form incorporating curvilinear shapes, towers and rectilinear massing occupies a prominent location within Palm Beach. Spanish elements have been used to accentuate the design of both the exterior and interior of the structure. The plan consists of numerous small courtyards, lounges, etc. and a large swimming pool court enclosed by loggias.

The exterior is stuccoed in a pastel color and the roof is red-orange Spanish barrel tile. Exposed wooden rafters lie below the eaves of the roof plane. On the west elevation second floor exposed wood lintels, mullions and bracketed sills are over an arcade on the ground level. Cast stone columns and capitals with solid brackets above accentuate the courts and loggias. The large crescent shaped living room opens onto a loggia. The terrace, which has been enclosed, runs the length of the living room and incorporates the original five full length arched windows.

On the interior, the entrance hall features an exposed wood ceiling with an antique brushed finish, leaded chandeliers and a floor of quarry tile. Cypress paneling, exposed ceiling rafters and iron work designed by Eugene Lanfranchi typify the interiors. The living area features two Renaissance fireplaces, three pair of six light french doors opening to a loggia on the west, exposed sloping ornamental rafters and a ceiling of antique brushed finish.

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL ANALYSIS

Bath and Tennis Club

Architectural Analysis

The Bath and Tennis Club was designed by Joseph Urban, architect, and built in 1926. Designed with some flavour of the Southwestern Spanish Mission style, the rambling structure has the typical feeling of other Urban work in Palm Beach. Joseph Urban was one of the designers of Mar-a-Lago located adjacent to the Bath and Tennis Club.

The club is considered unique as an adaptation of the Mission Style to both the functions housed within and the environmental surroundings with which it relates. The curving oceanfront masses punctuated by two tall stuccoed towers, with projecting wings on each side relating the interiors to the oceanfront views, is a well executed design composition. Although the oceanfront verandah has been enclosed, the original concept is still evident. Joseph Urban manipulated the Mission Style which calls for purely rectilinear forms, adapted it to the complex functions to be served while creating dynamic architecture.

Evident throughout the complex are the thoughtful ways Urban integrated the plan for convenience, spaciousness and function. Although the club has been altered over the years, it still retains the Spanish Mission Style with tall beam ceilings at the major spaces, cloisters and broad terraces. The Urbanesque interiors, arcades, courts and loggias have been accentuated by the ironwork of Eugene Lanfranchi. The crescent shaped living room overlooking the ocean is characteristic of Urbans concern for the natural surroundings and thereby creating dramatic panaramas. Lounges, reading rooms, card rooms and a large swimming pool court enclosed by loggias as well as numerous small courtyards have been linked together to create a classic social gathering place within one structure.

There is no doubt that the prestigious Bath and Tennis Club is one of Palm Beach's most noteworthy landmarks and should be preserved if for no other reason than for its intrinsic value to the community. The interiors of this structure by Urban must rate among the very best that he had accomplished and the quality and

character of these spaces should be appreciated by all. Included with this interior are several painted murals which bear a very close resemblance to several of the murals at the Paramount Theater which is another fine Urban design. The murals at the Paramount were accomplished by Mr Urbans daughter and it would appear that these at the Bath and Tennis Club were executed by the same talented hand.

The Bath and Tennis Club is an exciting example of the Urbanesque style which is a unique contribution to Palm Beach.

HISTORICAL DESCRIPTION

Bath and Tennis Club

Historical Description

The Bath and Tennis Club, one of the most prominent clubs in Palm Beach, was formed in 1926 as an outgrowth of another old club situated just north of the Breakers. This outgrowth was caused by the increase in membership of the old club to a point where expansion was the only alternative. Expansion was in the form of a new club - the Bath and Tennis Club - which remains a high society private club.

The Bath and Tennis club was brought into existence by a building committee headed by members E.F.Hutton, Anthony J. Drexel Biddle Jr and Harris Hammond. Financing by club members covered the entire $1,250,000 cost of construction.

The building was designed by architect Joseph Urban, a prominent designer in the Palm Beach community. Construction was by Cooper-Lightbrown Inc. Builders, with construction beginning in August of 1926 and finishing in time for a January 1, 1927 opening.

As the architectural description notes in detail, the rambling building derives in part from old Spanish missions with high, large ceilinged spaces, cloisters and broad terraces.

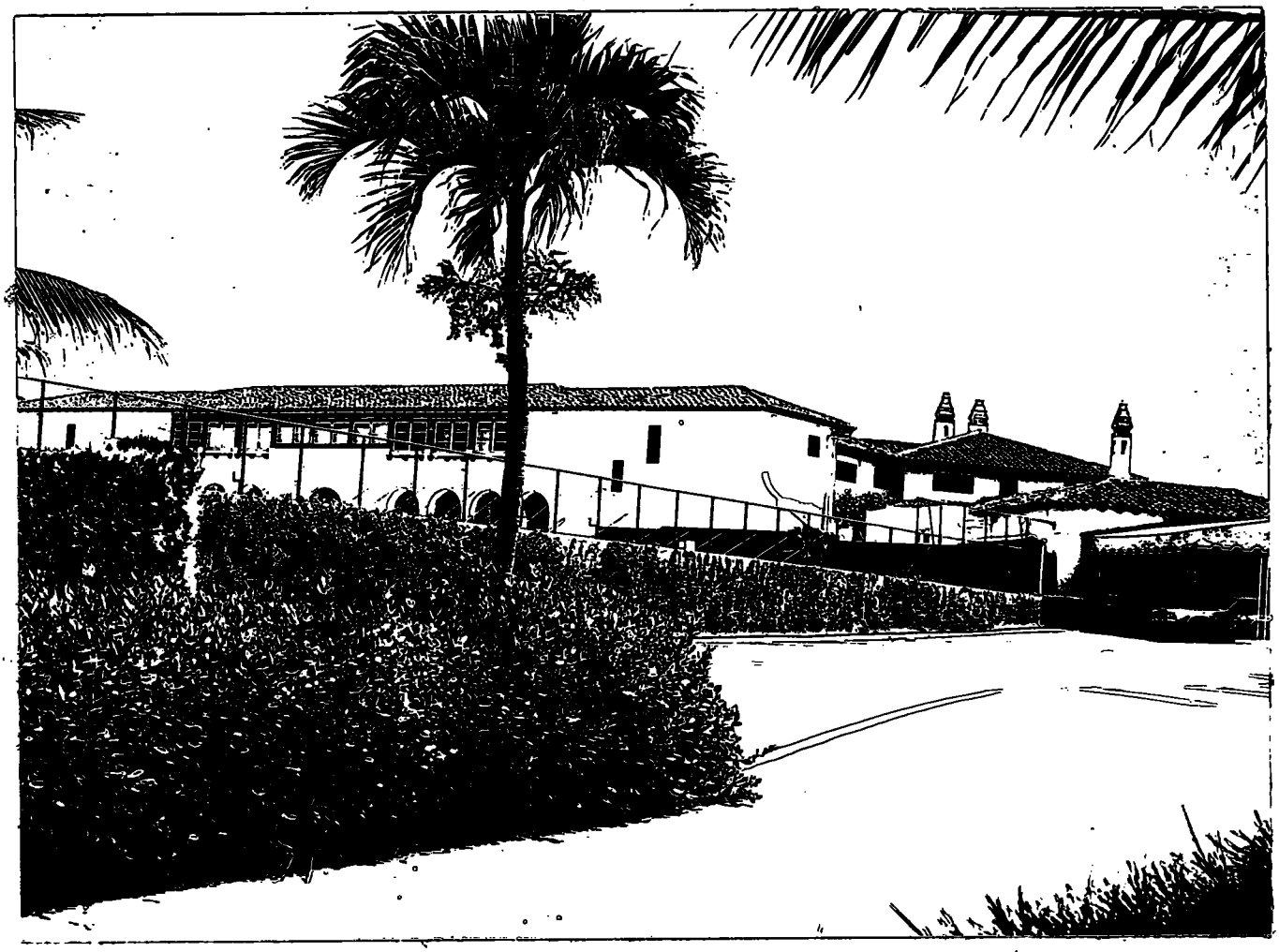
Immediately upon completion of construction in 1927 the building underwent several physical changes.

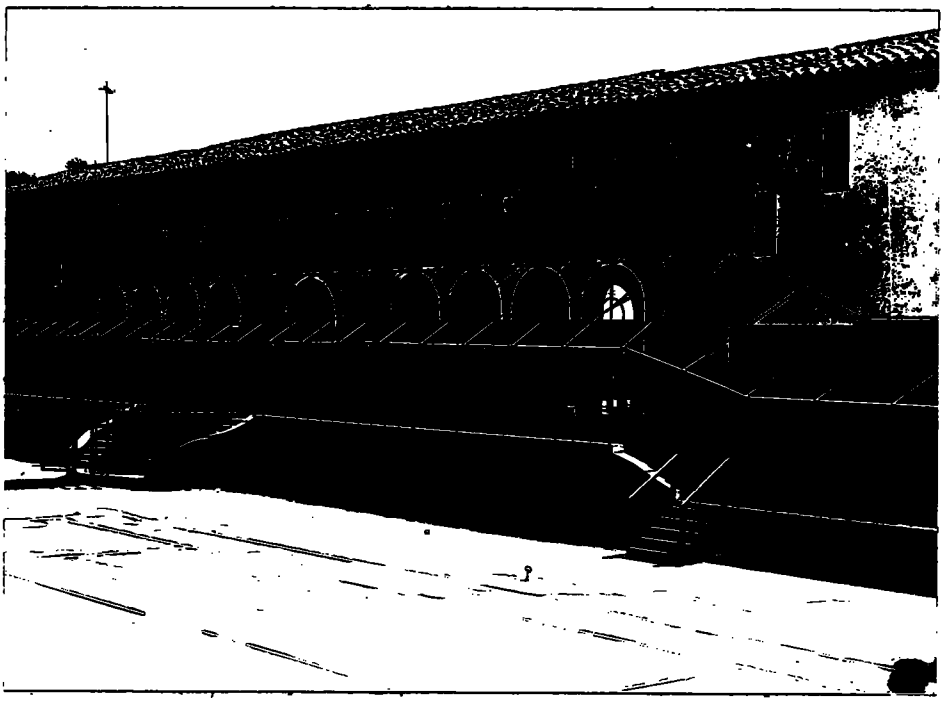
1928 - the patio was enclosed and an orchewtra shell was built.

1929 - 1930 - the patio dance floor was converted to a miniature golf course in response to the rage of the time.

1931 - "Mushroom" awnings were added at the exterior beach deck areas

1933 - an indoor swimming pool was added at the dance floor at the patio and a diving tower replaced the orchestra shell.





TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 16, 2026

To: Landmarks Preservation Commission
Via: Wayne Bergman, Director of Planning, Zoning & Building
From: Planning, Zoning & Building
Re: COA-26-0025 (ZON-26-0045) 280 SUNSET AND 262 SUNSET AVE. (COMBO) The applicants, BRADLEY PARK OWNER LLC and NED 262 SUNSET LLC (James Crowley, Gunster, Representative), have filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations including window and door replacement and site improvements for the landmarked property. The project will be reducing one (1) hotel key at 280 Sunset Ave and adding (1) one hotel key at 262 Sunset Ave for which a variance is being requested to modify the nonconforming hotel (White Elephant) use. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
Date: 9/9/2026

ATTACHMENTS

- Staff Report
- Letter of Intent
- Architectural Plans
- Landscape Plans
- Property Surveys
- 280 Sunset Ave - Designation Report
- 262 Sunset Ave - Designation Report

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

Fee-Related

ZON-26-0045 (COA-26-0025) 280 SUNSET AND 262 SUNSET AVE (COMBO) - VARIANCE. The applicants, BRADLEY PARK OWNER LLC and NED 262 SUNSET LLC (James Crowley, Gunster, Representative), have filed an application requesting Town Council review and approval for a variance to modify the existing nonconforming hotel (White Elephant) use by reducing one (1) hotel key at 280 Sunset Ave and adding (1) one hotel key at 262 Sunset Ave, thereby maintaining the existing 32 hotel keys across the landmarked properties in the C-TS district. The scope of work includes exterior alterations and site improvements at 262 Sunset Ave. The Landmarks Preservation Commission shall perform design review of the application.

COA-26-0025 (ZON-26-0045) 280 SUNSET AND 262 SUNSET AVE (COMBO). The applicants, BRADLEY PARK OWNER LLC and NED 262 SUNSET LLC (James Crowley, Gunster, Representative), have filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations including window and door replacement and site improvements for the landmarked property. The project will be reducing one (1) hotel key at 280 Sunset Ave and adding (1) one hotel key at 262 Sunset Ave for which a variance is being requested to modify the nonconforming hotel (White Elephant) use. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Applicants:	BRADLEY PARK OWNER LLC and NED 262 SUNSET LLC
Design Professional:	VHB
Representative:	James Crowley | Gunster

HISTORY:

The property located at **262 Sunset Ave** was historically known as Villa Seville, a two-story Prairie-style masonry building constructed in 1920. In the southwest corner of the property, there is also a two-story masonry accessory building constructed in 1920 as a garage apartment. In 2015, 262 Sunset Ave was deemed a contributing structure in The Royal Poinciana Way National Register Historic District. In 2025, the property was landmarked.

At the April 9, 2025, Town Council (TC) meeting, ZON-25-0006 was approved for site plan review and a parking variance associated with the adaptive re-use of both buildings on the property for retail and spa uses. At the April 16, 2025, Landmarks Preservation Commission (LPC) meeting, COA-25-0004 was approved with conditions for exterior alterations including a new front entry, new front door, roof replacement, exterior color change, as well as landscape and hardscape modifications. At the May 21, 2025, LPC meeting, the front entry landing and railings were approved with conditions.

At the July 16, 2025, LPC meeting, ZON-25-0039 was approved to maintain the existing buildings at a finished floor elevation below the current FEMA requirement.

Administrative reviews were approved for the following: to satisfy conditions of approval for COA-25-0004 (LPCS-25-0323), landscape and hardscape revisions (LPCS-25-0389), and roof replacement (LPCS-26-0079).

The property located at **280 Sunset Ave** was built in 1923 and landmarked in 1980. As stated in the designation report: *"The Bradley House, originally known as the Algomac Hotel, is one of the earliest hotels designed in the Mediterranean motif in Palm Beach…The Algomac Hotel was constructed in 1923 by Colonel F. T. Bradley. The hotel was constructed immediately adjacent to his famous Beach Club gambling casino as a private hotel for his friends and guests."*

At the September 17, 2025, LPC meeting, COA-25-0026 was approved for the installation of cabana-style umbrellas in the courtyard, as well as minor landscape modifications.

An administrative review was approved for minor hardscape improvements in the courtyard (LPCS-26-0082).

THE PROJECT:

The applicant has submitted plans entitled "262 Sunset Avenue" as prepared by **VHB**, uploaded and dated to the Town 08/23/26.

The following is the scope of work for the Project:

- 280 Sunset Ave: Reducing one (1) hotel key: two 1-bedroom keys into one 2-bedroom key.
- 262 Sunset Ave: Adding one (1) hotel key: 4-bedroom key.

The following Variance is required for the application:

- Variance #1: Per Sec. 134-201(6): A variance to modify the existing nonconforming hotel (White Elephant) use.

Site Data					
Zoning District	C-TS		**Future Land Use**	COMMERCIAL	
Lot Size (SF)	262 Sunset Ave: 5,400 SF	280 Sunset Ave: 25,380 SF	**Landscape Open Space**	262 Sunset Ave: Required: 25% (1,350 SF) Proposed: 32% (1,740 SF)	
Parking Spaces	262 Sunset Ave & 280 Sunset Ave: See parking analysis table on page 4		**Uses**	262 Sunset Ave: 1 hotel key	280 Sunset Ave: 31 hotel keys
Surrounding Properties / Zoning					
North	135 Bradley Place / C-TS				
South	283 and 265 Royal Poinciana Way / C-TS				
East	257 Royal Poinciana Way / C-TS				
West	Bradley Park / R-B				

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

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

STAFF ANALYSIS

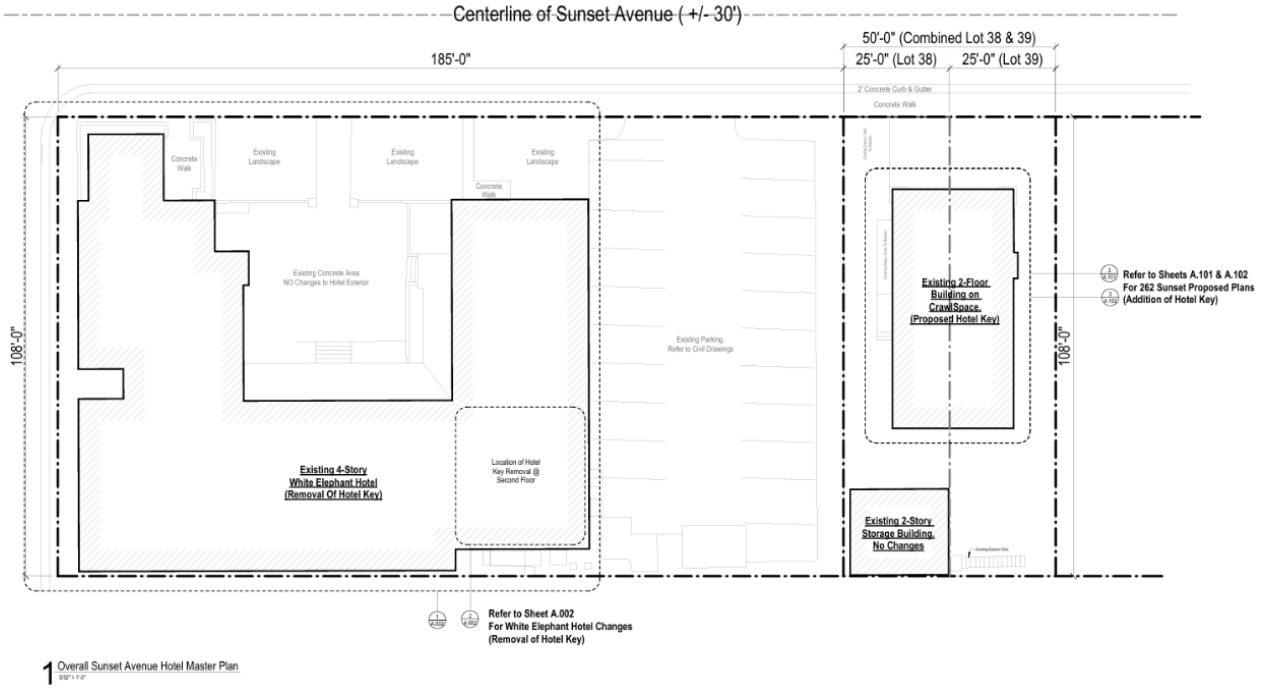
The existing White Elephant hotel use is proposed to be modified by reducing one (1) hotel

key at 280 Sunset Ave and adding (1) one hotel key at 262 Sunset Ave, thereby maintaining the existing 32 hotel keys across the landmarked properties in the C-TS district. A covenant, in lieu of a unity of title, will be required to allow the hotel use across both parcels. If the hotel ceases and the covenant terminates, the property at 262 Sunset Ave will not remain as a stand-alone hotel key.

Since the existing hotel is a nonconforming use, a variance is required per Sec. 134-201(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.*

The applicant has submitted a justification for the variance in the letter of intent. A declaration of use will be required.



Master plan.

In addition, a parking analysis was provided by the applicant to show the proposed change will reduce the required parking:

PARKING ANALYSIS		
	Principle of Equivalency	**Required Parking**
262 Sunset Ave	19 parking spaces	3 parking spaces
280 Sunset Ave	113 parking spaces	112 parking spaces
Total	132 parking spaces	115 parking spaces

As explained by the applicant in the letter of intent: *"Both the 262 Sunset Avenue and 280 Sunset Avenue properties are being affected by this application in that the proposed changes reduce the parking required for both properties. First, the main hotel property at 280 Sunset Avenue is proposing to combine two 1-bedroom units into one 2-bedroom unit. The parking requirement for a 1- or 2-bedroom hotel room is 1.75 parking spaces per unit; therefore, the proposed combination of units reduces the required parking for the main hotel at 280 Sunset Avenue by 1.75 spaces (rounded down to 1 for calculating the reduction in required parking). Second, the 262 Sunset Avenue property is proposing a change in use from 3,607 square feet of retail/spa use to a single four-bedroom hotel suite, which reduces the parking requirement from 19 parking spaces to 3 parking spaces, which is a reduction of required parking of 16 spaces (a hotel unit with 3 or more bedrooms requires 2.75 parking spaces, which is rounded up to 3 for calculating required parking)..."*

Certificate of Appropriateness

The application seeks a Certificate of Appropriateness (COA) for exterior alterations including window and door replacement and site improvements at 262 Sunset Ave. No exterior work is proposed at 280 Sunset Ave.

Complete replacement of the windows and doors is proposed. The new windows will be full-view aluminum-framed windows with a black finish. New side and rear doors are proposed, steel-framed with a black finish. Based on historic photographs, most of the original windows appeared to have been full-view sash windows. Although the current windows have a divided-light pattern, replacement with full-view windows could be supported based on historic documentation. For the front porch, there is an opportunity to replicate the original screened configuration. This would require additional windows within the existing openings and the introduction of angled windows at each end of the front porch. Furthermore, full-wood products with clear glass are recommended.



Historic photograph.

On the south elevation, the application proposes to remove an existing spiral staircase and eliminate two doors, which would be replaced with window openings. A re-oriented stoop and steps is also proposed with a new wrought iron handrail.

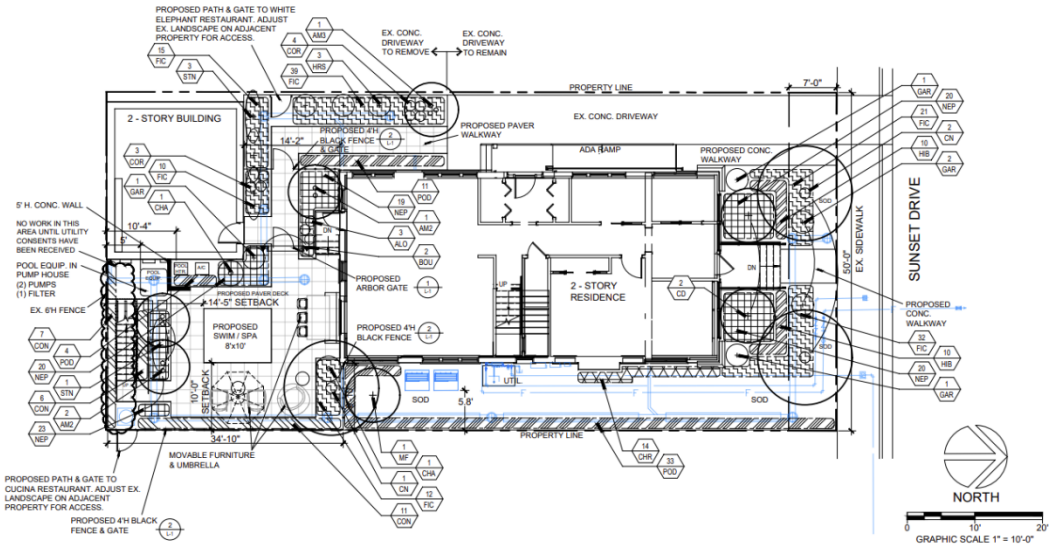


Existing, previously approved, and proposed south elevations.



Renderings.

The scope of work also includes minor landscape and hardscape improvements. The complete plant list is provided on sheet L-1 of the landscape plan set. In the rear yard, a new swim/spa will be installed, associated mechanical equipment, and movable furniture will be installed. A new wood arbor is also proposed at the rear of the property. Staff recommends that the umbrella be adjusted to not encroach on the landscape buffer and that the south gate orientation be changed to in-swing. At permitting, additional exhibits should be submitted to confirm that the screening requirements for mechanical equipment have been satisfied.



Proposed landscape plan.

CONCLUSION

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

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

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

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

WRB: JGM: FHM: ALF

WRB

Gunster

.Our File Number: 46274-00003
Writer's Direct Dial: (561) 650-0752
Writer's E-Mail Address: jlindgren@gunster.com

August 24, 2026

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

Re: LOI for 262 & 280 Sunset Avenue - Zoning Case Number: ZON-26-0045
Certificate of Appropriateness Number: COA-26-0025

We are pleased to submit the accompanying documents and drawings in connection with revisions to our approved adaptive reuse project (the "Application") for the property located at 262 Sunset Avenue, Palm Beach, FL (the "Property"), which will also include the property at 280 Sunset Avenue. A single-family Prairie-style home with a detached garage is located on the Property; however, the site is zoned Town Serving Commercial (C-TS). The Property is designated as a local landmark by the Town of Palm Beach. As part of the adaptive reuse of the property and structure, a spa and retail use were initially proposed and approved to replace the existing veterinarian office; however, these uses are now not possible. The owners of the Property also own the White Elephant Hotel at 280 Sunset Avenue immediately adjacent to the west of the Property and now wish to use the Property for a 4-bedroom hotel suite within the old house with an expanded outdoor rear patio, the removal of the rear spiral staircase, and the replacement of the second floor rear door and one of the rear ground floor doors with windows to match the other windows on the house. To offset the additional hotel room, two of the second-floor hotel rooms within the hotel at 280 Sunset Avenue will be combined into one large suite so that the total number of guestrooms will remain at 32 (a plan for this conversion within the hotel proper is also included). Also, as part of this application, we are proposing a material change only for the windows, which is to replace the non-original rotted windows with custom-made metal windows to match the windows that are on the adjacent White Elephant Hotel that were approved by the Landmarks Preservation Commission (LPC) about 6 years ago. The sizes, locations, and color of the windows were previously approved by the LPC last year. No changes are proposed for the existing rear accessory structure on the 262 Sunset Avenue property, and it will continue to be used for storage.

Parking Analysis

Both the 262 Sunset Avenue and 280 Sunset Avenue properties are being affected by this application in that the proposed changes reduce the parking required for both properties. First, the main hotel property at 280 Sunset Avenue is proposing to combine two 1-bedroom units into one 2-bedroom unit. The parking requirement for a 1- or 2-

bedroom hotel room is 1.75 parking spaces per unit; therefore, the proposed combination of units reduces the required parking for the main hotel at 280 Sunset Avenue by 1.75 spaces (rounded down to 1 for calculating the reduction in required parking).

Second, the 262 Sunset Avenue property is proposing a change in use from 3,607 square feet of retail/spa use to a single four-bedroom hotel suite, which reduces the parking requirement from 19 parking spaces to 3 parking spaces, which is a reduction of required parking of 16 spaces (a hotel unit with 3 or more bedrooms requires 2.75 parking spaces, which is rounded up to 3 for calculating required parking).

Therefore, this Application reduces the parking requirement by 17 parking spaces, and a variance for parking is not necessary for this Application. The following table details the amount of parking provided on both properties per the principle of equivalency and the required parking based on the proposed changes with this Application, including the change of approved use for the 262 Sunset Avenue property from retail/spa to a single 4-bedroom hotel suite.

PARKING ANALYSIS		
	Parking Provided per the Principle of Equivalency	**Parking Provided per Proposed Uses**
262 Sunset Ave (Large Hotel Suite)	19 parking spaces	3 parking spaces
280 Sunset Ave (Main Hotel)	113 parking spaces	112 parking spaces
TOTAL	132 parking spaces	115 parking spaces

1. Criteria for Development Order Approval

A. Landmarks Preservation in accordance with Section 54-122 (New Construction).

(a) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:

(1) The height, the gross volume, and the proportion between width and height of the façade;
(2) The proportions and relationships between doors and windows;
(3) The rhythm of solids to voids created by openings in the façade;
(4) The material used in the façade;
(5) The texture inherent in the façade;
(6) The colors, pattern and trim used in the façade; and

(7) The design of the roof.

(b) Existing rhythm created by existing building masses and space between them should be preserved.

(c) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.

(d) A new street façade should blend directionally with other buildings with which it is visually related; which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new façade.

(e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

B. Landmarks Preservation in accordance with Section 54-123 (Exterior Alterations).

(a) The criteria set forth in section 54-122, if applicable, shall be considered in passing upon an application for exterior alterations; provided that the commission may consider the original design of the building and the buildings visually related to it and disregard alterations subsequently made thereto.

(b) Exterior alterations shall not affect the architectural quality or historical character of the building.

The Application proposes only limited modifications to the existing building that are visually compatible with the height, gross volume, and the proportion of the existing building, and is also compatible with the adjacent buildings because of its existence for more than 100 years. While these proposed modifications are minor with respect to their overall impact on the existing look and massing of the building, we feel that they will add more interest to the structure, are completely in keeping with the original architectural style of the building and will allow for the adaptive reuse of the structure as a hotel suite. It is also important to note that the façade has been modified over time, but this project continues to restore the original front entry in conjunction with the addition of the front porch, which was previously approved by the Town in April and May 2025 (ZON-25-0006 & COA-25-0004). The new proposed design alterations will be visually compatible with the height, gross volume, and the proportion between width and height of the façade of the adjacent buildings and environment. The proposed alterations do not affect the architectural quality or historical character of the building, and we feel actually improve upon the quality and character of the building.

C. Site Plan Review Approval in accordance with Section 134-329. Site Plan Review is required when altering a structure, building or property, per Section 134-326.

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

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

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

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

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

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

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

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

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

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

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

The request for the minor renovation, restoration and adaptive reuse of the 262 Sunset Avenue buildings meet all of the criteria for Site Plan Approval set forth in Section 134-329 that apply to this Application. The warranty deed for the property establishes ownership of the Property belonging to NED 262 Sunset LLC, which has the authority to file this Application. Furthermore, the proposed site plan will not adversely affect the public interest, and the existing buildings and proposed hotel use of the Property will be in harmony and compatible with the existing commercial uses in the adjacent area and surrounding neighborhood, particularly the White Elephant Hotel adjacent to the Property to the west. All of the adjacent properties in the neighborhood were developed with larger commercial buildings, and the massing of the existing buildings will remain unchanged, and therefore compatible with the surrounding neighborhood. The existing ingress and egress on Sunset Avenue will be maintained. The previously approved pedestrian walkway from the existing sidewalk will allow for access to the front of the primary building, which will more effectively promote walkability from the perimeter of the Property and to the buildings on the Property. The existing parking area will be maintained, which has always presented a safe environment for both vehicular and pedestrian uses on and adjacent to the Property. The stormwater drainage system and utilities are in the process of being upgraded as previously approved and will of course meet all Town requirements. The previously approved landscaping on the Property has been slightly altered but will continue to have a refreshed and upgraded look and will still be an increase in the landscape open space area to provide better buffering. The heights of the existing buildings will be maintained, and not altered. It is important to note that the buildings on the Property will remain significantly lower than the buildings on adjacent or nearby properties, and after approximately 100 years of existence, remain completely compatible with the heights of the other nearby structures. The design of the Project maintains appropriate massing and rhythm of buildings along the adjacent roadways to ensure compatibility with the surrounding area in terms of size and architectural style.

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

I. 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.

II. Variance Requested:

A request for a historic hotel variance to expand the nonconforming hotel use under the non-conforming use provisions of the code (Secs. 134-386 – 134-392).

III. Justification for Variance Requested:

As set forth above, the proposed change in use from veterinary office to hotel use Is not permitted without a variance. Given the limited size of the Property, lack of parking, and the requirement to maintain the existing landmarked structures on the Property, there are very few options for adaptive reuse of the Property and structures. It would therefore be impossible to conduct any permitted retail uses on the property without requesting a variance. These circumstances constitute a legal hardship which justifies the granting of this variance. The expansion of the nonconforming hotel use to the Property from the adjacent hotel property, with the offset of combining two (2) hotel suites in the existing hotel to counter the additional large hotel suite on the Property, actually decreases the impact on the surrounding neighborhood by maintaining the same number of hotel rooms/suites, and slightly increasing the parking available that is on the Property.

Whilst the White Elephant Hotel is a somewhat new hotel operator in Town, the hotel property has been used for hotel use for decades, and more than satisfies the requirement that it be a unique hotel use that has existed for at least 15 years and has proven to be compatible with the neighborhood and surrounding uses.

A rezoning of the Property to allow for hotel use without changing the commercial future land use designation would require a rezoning to the Commercial Business District (C-B zoning district) where hotel use is a special exception use. However, a rezoning to C-B would also mean greatly limiting the available uses for the Property if hotel use were no longer viable, and/or a different use was sought. The C-B zoning district does not permit general retail sales, and is geared toward office and banking uses, which are not necessarily compatible with the surrounding commercial retail uses. Also, the Town has limited commercial retail use area in which to provide goods and services to Town residents and would not benefit from losing any of its existing commercial retail use properties.

And adding “hotel use” as a permitted or special exception use under the existing C-TS zoning for the property would mean that hotel use could be allowed in any C-TS zoned property, which whilst limited in the Town as a percentage of the total area of the Town, still includes the better part of the 86.35 acres of land in the

Town that has a commercial future land use designation (as identified in the Town's 2024 Comprehensive Plan).

Therefore, a rezoning to the C-B zoning district or zoning text amendment allowing hotel use in the C-TS zoning district is ripe for unintended consequences, and a variance allowing the expansion of the nonconforming hotel use to an adjacent property whilst still maintaining the same number of guest suites is the more prudent approach. This will allow for an appropriate adaptive reuse of the Property so that the landmarked structures on the Property can be preserved and maintained as was the wish of the Town when the Property was landmarked.

As part of the approval process, we will submit the required declaration of use for the Property and the hotel property as unified with a Unity of Control that will also be done, recorded with Palm Beach County, and submitted to the Town.

In closing, by approving the minor architectural and site modifications proposed, and allowing the variance for the expansion of the hotel use onto the Property, the Town will allow for the preservation of the historic buildings on the Property, which will benefit the Town by maintaining and improving upon the historic structure and complementing the character of the neighborhood.

Sincerely,

John C. Lindgren II

John Lindgren

262 Sunset Avenue

Issued for	**Development Review**
Date Issued	**February 2025**
Latest Issue	**August 2026**

Town of Palm Beach, Florida

Palm Beach County
Parcel ID: 50-43-43-22-31-000-0380

Project Addresses:
262 Sunset Ave
Palm Beach, FL 33480

280 Sunset Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION
262 SUNSET AVE:
LOTS 38 AND 39, FLORAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

280 SUNSET AVE:
THE EAST 10 FEET OF LOT 30 AND ALL OF LOTS 31 THROUGH 37, INCLUSIVE, MAP OF FLORAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

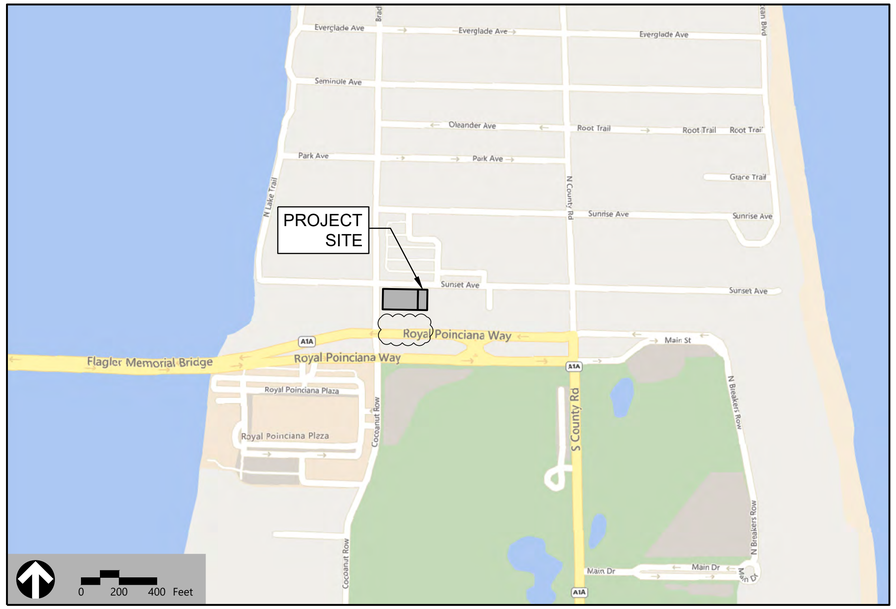
SECOND SUBMITTAL

PROJECT NUMBERS:
ZON-26-0045
COA-26-0025

FINAL SUBMITTAL DATE:
AUGUST 24, 2026

PROJECTED DATE OF HEARINGS:
TOWN COUNCIL: SEPTEMBER 9, 2026
LANDMARKS PRESERVATION COMMISSION: SEPTEMBER 16, 2026

PROJECT SCOPE:
THE OWNERS OF THE PROPERTY ALSO OWN THE WHITE ELEPHANT HOTEL IMMEDIATELY ADJACENT TO THE WEST OF THE PROPERTY, AND WISH TO USE THE PROPERTY FOR A 4-BEDROOM HOTEL SUITE WITHIN THE OLD HOUSE WITH AN OUTDOOR REAR PATIO, AND THE REMOVAL OF THE REAR SPIRAL STAIRCASE WITH SECOND FLOOR REAR ENTRY, AND REMOVAL OF FIRST FLOOR REAR ENTRY. TO OFFSET THE ADDITIONAL HOTEL ROOM, TWO OF THE SECOND-FLOOR HOTEL ROOMS WITHIN THE HOTEL WILL BE COMBINED INTO ONE LARGE SUITE SO THAT THE TOTAL NUMBER OF GUESTROOMS WILL REMAIN AT 32.



VICINITY MAP

Sheet Index

No.	Drawing Title	Latest Issue
C0.00	Cover Sheet	August 2026
C0.50	Existing Conditions / Location Plan	August 2026
C0.75	Approved Site Plan	August 2026
C1.00	Proposed 262 Sunset Ave Site Plan	August 2026
C1.10	280 Sunset Ave Site Plan	August 2026
C1.20	262 + 280 Sunset Ave Site Plan	August 2026
C2.00	Zoning Map	August 2026
C3.00	Demolition Plan	August 2026
C4.00	Drainage Plan	August 2026
C5.00	Truck Access & Staging Plan	August 2026
A.001	Combined Hotel Site Plan	August 2026
A.002	Adjacent Hotel Key Changes	August 2026
A.101	First Floor Plans	August 2026
A.102	Second Floor Plans	August 2026
A.103	Life Safety Plans	August 2026
A.201	Exterior Elevations	August 2026
A.202	Exterior Elevations	August 2026
A.203	Exterior Elevations	August 2026
A.204	Exterior Elevations	August 2026
A.205	Building Sections	August 2026
A.206	Finishes Legend & Streetscape	August 2026
A.207a	Renderings	August 2026
A.207b	Renderings	August 2026
A.208	Building Product Information	August 2026
A.209	Exist. Exterior Condition Photographs	August 2026
A.210	Exist. Exterior Condition Photographs	August 2026
A.211	Historic Exterior Condition Photos	August 2026
L-1	Landscape Plan, Plant List & Details	August 2026
L-2	Planting Specifications	August 2026
L-3	Green Space Charts	August 2026
S-1	Survey	July 22, 2025

vhb.com

vhb

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

OWNER/APPLICANT
NED 262 SUNSET LLC
75 PARK PLZ
BOSTON, MA 02116
P (617) 965-8700
F (617) 243-785

CIVIL ENGINEER / SURVEY
VHB
225 E. Robinson Street
Suite 300
Orlando, FL 32801
P (407) 839-4006
F (407) 839-4008

This document has been electronically signed and sealed by Jaime L. Igua, Jr., P.E. on the date shown hereon using a digital signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

JAIME L. IGUA LICENSE NO. 69884 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Aug. 21, 2026

Jaime L. Igua, P.E.
P.E. # 69884

VHB Project : 64874.00
Issued for : Development Review

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vhb.com
vhb
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: DRC
Date: July 2026

Drawing Title

Existing Conditions / Location Plan

Drawing Number: C0.50
Sheet of

JAIME L. IGUA
LICENSE NO. 69884
STATE OF FLORIDA
PROFESSIONAL ENGINEER

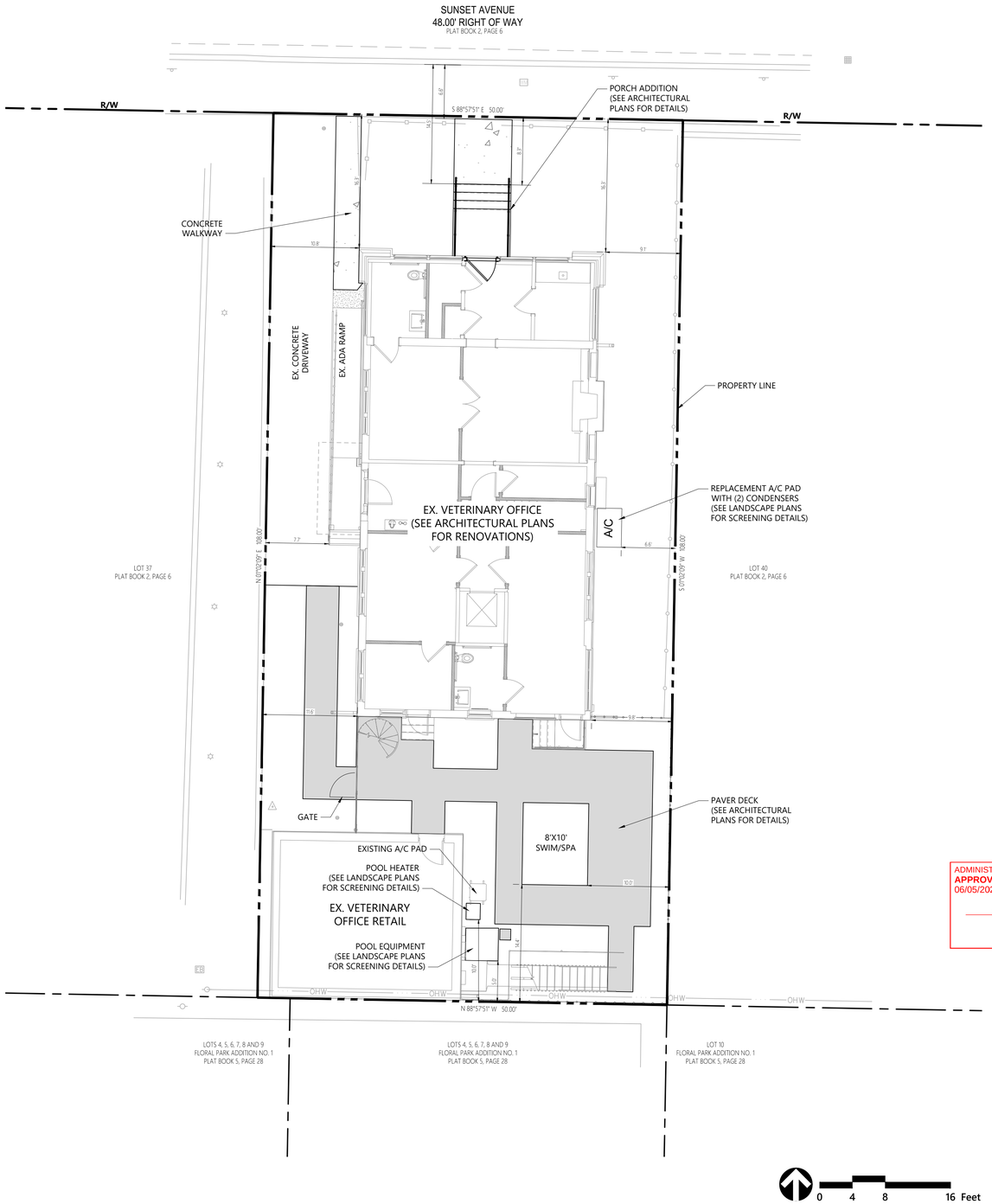
DATE: Aug. 21, 2026

Project Number: 64874.00

64874.00 EC.DWG

Saved Monday, June 29, 2026 5:30:05 PM SSTEERS Plotted Friday, August 21, 2026 5:15:52 PM Shawn Steers

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LEGEND

Symbol	Description
	PROPERTY LINE
	R.O.W.
	LOT LINE
	PAVERS (SEE ARCH PLANS)
	NEW CONCRETE

ADMINISTRATIVE REVIEW APPLICATION
APPROVED LPCS-25-0323
06/05/2025
EMILY LYN
PLANNER I
TOWN OF PALM BEACH

vhb.com
vhb
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by SCS | Checked by JLI
Issued for DRC | Date June 2025

Drawing Title

Approved Site Plan

Drawing Number

C0.75

Sheet of

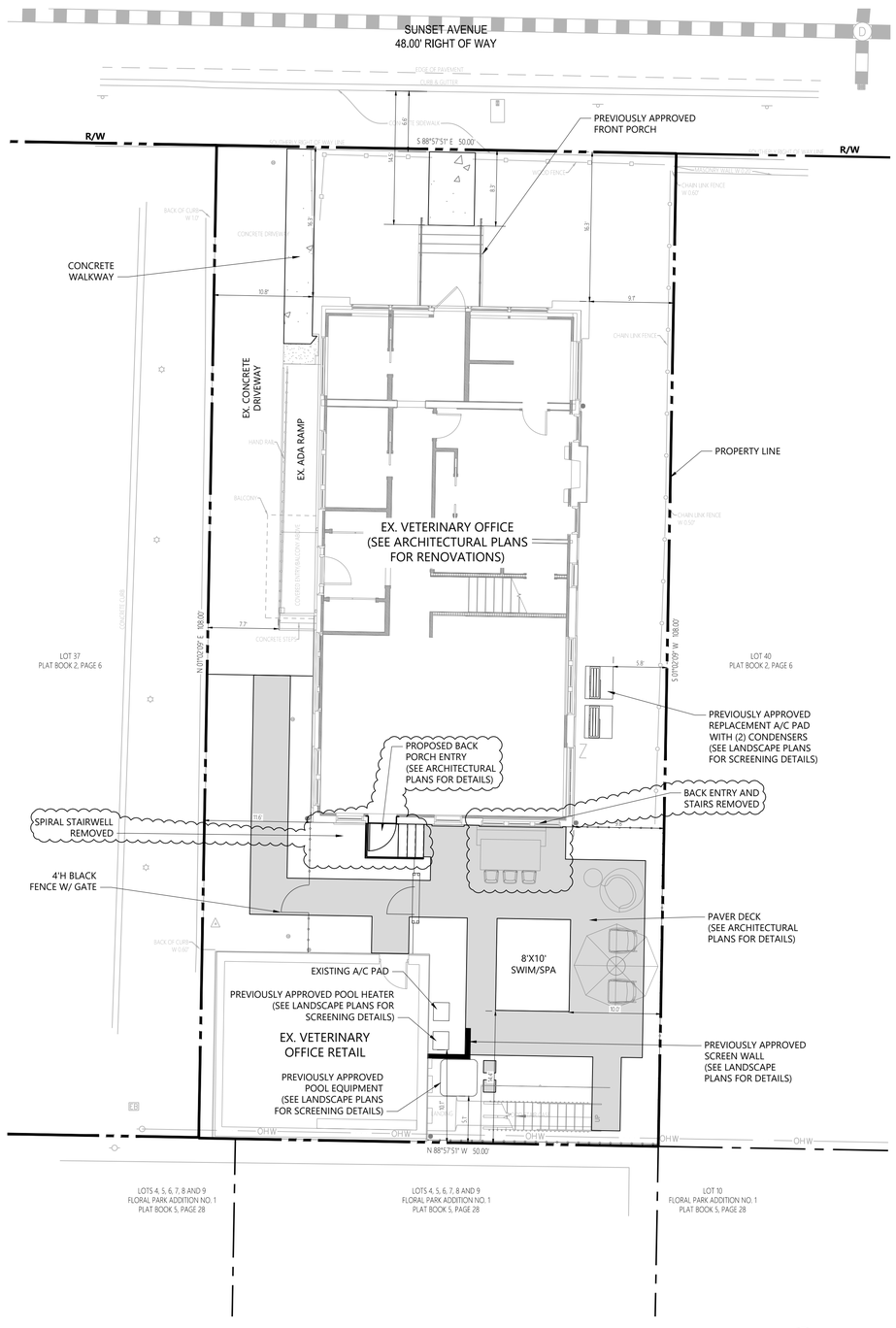
JAIME L. IGUAL
LICENSE
NO. 69684
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

DATE: Jun. 02, 2025

Project Number 64874.00

64874.00 SP.DWG

Saved Monday, June 2, 2025 12:39:44 PM SSTEERS Plotted Monday, June 2, 2025 2:13:23 PM Shawn Steers



0 4 8 16 Feet

LEGEND

Symbol	Description
	PROPERTY LINE
	R.O.W.
	LOT LINE
	PAVERS (SEE ARCH PLANS)
	NEW CONCRETE

Line #	262 Sunset Avenue Site Data			
1	Property Address:	262 Sunset Avenue		
2	Zoning District:	C-TS		
3	Lot Area (Sq. Ft.):	5,400 Sq. Ft.		
4	Lot Width (W) & Depth (D) (Ft.):	50 Ft. x 108 Ft.		
5	Structure Type:	Single-Family Home / Commercial		
6	FEMA Flood Zone Designation:	Zone AE		
7	Zero Datum for point of meas. (NAVD)	5.7 Ft.		
8	Crown of Road (COR) (NAVD)	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq. Ft. and %)	3,780 SF (70%)	2,100 SF (38.9%)	2,163 (40.1%)
11	Enclosed Square Footage	N/A	N/C	N/C
12	Front Yard Setback (Ft.)	5 Ft.	16.3 Ft.	8.3 Ft.
13	Side Yard Setback (1st Story) (Ft.)	7 Ft.	N/C	N/C
14	Side Yard Setback (2nd Story) (Ft.)	7 Ft.	N/C	N/C
15	*Rear Yard Setback (Ft.)	12 Ft.	N/C	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25 Ft.	N/C	N/C
18	Overall Building Height (Ft.)	35 Ft.	N/C	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elevation (FFE) (NAVD)	5.7 Ft.	N/C	N/C
22	Base Flood Elevation (BFE) (NAVD)	6.0 Ft.	N/C	N/C
23	Landscape Open Space (LOS) (Sq. Ft. and %)	See Landscape Plans		
24	Perimeter LOS (Sq. Ft. and %)	See Landscape Plans		
25	Front Yard LOS (Sq. Ft. and %)	See Landscape Plans		
26	Native Plant Species %	Please refer to TOPB Landscape Legend		

PARKING DATA		
PROPERTY	**PARKING PROVIDED PER PRINCIPLE OF EQUIVALENCY**	**PARKING REQUIRED BASED UPON PROPOSED USES**
262 Sunset	19 parking spaces	3 parking spaces
280 Sunset	113 parking spaces	112 parking spaces
Total	132 parking spaces	115 parking spaces

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Number FL #3932

262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by SCS | Checked by JLI

Issued for DRC | Date July 2026

Drawing Title

Proposed
262 Sunset Ave
Site Plan

Drawing Number C1.00

Sheet of

Project Number 64874.00

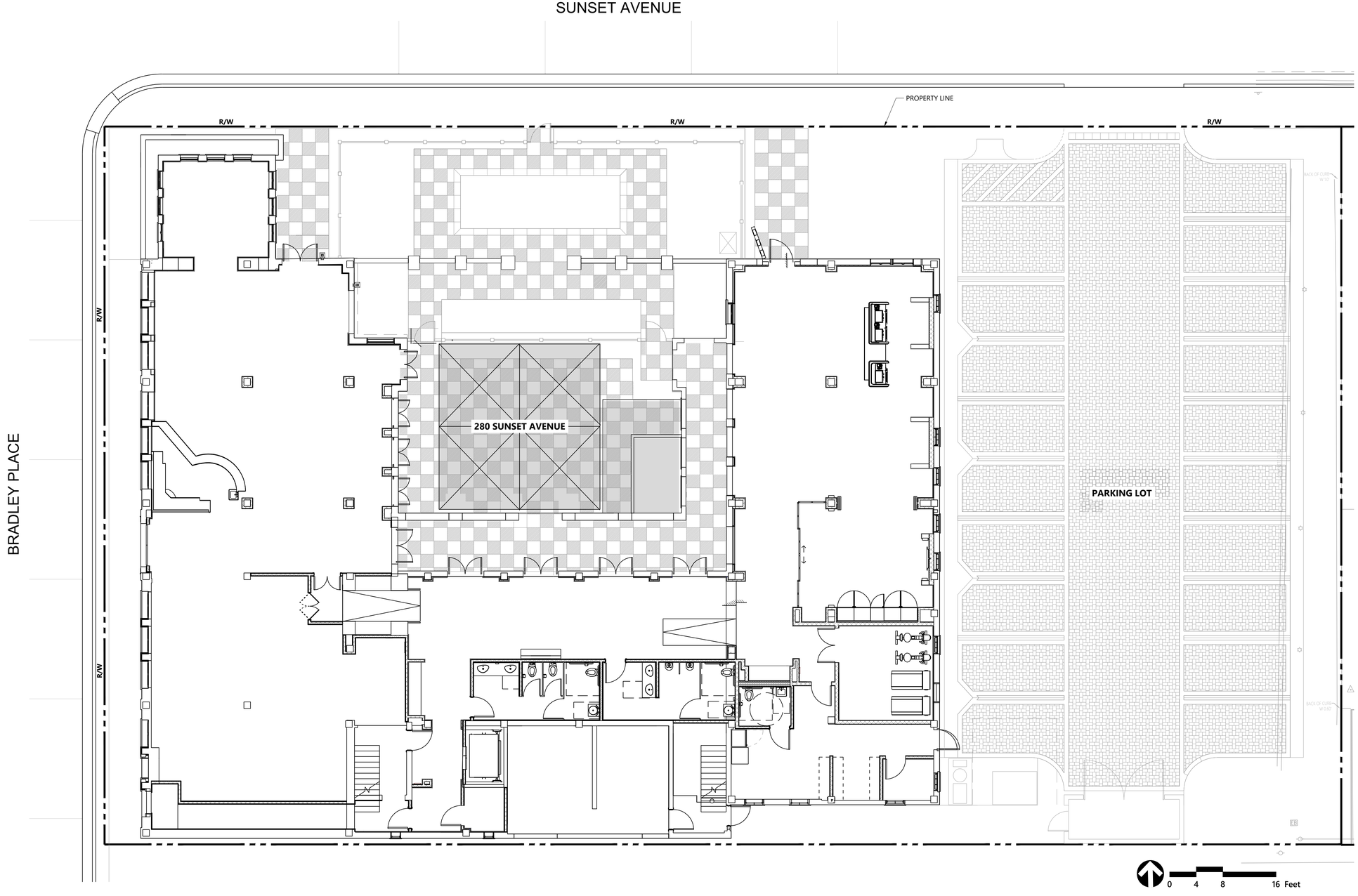
DATE: Aug. 21, 2026

JAIME L. AGUIA LICENSE NO. 69584 STATE OF FLORIDA PROFESSIONAL ENGINEER

64874.00 SP.DWG

Saved Friday, August 21, 2026 5:10:45 PM SSTEERS Plotted Friday, August 21, 2026 5:16:13 PM Shawn Steers

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Line #	280 Sunset Avenue Zoning Legend			
1	Property Address:	280 Sunset Avenue		
2	Zoning District:	C-TS		
3	Lot Area (Sq. Ft.):	19,980 Sq. Ft.		
4	Lot Width (W) & Depth (D) (Ft.):	185 Ft. x 108 Ft.		
5	Structure Type:	Hotel/Commercial		
6	FEMA Flood Zone Designation:	Zone AE		
7	Zero Datum for point of meas. (NAVD)	5.7 Ft.		
8	Crown of Road (COR) (NAVD)	3.19 Ft.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq. Ft. and %)	13,986 SF (70%)	8,911 SF (44.6%)	N/C
11	Enclosed Square Footage	N/A	N/C	N/C
12	Front Yard Setback (Ft.)	5 Ft.	10.0 Ft.	N/C
13	Side Yard Setback (1st Story) (Ft.)	5 Ft.	10.0 Ft.	N/C
14	Side Yard Setback (2nd Story) (Ft.)	5 Ft.	10.0 Ft.	N/C
15	*Rear Yard Setback (Ft.)	10 Ft.	1.083 Ft.	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25 Ft.	64.91 Ft.	N/C
18	Overall Building Height (Ft.)	35 Ft.	64.91 Ft.	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elevation (FFE) (NAVD)	5.7 Ft.	N/C	N/C
22	Base Flood Elevation (BFE) (NAVD)	6.0 Ft.	N/C	N/C
23	Landscape Open Space (LOS) (Sq. Ft. and %)	See Landscape Plans		
24	Perimeter LOS (Sq. Ft. and %)	See Landscape Plans		
25	Front Yard LOS (Sq. Ft. and %)	See Landscape Plans		
26	Native Plant Species %	Please refer to TOPB Landscape Legend		

PARKING DATA		
PROPERTY	PARKING PROVIDED PER PRINCIPLE OF EQUIVALENCY	PARKING REQUIRED BASED UPON PROPOSED USES
262 Sunset	19 parking spaces	3 parking spaces
280 Sunset	113 parking spaces	112 parking spaces
Total	132 parking spaces	115 parking spaces

262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: DRC
Date: July 2026

Drawing Title

280 Sunset Ave
Site Plan

Drawing Number: C1.10
Sheet of

JAIME L. IGUINA
LICENSE NO. 69584
STATE OF FLORIDA
PROFESSIONAL ENGINEER

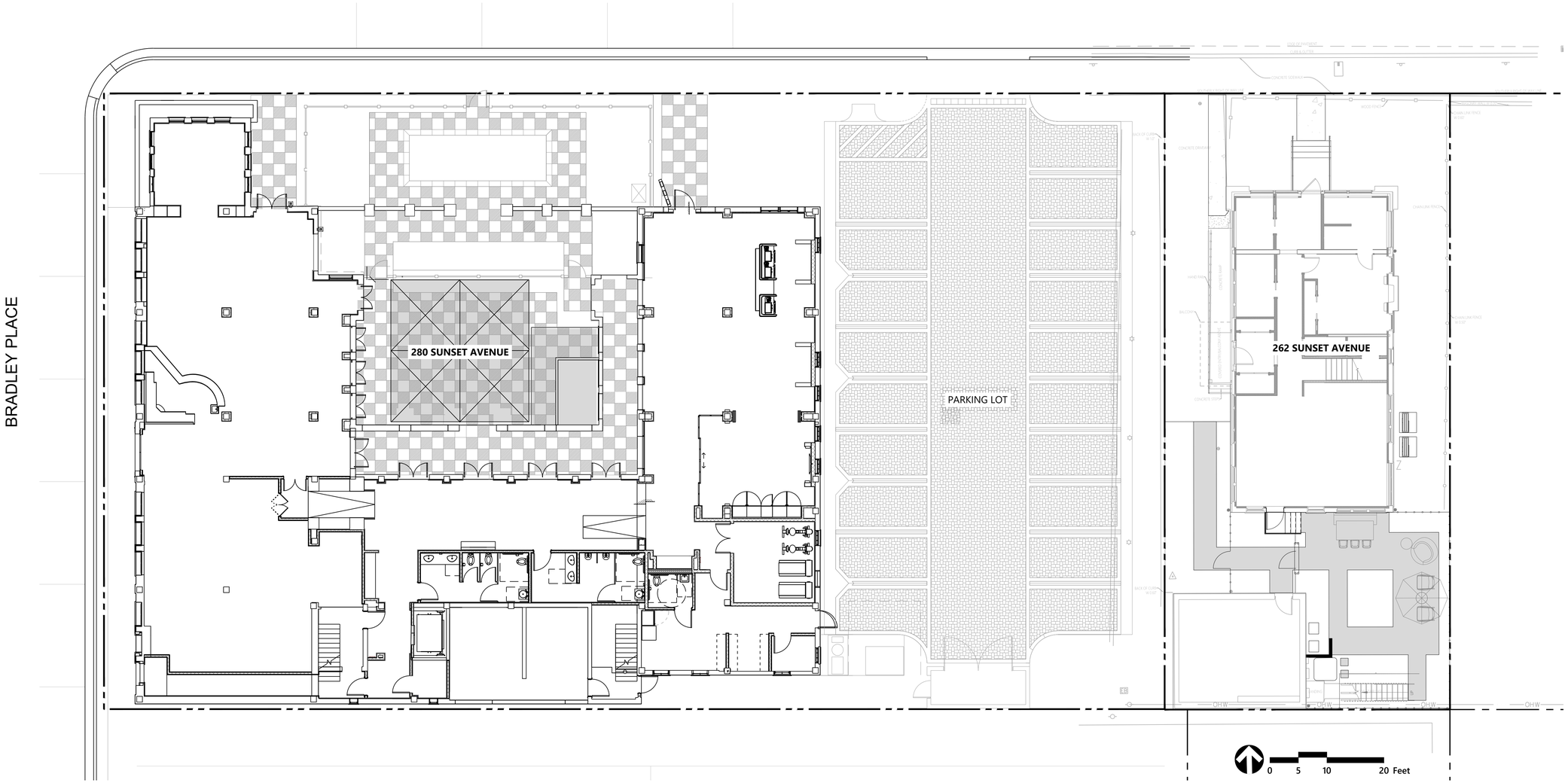
DATE: Aug. 21, 2026

Project Number: 64874.00

64874.00 SP2.DWG

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Line #	262 + 280 Sunset Avenue Zoning Legend			
1	Property Address:	262 & 280 Sunset Avenue		
2	Zoning District:	C-TS		
3	Lot Area (Sq. Ft.):	25,380 Sq. Ft.		
4	Lot Width (W) & Depth (D) (Ft.):	235 Ft. x 108 Ft.		
5	Structure Type:	Hotel/Commercial		
6	FEMA Flood Zone Designation:	Zone AE		
7	Zero Datum for point of meas. (NAVD)	5.7 Ft.		
8	Crown of Road (COR) (NAVD)	3.19 Ft.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq. Ft. and %)	17,766 SF (70%)	11,011 SF (43.38%)	N/C
11	Enclosed Square Footage	N/A	N/C	N/C
12	Front Yard Setback (Ft.)	5 Ft.	10.0 Ft.	8.3 Ft.
13	Side Yard Setback (1st Story) (Ft.)	5 Ft.	7.7 Ft.	N/C
14	Side Yard Setback (2nd Story) (Ft.)	5 Ft.	9.1 Ft.	N/C
15	*Rear Yard Setback (Ft.)	10 Ft.	0.0 Ft.	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25 Ft.	64.91 Ft.	N/C
18	Overall Building Height (Ft.)	35 Ft.	64.91 Ft.	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elevation (FFE) (NAVD)	5.7 Ft.	N/C	N/C
22	Base Flood Elevation (BFE) (NAVD)	6.0 Ft.	N/C	N/C
23	Landscape Open Space (LOS) (Sq. Ft. and %)	See Landscape Plans		
24	Perimeter LOS (Sq. Ft. and %)	See Landscape Plans		
25	Front Yard LOS (Sq. Ft. and %)	See Landscape Plans		
26	Native Plant Species %	Please refer to TOPB Landscape Legend		

PARKING DATA		
PROPERTY	**PARKING PROVIDED PER PRINCIPLE OF EQUIVALENCY**	**PARKING REQUIRED BASED UPON PROPOSED USES**
262 Sunset	19 parking spaces	3 parking spaces
280 Sunset	113 parking spaces	112 parking spaces
Total	132 parking spaces	115 parking spaces

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262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by SCS | Checked by JLI

Issued for DRC | Date July 2026

Drawing Title

262 + 280 Sunset Ave Site Plan

Drawing Number C1.20

Sheet of

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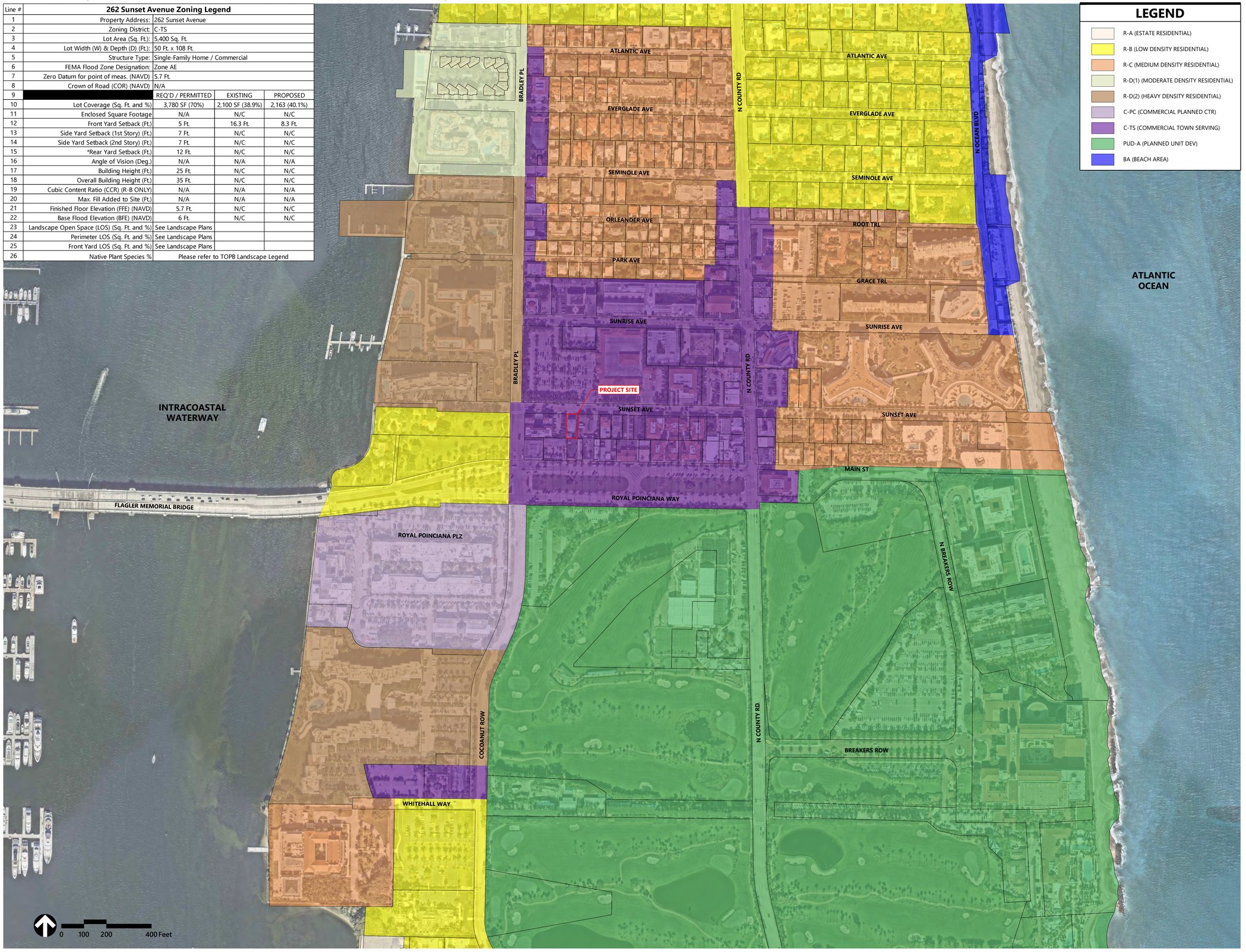
DATE: Aug. 21, 2026

Project Number 64874.00

64874.00 SP3.DWG

Saved Friday, August 21, 2026 5:14:21 PM SSTEERS Plotted Friday, August 21, 2026 5:16:18 PM Shawn Steers

Line #	262 Sunset Avenue Zoning Legend			
1	Property Address:	262 Sunset Avenue		
2	Zoning District:	C-TS		
3	Lot Area (Sq. Ft.):	5,400 Sq. Ft.		
4	Lot Width (W) & Depth (D) (Ft.):	50 Ft. x 108 Ft.		
5	Structure Type:	Single-Family Home / Commercial		
6	FEMA Flood Zone Designation:	Zone AE		
7	Zero Datum for point of meas. (NAVD)	5.7 Ft.		
8	Crown of Road (COR) (NAVD)	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq. Ft. and %)	3,780 SF (70%)	2,100 SF (38.9%)	2,163 (40.1%)
11	Enclosed Square Footage	N/A	N/C	N/C
12	Front Yard Setback (Ft.)	5 Ft.	16.3 Ft.	8.3 Ft.
13	Side Yard Setback (1st Story) (Ft.)	7 Ft.	N/C	N/C
14	Side Yard Setback (2nd Story) (Ft.)	7 Ft.	N/C	N/C
15	*Rear Yard Setback (Ft.)	12 Ft.	N/C	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25 Ft.	N/C	N/C
18	Overall Building Height (Ft.)	35 Ft.	N/C	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elevation (FFE) (NAVD)	5.7 Ft.	N/C	N/C
22	Base Flood Elevation (BFE) (NAVD)	6 Ft.	N/C	N/C
23	Landscape Open Space (LOS) (Sq. Ft. and %)	See Landscape Plans		
24	Perimeter LOS (Sq. Ft. and %)	See Landscape Plans		
25	Front Yard LOS (Sq. Ft. and %)	See Landscape Plans		
26	Native Plant Species %	Please refer to TOPB Landscape Legend		



LEGEND

- R-A (ESTATE RESIDENTIAL)
- R-B (LOW DENSITY RESIDENTIAL)
- R-C (MEDIUM DENSITY RESIDENTIAL)
- R-D(1) (MODERATE DENSITY RESIDENTIAL)
- R-D(2) (HEAVY DENSITY RESIDENTIAL)
- C-PC (COMMERCIAL PLANNED CTR)
- C-TS (COMMERCIAL TOWN SERVING)
- PUD-A (PLANNED UNIT DEV)
- BA (BEACH AREA)

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262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: DRC
Date: July 2026

Drawing Title

Zoning Map

Drawing Number

C2.00

Sheet of

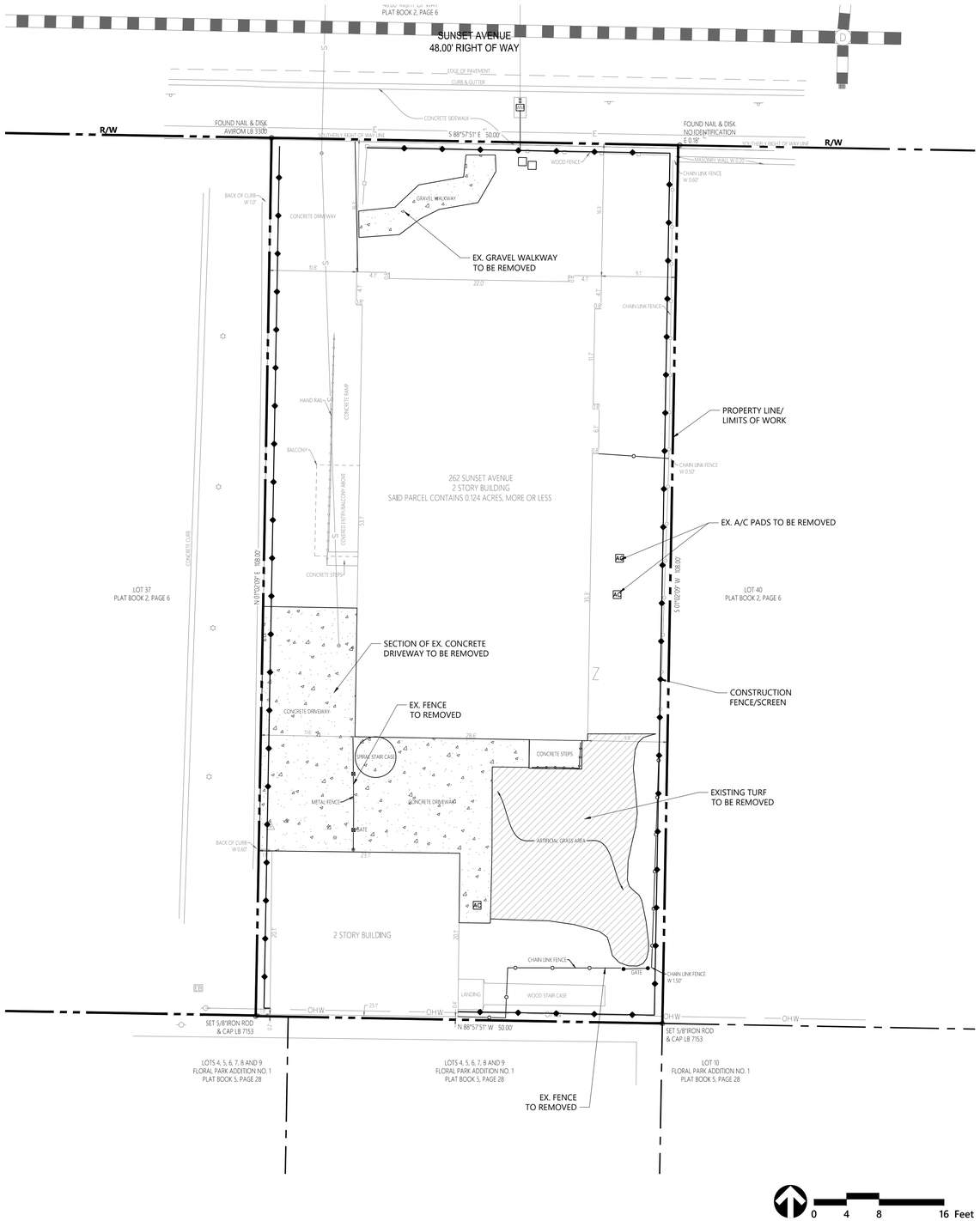
JAIME L. GUA
LICENSE NO. 69684
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: Aug. 21, 2026

Project Number
64874.00

64874.00 ZONE.DWG

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DEMO & SWPPP LEGEND

Symbol	Description
	PROPERTY LINE
	CONCRETE TO BE REMOVED
	TURF TO BE REMOVED
	SILT FENCE
	CONSTRUCTION FENCE

811 Know what's below. Call 811 before you dig.

GENERAL DEMOLITION NOTES:

1. ALL EXISTING UNDERGROUND UTILITIES TO BE REMOVED UNLESS INDICATED IN PLANS TO REMAIN. ALL ELECTRICAL, IRRIGATION, AND COMMUNICATIONS SHALL BE COORDINATED WITH OWNER.
2. TEMPORARILY REMOVE POST MOUNTED SIGNS. CONTACT OWNER PRIOR TO DISPOSITION OF EXISTING SIGNS. TRAFFIC SIGNS SHALL NOT BE IMPAIRED AND SHALL REMAIN UNTIL PROPOSED TRAFFIC SIGNS ARE INSTALLED.
3. REFER TO ELECTRICAL ENGINEER'S PLANS FOR ELECTRICAL AND COMMUNICATION DEMOLITION PLUS SUPPLEMENTAL ADJUSTMENT DATA.
4. ALL SURFACE FEATURES (I.E. ASPHALT, CURBING, SIDEWALKS, ETC.) WITHIN THE LIMITS OF CONSTRUCTION TO BE CLEARED AND GRUBBED PER FDOT INDEX STOR SECTION 110. UNLESS OTHERWISE NOTED.
5. THE ACTUAL DEPTH AND LOCATION OF EXISTING UTILITIES ARE SHOWN PER THE BEST AVAILABLE INFORMATION. IT SHALL BE CONTRACTORS RESPONSIBILITY TO COORDINATE CROSSINGS OF EXISTING UTILITIES WITH THE RESPECTIVE OWNER OF THE UTILITIES.
6. POTENTIAL UTILITY CONFLICT LOCATION – CONTRACTOR TO EXERCISE CAUTION TO ALLOW FOR PROPER CROSSING OF PROPOSED UTILITIES.
7. VOIDS CREATED BY REMOVAL OF EXISTING ITEMS MUST BE BACKFILLED AND COMPACTED PER STANDARD TRENCH DETAIL. FINISH GRADE TO MATCH EXISTING SURROUNDING CONDITIONS.
8. ALL PRIVATE AND PUBLIC PROPERTY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL OR BETTER THAN EXISTING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. THE DAMAGE TO THE EXISTING FACILITIES INCLUDES, BUT IS NOT LIMITED TO, UTILITIES, SPRINKLER SYSTEMS, WALKS, DRIVEWAYS, SIDEWALKS, LANDSCAPING, TREES, GRASS, ETC.
10. ALL PUBLIC UTILITIES MUST NOT BE INTERRUPTED DURING CONSTRUCTION. CONTRACTOR SHALL HAVE AND EXECUTE A "UTILITY MAINTENANCE PLAN" THAT HAS BEEN APPROVED BY THE RESPECTIVE UTILITY COMPANY.
11. RETENTION PONDS SHALL BE DRAINED AND FINE SANDS, SILT, AND MUCK REMOVED PRIOR TO BACKFILL. REFER TO GEOTECHNICAL REPORT FOR BACKFILL AND COMPACTION REQUIREMENTS.
13. CONTRACTOR TO ADJUST TO FINISH GRADE ALL THE UTILITY MANHOLE RIMS AND VALVE COVERS TO REMAIN.

DEFINITIONS:

- REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE UNLESS INDICATED TO BE SALVAGED OR RECYCLED. COORDINATE WITH THE UTILITY REPRESENTATIVES THE DISPOSITION OF ITEMS OWNED BY THE UTILITY COMPANIES. OFF-SITE DISPOSAL IS BY THE CONTRACTOR.
- SALVAGE: DETACH ITEM FROM EXISTING CONSTRUCTION, PROTECT FROM DAMAGE AND DELIVER THEM TO OWNER READY FOR REUSE. COORDINATE DELIVERY LOCATION WITH OWNER AND PROVIDE DELIVERY.
- REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE RAZED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED OR SALVAGED. PROVIDE TEMPORARY PROTECTION DURING THE CONSTRUCTION PERIOD. PROVIDE ADJUSTEMENTS AS REQUIRED BY PLANS.
- REFURBISH: RENOVATE EXISTING STRUCTURE/APPURTENANCE TO CURRENT SPECIFICATIONS. PROTECT DURING CONSTRUCTION.
- RELOCATE: REFURBISH (SEE REFURBISH DEFINITION) AND ADJUST ITEM TO THE LOCATION INDICATED ON PLANS. COORDINATE AND CONFORM WITH THE RESPECTIVE UTILITY COMPANY RELOCATION REQUIREMENTS.

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262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by SCS | Checked by JLI
Issued for DRC | Date July 2026

Drawing Title

Demolition Plan

Drawing Number C3.00
Sheet of

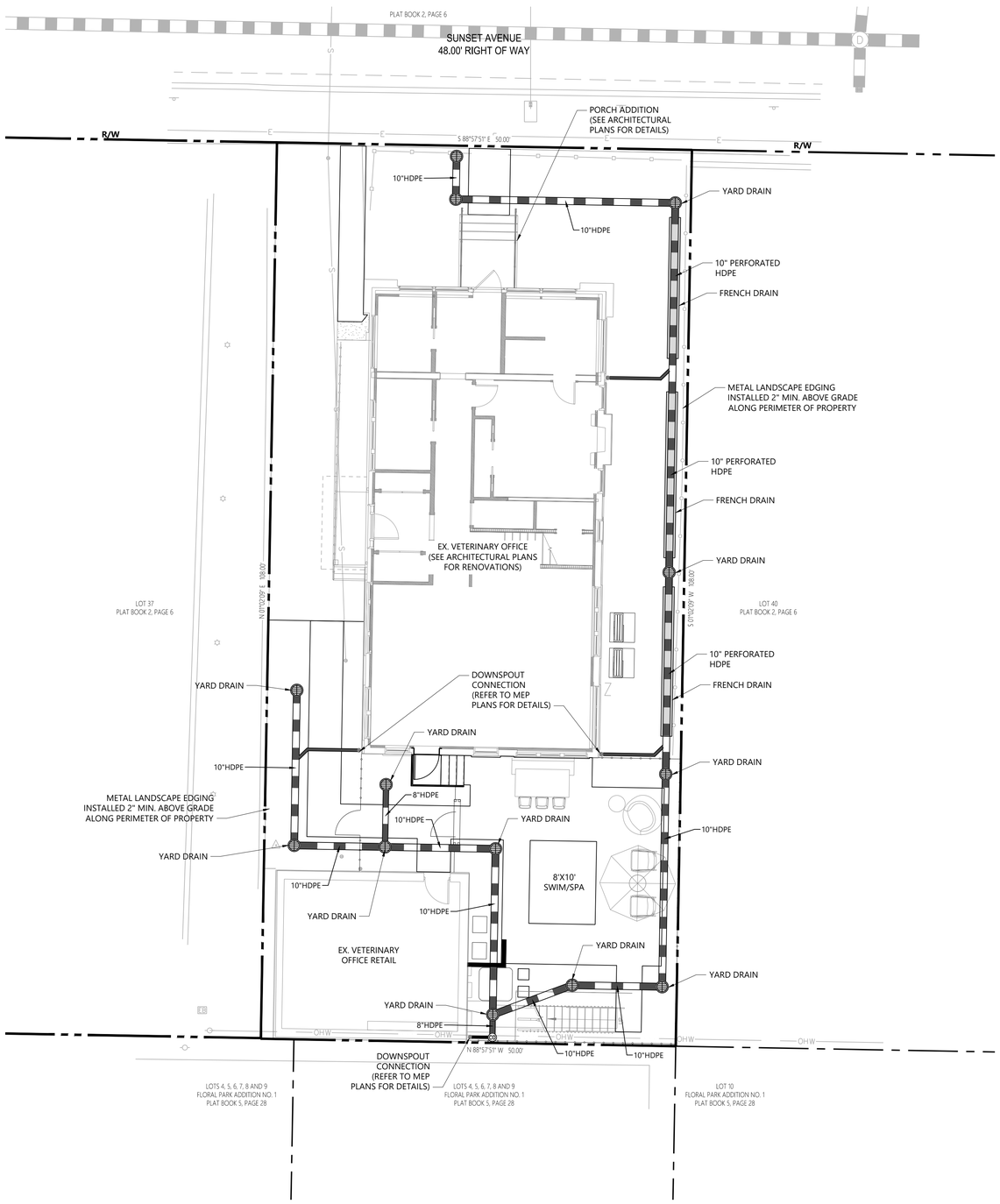
JAIME L. GUA LICENSE NO. 69684 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: Aug. 21, 2026

Project Number 64874.00

64874.00 DM.DWG

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LEGEND

Symbol	Description
	PROPERTY LINE
	R.O.W.
	LOT LINE
	EXFILTRATION TRENCH
	YARD DRAIN
	STORM PIPE

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262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: DRC
Date: July 2026

Drawing Title

Drainage Plan

Drawing Number: C4.00

JAIME L. IGUAL
LICENSE
NO. 69884
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

DATE: Aug. 21, 2026

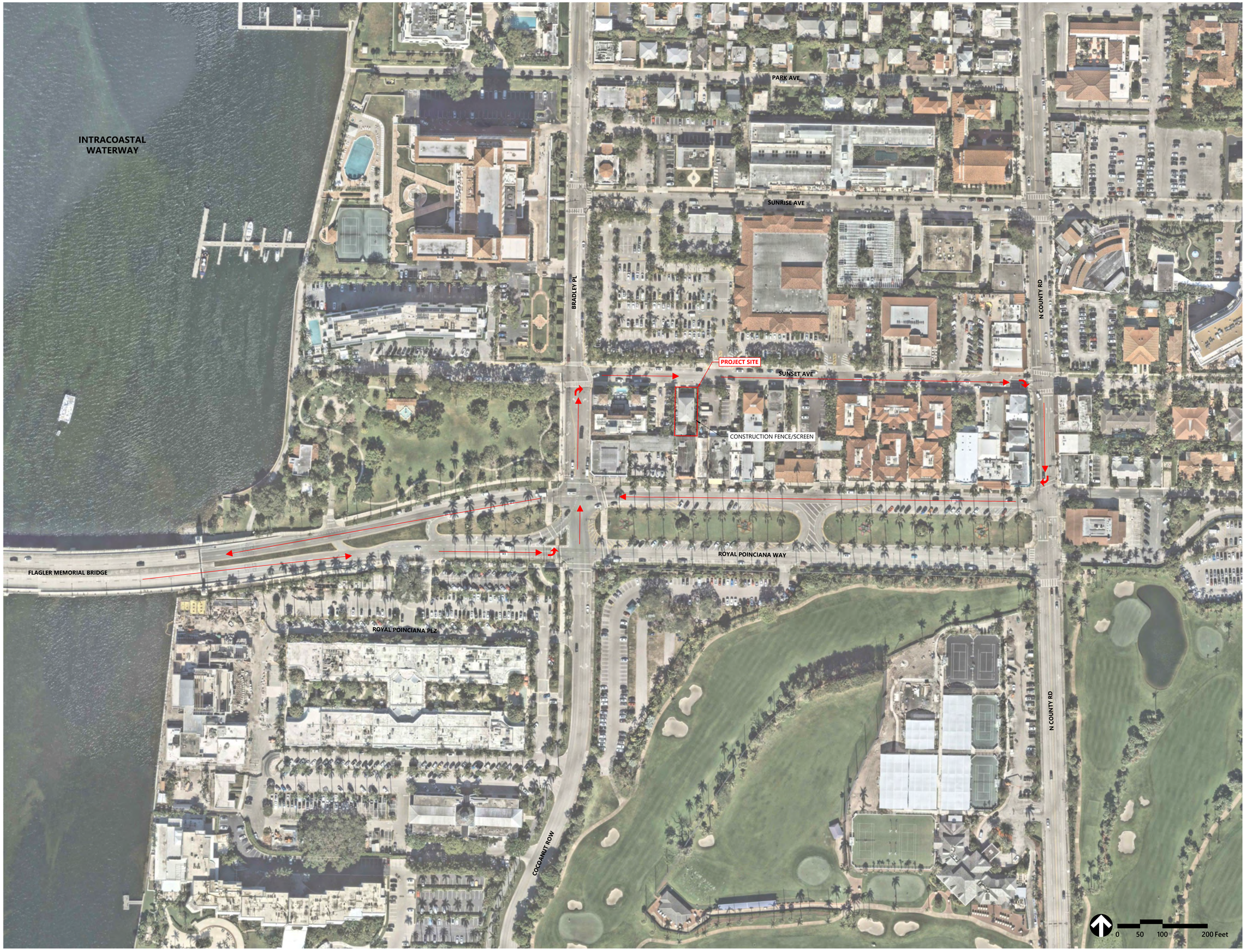
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Project Number: 64874.00

64874.00 DR.DWG

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LEGEND

Symbol	Description
→	TRUCK ROUTE

262 Sunset Avenue

Town of Palm Beach, Florida

No.	Revision	Date	Appvd.

Designed by: SCS
Checked by: JLI
Issued for: DRC
Date: July 2026

Drawing Title

Truck Access & Staging Plan

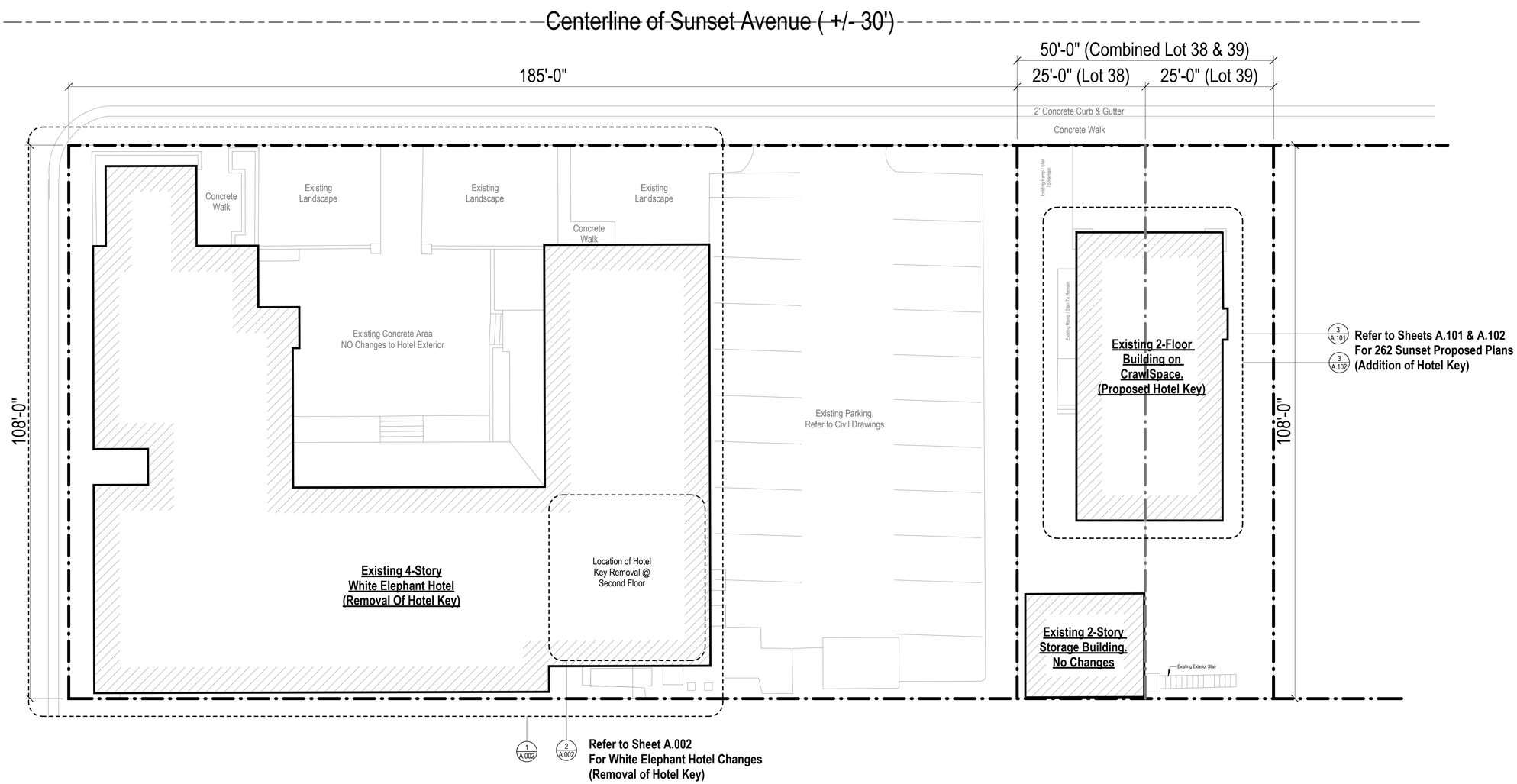
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LICENSE NO. 69684
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: Aug. 21, 2026

Project Number: 64874.00

Saved Monday, June 29, 2026 3:55:01 PM SSTEERS Plotted Friday, August 21, 2026 5:15:58 PM Shawn Steers



1 Overall Sunset Avenue Hotel Master Plan
3/32" = 1'-0"

2419

262 Sunset Avenue
Palm Beach, FL 33480

emeritus
8 Williams Lane Nantucket, MA 02554
P. 508.325.4995
F. 508.325.6980
www.emeritusdevelopment.com

COMBINED HOTEL SITE PLAN

DEVELOPMENT REVIEW

AUGUST 24, 2026

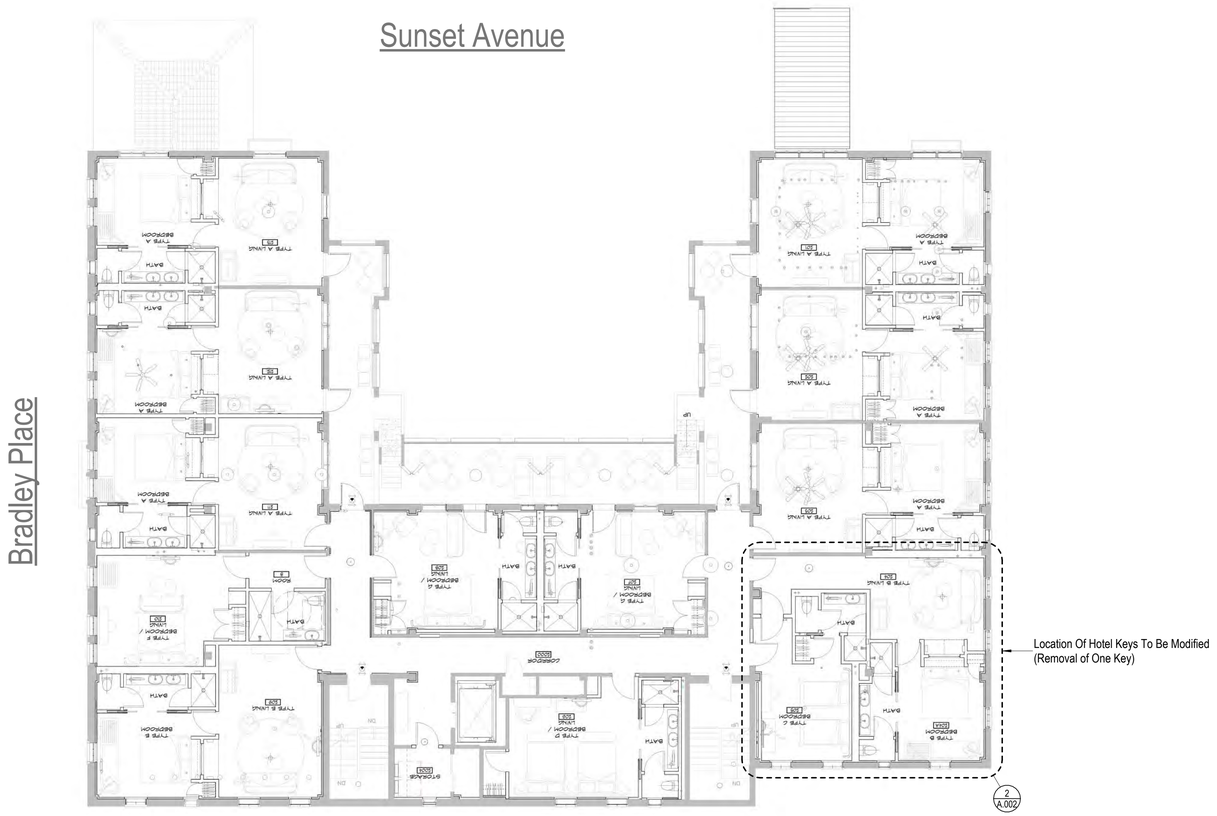
SHEET INDEX

A.001 COMBINED HOTEL SITE PLAN
A.002 ADJACENT HOTEL KEY CHANGES
A.101 FIRST FLOOR PLANS
A.102 SECOND FLOOR PLANS
A.103 LIFE SAFETY PLANS
A.201 EXTERIOR ELEVATIONS - NORTH
A.202 EXTERIOR ELEVATIONS - SOUTH
A.203 EXTERIOR ELEVATIONS - WEST
A.204 EXTERIOR ELEVATIONS - EAST
A.205 BUILDING SECTIONS
A.206 FINISHES LEGEND & STREETSCAPE
A.207a RENDERINGS
A.207b RENDERINGS
A.208 BUILDING PRODUCT INFORMATION
A.209 EXIST. EXTERIOR CONDITION PHOTOGRAPHS
A.210 EXIST. EXTERIOR CONDITION PHOTOGRAPHS
A.211 HISTORIC EXTERIOR CONDITION PHOTOS

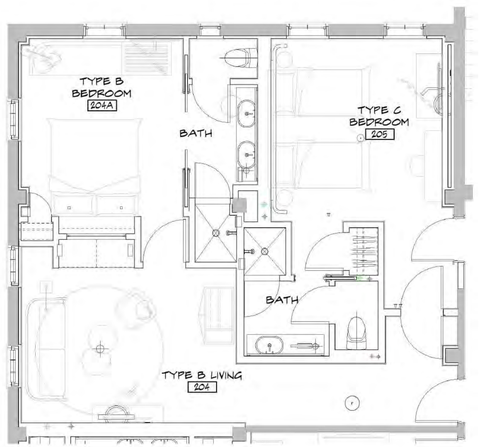
TOWN OF PALM BEACH, FLORIDA
PALM BEACH COUNTY
PARCEL ID: 50-43-43-22-31-000-0380

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A.001
2419



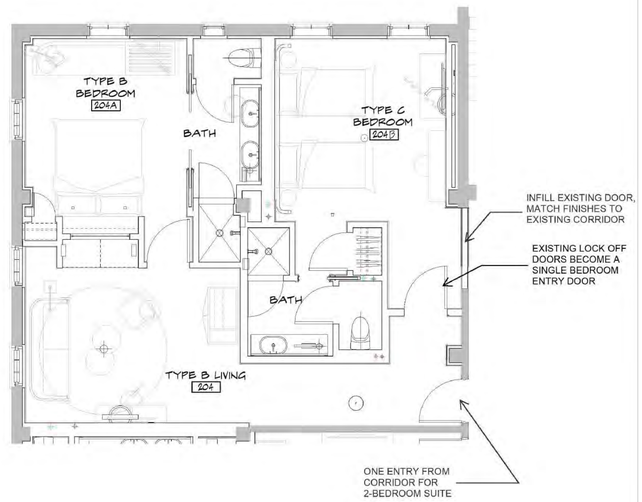
1 Existing Overall Second Floor Plan (White Elephant)
12" = 1'-0"



Note:: Unit Plans Rotated from above Overall Plan

Existing Hotel Keys 204 & 205

(2) 1-Bedroom Keys



Proposed Hotel Key 204 (205 Eliminated)

(1) 2-Bedroom Key

2 Proposed Key Removal
12" = 1'-0"

2419

262 Sunset Avenue
Palm Beach, FL 33480

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02554
P. 508.325.4995
F. 508.325.6980
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ADJACENT HOTEL KEY CHANGES

DEVELOPMENT REVIEW

AUGUST 24, 2026

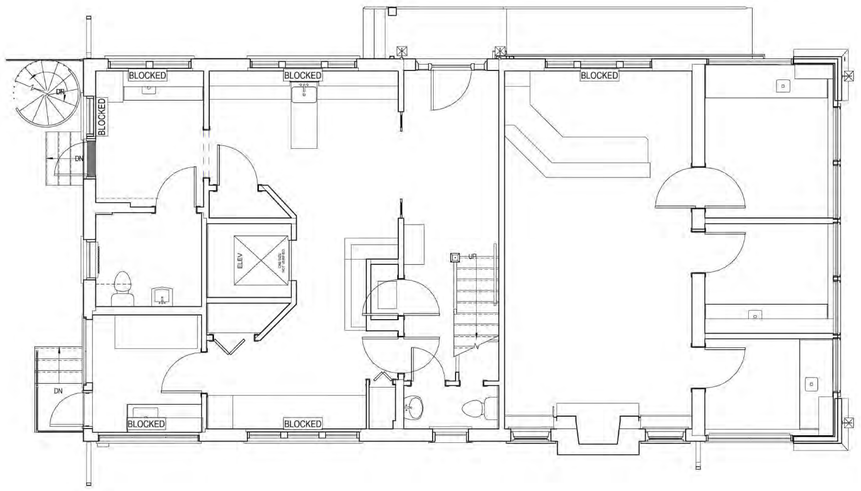
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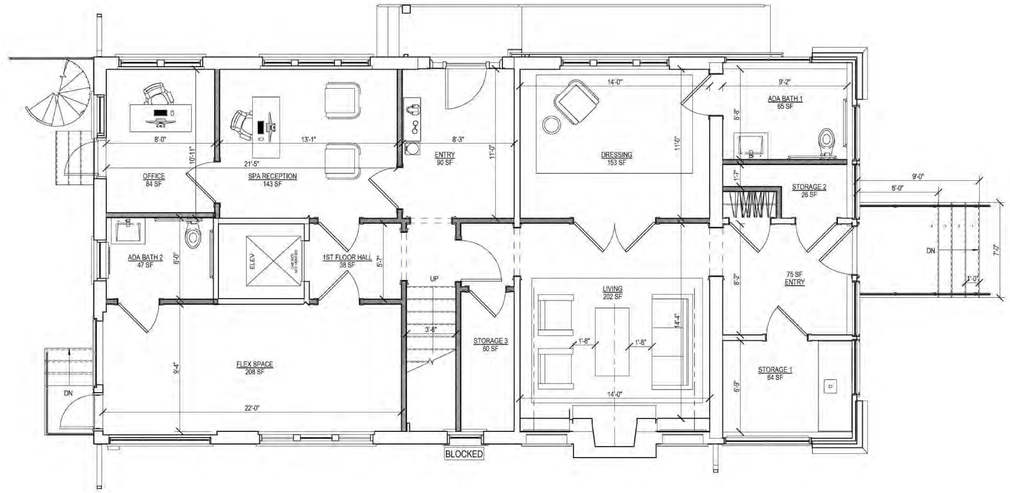
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PALM BEACH COUNTY
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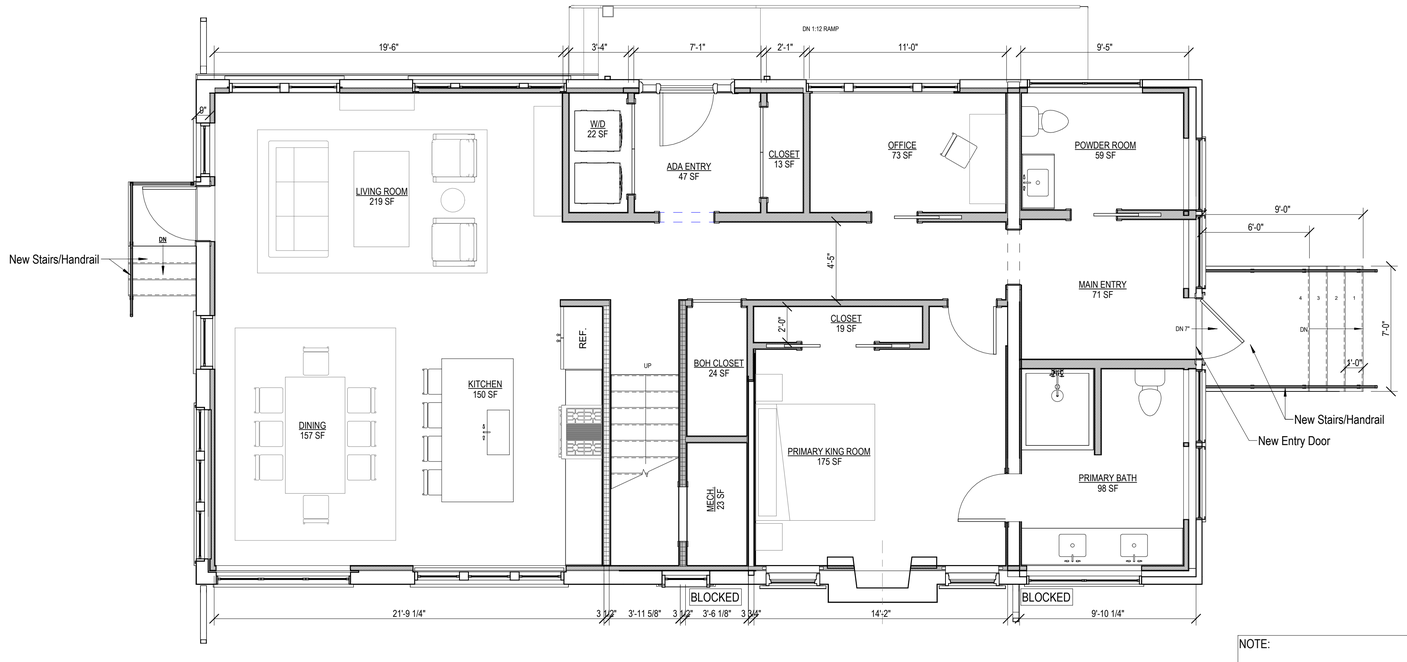
A.002
2419



1 _EXISTING FIRST FLOOR PLAN - MAIN BUILDING
3/16" = 1'-0"



2 _LPC APPROVED FIRST FLOOR PLAN - MAIN BUILDING
3/16" = 1'-0"



3 PROPOSED FIRST FLOOR PLAN - MAIN BUILDING
1/4" = 1'-0"

NOTE:

DIMENSIONS SHOWN ARE STUD-TO-STUD AND DO NOT INCLUDE FINISHES, UNLESS NOTED OTHERWISE.

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FIRST FLOOR PLANS

DEVELOPMENT REVIEW

AUGUST 24, 2026

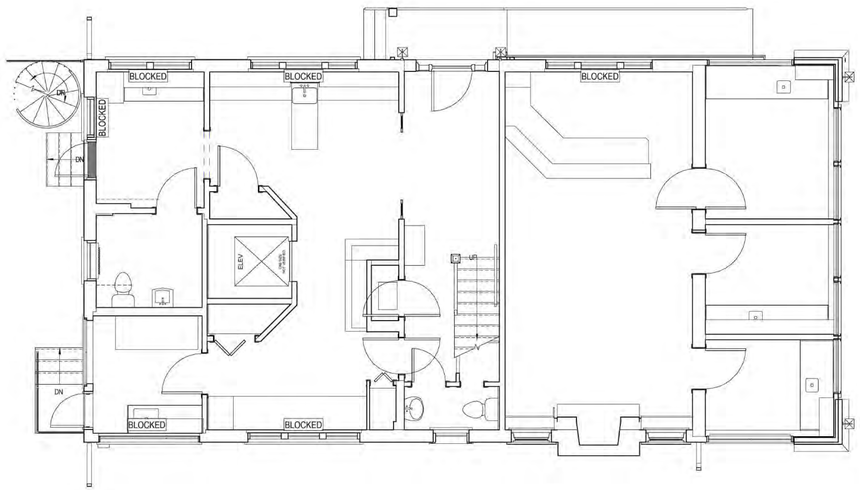
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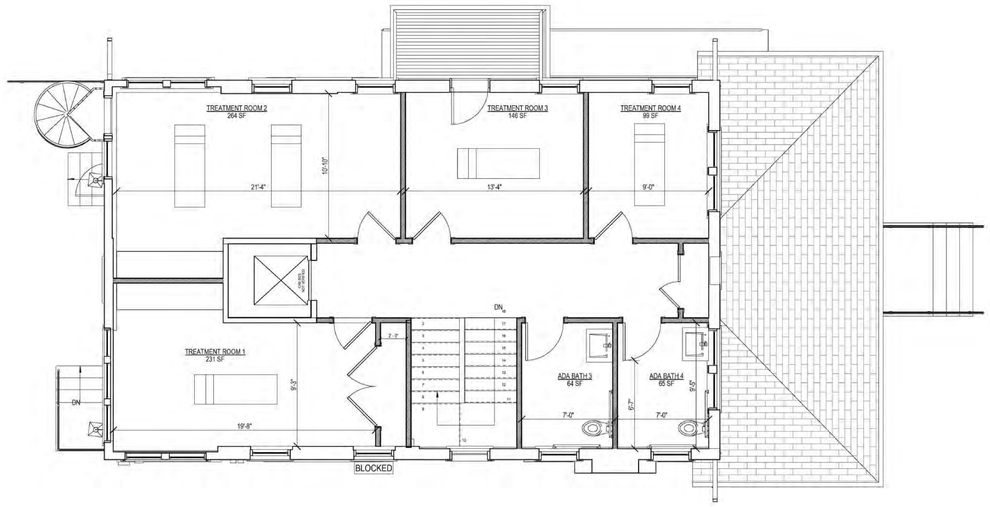
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A.101
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1 EXISTING SECOND FLOOR PLAN - MAIN BUILDING
3/16" = 1'-0"



2 LPC APPROVED SECOND FLOOR PLAN - MAIN BUILDING
3/16" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN - MAIN BUILDING
1/4" = 1'-0"

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SECOND FLOOR PLANS

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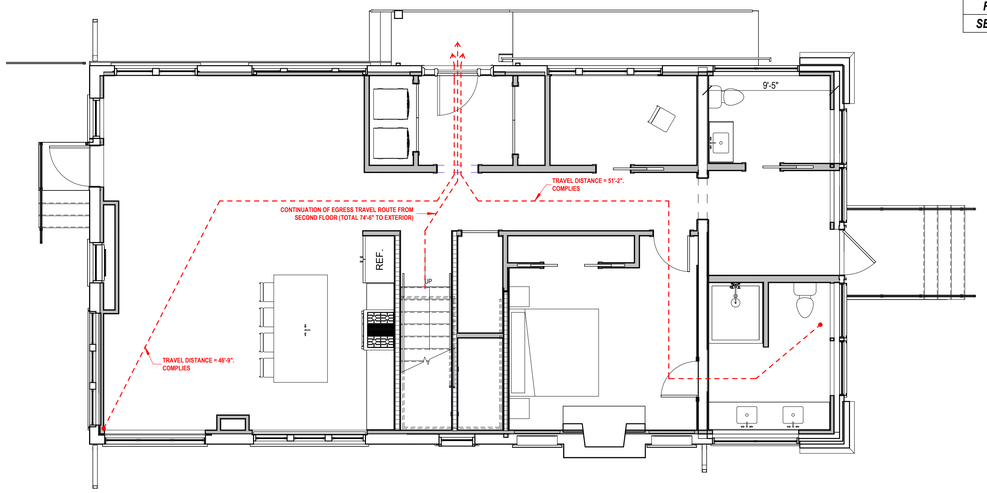
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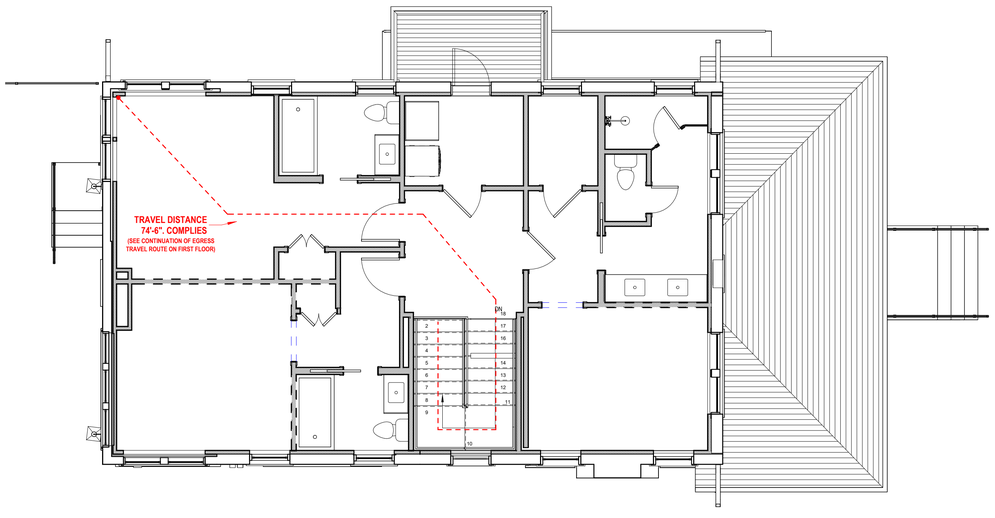
A.102
2419

GENERAL EGRESS REQUIREMENTS:
THE REQUIRED MAXIMUM COMMON PATH OF TRAVEL DISTANCES FOR A FULLY SPRINKLERED BUILDING ARE LISTED BELOW (FBC TABLE 1006.3.3(2) & 1020.5 & NFPA 101 TABLE A.7.6

FLOOR	OCCUPANCY	MAX. COMMON PATH OF TRAVEL
FIRST	R-1	75'-0"
SECOND	R-1	75'-0"



1 OCCUPANCY / LIFE SAFETY PLAN - FIRST FLOOR PLAN (MAIN BUILDING)
3/16" = 1'-0"



2 OCCUPANCY / LIFE SAFETY PLAN - SECOND FLOOR PLAN (MAIN BUILDING)
3/16" = 1'-0"

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LIFE SAFETY PLANS

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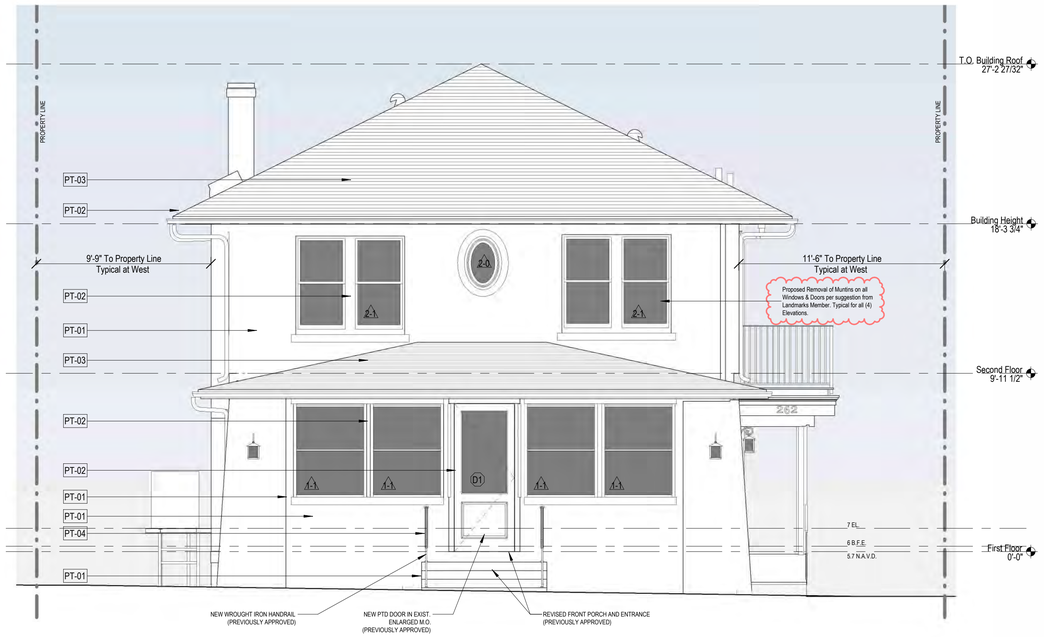
A.103
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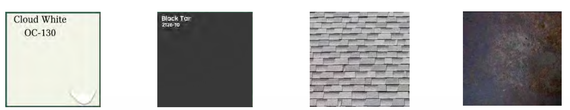
1 _EXISTING NORTH ELEVATION - MAIN BUILDING
3/16" = 1'-0"



2 _LPC APPROVED NORTH ELEVATION - MAIN BUILDING
3/16" = 1'-0"



3 PROPOSED NORTH ELEVATION - MAIN BUILDING
1/4" = 1'-0"



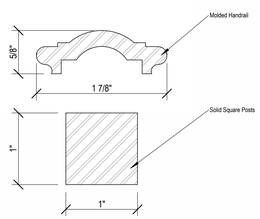
PT-01
EXTERIOR BODY, FRONT PORCH GUARDRAILS & TRIM;
- SHERWIN WILLIAMS / SUPER PAINT EXTERIOR FLAT / "CLOUD WHITE" OC-130

PT-02
EXTERIOR TRIM, DOORS & WINDOWS;
- SHERWIN WILLIAMS / SUPER PAINT EXTERIOR FLAT / "BLACK TAR" 2126-10

PT-03
EXISTING ASPHALT/3-TAB ROOF

PT-04
WROUGHT IRON HANDRAIL

4 PROPOSED COLOR PALETTE
1/2" = 1'-0"



5 NEW WROUGHT IRON HANDRAIL PROFILE
12" = 1'-0"

PROPOSED WINDOW REPLACEMENT SCHEDULE

	WINDOW REPLACEMENT SCHEDULE			
MARK	OPENING WIDTH	OPENING HEIGHT	FRAME MATERIAL	FRAME COLOR
FIRST FLOOR:				
1-1	4'-1"	5'-3"	Aluminum	Black
1-1	4'-1"	5'-3"	Aluminum	Black
1-1	4'-1"	5'-3"	Aluminum	Black
1-1	4'-1"	5'-3"	Aluminum	Black
1-1	4'-1"	5'-3"	Aluminum	Black
1-2	6'-5"	5'-4"	Aluminum	Black
1-3	3'-0"	3'-1"	Aluminum	Black
1-3	3'-0"	3'-1"	Aluminum	Black
1-4	2'-8"	3'-10"	Aluminum	Black
1-5	8'-4"	3'-9"	Aluminum	Black
1-6	7'-6"	4'-10"	Aluminum	Black
1-7	8'-7"	5'-1"	Aluminum	Black
1-8	3'-0"	3'-10"	Aluminum	Black
1-9	3'-0"	5'-6"	Aluminum	Black
1-10	6'-2"	5'-6"	Aluminum	Black
1-12	8'-7"	5'-6"	Aluminum	Black
1-12	8'-7"	5'-6"	Aluminum	Black
1-13	6'-5"	5'-4"	Aluminum	Black
SECOND FLOOR:				
2-0	2'-1"	3'-0"	Aluminum	Black
2-1	6'-1"	5'-6"	Aluminum	Black
2-1	6'-1"	5'-6"	Aluminum	Black
2-2	3'-0"	5'-6"	Aluminum	Black
2-2	3'-0"	5'-6"	Aluminum	Black
2-3	3'-0"	5'-6"	Aluminum	Black
2-4	3'-0"	5'-6"	Aluminum	Black
2-5	3'-0"	5'-6"	Aluminum	Black
2-6	6'-1"	5'-5"	Aluminum	Black
2-7	8'-7"	5'-3"	Aluminum	Black
2-8	3'-0"	5'-6"	Aluminum	Black
2-8	3'-0"	5'-6"	Aluminum	Black
2-9	6'-0"	5'-5"	Aluminum	Black
2-10	3'-0"	5'-6"	Aluminum	Black
2-10	3'-0"	5'-6"	Aluminum	Black
2-10	3'-0"	5'-6"	Aluminum	Black
2-10	3'-0"	5'-6"	Aluminum	Black

PROPOSED DOOR REPLACEMENT SCHEDULE

DOOR REPLACEMENT SCHEDULE				
MARK	WIDTH	HEIGHT	FRAME MATERIAL	FRAME COLOR
D1	3'-4"	8'-3"	Aluminum	Black
D2	3'-0"	7'-3"	Aluminum	Black
D3	5'-4"	7'-2"	Aluminum	Black
D4	3'-0"	7'-9"	Aluminum	Black

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EXTERIOR ELEVATIONS - NORTH

DEVELOPMENT REVIEW

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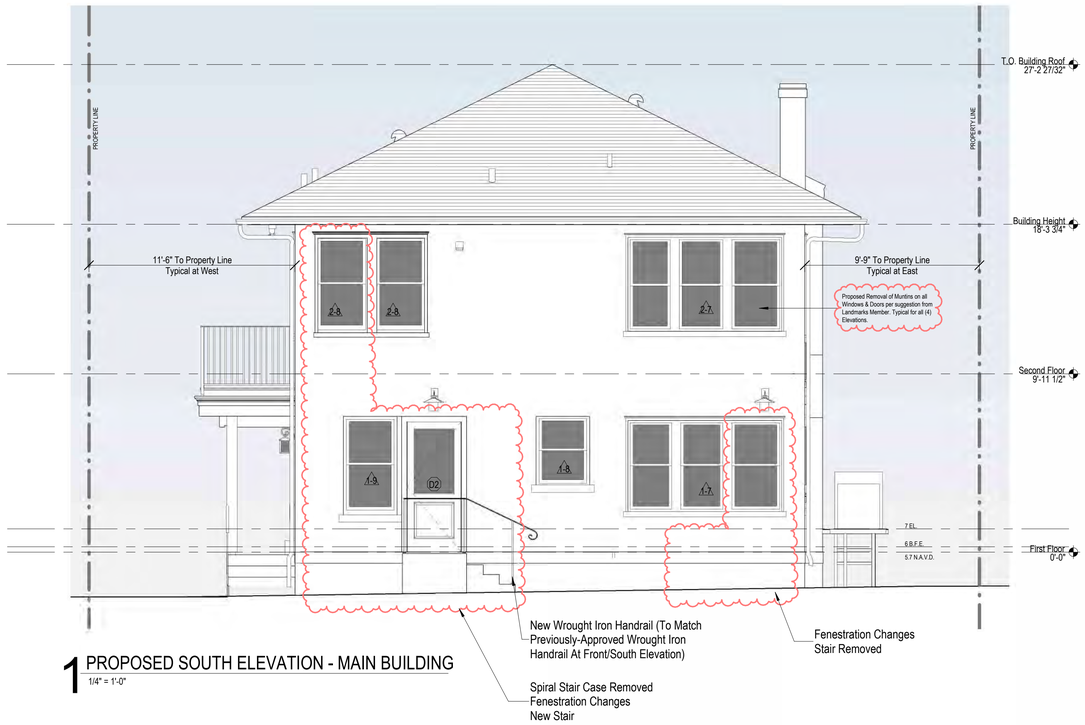
A.201
2419



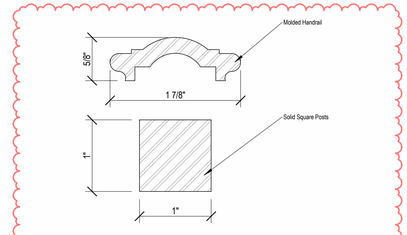
3 EXISTING SOUTH ELEVATION - MAIN BUILDING
3/16" = 1'-0"



2 LPC APPROVED SOUTH ELEVATION - MAIN BUILDING
3/16" = 1'-0"



1 PROPOSED SOUTH ELEVATION - MAIN BUILDING
1/4" = 1'-0"



4 NEW WROUGHT IRON HANDRAIL PROFILE
12" = 1'-0"
(To Match Previously-Approved Wrought Iron Handrail At Front/North Elevation)

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EXTERIOR ELEVATIONS - SOUTH

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A.202
2419



1 EXISTING WEST ELEVATION - MAIN BUILDING
3/16" = 1'-0"



2 LPC APPROVED WEST ELEVATION - MAIN BUILDING
3/16" = 1'-0"



3 PROPOSED WEST ELEVATION - MAIN BUILDING
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - WEST

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A.203
2419



1 EXISTING EAST ELEVATION - MAIN BUILDING
3/16" = 1'-0"



2 LPC APPROVED EAST ELEVATION - MAIN BUILDING
3/16" = 1'-0"



3 PROPOSED EAST ELEVATION - MAIN BUILDING
1/4" = 1'-0"

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EXTERIOR ELEVATIONS - EAST

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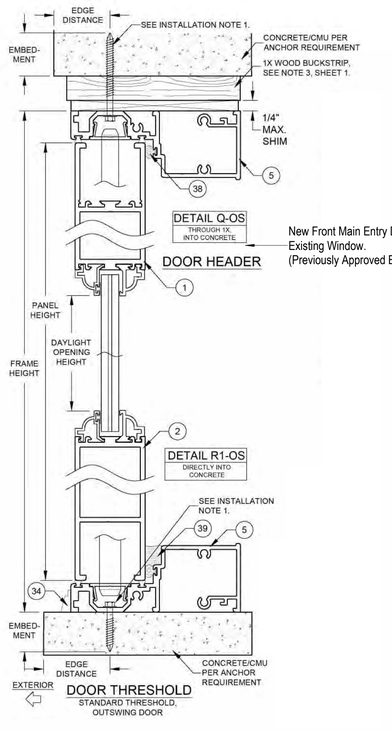
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A.204
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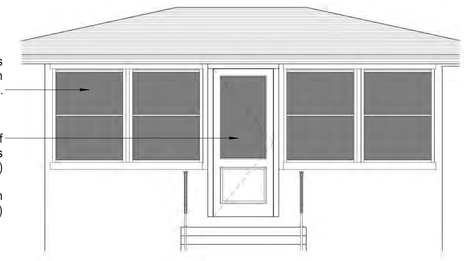


1 Longitudinal Building Section
1/4" = 1'-0"

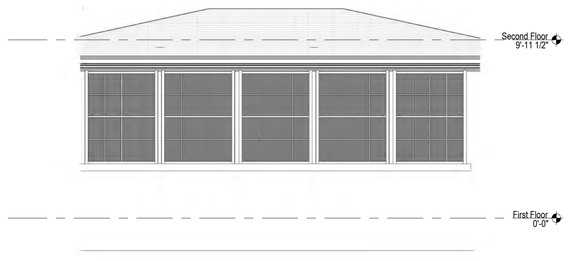


New Front Main Entry Door in-place of Existing Window.
(Previously Approved By Landmarks)

4 Enlarged Door Detail
1/4" = 1'-0"



2 Proposed Front Facade Entry Door - Fenestration Edit
1/4" = 1'-0"



3 Existing Front Facade
1/4" = 1'-0"

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BUILDING SECTIONS

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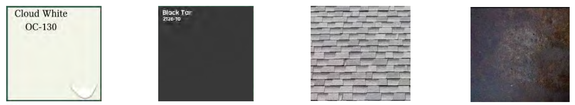
TOWN OF PALM BEACH, FLORIDA
PALM BEACH COUNTY
PARCEL ID: 50-43-43-22-31-000-0380

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A.205
2419



1 EXTERIOR FINISHES
1/4" = 1'-0"



PT-01
EXTERIOR BODY, FRONT PORCH GUARDRAILS & TRIM;
- SHERWIN WILLIAMS / SUPER PAINT EXTERIOR FLAT / "CLOUD WHITE" OC-130

PT-02
EXTERIOR TRIM, DOORS & WINDOWS;
- SHERWIN WILLIAMS / SUPER PAINT EXTERIOR FLAT / "BLACK TAR" 2126-10

PT-03
EXISTING EXTERIOR ASPHALT/3-TAB ROOF

PT-04
WROUGHT IRON HANDRAIL

2 PROPOSED COLOR PALETTE.
1/2" = 1'-0"



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

2419

262 Sunset Avenue
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8 Williams Lane Nantucket, MA 02554
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FINISHES LEGEND & STREETSCAPE

DEVELOPMENT REVIEW

AUGUST 24, 2026

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PALM BEACH COUNTY
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A.206
2419



RENDERING - PROPOSED



RENDERING - EXISTING



RENDERING - PROPOSED



RENDERING - EXISTING



RENDERING - PROPOSED



RENDERING - EXISTING

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RENDERINGS

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A.207a

2419



RENDERING - PROPOSED **(NO VEGETATION)**



RENDERING - EXISTING



RENDERING - PROPOSED **(NO VEGETATION)**



RENDERING - EXISTING



RENDERING - PROPOSED **(NO VEGETATION)**



RENDERING - EXISTING

2419

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RENDERINGS

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A.207b
2419

Typical Window Replacement Note: No Muntins as requested by Landmarks

Line #	Item Description	Quantity		
0001 (1.00)	**SH7700A** SINGLE HUNG SERIES 7700A	**Ordered:** 2.00		



Certification Type: MIAMI
Frame Type: .5FLANGE
Window Style: STD
Size Code: 4053.0000
Actual Size: 48 X 63
Wood Frame Opening: 47 1/4 X 62 1/4
Frame Color: 10PK - Black
Interlayer Type: PVB090
Glass: 13/16" LUG (1/8AN - 3/8 AIR -5/16 AN/AN
Glass Color: CL - CLEAR
Argon Gas: NONE
Grid Type: NONE - NO Grid
Vent Latch: N
Hi-Rise Sill: N
Stainless Steel Package: Y
Lock Quantity: 2.0000
Vent Ht: 31.9640
PositiveDesignPressure: 65.0000
PANumber: FL239
CondensationResistance: 17.0000
SolarHeatGainCoeff: 0.5900
VTCOG: 0.8000

NOA Selection: 23-0707.10
Vent Configuration: EQUAL
Size Selection: MODULAR
Size Ref: TTT
Rough Masonry: 48 3/4 X 63
Egress Opening: 42 15/16 X 26 1/16 (7.7478 SQFT)
Glass Family: LI - Laminated Insulating
Glass Makeup: LIA206AA5
Does unit need to meet Turtle Code: NO
Low E: NONE
Privacy Glass: NONE - NONE
Screen Type: 1816K - 1816 Charcoal
WOCD: N
Lmtd Sash Stop: N
Lock Type: SWEEP - Sweep Latch
Boxing Options: BS - Box Screen
CAR#: 23-0707.10
NegativeDesignPressure: 80.0000
EnergyStar: NONE
UF: 0.6800
VT: 0.6400
CPD: PGT-A-239-00459-00005

Location: North-1st Floor-F,G **Notes:**

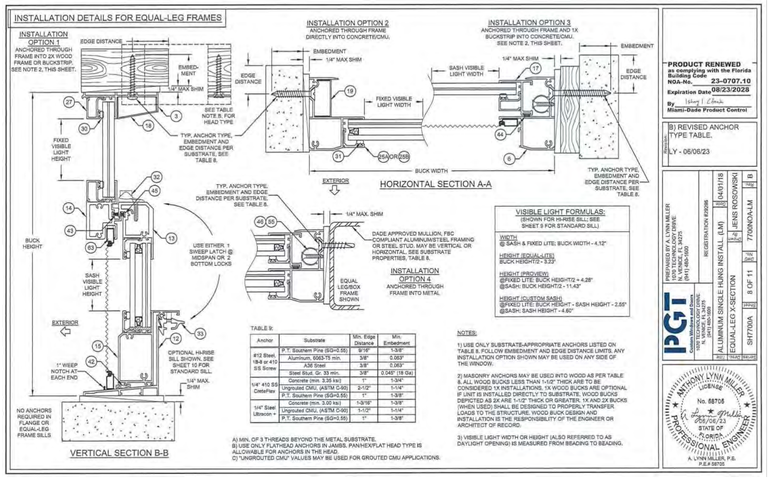
0002 (2.00)	**MULL** MULL BARS	**Ordered:** 1.00	

Product Family Series: 7700A
NOA Selection: 26-0401.06
Frame Type: .5FLANGE
Mull Clip Qty: 2.0000
Size Selection: CUSTOM
Frame Color: 10PK - Black

Certification Type: MIAMI
Part Selection: MULL/CLPS - Mull & Clips set
Mull Bar Type: 1X4X0.375
Mull Clip Type: STDCLP/STDCLP
Length: 63.0000
Boxing Options: N - None

Location: North-1st Floor-F,G **Notes:**

0003 (3.00)	**SH7700A** SINGLE HUNG SERIES 7700A	**Ordered:** 2.00	



Approved Front Door (New Door in-place of Existing Window.Previously Approved by Landmarks

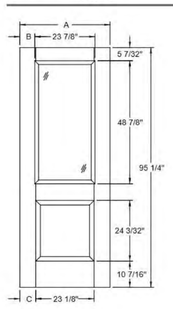


- U4 IMPACT WBDR
- 3/0X8/0
- SGL
- RH I/S
- SMOOTH-STAR
- HALF 1PNL 12LT (S8325-IGBGFW) GBG FLAT BAR WHITE
- CLEAR
- DBL BORE RAD PREP 2-3/8
- 4-5/8" TRUG WHT COMP JAMB
- WHT WS
- BASIC FIXED SILL MILL CAP
- KERF RUBBER
- PRMD COMP WM176 CASING
- 4 BALL BEARING STAINLESS STEEL HINGES
- SHP CSG LOOSE
- ACTUAL UNIT SIZE:37-7/16IN X 97-13/16IN
- FL CODE 20468.10

THERMA-TRU DOORS

Fiber-Classic/Smooth-Star/Steel 8/0 Standard & Impact

8' Half Lite 1 Panel



Daylight Opening:
2247 20-7/8" x 45-7/8" (958 sq.in.)
2247 Impact 20-13/16" x 45-13/16" (954 sq.in.)

Notes:
For Optional Grille Locations, See Arch 1.
Impact Options Available.

Available in:
Smooth-Star

Width	Glass	A	B	C
2/8	2247	31-13/16"	3-31/32"	4-11/32"
2/10	2247	33-13/16"	4-31/32"	5-11/32"
3/0	2247	35-13/16"	5-31/32"	6-11/32"

Approved Shingle Product/Color (Roof Replacement Previously Approved. - To Match Existing)



2419

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BUILDING PRODUCT INFORMATION

DEVELOPMENT REVIEW

AUGUST 24, 2026

TOWN OF PALM BEACH, FLORIDA
PALM BEACH COUNTY
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A.208
2419



262 SUNSET AVE
(Looking South)



262 SUNSET AVE
(At West Side Yard Looking North)



262 SUNSET AVE
(At Rear Yard Looking West At Main
Building & Accessory Building



262 SUNSET AVE
(At East Side Yard Looking South)

2419

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A.209
2419



262 SUNSET AVE



262 SUNSET AVE



280 SUNSET AVE



257 ROYAL POINCIANA WAY

2419

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A.210
2419



CIRCA 1930



CIRCA 1970



CIRCA 2005



2015

2419

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HISTORIC EXTERIOR CONDITION PHOTOS

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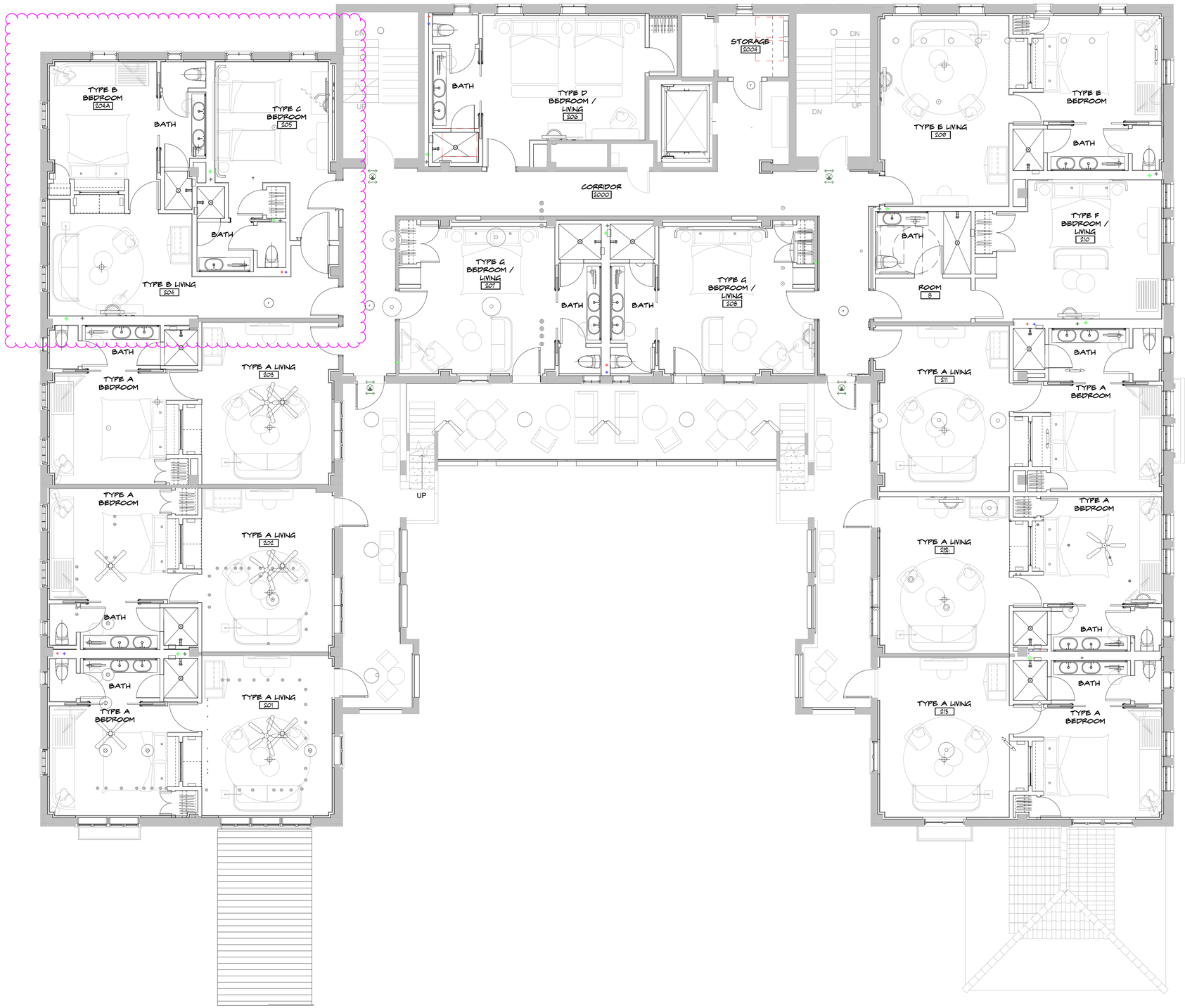
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A.211
2419

BIM 360://Bradley Park Hotel/Bradley Park Hotel.rvt

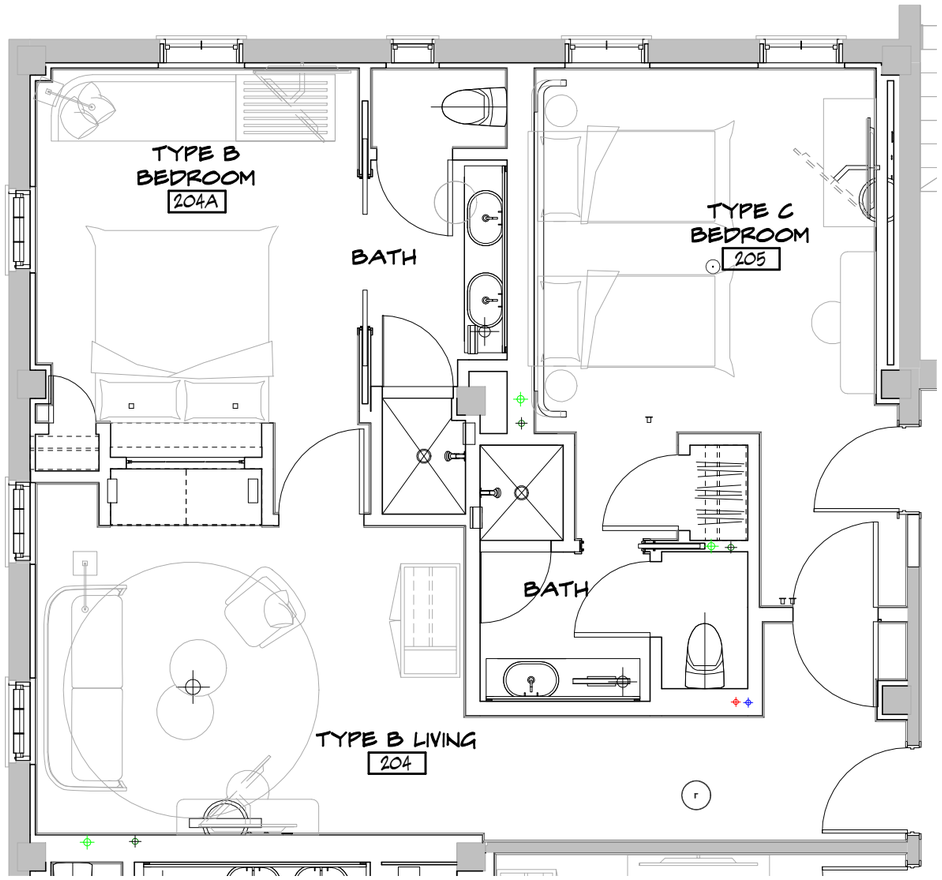


1 A1.24 EXISTING HOTEL - 2ND FLOOR PLAN

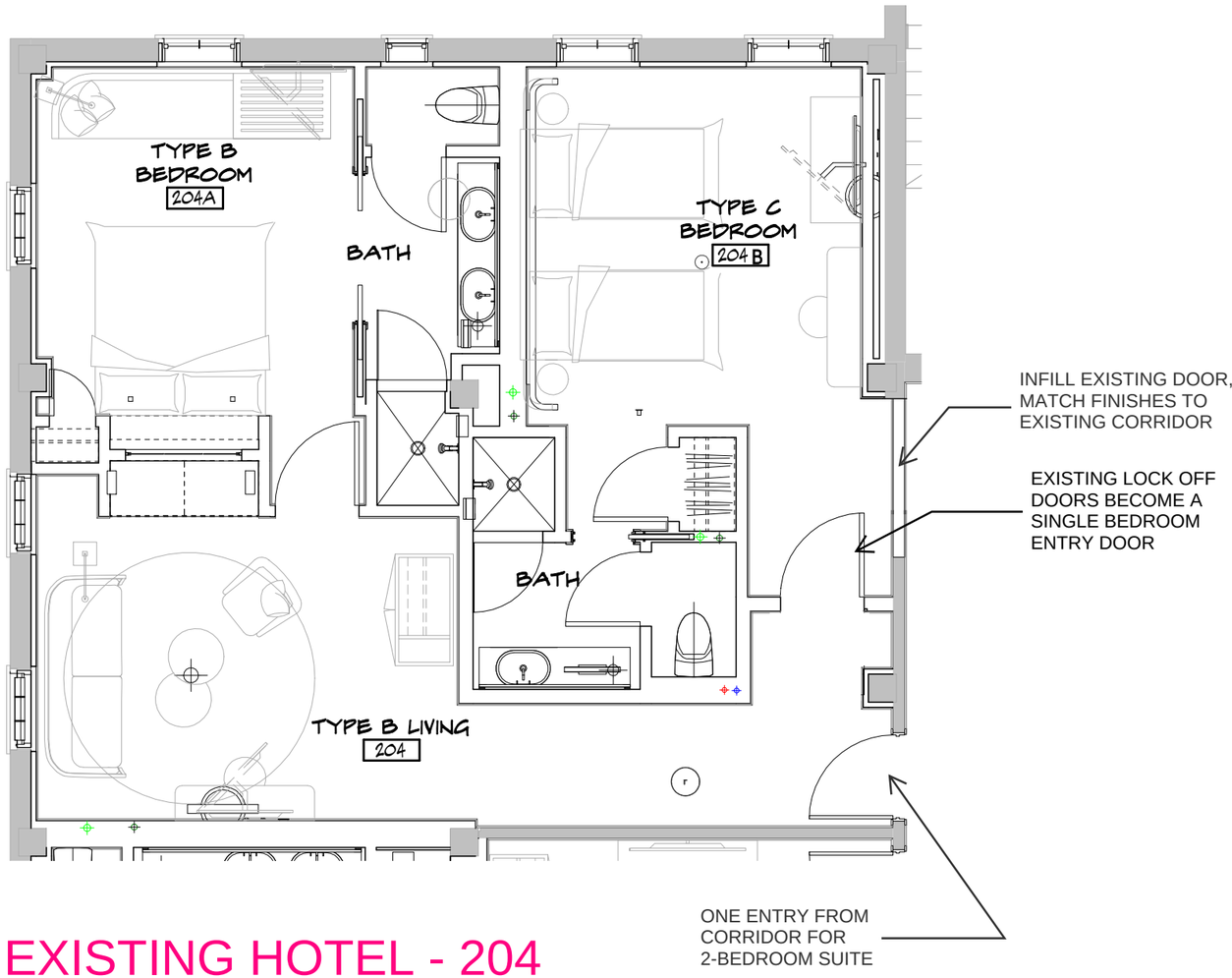
PROPOSED 262 SUNSET
removal of key at existing hotel

1/7/2019 5:16:38 PM

PROPOSED 262 SUNSET
removal of key at existing hotel

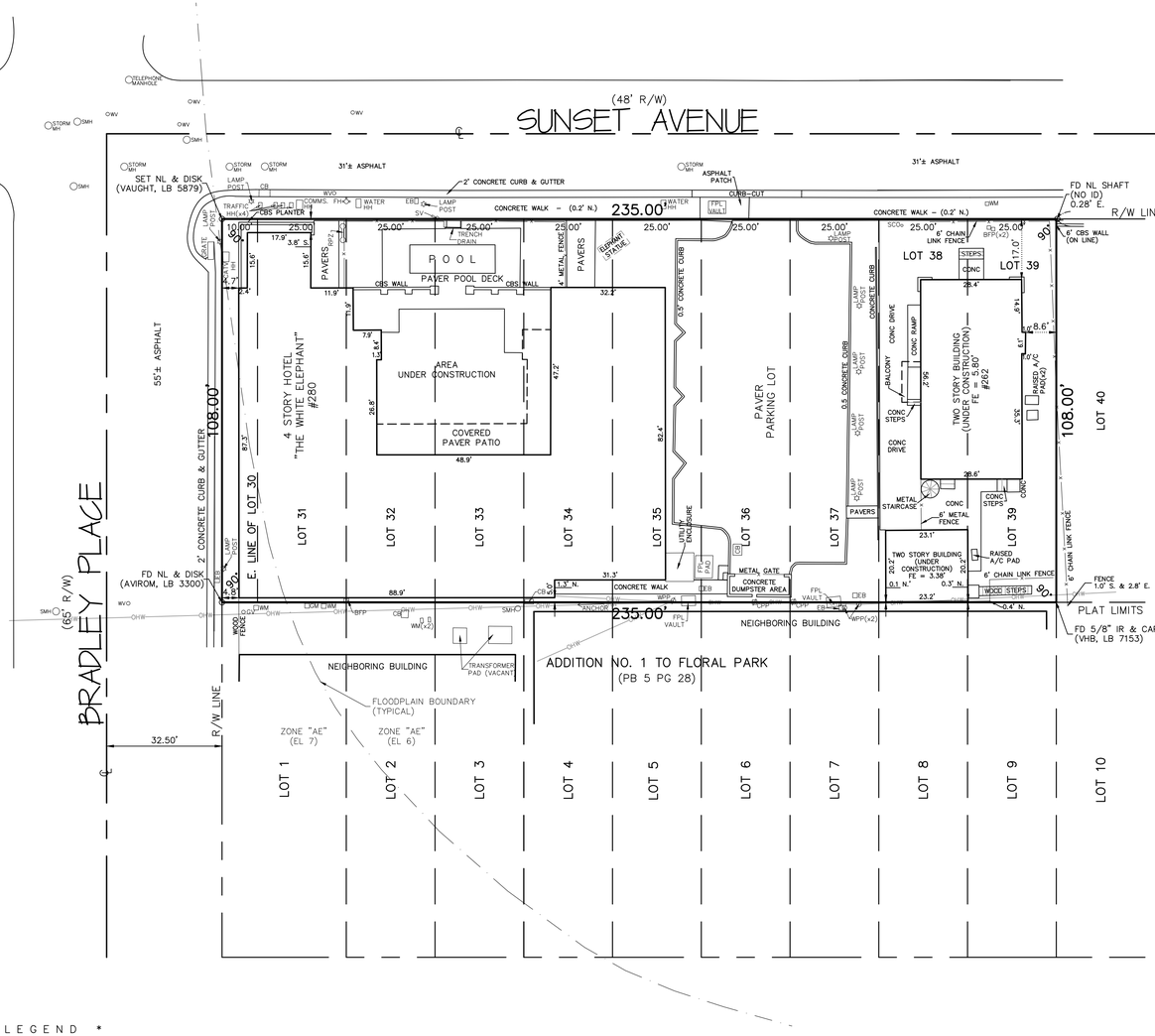


EXISTING HOTEL - 204 & 205



EXISTING HOTEL - 204
(ELIMINATE ROOM 205)

GOD BLESS AMERICA



NORTH

SCALE : 1" = 20'

THIS IS THE INTENDED DISPLAY SCALE

20 15 10 5 0 10 20 40

GRAPHIC SCALE

NAVD88

* L E G E N D *

BFP	BACKFLOW PREVENTER
CATV	CABLE TELEVISION RISER
CBS	CONCRETE BLOCK STRUCTURE
CONC	CONCRETE
COV	COVERED
EB	ELECTRIC BOX
EL	ELEVATION
FD	FOUND
FE	FLOOR ELEVATION
FH	FIRE HYDRANT
GM	GAS MAIN
HH	HAND-HOLE
ID	IDENTIFICATION
IR	IRON ROD
LB	LICENSED SURVEY BUSINESS
LS	LICENSED LAND SURVEYOR
NL	NAIL
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
P.I.	POINT OF INTERSECTION
MH	MANHOLE
R/W	RIGHT-OF-WAY
RPZ	REDUCED PRESSURE ZONE
SMH	SANITARY MANHOLE
SV	SEWER VALVE
TEL	TELEPHONE RISER
WM	WATER METER
WV	WATER VALVE
WPP	WOOD POWER POLE
℄	CENTERLINE

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON PLAT. BEARING BASE IS THE SOUTH RIGHT-OF-WAY LINE OF SUNSET AVENUE.
3. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10000 U.S. SURVEY FEET. WELL-IDENTIFIED FEATURES SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
4. BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED QUANTITIES UNLESS NOTED OTHERWISE AS: (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
5. THIS SURVEY PREPARED WITHOUT BENEFIT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER ENCUMBRANCES WHICH MIGHT BE REVEALED IN A SEARCH OF TITLE TO THE SUBJECT LAND.
6. THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
7. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY.
8. SUBJECT PROPERTY LIES IN FLOOD ZONE "AE" (EL 6, EL 7) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #12099C0581G, DATED DECEMBER 20, 2024. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
9. LOT AREA = 25,380 SQUARE FEET (0.58264 ACRES) MORE OR LESS.

LEGAL DESCRIPTION: (PER CLIENT)

THE EAST 10 FEET OF LOT 30 AND ALL OF LOTS 31 THROUGH 39, INCLUSIVE, MAP OF FLORAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATION VALID TO:
1. BRADLEY PARK OWNER, LLC.

This survey has been digitally signed and sealed by P. Michael Zarrella, PSM on the date shown. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R. L. VAUGHT & ASSOCIATES, INC.
LICENSED BUSINESS NO. 5879

DATE OF LAST FIELD WORK:
August 21, 2026

By: _____
P. Michael Zarrella
Professional Surveyor and Mapper No. 6736
State of Florida

PCN: 50-43-43-22-31-000-0301 & 50-43-43-22-31-000-0380

REVISIONS	BY

BOUNDARY SURVEY

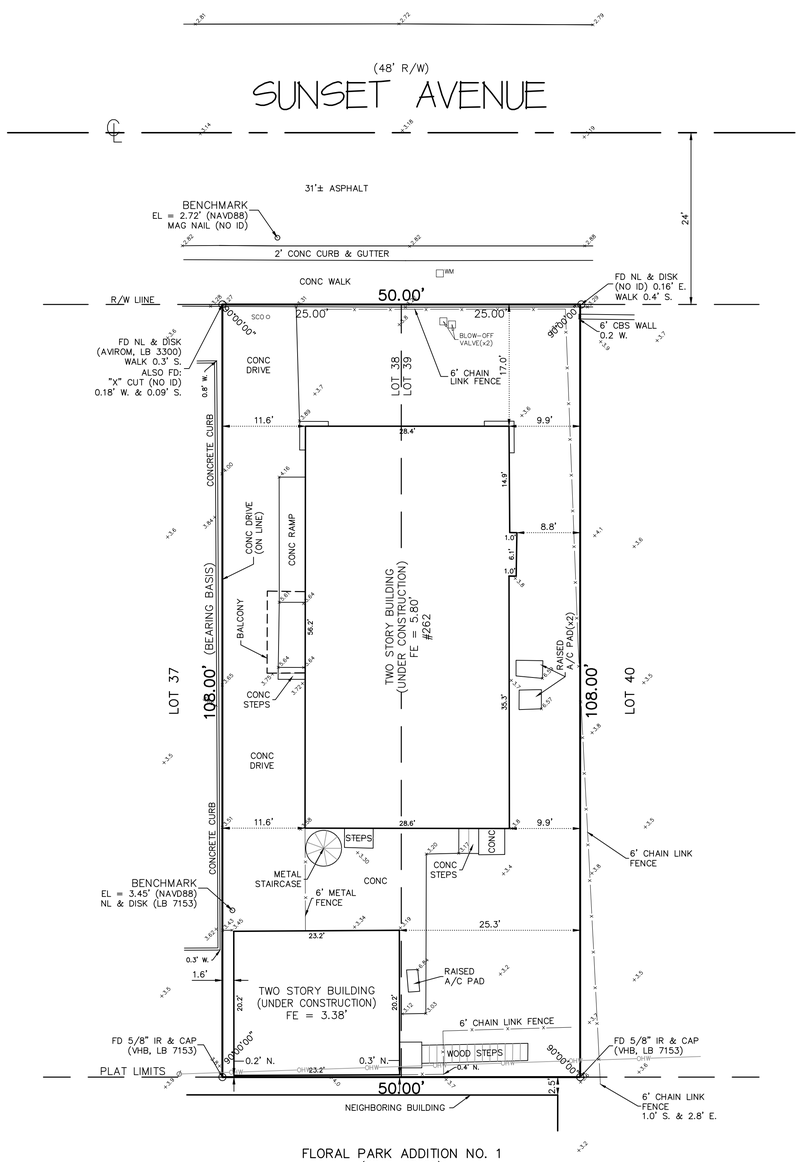
280 & 262 SUNSET AVENUE
PALM BEACH, FLORIDA 33480
TOWN OF PALM BEACH

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

DRAWN	RLV III
CHECKED	PMZ
SCALE	AS SHOWN
DATE	AUGUST 21, 2026
FIELD BOOK	DC
ORDER NO.	822699
SHEET OF SHEETS	1 1
FILE NUMBER	PB22699-26J

FILE: .../PALM BEACH ISLAND/SUNSET AVENUE/280 SUNSET AVENUE/822699_2026-08-17.dwg

GOD BLESS AMERICA



FLORAL PARK ADDITION NO. 1
(PB 5, PG 28)

NAVD88

* L E G E N D *

BFP	BACKFLOW PREVENTER
CATV	CABLE TELEVISION RISER
CBS	CONCRETE BLOCK STRUCTURE
CM	CONCRETE MONUMENT
CONC	CONCRETE
COV	COVERED
Δ	DELTA/CENTRAL ANGLE
EB	ELECTRIC BOX
EL	ELEVATION
FD	FOUND
FE	FLOOR ELEVATION
FH	FIRE HYDRANT
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
L	ARC LENGTH
LB	LICENSED SURVEY BUSINESS
LS	LICENSED LAND SURVEYOR
NL	NAIL
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
P.I.	POINT OF INTERSECTION
R	RADIUS
R/W	RIGHT-OF-WAY
SMH	SANITARY MANHOLE
SCO	SEWER CLEAN OUT
TEL	TELEPHONE RISER
WM	WATER METER
WV	WATER VALVE
WPP	WOOD POWER POLE
℄	CENTERLINE
+12.5	EXISTING ELEVATION

NORTH

SCALE : 1" = 10'
THIS IS THE INTENDED DISPLAY SCALE

10 8 6 4 2 0 5 10 20
GRAPHIC SCALE

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON PLAT. BEARING BASE IS THE WEST LINE OF THE SUBJECT PROPERTY.
3. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10000 U.S. SURVEY FEET. WELL-IDENTIFIED FEATURES SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
4. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BENCHMARK USED: 'BREAKERS' (CGS), ELEVATION = 15.83' (NAVD88)
5. THE EXPECTED ACCURACY OF SPOT ELEVATIONS SHOWN HEREON IS 0.03 FEET FOR THE HARD SURFACE ELEVATIONS AND 0.1 FEET FOR NATURAL GRADE ELEVATIONS.
6. BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED QUANTITIES UNLESS NOTED OTHERWISE AS: (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
7. THIS SURVEY PREPARED WITHOUT BENEFIT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER ENCUMBRANCES WHICH MIGHT BE REVEALED IN A SEARCH OF TITLE TO THE SUBJECT LAND.
8. THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
9. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY.
10. SUBJECT PROPERTY LIES IN FLOOD ZONE "AE" (EL 6) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #12099C0581G, DATED DECEMBER 20, 2024. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
11. LOT AREA = 5,400 SQUARE FEET (0.12397 ACRES) MORE OR LESS.

LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 33412, PAGE 378)

LOTS 38 AND 39, FLORAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATION VALID TO:
1. NED 262 SUNSET, LLC.

This survey has been digitally signed and sealed by P. Michael Zarrella, PSM on the date shown. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R. L. VAUGHT & ASSOCIATES, INC.
LICENSED BUSINESS NO. 5879

By: _____
P. Michael Zarrella
Professional Surveyor and Mapper No. 6736
State of Florida

DATE OF LAST FIELD WORK:
July 17, 2025

REVISIONS	BY

BOUNDARY & TOPOGRAPHIC SURVEY

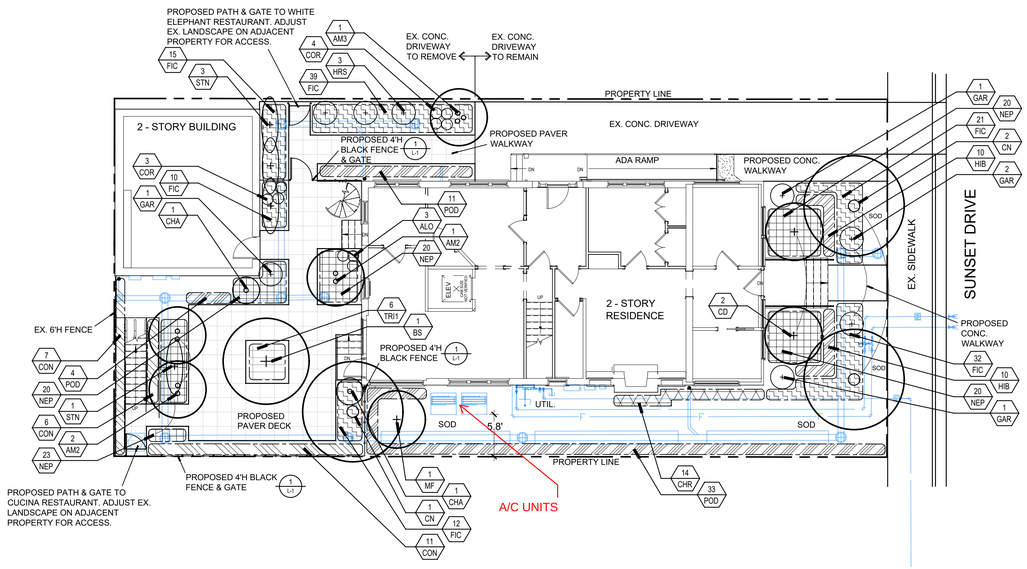
262 SUNSET AVENUE
PALM BEACH, FLORIDA 33480

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

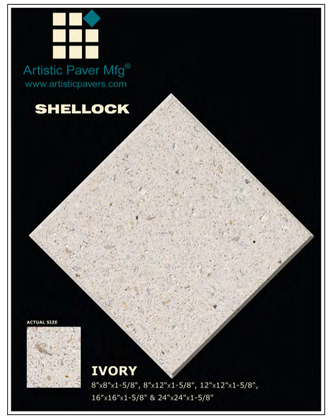
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CHECKED	PMZ
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DATE	JULY 21, 2025
FIELD BOOK	251/4
ORDER NO.	821105
SHEET OF SHEETS	1 1
FILE NUMBER	PB21105-25J

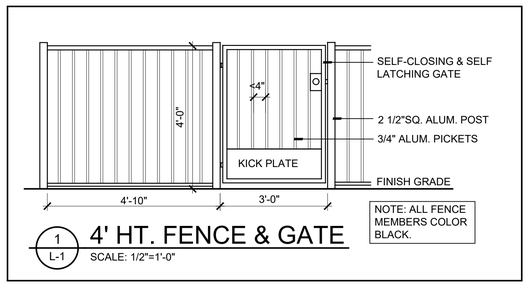
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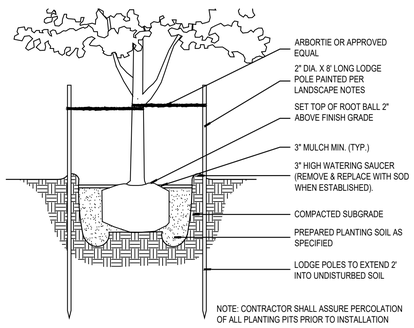


PROPOSED WALKWAY & DECK PAVERS, 24" SQUARE

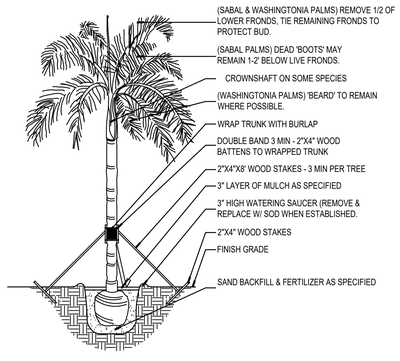




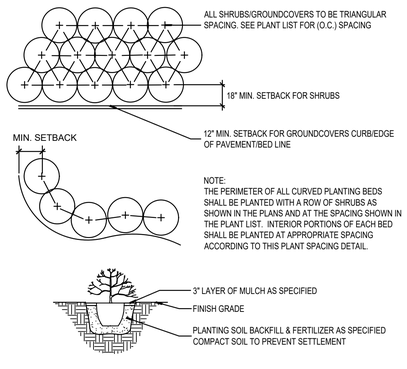
1 L-1 4' HT. FENCE & GATE
SCALE: 1/2"=1'-0"



SMALL TREE PLANTING DETAIL



TYPICAL PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL

PLANT LIST

TREES AND PALMS

KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
AM2	3	ADONIDIA MERRILLII CHRISTMAS PALM	16-18' O.A.				FULL HEADS DOUBLE		HIGH
AM3	1	ADONIDIA MERRILLII CHRISTMAS PALM	16-18' O.A.				FULL HEADS TRIPLE		HIGH
BS	1	BURSERA SIMARUBA GUMBO LIMBO	16-18'	6-7'	8'		FULL CANOPY MULTI-TRUNK	X	HIGH
CD	2	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	14'	8'	5'		FULL CANOPY 3" DBH	X	HIGH
CN	3	COCOS NUCIFERA 'GREEN MALAY' GREEN MALAYAN COCONUT PALM					10' WOOD FULL HEADS		HIGH
MF	1	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	8-9'	7-8'			FULL CANOPY MULTI-TRUNK	X	HIGH

SHRUBS

KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
CHA	2	CHAMAEDOREA CATARACTARUM CAT PALM	4-5'	4'	FULL TO BASE		MULTI-STEM, FULL		MODERATE
CHR	14	CHRYSOBALANUS ICACO 'RED TIP' COCOPLUM	18"	18"		18" O.C.	FULL CONT.	X	HIGH
CON	24	CONOCARPUS ERECTUS GREEN BUTTONWOOD	24"	20-22"		2' O.C.	FULL CONT.	X	HIGH
COR	7	CORDYLINE FRUTICOSA TI PLANT	24"	18"	FULL TO BASE		MULTI 7 GAL.		MODERATE
GAR	5	GARCINIA SPICATA GARCINIA	6	2-3'	FULL TO BASE		TREE STANDARD		MODERATE
HIB	20	HIBISCUS ROSA-SINENSIS ORANGE HIBISCUS 'SHRUB'	24"	18"	FULL TO BASE	18" O.C.	FULL CONT. ORANGE FLOWER		MODERATE
HRS	3	HIBISCUS R. SINENSIS 'ANDERSON CRAPE' WEEPING HIBISCUS	4'	24"			STANDARD PINK		MODERATE
POD	48	PODOCARPUS MACROPHYLLUS 'HEDGE' JAPANESE YEW COLUMN	4'	24"	FULL TO BASE	2' O.C.	FULL CONT. 25 GAL.		MODERATE
STN	4	STRELITZIA NICOLAI WHITE BIRD OF PARADISE	8-10'	6-8'			FULL CLUMP		HIGH

GROUNDCOVERS

KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
ALO	3	ALOCACIA CALIFORNIAN DWARF CALIFORNIAN	24"	24"			FULL CONT.		LOW
FIC	129	FICUS MICROCARPA 'GREEN ISLAND' GREEN ISLAND FICUS SHRUB	16"	16"		18" O.C.	FULL CONT. 7 GAL.		MODERATE
NEP	103	NEPHROLEPIS EXALTATA BOSTON FERN	16"	16"		18" O.C.	FULL CONT.	X	MODERATE
SOD	500 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' ST. AUGUSTINE SOD			SOLID WEED-FREE PANELS, STAGGER JOINTS, CONTRACTOR SHALL VERIFY QTY.				LOW
TRI1	6	TRIPSACUM DACTYLOIDES 'DWARF' DWARF FAKAHATCHEE	18"	18"		2' O.C.	FULL CLUMP	X	HIGH

	Total	Total Natives	Percentage Provided
Trees	3	3	100%
Shrubs and Vines	173	67	38%
Groundcover	220	97	44%

NOTE: SEE SHEET L-3 EXHIBIT 'EXISTING SITE / LANDSCAPE PLAN' SHOWING TREES, PALMS AND SHRUBS TO BE REMOVED.

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

Line #	Landscape Legend		
1	**Property Address:**	262 Sunset Avenue	
2	**Lot Area (sq. ft.):**	5400 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	1350 SF (25%)	1740 SF (32%)
5	LOS to be altered (Sq FT and %)	N/A	+180 SF (3%)
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	123 SF (35%)	240 SF (68%)
8	Native Trees %	30% (number of trees)	4 / 4 (100%)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	38 / 127 (30%)
10	Native Groundcover %	30% (groundcover area)	109 / 241 (45%)

ADMINISTRATIVE REVIEW APPLICATION
APPROVED LPCS-25-0389
09/16/2025
Emily Lyn
EMILY LYN, AICP
PLANNER I
TOWN OF PALM BEACH

NORTH
0 10' 20'
GRAPHIC SCALE 1" = 10'-0"

DSBOCA
design studio boca
landscape architects and planners
LC - 0000396
2300 Corporate Blvd. NW. Suite 214
Boca Raton, Florida 33431
Ph: 561.955.8623
Fax: 561.362.4749
email: landscapearchitects@dsboca.com

262 SUNSET AVENUE
LANDSCAPE PLAN, PLANT LIST & DETAILS

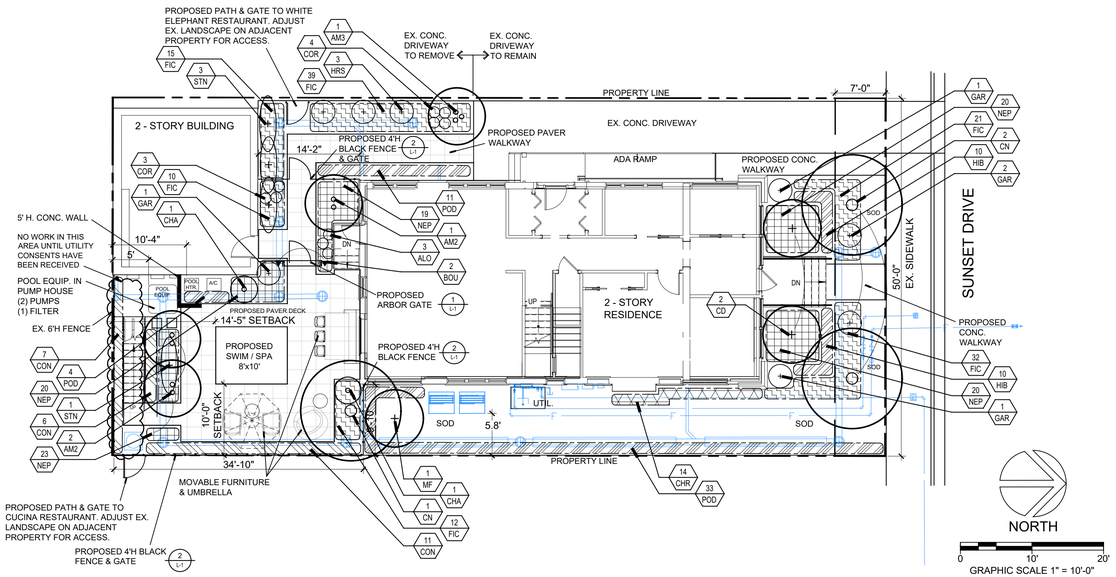
REVISIONS:
2/24/25 CITY COMMENTS
3/24/25 CITY COMMENTS
4/28/25 CITY COMMENTS
5/28/25 CITY COMMENTS
7/1/25 PERMIT SUBMITTAL
8/14/25 COMMENTS

FEBRUARY 13, 2025
DATE
R.R.
DRAWN BY:
M.J.
APPROVED BY:

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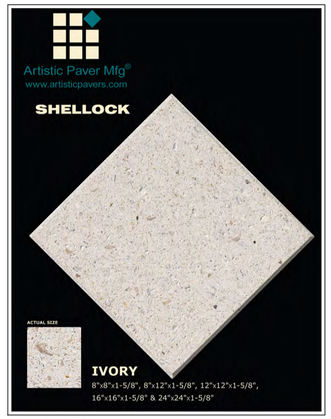
SHEET
L-1

PERMIT SUBMITTAL

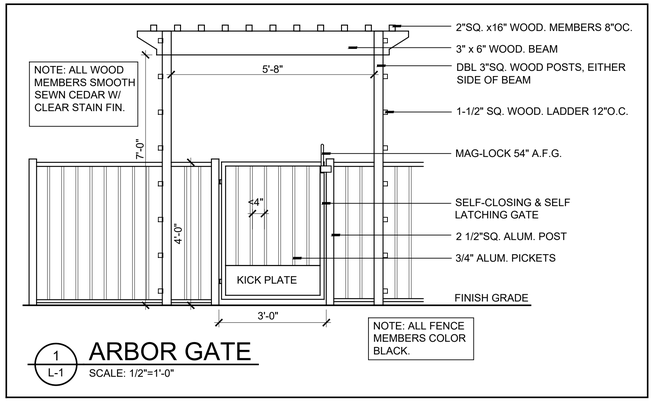


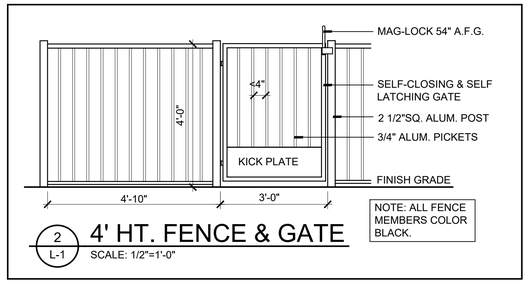
PLANT LIST

KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
TREES AND PALMS									
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MF	1	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	8-9'	7-8'			FULL CANOPY MULTI-TRUNK	X	HIGH
SHRUBS									
KEY	QTY. TOTAL	BOTANICAL/COMMON NAME	HEIGHT	SPREAD	CLEAR TRK.	SPA.	REMARKS	NATIVE	DROUGHT TOLERANCE
BOU	2	BOUGAINVILLEA 'BARBARA KARST' BARBARA KARST PURPLE BOUGAINVILLEA	4-5' LONG RUNNERS				TRELLIS GROWN FULL		HIGH
CHA	2	CHAMAEDOREA CATARACTARUM CAT PALM	4-5'	4'	FULL TO BASE		MULTI-STEM, FULL		MODERATE
CHR	14	CHRYSOBALANUS ICACO 'RED TIP' COCOPLUM	18"	18"		18" O.C.	FULL CONT.	X	HIGH
CON	24	CONOCARPUS ERECTUS GREEN BUTTONWOOD	24"	20-22"		2' O.C.	FULL CONT.	X	HIGH
COR	7	CORDYLINE FRUTICOSA TI PLANT	24"	18"	FULL TO BASE		MULTI 7 GAL.		MODERATE
GAR	5	GARCINIA SPICATA GARCINIA	6	2-3'	FULL TO BASE		TREE STANDARD		MODERATE
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GROUNDCOVERS									
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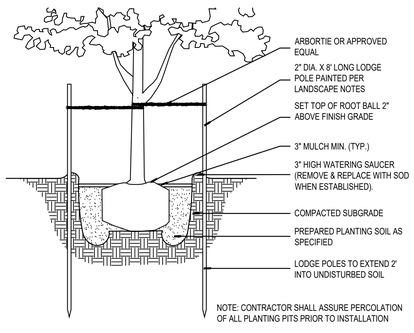
PROPOSED WALKWAY & DECK PAVERS, 24" SQUARE



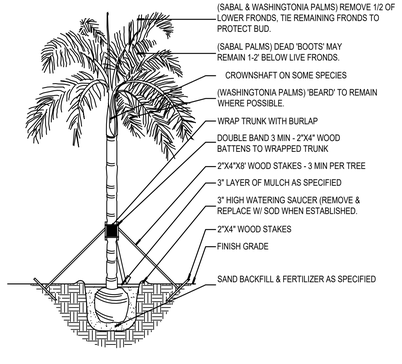


	Total	Total Natives	Percentage Provided
Trees	3	3	100%
Shrubs and Vines	127	38	30%
Groundcover	235	103	44%

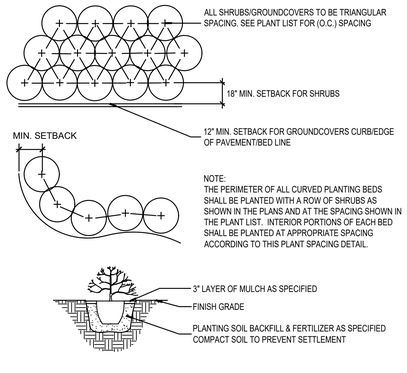
NOTE: SEE SHEET L-3 EXHIBIT 'EXISTING SITE / LANDSCAPE PLAN' SHOWING TREES, PALMS AND SHRUBS TO BE REMOVED.



SMALL TREE PLANTING DETAIL



TYPICAL PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL

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

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DSBOCA
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LC - 0000396
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Boca Raton, Florida 33431
Ph: 561.955.8623
Fax: 561.362.4749
email: landscapearchitects@dsboca.com

262 SUNSET AVENUE
LANDSCAPE PLAN, PLANT LIST & DETAILS

REVISIONS:
2/24/25 COMMENTS
3/24/25 COMMENTS
4/28/25 COMMENTS
5/28/25 COMMENTS
7/1/25 PERMIT SUBMITTAL
8/14/25 COMMENTS
11/21/25 COMMENTS
2/20/26 COMMENTS
6/18/26 OWNER
8/4/26 COMMENTS

FEBRUARY 13, 2025
DATE
R.R.
DRAWN BY:
M.J.
APPROVED BY:

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SHEET
L-1

GENERAL PLANTING SPECIFICATIONS:

1. Scope:

The work includes furnishing all plants, materials, equipment and labor necessary for planting of plant materials indicated on the drawings and in these specifications. A list of plants is attached to these specifications.

2. Plant Materials & Protection:

A. All plant materials shall be nursery grown unless otherwise noted.
- Spread (or Spr.) : Indicates average spread to midpoint of current season's growth.
- Height (or O.A.): Indicates overall height from top of ball to midpoint of current season's growth.
- C.T.: Indicates clear trunk measurement from top of ball to first branching (see tree & Palm Planting Diagrams) - Meter of Wood (or Meter of Hard Grey Wood): Indicates measurement of Palms from top of ball to top of solid trunk before start of frond stalks or green "boots". (See Palm Planting Diagram)

B. Quantities:

All quantities indicated on the plant list are intended as a guide for the bidders and does not relieve the bidder of his responsibility to do a comprehensive plant take off. Should a discrepancy occur between the bidder's take off and the plant list quantity, the Architect/Landscape Architect is to be notified for clarification prior to the submission of bids.

C. Quality and Sizes:

Plants shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured with branches in normal position. Pruning (Section IV.J.) should not reduce acceptable size and shape of tree, and should be done after acceptance of Architect/Landscape Architect.

Requirements for measurements, branching, grading, quality, balling and burlapping of plants in the plant list generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock. Plant materials shall be graded Fancy No.1 or better as outlined under U.A.E. Grades & Standards for nursery plants. Plants that meet the requirements specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted. All plant material to be healthy, pest and disease free.

D. Substitution:

Plant substitution requests by the Contractor will be considered by the Architect/Landscape Architect only upon submission of proof that any plant is not obtainable in the type or size specified. The Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

E. Protection of Plants:

1. Root Protection

A. Balled and Burlapped Plants (B & B) shall be dug with natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped.

B. Container Grown Plants: Plants grown in containers will be accepted as B & B, providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the plans, and shall not be governed by container sizes. Minimum root balls or container grown material shall be no more than 25% less proportionately in size than that stated in "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system when removed from the container.

2. Protection During Transporting:

All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

3. Protection After Delivery:

Plants which cannot be planted immediately upon delivery to the site shall be covered with moist soil, mulch, or other protection from the drying of wind and sun. All plants shall be watered as necessary until accepted. Storage period shall not exceed seventy-two (72) hours.

4. Protection of Palms:

Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. Clear trunk (C.T.) shall be as specified after the minimum of fronds have been removed. Coconut palms shall be "hard" trees grown in marl or sand. Cabbage palm buds shall be tied with a biodegradable cord to be left in place until the tree is well established in its new location. All palms shall be triple braced and staked with new, clean lumber at least 6" in length to resist tree displacement.

5. Protection During Planting:

Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of other approved methods.

3. Materials:

A. Commercial Fertilizer:

Commercial fertilizer shall be organic fertilizer containing nitrogen, phosphoric acid and potash in equal percentages, 6-6-6 with micro nutrients.Nitrogen shall be not less than 50 % from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall not be acceptable.

The following shall be sterilized, certified and free of seed:

B. Peat:

Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basin. Peat shall be delivered to the site in a workable condition, free from lumps.

C. Planting Soil:

Planting soil for all plantings shall be sandy loam and shall contain a 25%minimum amount of decomposed organic matter. There must be a slight acid reaction to the soil with no excess of calcium carbonate. Planting soil shall be free from clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth and shall be delivered in a loose friable condition and applied in accordance with the planting specifications and details.

D. Mulch:

Mulch material to be shredded "dark brown" hybrid mulch B grade or better, moistened at time of installation to prevent wind displacement. Alternate mulch material may be noted elsewhere in these drawings.

E. Drainage Stone (when applicable):

Drainage stone shall be gravel or crushed stone reasonably free of sharp edges - 1/2"-1 1/2" in diameter - as required in the bottom of raised planters.

F. Filter Fabric (when applicable):

Filter fabric, as required between gravel and soil in planters to be Dewitt "Filter-fabric" (800)888-9669 or equal.

4. Planting Operations:

A. Soil Preparation:

All existing soil and new fill/berms shall be treated with an approved weed killer such as "Round Up" according to manufacturer's specifications.

B. Layout:

Location for plants and outlines of areas to be planted are indicated on the drawings. All plant locations shall be staked in the field by the Contractor, to the satisfaction of the Architect/Landscape Architect. Where construction or utilities below ground or overhead are encountered or where changes have been made in the construction, necessary adjustments will be approved by the Architect/ Landscape Architect.

C. Excavation for Planting:

Excavation of holes shall extend to the required sub-grades as specified hereunder. Plant pits shall be circular in outline and shall have a profile which conforms to the "Typical Tree & Palm Planting Details"(attached). The minimum depth of plant pits specified below shall be measured from the finishing grade. Shrub planting beds shall be "bed-prepared" and not "pit-prepared".

D. Balled and Burlapped Plants:

After final setting, loosen wrappings of balled and burlapped plants and roll wrappings back from top of ball, leaving ball unbroken. Cut off excessive amounts of burlap and remove in sufficient quantity to eliminate creation of voids upon decomposition.

E. Container Grown Plants:

Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container. They shall not be root bound. Containers shall be removed to prevent damage to plant or root system according to diagrams (attached). Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls.

F. Pit Sizes:

Minimum diameter (Width) and depth of planting pits for balled and burlapped, and container grown plants shall be as follows:

-Diameter-Trees: 18" greater than diameter of ball or spread of roots.
-Diameter-Shrubs: 6" greater than diameter of ball or spread of roots.
-Depth-Trees and Shrubs: 4" greater than depth of ball or roots to provide 4" of topsoil backfill under the root ball. (Large, heavy trees and shrubs shall sit directly on excavated pit bottom to prevent settlement)
-Depth-Vines and Ground Covers: Pits shall be large enough for adequate planting.

G. Backfilling:

When pit has been excavated as specified in Paragraph IV-C, the pit shall be backfilled with material as specified in Paragraph III. A, B, C, D, and IV. B and shown in the Typical Tree and Shrub diagrams (attached).

H. Setting Trees and Shrubs:

Unless otherwise specified, all trees and shrubs shall be planted in pits, centered and set on four inches (4") of compacted topsoil to such depths that the finished grade level of the plant after settlement shall be the same as that at which the plant was grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. No burlap shall be pulled out from under the balls. Platforms, wire and surplus binding from top and sides of the balls shall be removed. All broken or frayed roots shall be cut off cleanly. Soil shall be placed and compacted thoroughly avoiding injury and shall be settled by watering. No filling around trunks will be permitted. After the ground settles, additional soil shall be filled in, to the level of the finished grade, allowing for two inches (2") of mulch. Form a shallow saucer around each plant by placing a ridge of soil along the edge of the plant pit.

I. Setting Palms:

All palms shall be planted in sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two inches (2") deep with topsoil raked and left in a neat, clean manner.

J. Pruning - New Plant Material:

Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as is practicable. Make all cuts with sharp instrument flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs."Headback" cuts at right angles to line of growth will not be permitted. Trees shall not be poled or topped. Remove trimmings from site.

K. Guying Tree:

(See "Typical Tree Planting Diagram" included herein.) Guy all trees 11/2 inches in caliper and greater, in three directions with two strands of No. 12 galvanized wire attached to approved anchors driven below grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys not less than 1/3 of the height of tree above finished grade and above substantial limbs (one inch [1"] in diameter or more), if possible. All hoses shall be interlocked around tree trunk. Place anchors so that guys are equally spaced and at 45 degree angles to horizon. Keep guys tight until project completion.

L. Mulching:

All trees and shrub beds shall be mulched immediately after planting to a three inch (3") depth. Prevent wind displacement of mulch by thoroughly wetting down.

M. Excess Excavated Soil:

Excess excavated soil shall be disposed of by the Contractor at no additional expense to the Owner, at Owner's discretion.

N. Relocated Material (when applicable):

Existing material shown on the plan to be relocated shall be root-pruned as far ahead of time as necessary to move them safely, and shall be protected and treated as new material, as previously specified. Planting shall be in accord with these specifications.

O. Disposition of Existing Material:

All existing plant material not shown as remaining or relocated shall be removed from the site at no additional cost to the Owner, at Owner's discretion.

5. Sod

A. Soil:

The Landscape Contractor shall submit a unit price per cubic yard for the supply and distribution of planting soil as herein before specified, to be applied at a depth of one inch (1"), to all areas receiving sod. (The use of this one inch (1") of soil shall be at the discretion of the Architect/Landscape Architect after evaluation of the existing soil on the site.)

B. Grades:

It shall be the responsibility of the Landscape Contractor to finish (fine) grade all landscape areas, eliminating all bumps, depressions, sticks, stones and other debris to the satisfaction of the Architect/Landscape Architect.

C. The sod shall be as called for on the landscape plans. Sod shall be of firm tough texture, having a compact growth of grass with good root development, and shall contain no weeds or any other objectionable vegetation. The soil embedded in the sod shall be good earth, free from stones and debris and all sod shall be free from fungus, vermin and other diseases.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. It shall be the responsibility of the Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. If, in the opinion of the Architect/Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in.

1. Clean-up:

Any soil, peat or similar material which has been brought onto any paved areas shall be removed promptly keeping these areas clean as the work progresses. Upon completion of the planting, all excess soil, stones and debris which has not been previously cleaned up shall be removed from the site or disposed of as directed by the Architect/Landscape Architect.

2. Maintenance:

A. Maintenance shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance by the Owner. Maintenance shall include watering, weeding, cultivating, removal of dead materials, resetting plants to proper grades or upright position and restoration of the planting saucer and any other necessary operations. Proper protection to lawn areas and existing plant materials shall be provided and any damage resulting from planting operations shall be repaired promptly.

B. The Contractor shall deep-water all trees and shrubs for a period of ninety (90) days after planting. In the event an irrigation system is operable, Contractor shall see that adequate water is supplied for that period.

8. Inspection and Acceptance:

A. Inspection:

Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the written request of the Contractor.

B. Acceptance:

After inspection, the Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

9. Guarantee and Replacement:

A. Guarantee:

The Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, for a period of (1) year from final C.O. All plant materials shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of guarantee period. Where vandalism is agreed by the Architect/Landscape Architect as the cause for replacement, the Contractor shall not be responsible for replacement during the guarantee after final acceptance. See General Conditions of Project Specifications for additional guarantee information.

B. Replacement:

During guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Architect/Landscape Architect, shall be replaced within two weeks of notification by the Architect/Landscape Architect. The Contractor shall be responsible for the full replacement cost of plant materials.

C. Material and Operations:

All replacements shall be plants of the same kind and size as specified in the plant list. They shall be furnished and planted as specified herein.

10. Care and Maintenance Schedule:

A. The Contractor shall furnish the Owner's Maintenance staff with a written and detailed description for the care and maintenance of all plant materials and irrigation systems at the time of final inspection. Contractor will also provide a one year Landscape Maintenance Contract, to take affect after Substantial Completion of the project. It will be in the Owner's discretion to accept or reject this contract.

11. Permits and Regulations:

A. The Contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of this work as drawn and specified.

12. Protection of Work and Property:

A. The Contractor shall continuously maintain adequate protection of all his work from damage and theft and shall protect the Owner's property from injury and loss arising in connection with this contract, making good any such loss or injury or damage except where caused by Owner or his agents. He shall adequately provide and maintain passageways, guard fences, lights and other protections required by public authority according to State, Federal and local ordinances.

B. The Contractor shall provide protection for existing trees and other plant material as designated by drawings, by Owner's representative or by local authorities. Such protection shall consist of fencing or such devices as will prevent harm to material from excavation, breakage, chemical or other types of damage.

C. A competent superintendent, foreman or workman capable of reading drawings and acting on behalf of the Contractor shall be kept on the work during its progress.

13. Changes In The Work:

A. The Contractor shall conduct a soil survey of the site to determine the need for any additives to overcome severe conditions not met by normal planting soil requirements. A report of any problems shall be submitted to the Owner and the Architect/Landscape Architect for approval prior to installation, along with a cost breakdown of additional services needed.

B. The Contractor shall advise the Owner and Landscape Architect of any special site conditions (high water table, light or soil conditions, etc.) that might require change of plant material or adjustment to finish elevation shown. The Owner will approve any changes thus determined.

14. Landscape Architect:

A. The Landscape Architect is the author of the design and agents for its execution. When his services are used by the Owner for supervision, he shall act impartially between the Owner and Contractor and shall have authority to reject all work and materials which do not conform to the contract. All decisions of the Landscape Architect shall be final.

The Contractor shall remove from the site all materials considered not up to specifications by the Landscape Architect and replace with suitable materials.

15. Obstructions:

A. The Contractor shall acquaint himself with the existence and location of all surface and subsurface structures, utilities and installations before commencing any work, and shall avoid any disturbance or damage to them throughout the course of the work. Repairs to any utilities, subsurface structures and installations and surface obstructions damaged by the Contractor shall be at the Contractor's own time and expense.

DSBOCA
design studio boca
landscape architects and planners
LC - 0000396
2300 Corporate Blvd. NW. Suite 214
Boca Raton, Florida 33431
Ph: 561.955.8623
Fax: 561.362.4749
email: landscapearchitects@dsboca.com

262 SUNSET AVENUE
PLANTING SPECIFICATIONS

REVISIONS:
2/24/25 COMMENTS
3/24/25 COMMENTS
4/28/25 COMMENTS
5/28/25 COMMENTS
7/1/25 PERMIT SUBMITTAL
8/14/25 COMMENTS
11/21/25 COMMENTS
2/20/26 COMMENTS
6/18/26 OWNER
8/4/26 COMMENTS

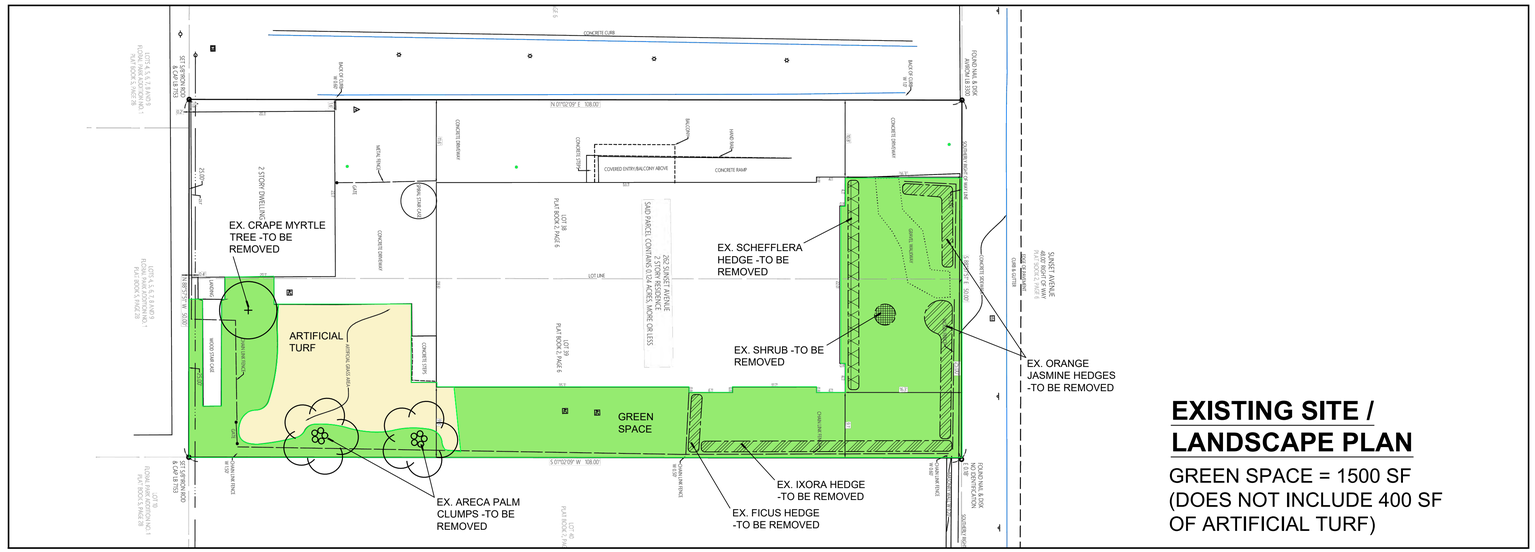
FEBRUARY 13, 2025
DATE

R.R.
DRAWN BY:

M.J.
APPROVED BY:

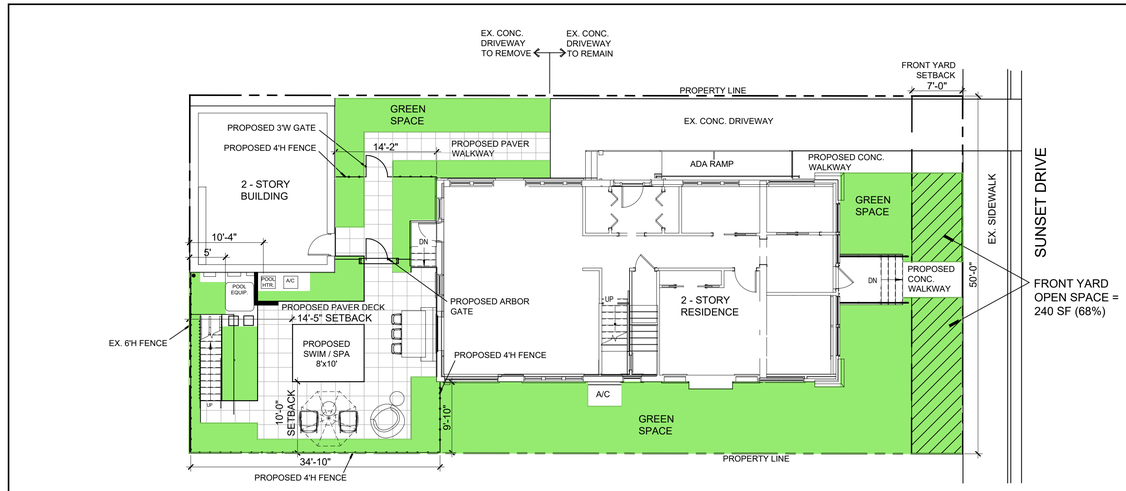
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SHEET
L-2



EXISTING SITE / LANDSCAPE PLAN

GREEN SPACE = 1500 SF
(DOES NOT INCLUDE 400 SF OF ARTIFICIAL TURF)



PROPOSED SITE PLAN

GREEN SPACE = 1672 SF

NORTH

0 10' 20'

GRAPHIC SCALE 1" = 10'-0"

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Boca Raton, Florida 33431
Ph: 561.955.8623
Fax: 561.362.4749
email: landscapearchitects@dsboca.com

262 SUNSET AVENUE
GREEN SPACE CHARTS

REVISIONS:
2/24/25 COMMENTS
3/24/25 COMMENTS
4/28/25 COMMENTS
5/28/25 COMMENTS
7/1/25 PERMIT SUBMITTAL
8/14/25 COMMENTS
11/21/25 COMMENTS
6/18/26 OWNER
8/4/26 COMMENTS

FEBRUARY 13, 2025
DATE

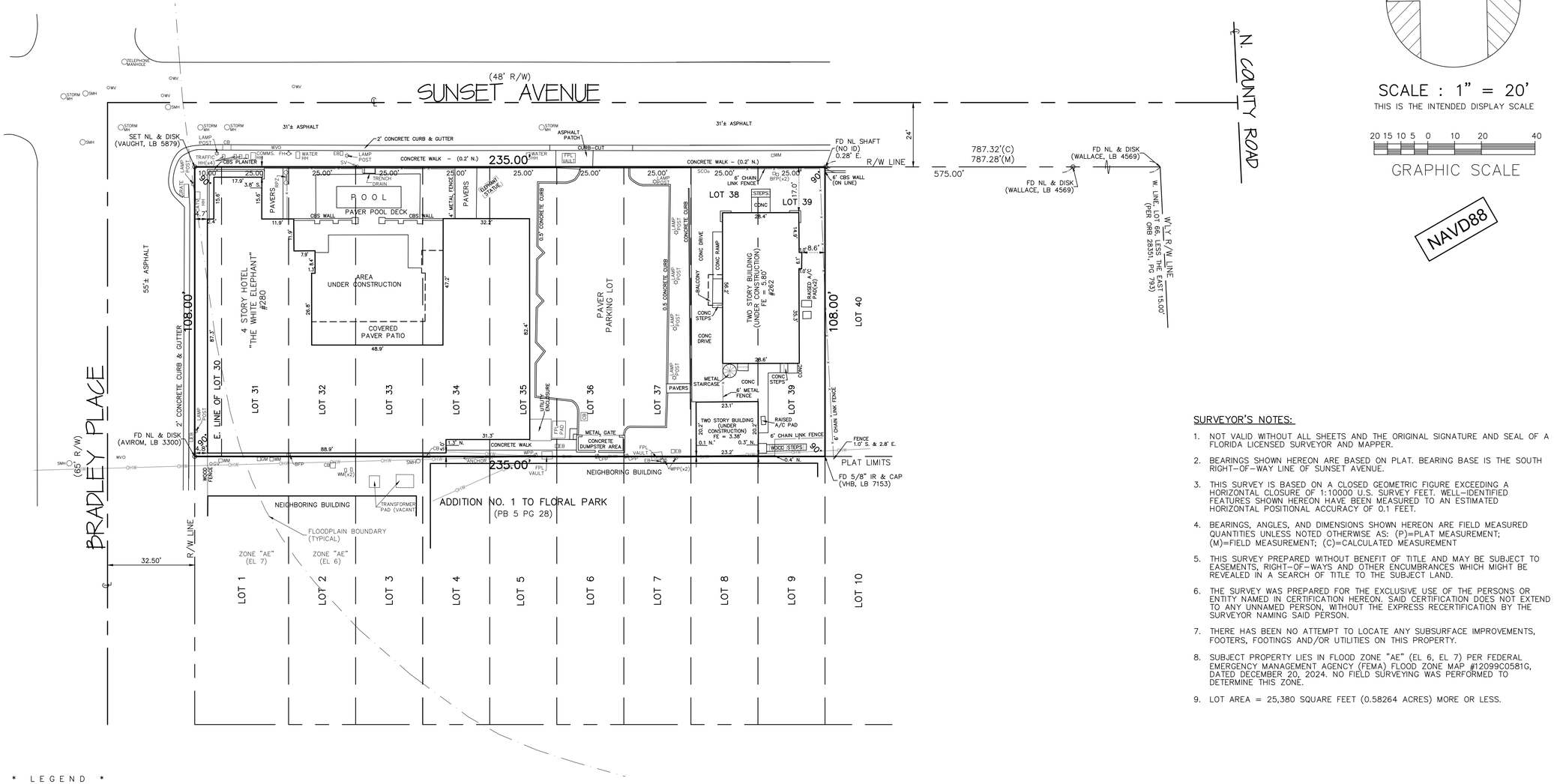
R.R.
DRAWN BY:

M.J.
APPROVED BY:

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SHEET
L-3

GOD BLESS AMERICA



NORTH

SCALE : 1" = 20'

THIS IS THE INTENDED DISPLAY SCALE

20 15 10 5 0 10 20 40

GRAPHIC SCALE

NAVD88

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON PLAT. BEARING BASE IS THE SOUTH RIGHT-OF-WAY LINE OF SUNSET AVENUE.
3. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10000 U.S. SURVEY FEET. WELL-IDENTIFIED FEATURES SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
4. BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED QUANTITIES UNLESS NOTED OTHERWISE AS: (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
5. THIS SURVEY PREPARED WITHOUT BENEFIT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER ENCUMBRANCES WHICH MIGHT BE REVEALED IN A SEARCH OF TITLE TO THE SUBJECT LAND.
6. THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
7. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY.
8. SUBJECT PROPERTY LIES IN FLOOD ZONE "AE" (EL 6, EL 7) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #12099C0581G, DATED DECEMBER 20, 2024. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
9. LOT AREA = 25,380 SQUARE FEET (0.58264 ACRES) MORE OR LESS.

* LEGEND *

BFP	BACKFLOW PREVENTER
CATV	CABLE TELEVISION RISER
CBS	CONCRETE BLOCK STRUCTURE
CONC	CONCRETE
COV	COVERED
EB	ELECTRIC BOX
EL	ELEVATION
FD	FOUND
FE	FLOOR ELEVATION
FH	FIRE HYDRANT
GM	GAS MAIN
HH	HAND-HOLE
ID	IDENTIFICATION
IR	IRON ROD
LB	LICENSED SURVEY BUSINESS
LS	LICENSED LAND SURVEYOR
NL	NAIL
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
P.I.	POINT OF INTERSECTION
MH	MANHOLE
R/W	RIGHT-OF-WAY
RPZ	REDUCED PRESSURE ZONE
SMH	SANITARY MANHOLE
SV	SEWER VALVE
TEL	TELEPHONE RISER
WM	WATER METER
WV	WATER VALVE
WPP	WOOD POWER POLE
℄	CENTERLINE

LEGAL DESCRIPTION: (PER CLIENT)

THE EAST 10 FEET OF LOT 30 AND ALL OF LOTS 31 THROUGH 39, INCLUSIVE, MAP OF FLORAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATION VALID TO:
1. BRADLEY PARK OWNER, LLC.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R. L. VAUGHT & ASSOCIATES, INC.
LICENSED BUSINESS NO. 5879

DATE OF LAST FIELD WORK:
August 21, 2026

By: _____
P. Michael Zarrella
Professional Surveyor and Mapper No. 6736
State of Florida

This survey has been digitally signed and sealed by P. Michael Zarrella, PSM on the date shown. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PCN: 50-43-22-31-000-0301 & 50-43-22-31-000-0380

REVISIONS	BY

BOUNDARY SURVEY

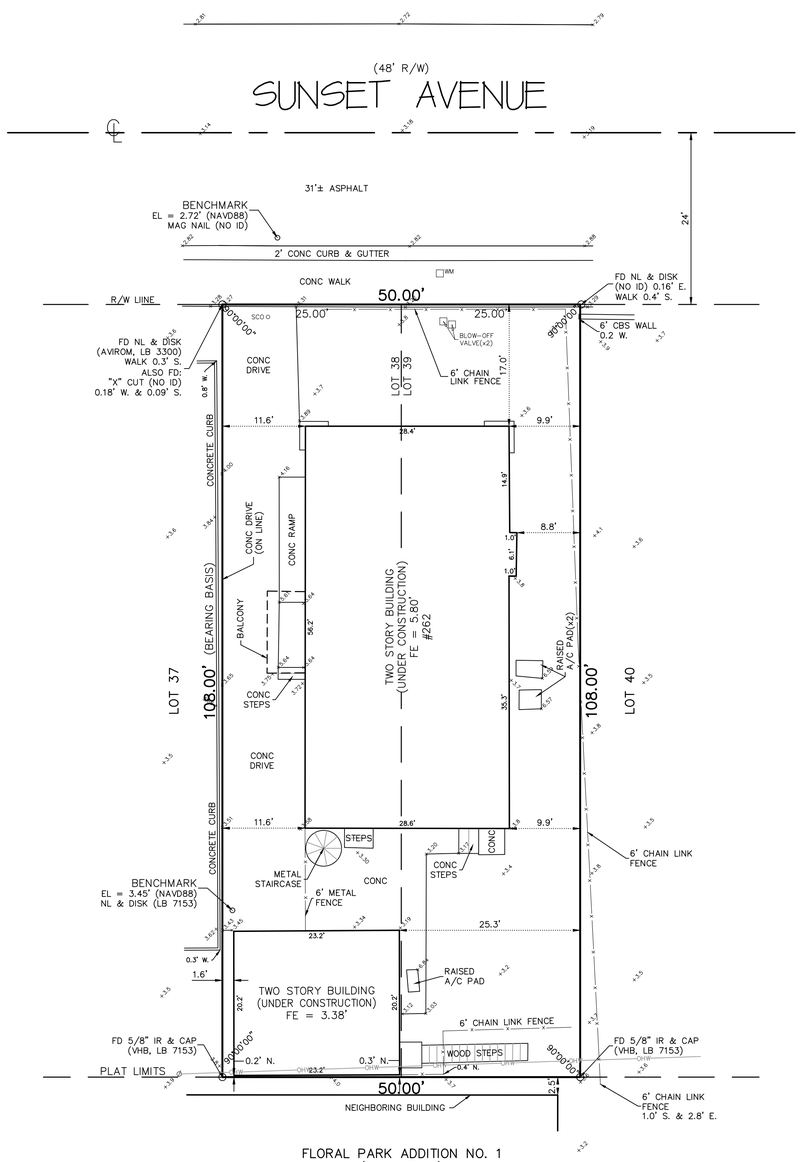
280 & 262 SUNSET AVENUE
PALM BEACH, FLORIDA 33480
TOWN OF PALM BEACH

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

DRAWN	RLV III
CHECKED	PMZ
SCALE	AS SHOWN
DATE	AUGUST 21, 2026
FIELD BOOK	DC
ORDER NO.	822699
SHEET OF SHEETS	1 1
FILE NUMBER	PB22699-26J

FILE: .../PALM BEACH ISLAND/SUNSET AVENUE/280 SUNSET AVENUE/822699_2026-08-17.dwg

GOD BLESS AMERICA



FLORAL PARK ADDITION NO. 1
(PB 5, PG 28)

NAVD88

* L E G E N D *

BFP	BACKFLOW PREVENTER
CATV	CABLE TELEVISION RISER
CBS	CONCRETE BLOCK STRUCTURE
CM	CONCRETE MONUMENT
CONC	CONCRETE
COV	COVERED
Δ	DELTA/CENTRAL ANGLE
EB	ELECTRIC BOX
EL	ELEVATION
FD	FOUND
FE	FLOOR ELEVATION
FH	FIRE HYDRANT
ID	IDENTIFICATION
IP	IRON PIPE
IR	IRON ROD
L	ARC LENGTH
LB	LICENSED SURVEY BUSINESS
LS	LICENSED LAND SURVEYOR
NL	NAIL
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
P.I.	POINT OF INTERSECTION
R	RADIUS
R/W	RIGHT-OF-WAY
SMH	SANITARY MANHOLE
SCO	SEWER CLEAN OUT
TEL	TELEPHONE RISER
WM	WATER METER
WV	WATER VALVE
WPP	WOOD POWER POLE
℄	CENTERLINE
+12.5	EXISTING ELEVATION

NORTH

SCALE : 1" = 10'
THIS IS THE INTENDED DISPLAY SCALE

10 8 6 4 2 0 5 10 20
GRAPHIC SCALE

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT ALL SHEETS AND THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON PLAT. BEARING BASE IS THE WEST LINE OF THE SUBJECT PROPERTY.
3. THIS SURVEY IS BASED ON A CLOSED GEOMETRIC FIGURE EXCEEDING A HORIZONTAL CLOSURE OF 1:10000 U.S. SURVEY FEET. WELL-IDENTIFIED FEATURES SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
4. ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) AND ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BENCHMARK USED: 'BREAKERS' (CGS), ELEVATION = 15.83' (NAVD88)
5. THE EXPECTED ACCURACY OF SPOT ELEVATIONS SHOWN HEREON IS 0.03 FEET FOR THE HARD SURFACE ELEVATIONS AND 0.1 FEET FOR NATURAL GRADE ELEVATIONS.
6. BEARINGS, ANGLES, AND DIMENSIONS SHOWN HEREON ARE FIELD MEASURED QUANTITIES UNLESS NOTED OTHERWISE AS: (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
7. THIS SURVEY PREPARED WITHOUT BENEFIT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER ENCUMBRANCES WHICH MIGHT BE REVEALED IN A SEARCH OF TITLE TO THE SUBJECT LAND.
8. THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, WITHOUT THE EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.
9. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY SUBSURFACE IMPROVEMENTS, FOOTERS, FOOTINGS AND/OR UTILITIES ON THIS PROPERTY.
10. SUBJECT PROPERTY LIES IN FLOOD ZONE "AE" (EL 6) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE MAP #12099C0581G, DATED DECEMBER 20, 2024. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
11. LOT AREA = 5,400 SQUARE FEET (0.12397 ACRES) MORE OR LESS.

LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 33412, PAGE 378)

LOTS 38 AND 39, FLORAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATION VALID TO:
1. NED 262 SUNSET, LLC.

This survey has been digitally signed and sealed by P. Michael Zarrella, PSM on the date shown. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R. L. VAUGHT & ASSOCIATES, INC.
LICENSED BUSINESS NO. 5879

By: _____
P. Michael Zarrella
Professional Surveyor and Mapper No. 6736
State of Florida

DATE OF LAST FIELD WORK:
July 17, 2025

REVISIONS	BY

BOUNDARY & TOPOGRAPHIC SURVEY

262 SUNSET AVENUE
PALM BEACH, FLORIDA 33480

R.L. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
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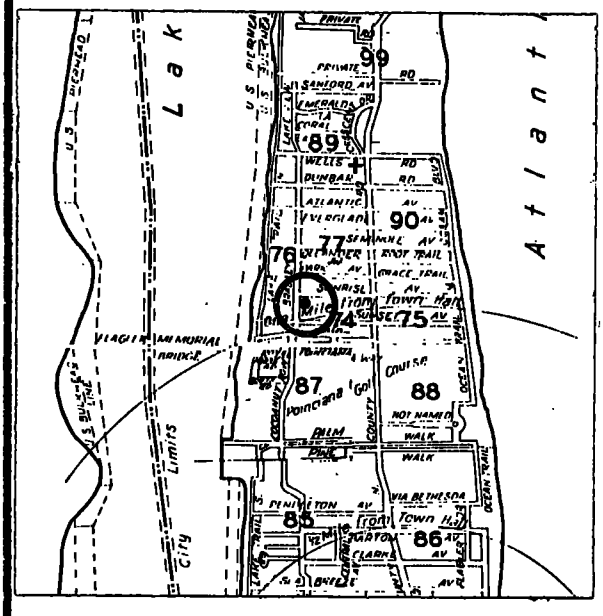
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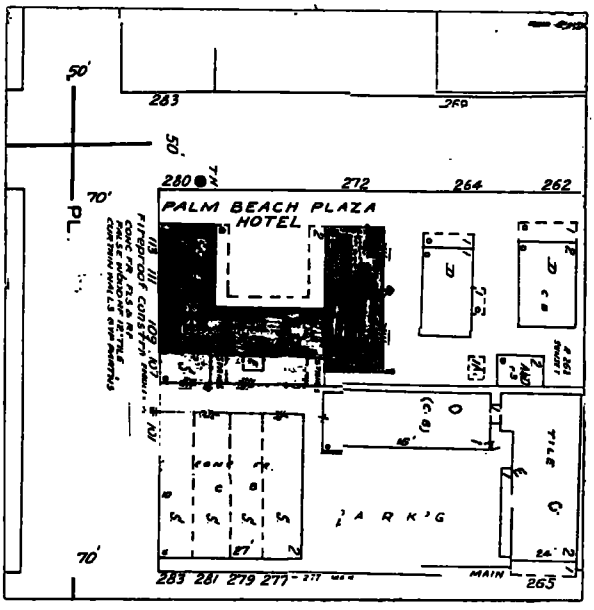
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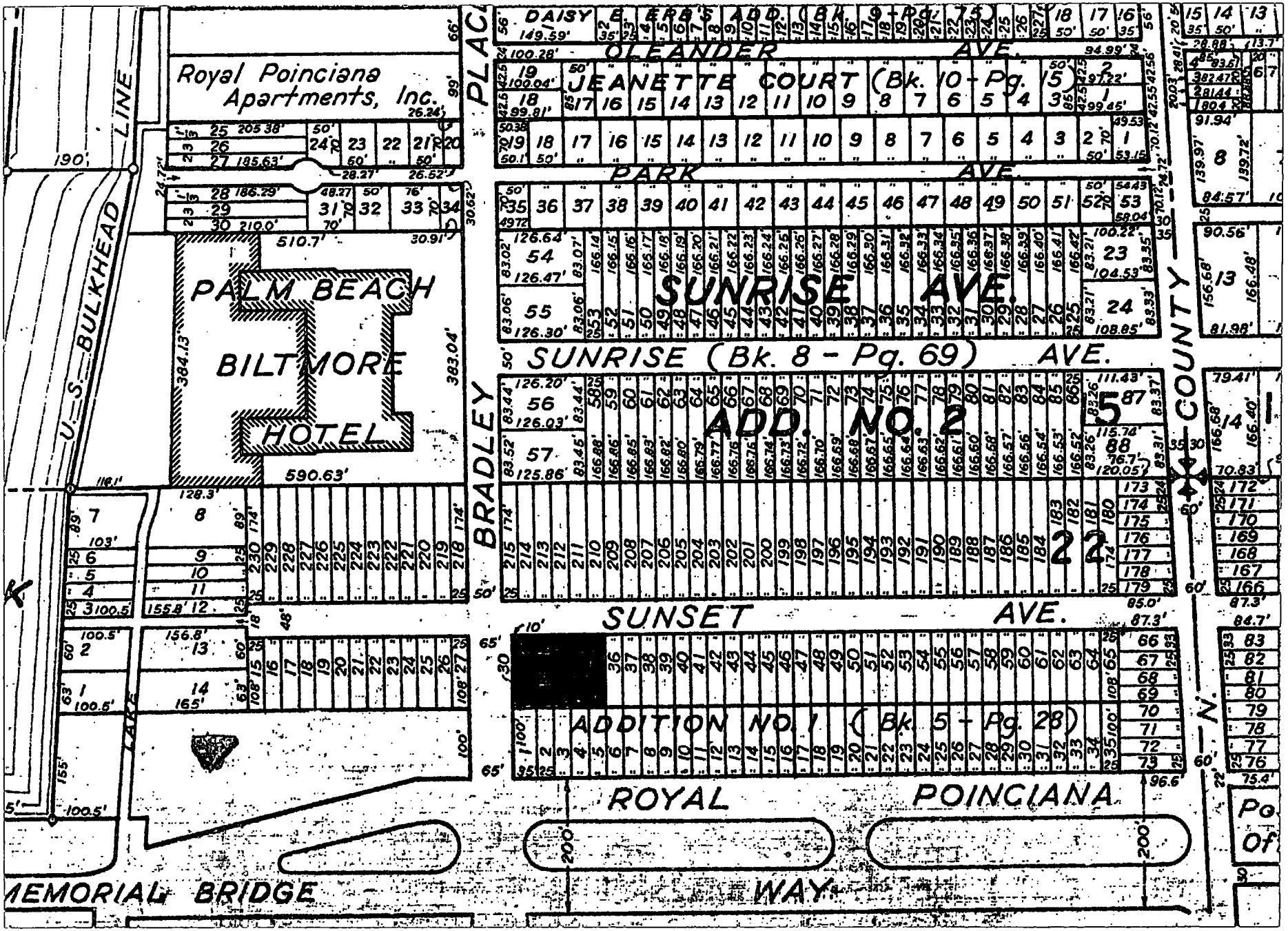
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BRADLEY HOUSE






Royal Poinciana Apartments, Inc.
PALM BEACH BILTMORE HOTEL
U.S. BULKHEAD LINE
BRADLEY PLACE
DAISY E. ERB'S ADD. (Bk. 9 - Pg. 75)
OLEANDER AVE.
JEANETTE COURT (Bk. 10 - Pg. 15)
PARK AVE.
SUNRISE AVE.
SUNRISE (Bk. 8 - Pg. 69) AVE.
ADD. NO. 2
SUNSET AVE.
ADDITION NO. 1 (Bk. 5 - Pg. 28)
ROYAL POINCIANA WAY
MEMORIAL BRIDGE
LAKE
N. COUNTY

GENERAL INFORMATION

GENERAL INFORMATION

NAME OF STRUCTURE
Bradley House (Algomac Hotel)

ADDRESS OF STRUCTURE
280 Sunset Avenue
Palm Beach, Palm Beach County, Florida
33480

LEGAL DESCRIPTION
Floral Park Addition, PB 2, Pg. 6, east 10 ft. Lot 30 and Lots 31 thru 35 inclusive.

PRESENT OWNER
Michael J. McNurney
202 Commonwealth Building
2881 East Oakland Park Blvd.
Ft. Lauderdale, Florida

— Jimmy Clark - (New) Bradley House LTD. 280 Sunset

ARCHITECT
not known

DATE OF CONSTRUCTION
1923

FUNCTION
Commercial

ZONING
C-A Commercial

PREVIOUS SURVEYS
Florida Master Site File

ARCHITECTURAL DESCRIPTION

280 Sunset Avenue

Architectural Description

The Bradley House, originally known as the Algomac Hotel, is one of the earliest hotels designed in the Mediterranean motif in Palm Beach. The building is "U" shaped with the center being four stories and the wings three stories with a belvedere on the northwest wing. The arms of the building create a central landscaped court opening to the street. The area of most architectural interest is the series of galleries and interconnecting terraces around the court.

The building is constructed of structural terra cotta tile. The tile is surfaced with stucco painted a cream color and all details are plaster painted white. The roof is flat tar and gravel deck with an apron of barrel tile to give the impression of a hipped roof. There is a false soffit, facia and exposed rafters of pecky cypress. Windows are primarily wood framed casement with a few sash, all of which are painted white.

An open arched gallery extends around three sides of the court. On the second floor the gallery roof is balustraded creating a terrace along the center of the building and again an arched gallery on the side wings. The second gallery roof then becomes a terrace for the third floor wings. A solid balustraded staircase connects the second floor gallery with the third floor terrace. All other balustrades are terra cotta arched tiles set between piers and secured by a tie beam handrail.

Noteworthy details are the two baroque window blocks and the belvedere. A breezeway connects the first floor central gallery with the Bradley Place entrance and above this entrance is another pediment. The belevedere has three arches set between piers on each of its four sides. The arches are supported on the interior by two columns with

Architectural Description (cont'd.)

Doric capitals. Wrought iron railings give security on the east and north sides.

French doors open along the first floor gallery and onto a small balcony on the second floor of the west wing. A lobby, offices, a restaurant and cocktail lounge occupy the first floor. Apartments, rooms and suites occupy the remainder of the building.

The court is surfaced with brick, concrete and terra cotta pavers and is restored to the landscape style popular during the 1920's.

ARCHITECTURAL ANALYSIS

Architectural Significance

The Algomac Hotel was constructed in 1923 by Colonel F. T. Bradley. The hotel was constructed immediately adjacent to his famous Beach Club gambling casino as a private hotel for his friends and guests. The hotel is now separated from Bradley Park, where the casino stood, by the street Bradley Place. Becasue the hotel served such an elite clientel, the rooms are comodious and the closets large enough to be used as dressing rooms. This is unique for such a small hotel. When the structure was built, all existing hotels were designed in clapboard or shingle style. The leading hotels were the Palm Beach Hotel, on the site of the present Biltmore; the Royal Poinciana and the old Breakers. Therefore, we can assume that the Algomac is one of the earliest hotels designed in the Mediterranean motif. The area of most architectural interest is the series of galleries and interconnecting terraces. Rather than being a standard repitition of balconies, there is playful variation of balconies, terraces and the superb staircase that makes exterior circulation above the first floor accessible to everyone. Creative circulation and design that is compatible to the climate and outdoor way of life are the main fortes of Mediterranean style architecture of which the Algomac is an excellent example.

280 Sunset Avenue

Supplementary Statement to 1971 "Statement of Significance" in Florida Master Site File.

This statement, included above, still holds. It should be further noted that this small hotel, while overshadowed by the neighboring Palm Beach Biltmore Hotel, is still important to the street scene, visible as it is both from the Hotel and the approach to Palm Beach over Memorial Bridge. Although built for seasonal use, Bradley House was well built. It also was treated with imagination and taste. As an early hotel in the eclectic Mediterranean vernacular, it set standards that other larger hotels could not overlook. In a town of great houses in the same general vernacular it, even though a commercial venture, in no way is it out of keeping with the best commercial ventures on Worth Avenue and elsewhere in the Town which also share a sense of belonging with the great houses.

PHOTOGRAPHY



Villa Seville

262 Sunset Avenue



DESIGNATION REPORT

March 22, 2023

Landmark Preservation Commission

Palm Beach, Florida

DESIGNATION REPORT

Villa Seville
262 Sunset Avenue

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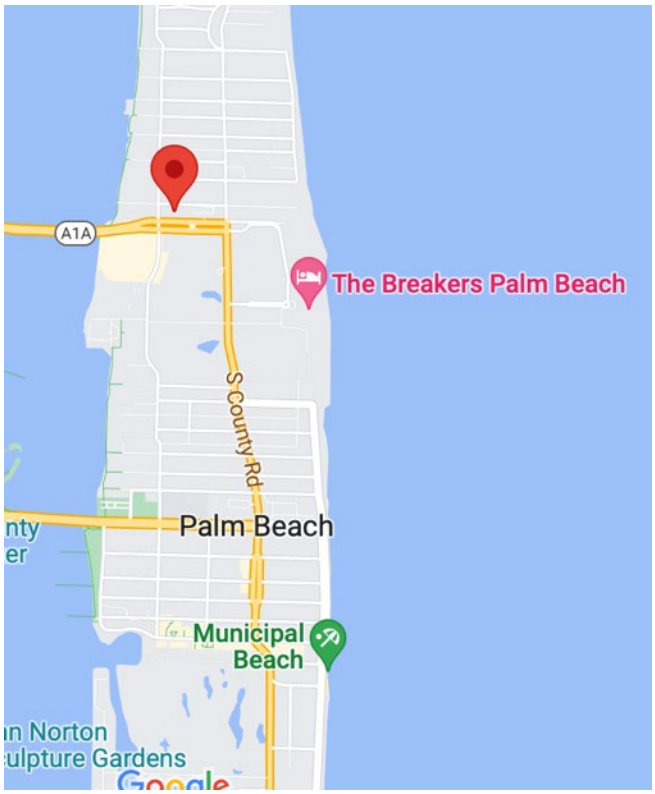
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Report produced by MurphyStillings, LLC

I. General Information

Location:	262 Sunset Avenue Palm Beach, Florida
Date of Construction:	1920
First Owner:	Benjamin F. Hoffman
Historic Name:	Villa Seville
Builder:	Benjamin F. Hoffman
Current Owner:	NED 262 Sunset LLC
Present Use:	Commercial
Present Zoning:	C-TS – Commercial Town Serving
Palm Beach County Tax Folio Number:	50-43-43-22-31-000-0380
Current Legal Description:	Floral Park Lots 38 & 39

II. Location Map





III. Architectural Information

Historically known as Villa Seville, the building located at 262 Sunset Avenue is a two-story Prairie style masonry building constructed in 1920 by prominent Palm Beach builder Benjamin F. Hoffman for approximately $12,000.[1] Prairie style buildings were mostly constructed from 1900 – 1920 and are generally two stories and feature low-pitched hipped roofs with widely overhanging eaves that typically are boxed, one story wings or porches and facade detailing emphasizing horizontal lines often with massive square porch supports. Of the four principal Prairie house subtypes, 262 Sunset Avenue is the hipped roof, symmetrical, no front entry design.[2]



262 Sunset Avenue is a rectangular shaped stucco-covered masonry building with a low-pitched hip roof with wide overhanging boxed eaves surfaced with asphalt shingles.[3] The one-story porch on the front facade has massive, battered piers that reach from the ground and support the porch roof which like the main roof is low-pitched with wide overhanging boxed eaves surfaced with asphalt shingles. The

[1] Palm Beach Building Permit #130, June 2, 2020.
[2] Virginia Savage McAlester. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Alfred A. Knopf, New York, 2015. Pages 550-564.
[3] The 2003 re-roofing permit states that the new shingles will be fiberglass, however, fiberglass shingles are mostly asphalt shingles with additional fiberglass added and are more fire resistant.

porch, which from an early time was screened in, is now enclosed with ribbons of multi-light sash windows. The second story front facade has symmetrical fenestration with pairs of multi-light sash windows flanking an oval window in the center.

The west elevation features the main entrance on the first floor with a wood paneled and glazed door flanked by narrow sidelights. This appears to be the original location of the main entrance. Above this entrance is a porch with a simple metal rail and a single door used to access the porch. The rear elevation has two single entrance doors, one on the first floor and one above on the second accessed by an exterior spiral staircase. The windows throughout the building are metal, divided light, sash windows, several which are paired or grouped in ribbons of three.



In the southwest corner of the property is a two story masonry accessory building that was built in 1920 as a garage apartment but is now just an accessory building.[4] Currently the front facade which faces north has a single entry door on the first floor and symmetrical four-over-four sash windows on the second floor.

[4] There is a permit in 1925 for a garage to be constructed in pine by the owner's son. If this building was constructed it has since been demolished.

Throughout its 103-year history, there have been additions and alterations to 262 Sunset Avenue. At an unknown time, the front porch was enclosed with windows though as early as the 1930s it appears that the porch had been enclosed at least with screens. A number of one-over-one sash windows on the second story were changed to awning windows and later changed to multi-light metal sash windows. Other one-over-one sash windows, mostly on the first floor, were also changed to multi-light sash windows. A porch was added over the main entry on the west facade and a door on the second floor was added to access this porch. A ramp was added on the west elevation to provide handicap accessibility to the main entrance. The original roofing material has been replaced several times and now the roof is covered with asphalt shingles. A spiral staircase was added to the rear of the building and a door was added on the second floor to access this staircase. Despite these additions and alterations, the building still retains its historic Prairie style, its original massing and much of the original fenestration.



Historic Photo, circa 1930s

IV. Historical Information

Villa Seville was constructed as a dwelling in 1920 by distinguished Palm Beach builder Benjamin F. Hoffman. The dwelling was built at 262 Sunset Avenue in a

section of Palm Beach that was developed in the late nineteenth and early twentieth centuries.

Palm Beach was still a small community when Henry Morrison Flagler first visited in the early 1890s. Flagler had just received permission to extend his FEC Railroad all of the way to Miami and when visiting Palm Beach, he became so captivated with the Island that he purchased the McCormick Cottage plus ten surrounding acres and four hundred feet of lake frontage and built the immense Royal Poinciana Hotel from 1893-1894. In April of 1894, Flagler's FEC Railroad reached West Palm Beach and in 1895 the first railroad bridge was completed over Lake Worth linking the mainland to Palm Beach. This bridge, which had its eastern terminus just south of the Royal Poinciana Hotel, allowed scores of wealthy visitors to be transported directly to the island. What became Main Street and the Floral Park subdivision initially developed in relationship to Flagler's FEC Railroad extension into Palm Beach.[5]

In addition to the Royal Poinciana Hotel, another early institution that contributed to the growth and glamour of Palm Beach was Bradley's Beach Club. Opened in 1898 by brothers Colonel Edward Riley "E.R." and John Roger "J.R. Jack" Bradley on the present site of Bradley Park, the Casino flourished with high stakes for high society and stayed running as a private club until 1946.

Sunset Avenue was first known as Munyon Avenue, named for its owner James Munyon who owned the large lake-to-ocean parcel just north of then Flagler Avenue. Prior to 1910, much of this area was occupied by African Americans who rented various cottages clustered within an area known as the Styx.[6] During the Spring of 1910, Beach Club owners E. R. and Jack Bradley paid Munyon $55,000 for the 264-foot-wide lake to the ocean parcel that bordered the north side of the Bradleys' Main Street property. By December, the Bradley's had spent more than $35,000, dredging 60,000 yards of soil creating an acre of new lakeside ground and filling-in ponds and the marshland where Styx buildings once stood. The Bradley's platted their new development as Floral Park, renaming Munyon Avenue Sunset Avenue, and after engineering street improvements, they began selling off the residential and commercial lots. The Bradley's hired Lewis Henry Green, a realtor

[5] MurphyStillings, LLC., Royal Poinciana National Register Historic District. National Register of Historic Places, 2015.

[6] Many people who lived in the Styx helped build and later worked at Flagler's hotels. After the Bradley's purchased and redeveloped the land, most of the Styx residents moved over the bridge to segregated neighborhoods in West Palm Beach.

from California to promote the project and auction off the lots. Green offered prizes to potential buyers and sold out the project within a few hours on February 19, 1912.[7]



1907 Sanborn Insurance Map

In the early twentieth century, Palm Beach society was known as "the cottage colony." Yearly visitors to the island began to find hotel rooms too small and inadequate for their needs, and although much of the social activities continued to revolve around the hotels, people began to build their own cottages on town lots. Almost every cottage had a name, and the city directories dedicated several pages to "Palm Beach Cottages." Large and small picturesque "cottages" of seasonal residents lined the north and south sides of Sunset Avenue from the lake to the ocean. Floral Park also became a hub of civic and commercial activity with stores, hotels, restaurants, offices and municipal buildings.[8]

As the result of fighting in Europe during World War I, domestic tourism increased and by the end of the war, Palm Beach had become one of the most important places to spend the winter season. By 1920, when Villa Seville was constructed, Palm Beach was starting its first major building boom that lasted through much of the 1920s, and at the time, there were already approximately forty "cottages" of seasonal residents located on Sunset Avenue.



1919 Sanborn Map

[7] Augustus Mayhew, New York Social Diary/Palm Beach, "The White Elephant," July 1, 2021.

[8] MurphyStillings, LLC., Royal Poinciana National Register Historic District. National Register of Historic Places, 2015.

The first known occupant of Villa Seville was Mrs. Herman Dierks from Kansas City. The Dierks family had a timber empire with its headquarters in Kansas City, Missouri and had operations in several western states as well as in Florida. The Dierks family and guests spent at least three winter seasons at Villa Seville.[9] By 1925, Villa Seville was owned by James and Cecilia Kavanaugh. James was a retired naval officer and Cecilia operated the Clinton Hotel at 212 Sunset Avenue Road, later named the Orange Blossom Hotel. For a number of years in the 1930s, the dwelling was owned by William and Lillian Courtnell, and by the 1940s, 262 Sunset Avenue was owned by Lee and Emma Stage. Lee passed away in 1953, but Emma continued to live there and leased out rooms. Emma's son Charles Haggarty owned the house by the 1970s and he and his wife Cecilia lived there until 1995 when they sold it to Frank and Gail Coniglio who changed the dwelling's zoning from residential to commercial. The property was sold in 2000 to Drs. Brad Ochstein and Andrew Turkell who converted the building into the Island Animal Hospital, which still serves as its home today. In 2015, 262 Sunset Avenue was deemed a contributing structure in The Royal Poinciana Way National Register Historic District and in 2022 the building was sold to NED 262 Sunset LLC, owners of the White Elephant hotel located adjacent to the west. NED (New England Development) completed an exceptional renovation of the hotel and in December 2022 received the Preservation Foundation of Palm Beach's prestigious inaugural Edward & Susan Elson Award for an outstanding major rehabilitation of a commercial building in Palm Beach.

IV. Builder's Biography

Benjamin F. Hoffman

Benjamin F. Hoffman was born in 1875 in the District of Columbia and worked there before moving to Palm Beach in ca. 1917.[10] Prior to moving to Palm Beach and setting up his business, Hoffman had spent time in Palm Beach visiting with his family.[11] He lived and worked in Palm Beach as a building contractor for nearly thirty years before passing away in 1947. During these years, Hoffman was a prominent and sought-after contractor working with Palm Beach's best architects, including but not limited to Addison Mizner, Marion Sims Wyeth and Bruce

[9] Newspaper articles indicate that Mrs. Herman Dierks and family spent at least part of the winter season from 1921-1923 at Villa Seville.
[10] Benjamin F. Hoffman is listed in the 1918 Palm Beach City Directory and likely moved to Palm Beach in 1917.
[11] A November 12, 1916, Palm Beach Post article stated that Benjamin Hoffman and his mother of Washington, DC were spending the winter in Palm Beach.

Kitchell, as well as constructing buildings of his own design.[12] Hoffman's business was bustling during the 1920s building boom when he was hired by many of Palm Beach's wealthy and prominent residents to construct, alter or add to their properties.[13] One of his first big Palm Beach commissions was Casa de Ensuenos at 800 South County Road for Arthur Claflin at a cost of $65,000. This was one of Mizner's elaborate designs in 1923, the year the scale and splendor of Mizner's designs raised Palm Beach's architectural profile to greater grandeur.[14] There is currently no biography on Benjamin F. Hoffman, however, the following newspaper articles chronicle some of Hoffman's Palm Beach commissions.

> A June 21, 1925, Palm Beach Post article titled "Mr. Hoffman's Work" provides information on some of Hoffman's projects: *"Some of the most important and beautiful of the residential buildings this summer is that being done by Mr. Benjamin F. Hoffman. Mr. Hoffman has been in business here for 14 years and some of the fine residences which stand as monuments to his achievements are those of Mr. George Luke Mesker of Royal Palm Way and the Ocean Boulevard, Pierre Lorillard Barbey of Tuxedo Park whose Palm Beach house built last year is on the North Ocean Boulevard just south of the Rodman Wannamaker property. Samuel D. Lit of Philadelphia whose house was designed by Bruce Kitchell and is the only one in the ocean block of Sunrise Avenue; Frederick S. Wheeler of New York whose residence on Grace Trail was one of the finest houses built in that section of Palm Beach last summer, and the imposing house of Mr. Frederick A. Glidden of Cleveland on the lake front in Vita Serena.*
>
> *One of the great ocean boulevard houses in progress of construction by Mr. Hoffman is that of George Rasmussen of Chicago. It was designed by Mr. Addison Mizner, is to be a two-story stucco structure with a frontage of one hundred and fifty feet. The architectural details include very beautiful Spanish Gothic windows and a magnificent spiral staircase. The house is on the property purchased early in the season*

[12] Benjamin F. Hoffman likely designed and built the dwelling at 262 Sunset Avenue. In addition, a May 10, 1922, Palm Beach Post article lists other dwellings that Hoffman likely designed and built: Benjamin F. Hoffman builder residence 16' x 25' on lots 164 & 165 Floral Park $4000; Benjamin F. Hoffman builder residence 44 x 24 on half of lot 15 and all f lot 16 Bungalow Park, $8000.

[13] Palm Beach Post July 12, 1925: Mr. Benjamin F. Hoffman has just returned from a business trip to New York and Washington and says that everyone north of Jacksonville is Florida mad. The Palm Beach labels on his luggage brought hordes of curious people flocking to his side and he was beset by all manner of questions.

[14] Palm Beach Daily News, January 21, 2020.

from Mr. Richard Croker through Mr. Bourassa and adjoins the property of Mr. Harold Vanderbilt to the south.

Mr. Hoffman is making extensive alterations and additions to the house of Mr. & Mrs. Joseph C. Hutchinson of Philadelphia, which originally was built by Mr. Hoffman for Mr. Pierre L. Barbey. The house is on the North Ocean Boulevard at the corner of Everglade Avenue and the reconstruction plans will not be confined to the interior, but the exterior will present a very marked change and improvement. Other work of Mr. Hoffman which is now in progress includes additions and alterations to the lake front home of Mr. Barclay L. Warburton at Worth Avenue and also that of Mr. Rodman Wanamaker on the North Ocean Boulevard."[15]

A week later, the Palm Beach Post reported, *"Mr. Benjamin F. Hoffman has been awarded the contract for the additions and alterations to the residence of Edward T. Stotesbury of Philadelphia. Mr. Addison Mizner who designed the house originally has made the plans for the work now in process and each addition (and there is something important done there every year) adds to the beauty and dignity of the house. It was the first big Spanish house to be built in Palm Beach and set the mark which has been followed ever since for perfection in design and construction."*[16]

Later that summer, a Palm Beach Post article described another project Hoffman was working on, "*One of the Spanish farmhouses which was part of Mr. Mizner's original plan to have a straggling Spanish settlement along the coastline of Palm Beach, one which would include all the most picturesque of the type regardless of the century in which it was evolved,, is now being remodeled. The house is that of Gurnee Munn on north Ocean Boulevard and fortunately Mr. Mizner has made*

[15] Palm Beach Post, June 21, 1925, "Mr. Hoffmans Work." Page 15. George Luke Mesker house La Fontana on South Ocean Boulevard at the south corner of Royal Palm Way; Samuel D. Lit house La Solana at 139 Sunrise Avenue; Frederick S. Wheeler house Bienstar at 153 Grace Trail; Frederick A. Glidden house Bel Reposo on Clarendon Avenue; George Rasmussen house South Ocean Boulevard; Joseph C. Hutchinson house Mihamo 216 North Ocean Boulevard; Barclay L. Warburton house 456 Worth Avenue; Rodman Wanamaker house 1095 North Ocean Boulevard. The article states that Hoffman had been in business in Palm Beach for 14 years, but 8 years is likely more accurate.

[16] Palm Beach Post, June 28, 1925. The Stotesbury's estate was El Mirasol on North Ocean Boulevard.

the alteration and addition plans and Mr. Benjamin F. Hoffman is doing the work." [17]

Benjamin Hoffman continued his successful career in Palm Beach and in 1929 the Palm Beach Times reported, *"Earle P. Charlton, wealthy resident of "Qui-Si-Lana" Palm Beach and River Falls, Mass., announced that he will build four residences this summer in El Bravo and El Brillo sections between the lake and south County Road. Permit for the work has been issued for $140,000 worth of construction. Plans for the four homes, which will be built by Mr. Charlton as an investment, has been drawn by Marion Sims Wyeth, Palm Beach architect. Benjamin F. Hoffman has been awarded the contract."*[18]

VI. Statement of Significance

Villa Seville located at 262 Sunset Avenue is a good example the Prairie style of architecture and is significantly important as it is the last remaining "cottage" located on Sunset Avenue where at least 40 others have been demolished and replaced with commercial and apartment buildings and parking lots. The builder, Benjamin F. Hoffman, was a prominent and sought-after contractor who practiced in Palm Beach for nearly thirty years.

VII. Criteria For Designation

Section 54-161 of the Town of Palm Beach Landmark's 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."

Villa Seville located at 262 Sunset Avenue reflects the broad cultural, economic and social history of the town of Palm Beach. The property was originally built as a dwelling in 1920 at the start of the Palm Beach land and building boom. The end of World War I allowed for incredible growth and prosperity throughout the country and especially in Palm Beach where increased road and railroad construction

[17] Palm Beach Post, July 20, 1925. Gurnee Munn's estate was Louwana at 534 North Ocean Boulevard.
[18] Palm Beach Times, April 5, 1929. The houses are 200 El Brillo, 210 El Brillo, 200 El Bravo and 201 El Bravo.

allowed Florida to become more accessible for northerners seeking seasonal respite from the cold winters. This increased prosperity and accessibility drove the need for both increased retail and housing and led to the development of 262 Sunset Avenue. In addition, Villa Seville was built in the Floral Park subdivision, developed by E.R. and J.R. Bradley as one of the earliest subdivisions in Palm Beach and originally was lined with vernacular cottages representative of Palm Beach's early development. 262 Sunset Avenue is important today as the last remaining historic "cottage" located on Sunset Avenue where cottages once lined the avenue but have since been demolished and replaced with commercial and apartment buildings and parking lots.

(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 craftsmen."

262 Sunset Avenue is a good example of the Prairie style of architecture exhibiting many features of the hipped roof, symmetrical, no front entry sub-type Prairie design with its low-pitched hip roof with wide overhanging boxed eaves, symmetrical front facade fenestration, one-story porch, and the main entry on the side facade. In 1925, it was advertised for sale as a masonry constructed dwelling that could withstand hurricanes and has done so for 103 years. The building's contractor and likely designer, Benjamin F. Hoffman, practiced in Palm Beach for nearly 30 years and worked with a number of the town's most prominent architects, including numerous projects with Addison Mizner, and was commissioned as a contractor by many of Palm Beach's renowned winter residents to build and add to their splendid Palm Beach estates.

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TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 16, 2026

To:	Landmarks Preservation Commission
Via:	Wayne Bergman, Director of Planning, Zoning & Building
From:	Planning, Zoning & Building
Re:	COA-26-0026 95 N. COUNTY RD. The applicant, Breakers Palm Beach Inc (James Crowley, Gunster, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of rooftop mechanical equipment installation and associated screening for the landmarked property.
Date:	9/9/2026

ATTACHMENTS

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

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING

Fee-Related

COA-26-0026 95 N COUNTY RD. The applicant, Breakers Palm Beach Inc (James Crowley, Gunster, Representative), has filed an application requesting a Certificate of Appropriateness for review and approval of rooftop mechanical equipment installation and associated screening for the landmarked property.

Applicant: Breakers Palm Beach Inc
Representative: James Crowley | Gunster

HISTORY:
The Palm Beach Post Office was designed by architect Louis A. Simon and constructed in 1937. The property was listed in the National Register of Historic Places (NRHP) in 1983 and designated a local landmark by the Town of Palm Beach in 2009. The Post Office ceased operations, and the Property was subsequently sold in 2011. That same year a significant interior modification took place that added 3,839 square feet to the second floor within the building, which took the total square footage of the building from 10,656 square feet to 14,495 square feet. The use of the building also changed with this approved renovation from Post Office to Office use.

At the March 4, 2026, Town Council (TC) meeting, a special exception with site plan review (ZON-26-0004) was approved to allow a retail use greater than 3,000 square feet.

Administrative reviews have been approved for exterior color and minor fenestration changes (LPCS-25-0325), landscaping (LPCS-25-0425), signage (LPCS-26-0024), and minor revisions to a previous approval (LPCS-26-0166).

THE PROJECT:
The applicant has submitted plans, entitled "ARHAUS PALM BEACH POST OFFICE", as prepared by **Spina O'Rourke + Partners**, uploaded on August 30, 2026.

The following is the scope of work:

- Installation of new rooftop mechanical equipment and screening.

Site Data			
Zoning District	C-TS	**Future Land Use**	PUBLIC
Architect	Louis A Simon	**Year of Construction**	1937

Surrounding Properties / Zoning	
North	One-story retail and two-story residences / C-TS and R-C
South	Breakers Golf Club / PUD-A
East	Town surface lot / C-TS
West	Royal Poinciana Way Medians / C-TS

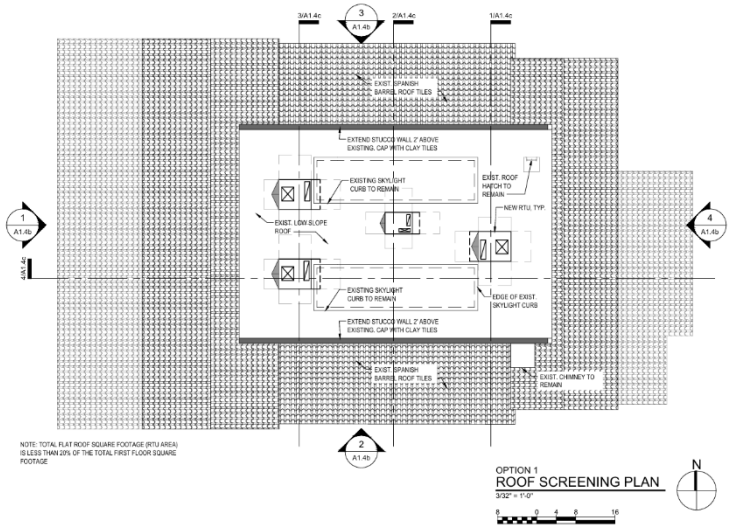
STAFF ANALYSIS:

The application seeks Certificate of Appropriateness (COA) review and approval for new rooftop mechanical equipment and screening. The applicant has submitted two (2) screening options for the new packaged roof-top units (RTUs) that will replace the existing condensing units.

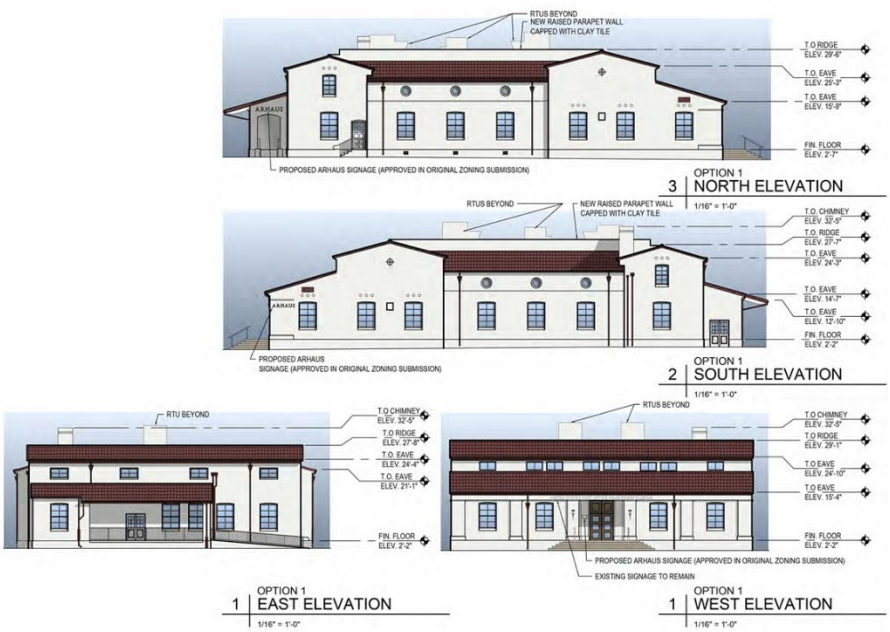
Option 1

Raises the north and south parapet walls by approximately two (2) feet. The exterior stucco and color will match existing. The parapet wall will be capped with clay barrel tiles.

Option 1: Roof plan.



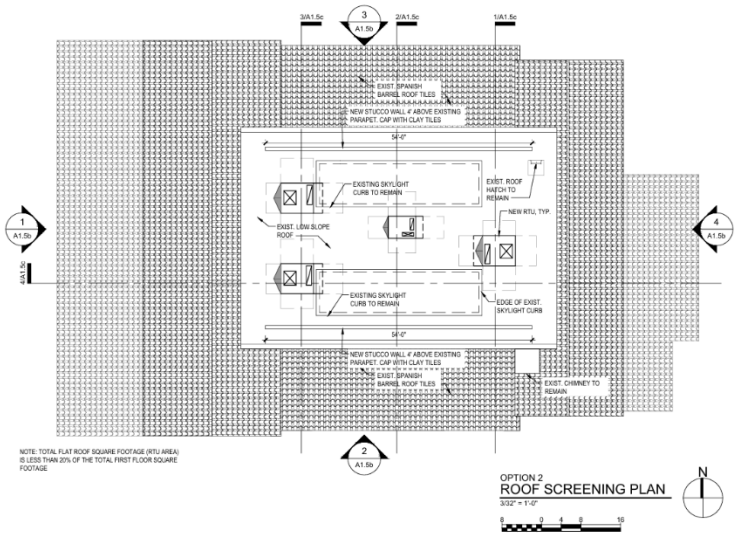
Option 1: Elevations.



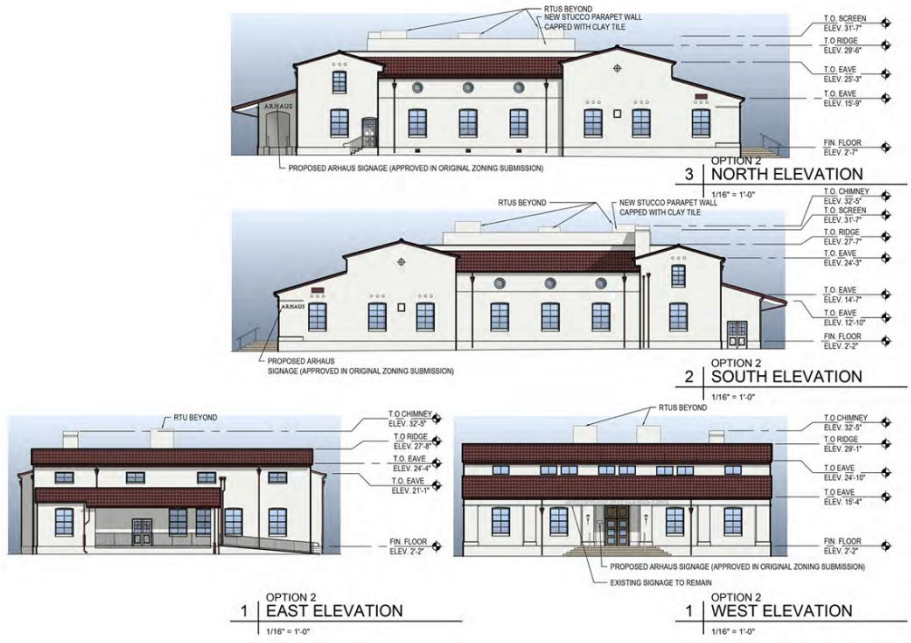
Option 2

Constructs new north and south screening walls behind the existing parapet walls, extending 3'-4" above them. The exterior stucco and color will match existing. The parapet wall will be capped with clay barrel tiles.

Option 2: Roof plan.



Option 2: Elevations



The Florida State Historic Preservation Officer (FL SHPO) holds historic preservation covenants on the property. The applicant has indicated that the proposal has been submitted for their review.

Staff recommends that the Commission consider whether there is an opportunity to further study the screening options. Option 1 is discouraged because it would alter the building's existing parapet wall. While Option 2 preserves this feature, it introduces a new blank wall that can be further refined with a barrel tile screen. Additional discussion may be warranted about the possibility of further screening the RTUs from view. The applicant has submitted sight line studies, included in the set.

CONCLUSION:

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

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

WRB: JGM: FHM: ALF

WRB

.Our File Number: 71940-00001
Writer's Direct Dial: (561) 650-0752
Writer's E-Mail Address: jlindgren@gunster.com

August 31, 2026

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

Re: LOI for 95 North County Road - COA-26-0026

We are pleased to submit the accompanying documents and drawings in connection with our application for Certificate of Appropriateness (the "Application") for modifications to roof-top mechanical equipment locations and proposed screening for the equipment on an existing retail building that previously served as a United States Post Office (the "Project"). This is a follow-up application to the recently approved application changing the use from family office to permitted retail in the C-TS zoning district. The building will be occupied by the furniture retailer Arhaus as a designer furniture showroom.

The property is located at 95 North County Road (PCN: 50-43-43-23-00-001-0030), Palm Beach, FL ("Property"). The Application proposes to replace the existing roof condensing units with packaged roof-top units (RTUs) to accommodate the new furniture showroom renovation in the historic post office building. Two (2) options were developed to screen the RTUs. RTUs are to be painted to match the building's stucco. Option 1 raises the existing flat roof parapet walls by about two feet to align with the front ridge of the building. The walls will be stucco to match the existing walls and capped with clay tile that also matches the existing. Option 2 constructs a new screen wall behind the existing flat roof parapet walls. The screen wall will extend 3'-4" above the existing parapet walls and will be constructed of stucco and capped with clay tiles. Some structural reinforcing to the building will be required for the screening.

SITE HISTORY

The Palm Beach Post Office was designed by architect Louis A. Simon and constructed in 1937. The Property was listed in the National Register of Historic Places (NRHP) in 1983 and designated a local landmark by the Town of Palm Beach in 2009. The Post Office ceased operations, and the Property was subsequently sold in 2011. That same year a significant interior modification took place that added 3,839 square feet to the second floor within the building, which took the total square footage of the building from 10,656 square feet to 14,495 square feet. The use of the building also changed with this approved renovation from Post Office to Office use.

In 2011, the prior owner of the Property proposed an interior renovation project to convert the post office building to a family office use. In connection with this renovation, the Town Council approved a 17-space parking variance and a variance from the requirement to provide an onsite loading space at the Property. The project approvals for the 2011 renovation recognized a vested parking count of 28 parking spaces from the original post office use. The increased square footage for family office use resulted in additional parking requirements, which necessitated the need for the 17-parking space variance. As stated previously, a site plan and special exception application approved earlier this year has permitted the Arhaus furniture retailer to occupy the entire building.

Please note the following as it relates to this application:

1. Criteria for Development Order Approval

A. Landmarks Preservation in accordance with Section 54-123 (Exterior Alterations).

(a) The criteria set forth in section 54-122, if applicable, shall be considered in passing upon an application for exterior alterations; provided that the commission may consider the original design of the building and the buildings visually related to it and disregard alterations subsequently made thereto.

(b) Exterior alterations shall not affect the architectural quality or historical character of the building.

As stated previously, the Project proposes to replace the old, outdated mechanical equipment on the roof with new, more efficient equipment with one of the two screening options detailed previously. Per Sec. 134-1607(1) of the Town's Code of Ordinances, the proposed roof-top mechanical equipment and screening has been designed so that it is not be more than 10 feet above the roof, does not occupy a roof area of more than 30% of the ground floor area of the building, and is "sight screened from view in so far as possible," which is an extremely difficult task given the Property is essentially surrounded on all four sides by roads. Several months have been devoted in studying the mechanical equipment needs for the building, as well as the best locations on the roof for the new mechanical equipment. These pieces of roof-top equipment are not only necessary to maintain the interior of the building and for the retail business to operate, but have been designed to be located on areas of the roof that provide the required clearances, do not adversely affect the existing skylights, can be supported structurally by the existing building (or with significant structural reinforcement) and meet hurricane code requirements, and are the least visible from the street as possible. The proposed mechanical equipment and screening does not adversely affect the historic context of the building given that roof-top equipment has existed for

decades on the building, nor will it adversely impact the integrity or rhythm of the building.

In closing, the proposed roof-top mechanical equipment locations with screening selected by the Landmarks Preservation Commission will be the best approach for the continued preservation of this historic building and area, and at the same time meet the needs of the Arhaus retailer. We feel this project will benefit the Town by maintaining and improving upon the historic structure and complementing the character of the neighborhood and will continue to contribute to the overall beauty of the Town.

Sincerely,

John C. Lindgren II

John Lindgren

ARHAUS

PALM BEACH POST OFFICE

95 North Country Rd
Palm Beach, FL 33480

onyx creative

SPINAOROURKE + PARTNERS
Architecture + Interior Design
Keith M. Spina # AR13419

285 BANYAN BLVD
WEST PALM BEACH, FLORIDA 33401
ph: 561.684.6844 • spinaorourke.com
FL Lic. # AA26002399

DRAWING INDEX

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T1.1	TOWN OF PALM BEACH ZONING LEGEND
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ARCHITECTURAL	
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PROJECT SUMMARY

- REPLACEMENT OF THE EXISTING ROOF TOP CONDENSERS WITH PACKAGED ROOF TOP UNITS TO ACCOMMODATE FURNITURE SHOWROOM INTERIOR RENOVATION PER ZONING SUBMISSION ZON-26-0004

FINAL SUBMITTAL 08-31-2026

COA-26-0026 - SEPTEMBER 16, 2026

ARCHITECT
ONXY CREATIVE
25001 EMERY ROAD, SUITE 400
CLEVELAND, OH 44128
contact phone: 216.223.3214

STRUCTURAL ENGINEER
BLUESTREAK
25001 EMERY ROAD, SUITE 400
CLEVELAND, OH 44128
contact phone: 216.223.3200

SURVEYOR
WALLACE LAND SURVEYING LLC
5553 VILLAGE BLVD
WEST PALM BEACH, FLORIDA 33407
contact phone: 561.640.4551

CIVIL ENGINEER
SIMMONS & WHITE, INC
2581 METROCENTER BLVD STE 3
WEST PALM BEACH, FLORIDA 33407
contact phone: 561.478.7878

MEP ENGINEER
BLUESTREAK
25001 EMERY ROAD, SUITE 400
CLEVELAND, OH 44128
contact phone: 216.223.3200

onyx | creative
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Cleveland, Ohio 44128
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FL. LIC. AR103917

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West Palm Beach Florida 33401
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spinaorourke.com
Architecture • Interior Design
Keith M. Spina # AR13419 FL Lic # AA26002399

INTERIOR RENOVATION
ARHAUS
PALM BEACH POST OFFICE
95 North Country Rd
Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no: 25127
Date: 08-31-2026
Drawn by: MSL
Project Manager: KS

COVER SHEET

CVR

FINAL SUBMITTAL

ALTA/NSPS LAND TITLE & BOUNDARY SURVEY FOR: THE BREAKERS PALM BEACH, INC., A FLORIDA CORPORATION

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

The Breakers Palm Beach, Inc., a Florida corporation
Old Republic National Title Insurance Company
Gregory T. Martini, P.A.

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

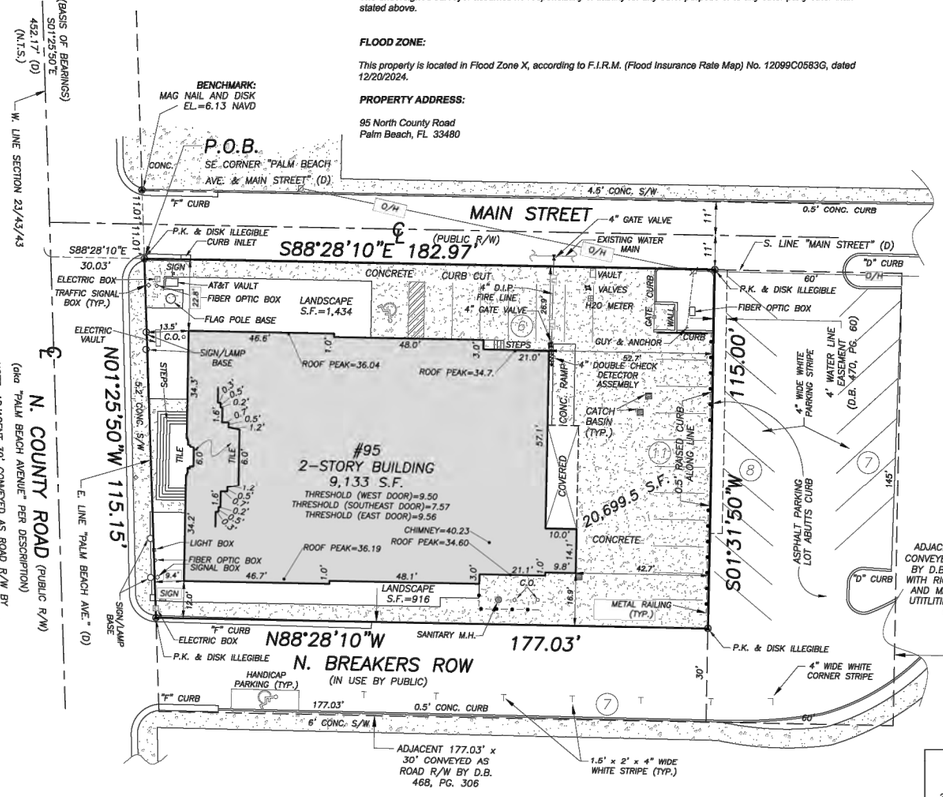
FLOOD ZONE:

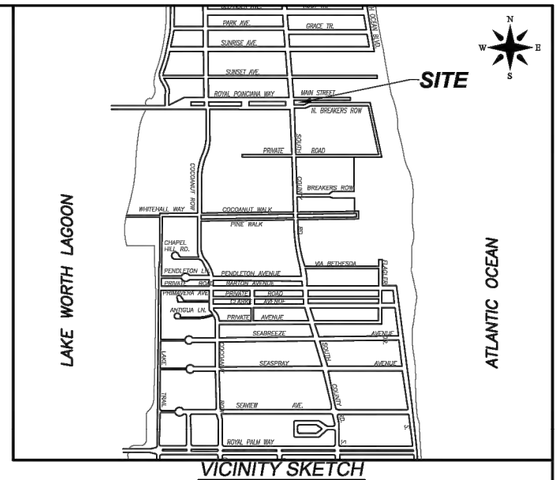
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583G, dated 12/20/2024.

PROPERTY ADDRESS:

95 North County Road
Palm Beach, FL 33480

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





VICINITY SKETCH

(NOT TO SCALE)

LEGAL DESCRIPTION:

A part of Government Lot One (1), in Section Twenty-three (23), Township Forty-three (43) South, Range Forty-three (43) East, situated in the Town of Palm Beach, Florida, more particularly described as follows:

*For a point of beginning, **COMMENCE** at the Northwest corner of Section Twenty-three (23), Township Forty-three (43) South, Range Forty-three (43) East, Palm Beach County, Florida;*

run thence South One Degree, Twenty-five Minutes, Fifty Seconds East (South 01° 25' 50" East) along the West line of said Section Twenty-three (23), which line is also the center line of Palm Beach Avenue, so-called, a distance of Four Hundred Fifty-Two and 17/100 (452.17) feet to a point;

*thence South Eighty-Eight Degrees, Twenty-eight Minutes, Ten Seconds East (South 88° 28' 10" East) a distance of Thirty and 03/100 (30.03) feet to the Southeast corner of said Palm Beach Avenue and Main Street, so-called, said point being hereinafter known as the **POINT OF BEGINNING**;*

thence continue South Eighty-Eight Degrees, Twenty-Eight Minutes, Ten Seconds East (South 88° 28' 10" East) along the South line of said Main Street a distance of One Hundred Eighty-Two and 97/100 (182.97) feet;

thence South One Degree, Thirty-One Minutes, Fifty Seconds West (South 01° 31' 50" West) a distance of One hundred and Fifteen and 00/100 (115.0) feet;

thence North Eighty-Eight Degrees, Twenty-Eight Minutes, Ten Seconds West (North 88° 28' 10" West) a distance of One Hundred Seventy-Seven and 03/100 (177.03) feet;

*thence North One Degree, Twenty-Five Minutes, Fifty Seconds West, (North 01° 25' 50" West) along the East line of said Palm Beach Avenue, a distance of One Hundred Fifteen and 15/100 (115.15) feet to the **POINT OF BEGINNING**.*

TITLE COMMITMENT REVIEW

CLIENT: The Breakers Palm Beach, Inc., a Florida corporation	COMMITMENT NO. : 1576397	DATE: 10/07/24			
REVIEWED BY: James G. Peden Jr.	JOB NO. : 226236-SE				
B2 ITEM NO.	**DOCUMENT**	**DESCRIPTION**	**AFFECTS AND PLOTTED**	**AFFECTS AND NOT PLOTTABLE**	**DOES NOT AFFECT**	**NOT A SURVEY MATTER**
1-5	N/A	Standard Exceptions.				•
6	ORB 24368, PG 233	Historic Preservation Covenants contained in Special Warranty Deed from the United States Postal Service, an independent establishment of the executive branch of the Government of the United States to Little Broad Beach Partners, L.P., a California limited partnership.			•	
7	ORB 23114, PG 290	Certificate of Notification of Designation of Certain Properties as Landmarks pursuant to the provisions of Ordinance No. 2-84 of the Town of Palm Beach.			•	
8	ORB 24658, PG 230	Terms and Conditions contained in the declaration of Use Agreement by and between the Town of Palm Beach, a Florida municipal corporation and Little Broad Beach Partners, L.P.			•	
9	ORB 27132, PG 1486	Terms set forth in that Memorandum of Limited Partnership.			•	
9a	ORB 27320, PG 1160	Corrective Memorandum of Limited Partnership.			•	
10	N/A	Terms, conditions and provisions of the unrecorded Agreement for Loan of Artwork from United States Postal Service, an independent establishment of the executive branch of the United States to Little Broad Beach Partners, L.P., a California limited partnership.			•	
11	ORB 25492, PG 654	For Informational Purposes Only, Town of Palm Beach Stormwater Management Certification.			•	
12	N/A	For Informational Purposes Only: Commitment Exception No. 3 is hereby deleted in its entirety.			•	

LEGEND

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

LOT & BUILDINGS SQUARE FOOTAGE

20,699.5 S.F. (100%) = SURVEYED LOT S.F.

9,133 S.F. (44.1%) = TOTAL BUILDING S.F.

9,216.3 S.F. (44.5%) = LOT EXCLUDING BUILDINGS AND LANDSCAPE/GREEN SPACE S.F.

2,350.2 S.F. (11.4%) = LANDSCAPE/GREEN SPACE S.F.

NOTES:

1. *All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number: 1576397, issued by Old Republic National Title Insurance Company, on date October 7th, 2024. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Land Surveying, LLC. This survey is not transferable by Owners Affidavit of Survey or similar instrument.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*
15. *United States Post Office at 95 North County Road, Palm Beach, Florida, has been designated as a Landmark per "Certificate of Notification of Designation of Certain Properties as Landmarks" recorded in Official Records Book 23114, Page 290, Public Records of Palm Beach County, Florida.*
16. *Per Florida Statutes, Chapter 472.025, a Land Surveyor shall not affix his seal or name to any plan or drawing which depicts work which he/she is not licensed to perform or which is beyond his/her profession or specialty therein. Therefore, we are unable to certify as to municipal zoning compliance, interpretation of zoning codes or the determination of violations thereof.*
17. *At the time of the ALTA survey there were no observable evidence of earth moving work, building construction or building additions within recent months.*
18. *At the time of the ALTA survey there were no changes in street right-of-way lines either completed or proposed; and available from the controlling jurisdiction or observable evidence of recent street or sidewalk construction repairs.*
19. *At the time of the ALTA survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.*
20. *The surveyor was not provided any documentation, was not made aware and did not observe any ground markings on the subject property with regards to wetlands on the subject property.*
21. *The location of the utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with current underground plans or surface ground markings to determine the location of any subterranean uses.*
22. *At the time of the survey, there was no evidence of cemeteries, gravesites, and/or burial grounds located on the surveyed property.*
23. *There are 5 maintained parking stripes & 1 handicap parking spaces on-site. There are 22 maintained parking stripes & 1 handicap parking spaces adjacent off-site.*

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

To: The Breakers Palm Beach, Inc., a Florida corporation
Old Republic National Title Insurance Company
Gregory T. Martini, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Table A Items 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 19 and 20 thereof. The field work was completed on January 5th, 2026.

DATE OF LAST FIELD SURVEY FOR: 01/05/2026

James G. Peden Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122
jpeden@wallacesurveying.com
www.wallacesurveying.com

REVISIONS:
01/05/26 ALTA SURVEY UPDATE B.M./S.C.W. 224479 PB375/70
10/24/24 ALTA SURVEY UPDATE E.G./S.W. 224479 BOOK 2/28
9/12/12, SURVEY AND TIE-IN UPDATE, B.M./M.B. 10-1312.7 PB142/13
7/17/12, AS-BUILT FIRE LINE, J.P./R.C. 10-1312.6 PB141/33
6/03/11, SPOT ELEVATIONS B.M./M.B. 10-1312.5 PB128/36
1/27/11, REVISE NOTES, PLOT TITLE EXCEPTIONS, R.C., 10-1312.3
1/20/11, T-I OFFSITE PARKING, PB122/80, J.P./R.C., 10-1312.2

ALTA/NSPS LAND TITLE & BOUNDARY SURVEY FOR:

THE BREAKERS PALM BEACH, INC., A FLORIDA CORPORATION

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

FIELD: J.P.	JOB No.: 224479-SE	F.B. PB122 PG. 71
OFFICE: R.C.	DATE: 12/17/10	DWG. No.: 10-1312
C'K'D: C.L.W.	REF.: 10-1312.DWG	SHEET 1 OF 1

onyx | creative
25001 Emery Road, Suite 400
Cleveland, Ohio 44128
216.223.3200 onyxcreative.com
FL. LIC. AR103917

SPINAOROURKE + PARTNERS
285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5994
spinaorourke.com
Architecture•Interior Design
Keith M. Spina # AR13419 FL Lic.# AA26002399

INTERIOR RENOVATION
ARHAUS
PALM BEACH POST OFFICE
95 North Country Rd
Palm Beach, FL 33480

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Revisions:

Project no: 25127
Date: 08-31-2026
Drawn by: MSL
Project Manager: KS

SURVEY

T1.0

FINAL SUBMITTAL

Town of Palm Beach

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

Zoning Legend

Line #				
1	**Property Address:**	95 North Country Rd Palm Beach, FL 33480		
2	**Zoning District:**	Commercial Town Serving		
3	**Lot Area (sq. ft.):**	20,699.5 sq. ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	115' (W), N 182.97' (D), S 177.03' (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Retail - Furniture Showroom		
6	**FEMA Flood Zone Designation:**	X		
7	**Zero Datum for point of meas. (NAVD)**	7.63 NAVD		
8	**Crown of Road (COR) (NAVD)**	6.13 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	70%	43.8%	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	15,000 sq. ft.	14,495 sq. ft.	10,196 sq. ft.
12	*Front Yard Setback (Ft.)	10' + 1' per 2' bldg ht. >15'	W 15.5'	N/C
13	* Side Yard Setback (1st Story) (Ft.)	5'	N 22.8' / S 12'	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	5' or 1' per 2' bldg ht. >15'	N 22.8' / S 12'	N/C
15	*Rear Yard Setback (Ft.)	10' + 1' per 2' bldg. ht. >15'	E 42.7'	N/C
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25'	21.2'	N/C
18	Overall Building Height (Ft.)	30' (max ht/ +5')	26.5'	N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	0.61'	N/C	N/C
21	Finished Floor Elev. (FFE)(NAVD)	7.00 NAVD	7.34 NAVD / 9.5 NAVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	7.00 NAVD	N/C	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	25%	12.1%	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	35%	38.2%	N/C
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

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

REV BF 20230626

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Cleveland, Ohio 44128
216.223.3200 onyxcreative.com
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INTERIOR RENOVATION
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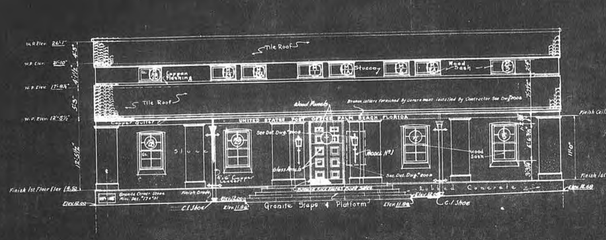
Revisions:

Project no: 25127
Date: 08-31.2026
Drawn by: MSL
Project Manager: KS

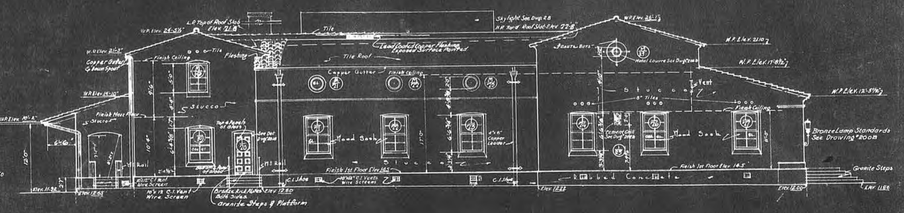
TOWN OF PALM BEACH ZONING LEGEND

T1.1

FINAL SUBMITTAL

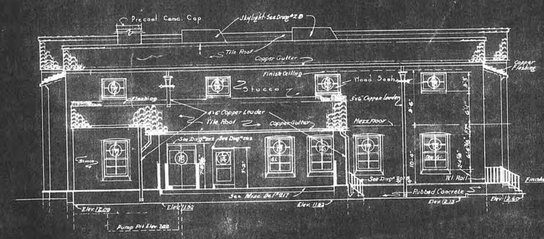


PALM BEACH AVENUE ELEVATION
Scale ⅛" = 1'-0"

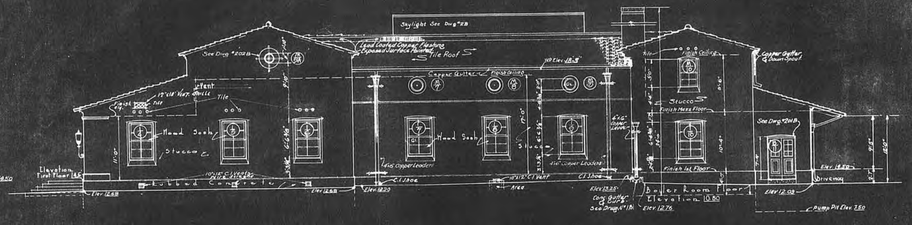


Note - Working Point elevations are given in feet & inches above Finished Floor Elev. U.S. W.P. 0.00"

MAIN STREET ELEVATION
Scale ⅛" = 1'-0"



REAR ELEVATION
Scale ⅛" = 1'-0"



FEDERAL AVENUE ELEVATION
Scale ⅛" = 1'-0"

INTERIOR GENERAL NOTES —
CONCRETE surfaces to have rubbed concrete finish.
GRANITE steps and platforms to be light gray color with sawn finish.
STUCCO to be sprayed finish, buff color, see specification.
ROOF tile to be pressed, clay, full color range with hand made texture to be laid irregularly, with double tile at intervals, all laid in cement mortar.
WINDOW frame and sash to be wood.

FOR FOUNDATION WALLS AND FOOTINGS AND FOR CONCRETE REINFORCEMENT AND SIZE OF STRUCTURAL MEMBERS SEE STRUCTURAL DRAWINGS

TREASURY DEPARTMENT
PROCUREMENT DIVISION
C. J. PEOPLES, DIRECTOR OF PROCUREMENT

PUBLIC WORKS BRANCH
W. E. REYNOLDS, ASSISTANT DIRECTOR OF PROCUREMENT
LOUIS A. SIMON, SUPERVISING ARCHITECT
NEAL A. MELICK, SUPERVISING ENGINEER

APPROVED
W. E. NOEL, ARCHITECT
N. B. THOMPSON, MECHANICAL ENGINEER
T. C. BROOKS, STRUCTURAL & CIVIL ENGINEER

BUILDING UNITED STATES POST OFFICE
CITY PALM BEACH, FLA.
DRAWN BY Cunningham DATE 3/4/36
CHECKED BY [illegible] DATE
DRAWING No. 100B

49 351

Box Schedule		
Type	Quantity	Material and Finish
Series 1/1	383	Bronze Dark
" 2/2	223	"
Drawers #3	166	"
" 4/4	29	"
Total	676	

D. L. Drops - Bronze
T. C. Drop - Bronze
To Be Furnished By Government
& Installed By Contractor

MARK ROOM SIDE OF SCREEN — BAY B —
Scale - 3/8"-1'0

BAY C

SECTION

Plaster to T.C. Wall

Elevation Attic Louvers
Scale 3/8"-1'0

Note Plans Drawers in Apron of Counter Are To Be Same Size As Cash Drawers & Fitted With Standard Carriage Mail Box No. 210.

BAY A

BAY B

BAY C

PUBLIC LOBBY ELEVATIONS
Scale 3/8" = 1'0"
For Key Details See Sheet No 203 B

Mark All Schedule	
Floor Base, Etc.	ASBURY DARK CEDAR
Wall Field	LIGHT CEDAR) ALTERNATE TAVERNELLE) SQUARES
Wainscot Base	ASBURY DARK CEDAR
Wainscot Field	TAVERNELLE
Wainscot Cap	TAVERNELLE
This Schedule Also Applies To FRONT ENTRANCE VESTIBULE	

REFLECTED CEILING PLAN OF LOBBY
Scale 3/8"-1'0"

PUBLIC LOBBY PLAN
Scale 3/8" = 1'0"
All Dimensions for Public Lobby are to Finished Marble Line

Marble Floor & Border See Schedule this Sheet for Color Arrange.

Lobby desk

Vault

REFLECTED CEILING PLAN

Painted Ornament

SECTION THRU LOBBY CEILING

LOBBY DETAILS
SCALE 3/8"-1'0"

Grille symetrical about center lines-horizontal members round, vertical members are square

Symetrical about ℄

Porcelain nogul Socket

Omega Glass

Hexagonal Light

Oregon Glass Orange

SECTION

PLAN

Lamp - Nissa Pat. 1274

Receptical for R.O. blanks
Bronze - Statuary Finish

LOBBY DESK
SCALE 3/8"-1'0"

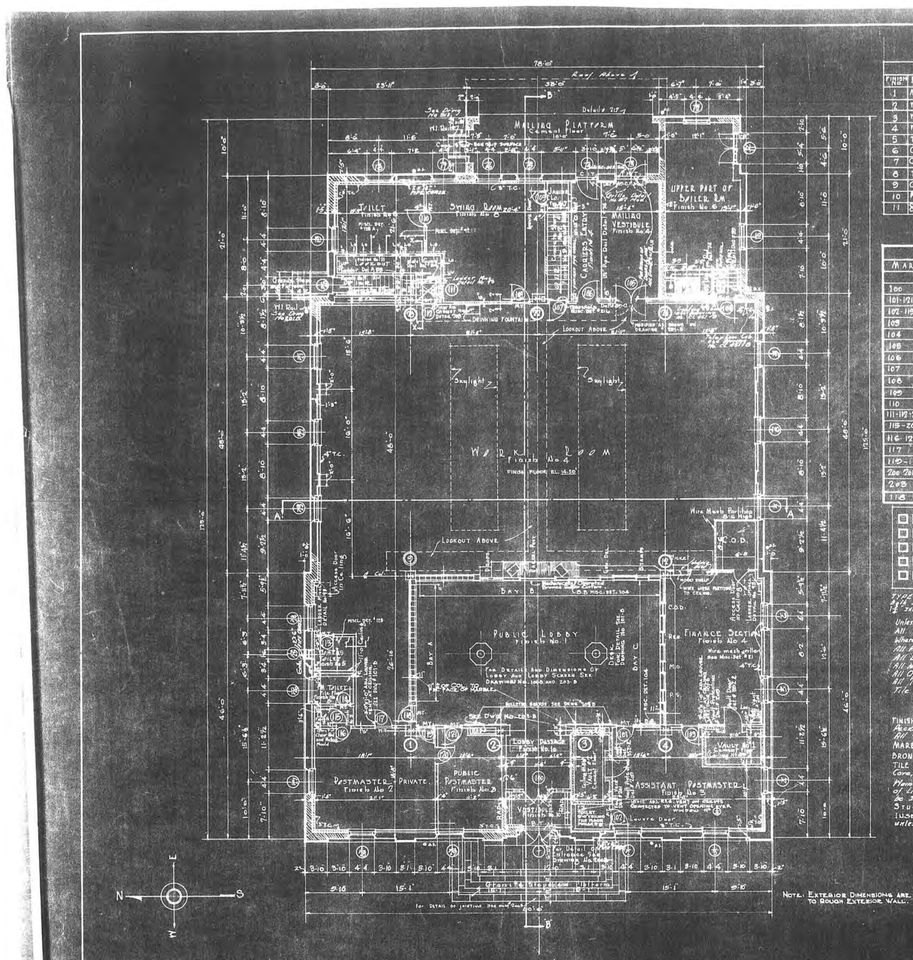
PLAN AT A-A

TREASURY DEPARTMENT
PROCUREMENT DIVISION
C. J. PETERSON, Supervising Architect

PUBLIC WORKS BRANCH
W. E. REYNOLDS, Assistant Supervising Architect in Charge of Public Works
LOUIS A. SIMON, Supervising Architect
APPROVED
N. B. THOMPSON, Assistant Supervising Architect in Charge of Procurement
W. A. HALL, Chief Engineer
J. A. WETMORE, Chief Clerk

UNITED STATES POST OFFICE
PALM BEACH, FLA.
DRAWN BY [illegible] DATE 2/14/36
CHECKED BY C. J. Pillow DATE
No. 101 B

49 352



FIRST FLOOR PLAN
Scale 3/16"

NOTE: EXTERIOR DIMENSIONS ARE TO ROUGH EXTERIOR WALL.

FINISH SCHEDULE

Finish	Floors	Bases	Base	Wainscot	Walls	Ceiling	Cornice	Stool	Trim	Mouldings	Remarks
1	Marble	Marble	Marble	Marble	Plaster	Wood	Wood	—	Marble	See Details	
2	Wood	—	Wood	Wood	Wood	Plaster	Wood	Wood	Wood	Wood	See Details
3	Wood	—	Wood	—	Plaster	Plaster	—	Wood	Metal	Plaster Picture Moulding	Window Trim Wood
4	Wood	—	—	Wood	Plaster	Plaster	—	Wood	Metal	—	Wood Wainscot Above Chair Rail Plaster
5	Tile	Tile	Tile	Tile	Plaster	Plaster	—	Wood	Metal	—	Window Trim Wood
6	Cement	—	—	—	Brick & Plaster	Concrete	—	Wood	Metal	—	Exterior Doors Trim Interior Wood Frames Hardware
7	Cement	—	Cement	—	Concrete Plaster	Plaster	—	—	Metal	—	
8	Tile	Tile	Tile	Tile	Plaster	Plaster	—	Wood	Metal	—	Wood Wainscot Above Marble
9	Cement	—	Cement		Plaster	Plaster	—	Wood	Metal	—	See Partition Elevation
10	Marble	Marble	Marble	Marble	Plaster	Plaster	Plaster	—	Wood	See detail	See detail Drwg. No. 200-B
11	Carpet	—	—	—	Plaster	Plaster	—	—	Metal	—	See Detail

ABBREVIATIONS

F.M.T.	Flush Metal Threshold
C.I.T.	Cast Iron Threshold
M.T.	Marble Threshold
W.T.	Wood Threshold
B.T.	Bronze Threshold

DOOR SCHEDULE

Mark	Type	Size	Threshold	Remarks
100		3'-6"x7'-0"	—	See Drwg. No. 204-B
101-121	A	3'-0"x7'-0"	Marble	10 Wood Panels.
102-113-114	B	2'-6"x7'-0"	Marble	Door to Toilet Room Panelled with Translucent Glass Lights
103	B	2'-10"x7'-0"	—	Iron Plate Panels
104	B	2'-10"x7'-0"	Cast Iron	Hollow Metal
105		1'-6"x6'-6"	—	See Wood Door Sch. No. 239 Detail No. 4
106		3'-6"x7'-0"	—	Upper Panel Iron Grill Lower Plate
107	B	3'-0"x7'-0"	Metal	Hollow Metal
108	B	3'-0"x7'-0"	Marble	8 Wood Panels
109	B	3'-0"x7'-0"	Marble	2 Wood Panels
110	B	3'-0"x7'-0"	Marble	Iron Plate Panels
111-117-200-206	B	2'-6"x6'-6"	Cast Iron	Hollow Metal
118-201A	B	2'-6"x7'-0"	—	Iron Plate Panels
116-120	A	3'-0"x7'-0"	—	10 Wood Panels
117	A	3'-0"x7'-0"	Wood	10 Wood Panels
119	A	3'-0"x7'-0"	Marble	10 Wood Panels
200-201-202	B	3'-0"x7'-0"	—	Hollow Metal
203	B	3'-0"x7'-0"	Wood	Iron Plate Panels
115	A	3'-0"x7'-0"	Marble	10 Wood Panels.

TYPE OF DOOR LOCK SCHEDULE

Door	Type	Remarks	Door	Type	Remarks
100		See Drwg. No. 204-B	101	G	
102-103-104-107-108-109-110-111-112-113-114-115-116-117-118-119-200-201-202-203			102	A	
103	B		103	B	
104	B		104	B	
105		See Drwg. No. 201-B	105	B	See Drwg. No. 201-B
106		S.-Jamb width 9½"	106	B	
109			107	D	
107	B		108	B	
108	B		109	A	
110	B		111	B	
111-117-200-206	B		112	B	
118-201A	B		113	B	
116-120	A		114	B	
117	A		115	B	
119	A		116	B	
200-201-202	B		117	D	
203	B		118	B	
115	A		119	F	
			120	A	
			121	B	
			200	B	
			201	A	
			202	B	
			203	B	
			204	A	
			205	A	
			206	B	

Note: Doors Nos. 104, 107, 111, 117, 200, 201, 202, 206 & 205. To be of Hollow Metal with metal Frames & Trim unless otherwise shown on Drawings.

For Vault Doors - See Detail No. 4 Dwg. No. 200-B.

For Door 4 See Detail Dwg. No. 201-B.

TYPE A. 1¾" Door. 12" Trim.

TYPE B. 1¾" Door. 12" Trim.

GENERAL NOTES

Unless Otherwise Noted on Drawings The Following Shall Apply.
All Exterior Terra Cotta Walls to be Dampproofed On the Interior Side See Specifications.
Where Brickwork Adjoins Terra Cotta Same to be Bonded.
All Partitions on Third Floor of Mezzanine Shall be Tile. See Wall Section Details for Variants
All Exterior Plaster Made to be Furred with 1" C. Block.
All Marble Work to be Secured With Ties.
All Openings in Tile Walls to have Channel Lintels Same Width as Tile Walls.
All Toilet Rooms Windows to Have Obscure Glass.
Tile Turning Lintels: 2'-6" to 3'-0" to be Vertical. For Turning Lintels up to 5'-0" See Tile Turning Lintels: 3'-6" to 4'-0" to be Vertical. For Turning Lintels Over 5'-0" See

FINISH LUMBER: Except as Otherwise Noted Or Plans Postmasters Private Room to be Ashy Cypress - See Detail. All Exterior Wood to be Clear Heart Cypress. All Interior Wood Trim to be Clear Hard Cypress.
MARBLE WORK: See Detail Drawings No. 203-B and 203-B.
BRONZE WORK: Bronze Work to be Medium Statuary Bronze Color, Smooth Finish.
TILE WORK: Toilet Rooms — Floors to be 6" x 6" Quarry Light Buff Ceramic Mosaic Tile (unglazed Vitreous) Cove, Sanitary Cove at Floor to be Light Buff Ceramic Tile, Cut Joint Finish.
Plimsoll — 4" x 4" Ceramic Tile 6" High, Ivory Color, Dull Matt faced Finish. Joints to be 1/16" or Light Green Mortar. Monocot Cap, 4" x 4" Ceramic Tile with Moulded Top Edge. Color to be Ivory. Matt Matt Finish. Joints to be 1/16" of a Light Cream Mortar.
STUCCO. All surfaces marked stucco to be waterproof Stucco (Lunch Scratch) to be provided on all Exterior openings unless otherwise noted. [See Specifications]

FOR CONCRETE REINFORCEMENT AND SIZES OF STRUCTURAL MEMBERS SEE STRUCTURAL DRAWINGS.

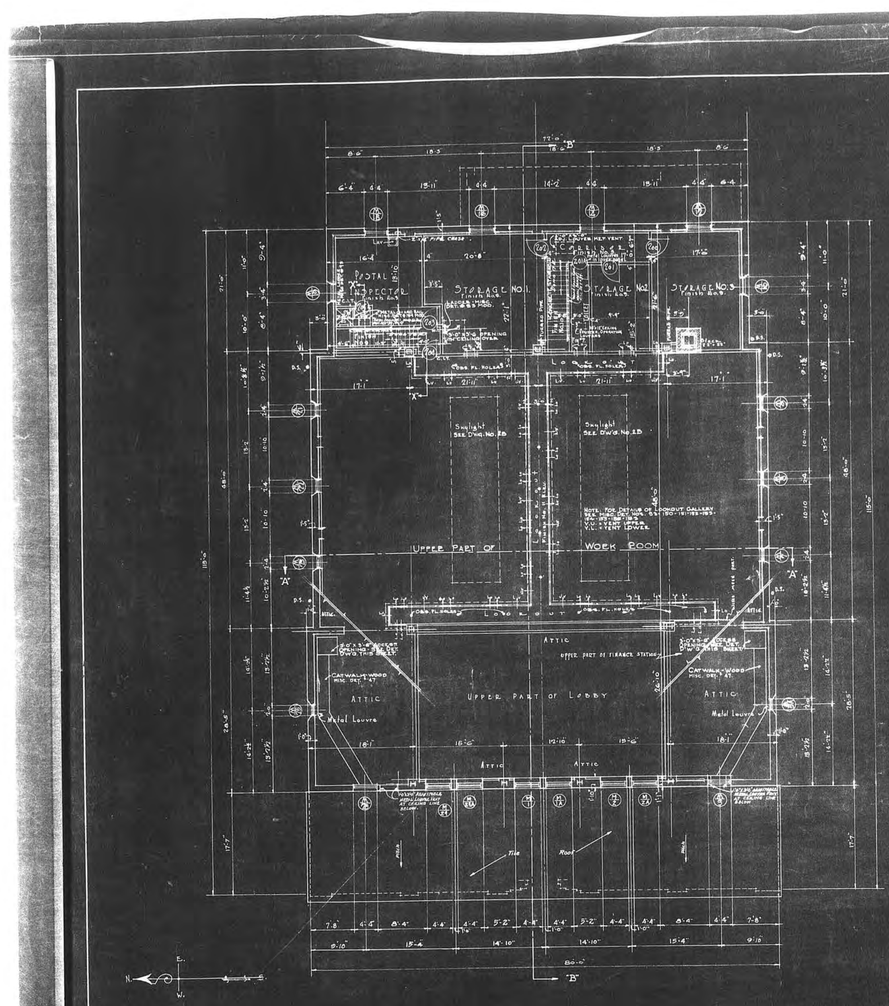
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C. J. PEOPLES, DIRECTOR OF PROCUREMENT

PUBLIC WORKS BRANCH,
W. E. REYNOLDS, ASSISTANT DIRECTOR OF PROCUREMENT
LOUIS A. SIMON, SUPERVISING ARCHITECT — NEAL A. MELICK, SUPERVISING ENGINEER

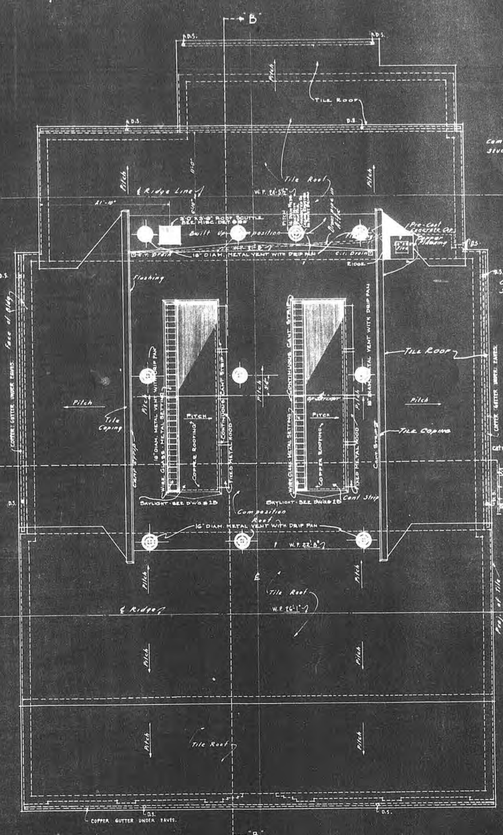
Acting W. G. ROLL, Supervising Architect — APPROVED — N. S. THOMPSON, Assistant Director of Procurement — T. C. BRIDGES, Assistant Director of Procurement

BUILDING UNITED STATES POST OFFICE
CITY PALM BEACH, FLORIDA
DRAWN BY Cunningham DATE 3/14/36
CHECKED BY W.J. Pillow DATE
DRAWING No. 3-B

49 358

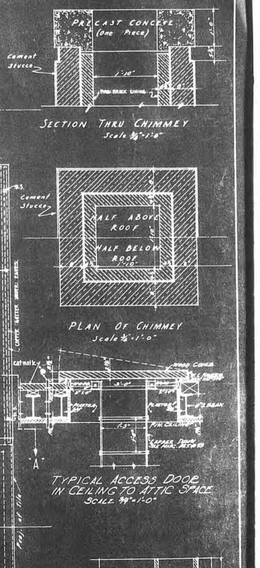


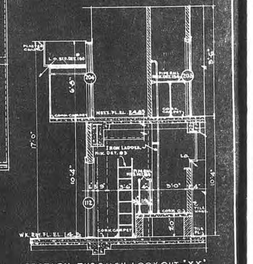
-Mezzanine Floor Plan-
Scale - 1/8" = 1'-0"



Roof Plan
Scale 1/8" = 1'-0"

NOTE:- WORKING POINT ELEVATIONS ARE GIVEN IN FEET AND INCHES ABOVE FINISHED FLOOR THUS: W.P. 2'-10"





TREASURY DEPARTMENT
PROCUREMENT DIVISION
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PUBLIC WORKS BRANCH
W. E. REYNOLDS, ASSISTANT DIRECTOR OF PROCUREMENT
LOUIS A. SIMON, SUPERVISING ARCHITECT — NEAL A. MELICK, SUPERVISING ENGINEER

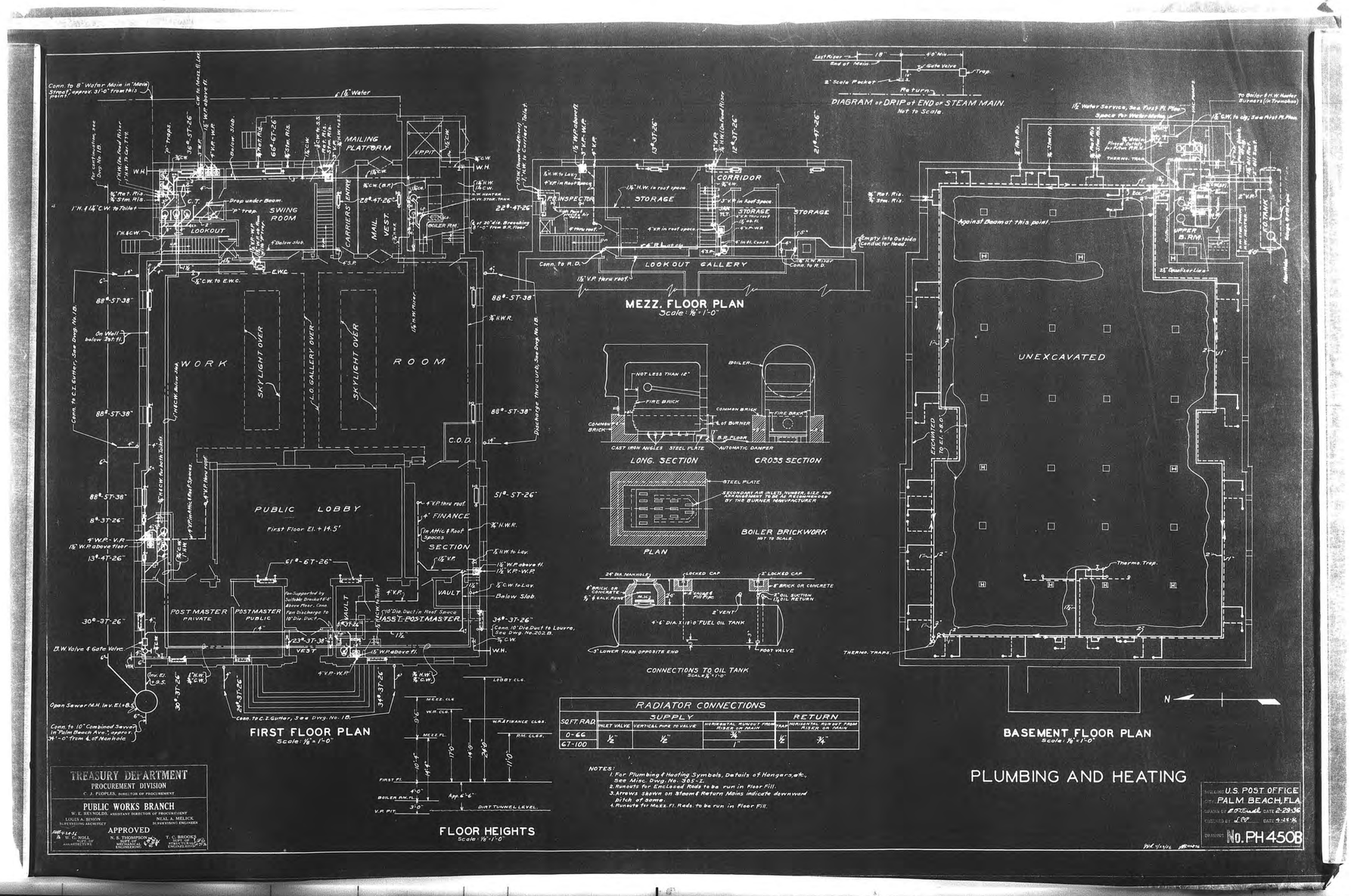
APPROVED
And by Ex. Pr. Ph. W. C. Nolla, Architecture — N. B. Thompson, Mechanical Engineering — T. C. Brooks, Structural Engineering

FOR CONCRETE REINFORCEMENT AND SIZE OF STRUCTURAL MEMBERS SEE STRUCTURAL DRAWINGS.

3-11-36

BUILDING UNITED STATES POST OFFICE
CITY PALM BEACH, FLORIDA.
DRAWN BY Adams. DATE 2-14-36
CHECKED BY C.J. Pillow DATE
DRAWING No. 4-B.

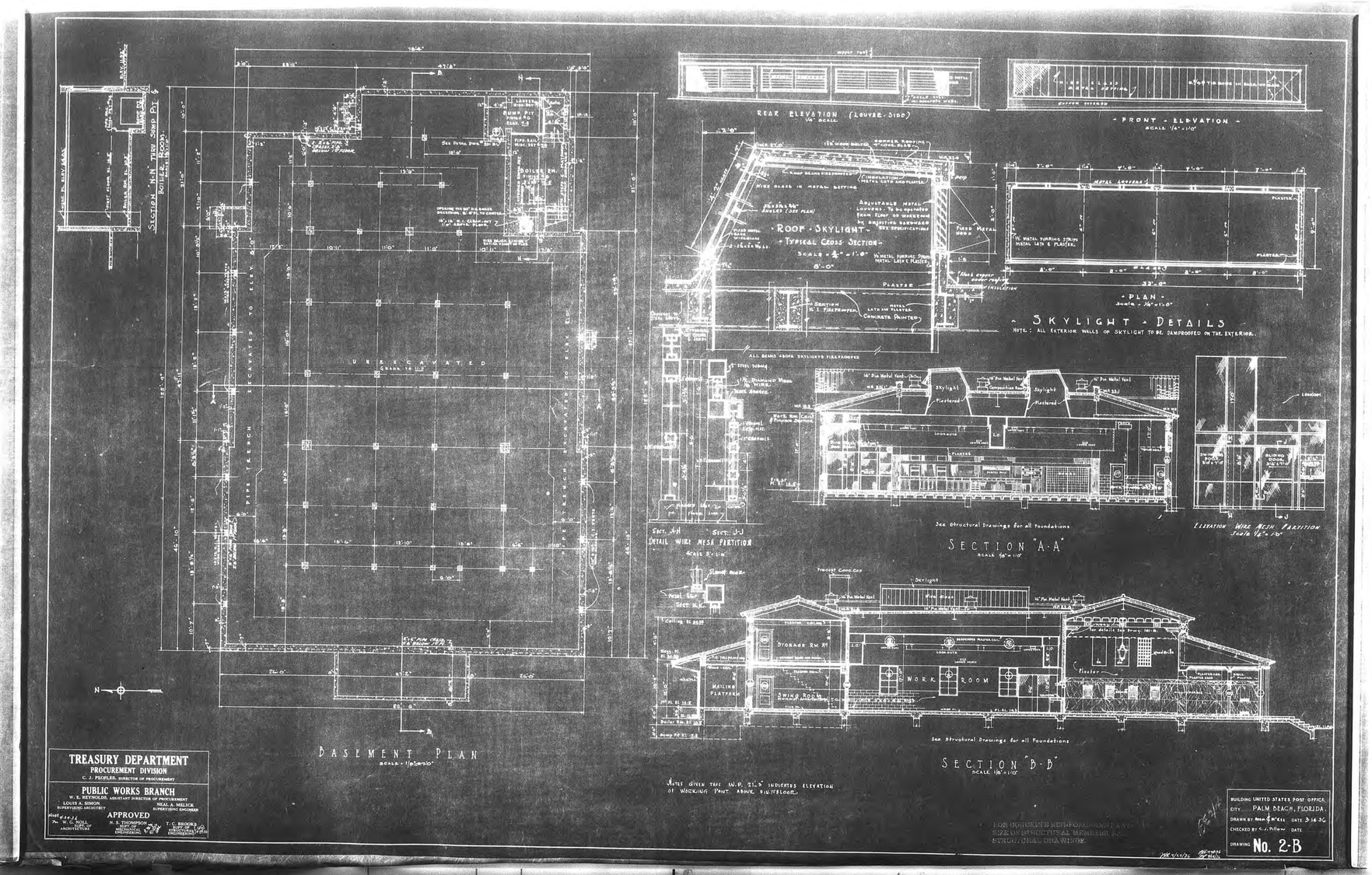
49 359



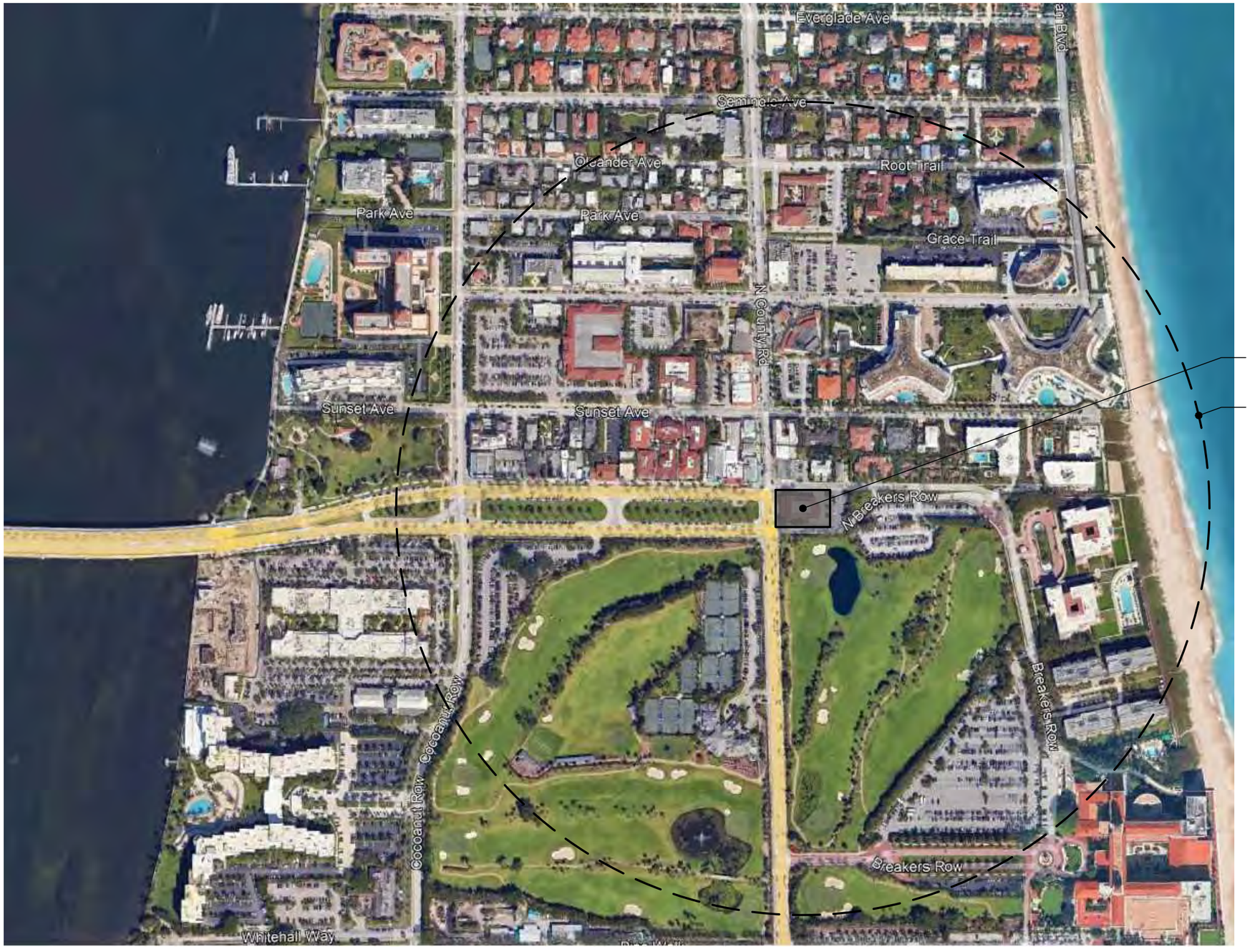
RADIATOR CONNECTIONS					
	SUPPLY			RETURN	
SQ.FT. RAD.	INLET VALVE	VERTICAL PIPE TO VALVE	HORIZONTAL RUNOUT FROM RISER OR MAIN	TRAP	HORIZONTAL RUNOUT FROM RISER OR MAIN
0-66	½"	½"	¾"	½"	¾"
67-100	½"	½"	1"	½"	¾"

NOTES:
1. For Plumbing & Heating Symbols, Details of Hangers, etc., See Misc. Dwg. No. 262-I.
2. Runouts for Enclosed Rods to be run in Floor Fill.
3. Arrows shown on Steam & Return Mains indicate downward pitch of same.
4. Runouts for Mezz. Fl. Rods to be run in Floor Fill.

49 360


REAR ELEVATION (LOUVRE SIDE)
- FRONT - ELEVATION -
SCALE 1/4"=1'0"
- ROOF - SKYLIGHT -
- TYPICAL CROSS SECTION -
Scale = 1/2" = 1'0"
- PLAN -
Scale = 1/4"=1'0"
- SKYLIGHT - DETAILS
NOTE: ALL EXTERIOR WALLS OF SKYLIGHT TO BE DAMPROOFED ON THE EXTERIOR.
SECTION "A-A"
SCALE 1/8"=1'0"
SECTION "B-B"
SCALE 1/8"=1'0"
BASEMENT PLAN
SCALE = 1/8"=1'0"
SECTION N-N THRU SUMP PIT BOILER ROOM
DETAIL WIRE MESH PARTITION
Scale 3"=1'0"
ELEVATION WIRE MESH PARTITION
Scale 1/2"=1'0"
UNEXCAVATED
PIPE TRENCH EXCAVATED TO ELEV. 8'-0"
BOILER RM.
STORAGE RM.
MAILING PLATFORM
SWING ROOM
WORK ROOM
See Structural Drawings for all foundations
See Structural Drawings for all foundations
Notes given thus W.P. 21.5 indicates elevation of working Pint above B.W. floor.
TREASURY DEPARTMENT
PROCUREMENT DIVISION
C. J. PEOPLES, DIRECTOR OF PROCUREMENT
PUBLIC WORKS BRANCH
W. E. REYNOLDS, ASSISTANT DIRECTOR OF PROCUREMENT
LOUIS A. SIMON, SUPERVISING ARCHITECT
NEAL A. MELICK, SUPERVISING ENGINEER
APPROVED
N. S. THOMPSON, ASSISTANT SUPERVISING ENGINEER
T. C. BROOKS, ASSISTANT SUPERVISING ENGINEER
BUILDING UNITED STATES POST OFFICE
CITY PALM BEACH, FLORIDA
DRAWN BY
CHECKED BY C.J. Pillow DATE
DRAWING No. 2-B

49 364



VICINITY LOCATION MAP

N.T.S.

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Revisions:

Project no: 25127
Date: 08-31-2026
Drawn by: MSL
Project Manager: KS

VICINITY LOCATION MAP

A0.1

FINAL SUBMITTAL



1 | WEST FACADE



2 | NORTHWEST FACADE



3 | NORTH FACADE



4 | NORTHEAST FACADE



5 | EAST FACADE



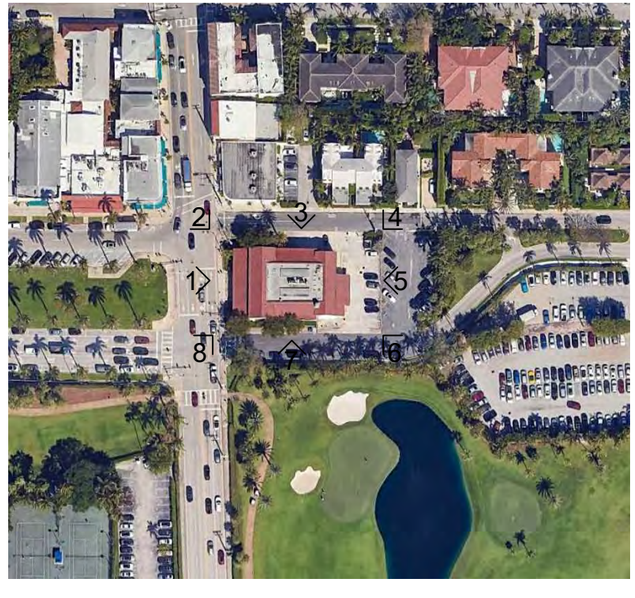
6 | SOUTHEAST FACADE



7 | SOUTH FACADE

SUBJECT PROPERTY PHOTOS

KEY PLAN



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Date: 08-31-2026
Drawn by: MSL
Project Manager: KS

EXTERIOR EXISTING BUILDING PHOTOS

A0.2

FINAL SUBMITTAL



1 | WEST FACADE DETAILS



2A | NORTH FACADE DETAILS



2B | NORTH FACADE DETAILS

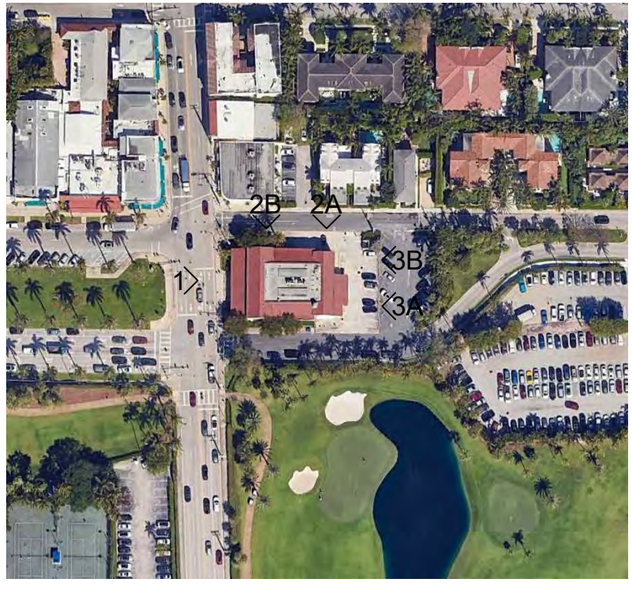


3A | EAST FACADE DETAILS



3B| EAST FACADE DETAILS

KEY PLAN



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Drawn by: MSL
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EXTERIOR EXISTING BUILDING PHOTOS

A0.3

FINAL SUBMITTAL



1| EAST FACADE DETAILS



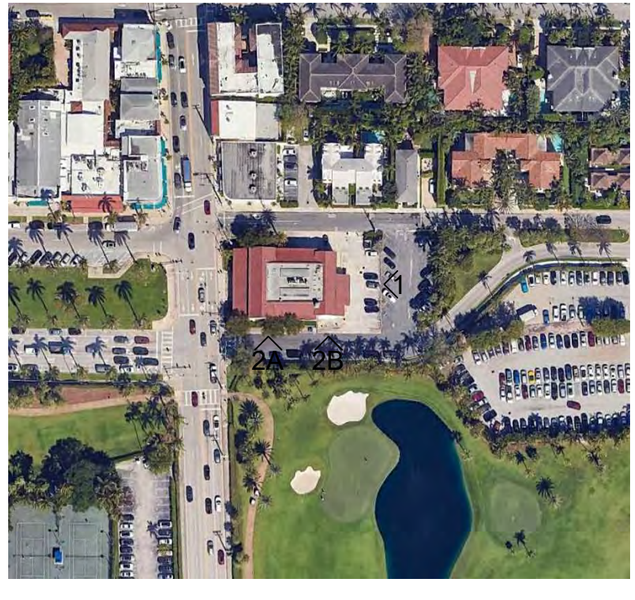
2A| SOUTH FACADE DETAILS



2B | SOUTH FACADE DETAILS

SUBJECT PROPERTY PHOTOS

KEY PLAN



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Date: 08-31-2026
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Project Manager: KS

EXTERIOR EXISTING BUILDING PHOTOS

A0.4

FINAL SUBMITTAL



1 | 215 ROYAL POINCIANA WAY S FACADE



2 | 207 ROYAL POINCIANA WAY S FACADE



3 | 201 ROYAL POINCIANA WAY S FACADE



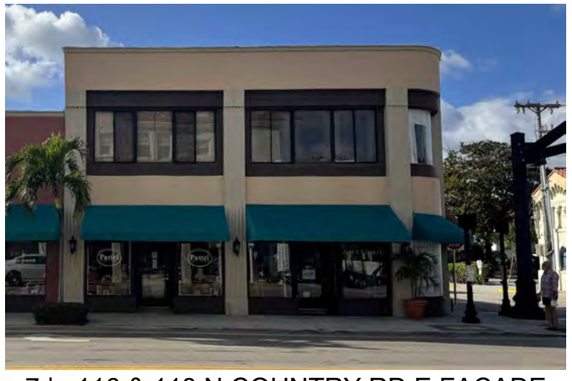
4 | 201 ROYAL POINCIANA WAY E FACADE



5 | 106 & 108 N COUNTRY RD E FACADE



6 | 112 & 114 N COUNTRY RD E FACADE



7 | 116 & 118 N COUNTRY RD E FACADE

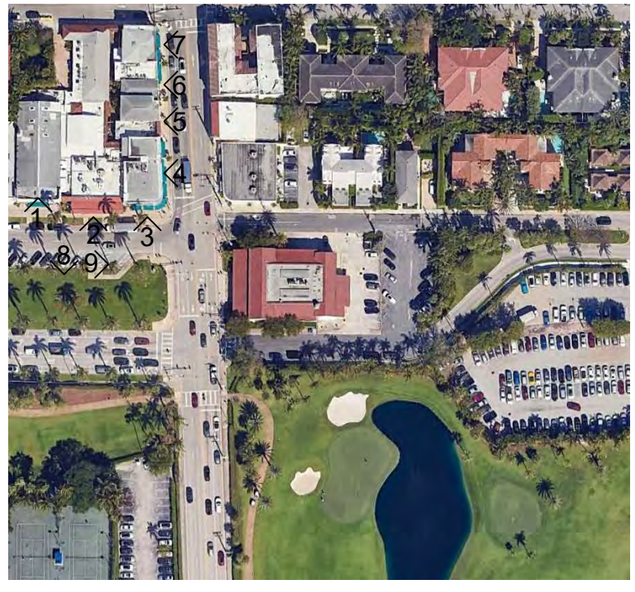


8 | JBM HWY MEDIAN



9 | JBM HWY MEDIAN

KEY PLAN



ADJACENT PROPERTY PHOTOS

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Drawn by: MSL
Project Manager: KS

NEIGHBORING BUILDING PHOTOS

A0.5

FINAL SUBMITTAL



1 | 117-111 N COUNTRY RD W FACADE



2 | 105 N COUNTRY RD W FACADE



3 | 101 N COUNTRY RD W FACADE



4 | 101 N COUNTRY RD W FACADE



5 | 179 & 173 E MAIN STREET SOUTH FACADE

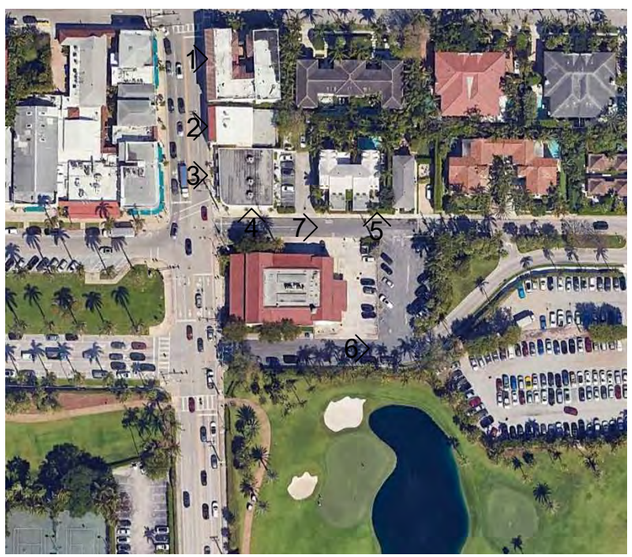


6 | EAST PARKING LOT



7 | E MAIN STREET

KEY PLAN



ADJACENT PROPERTY PHOTOS

NEIGHBORING BUILDING PHOTOS

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Date: 08-31-2026
Drawn by: MSL
Project Manager: KS

A0.6

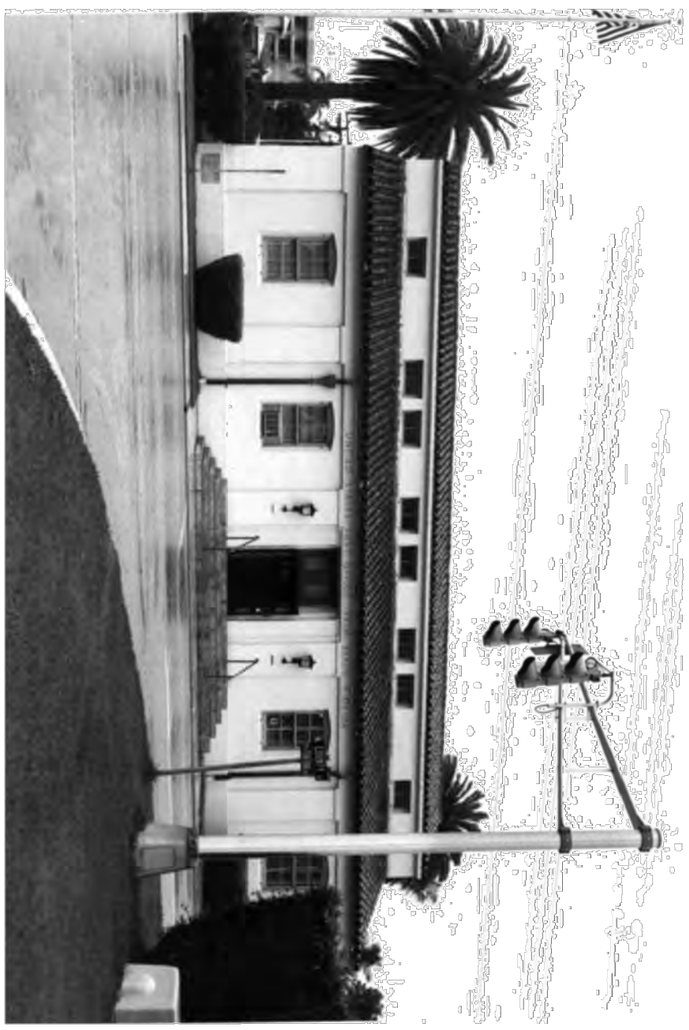
FINAL SUBMITTAL

HISTORICAL IMAGES









HISTORICAL IMAGES

FINAL SUBMITTAL

A0.7

Project no: 25127
Date: 10/30/2026
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Project Manager: KS

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INTERIOR RENOVATION

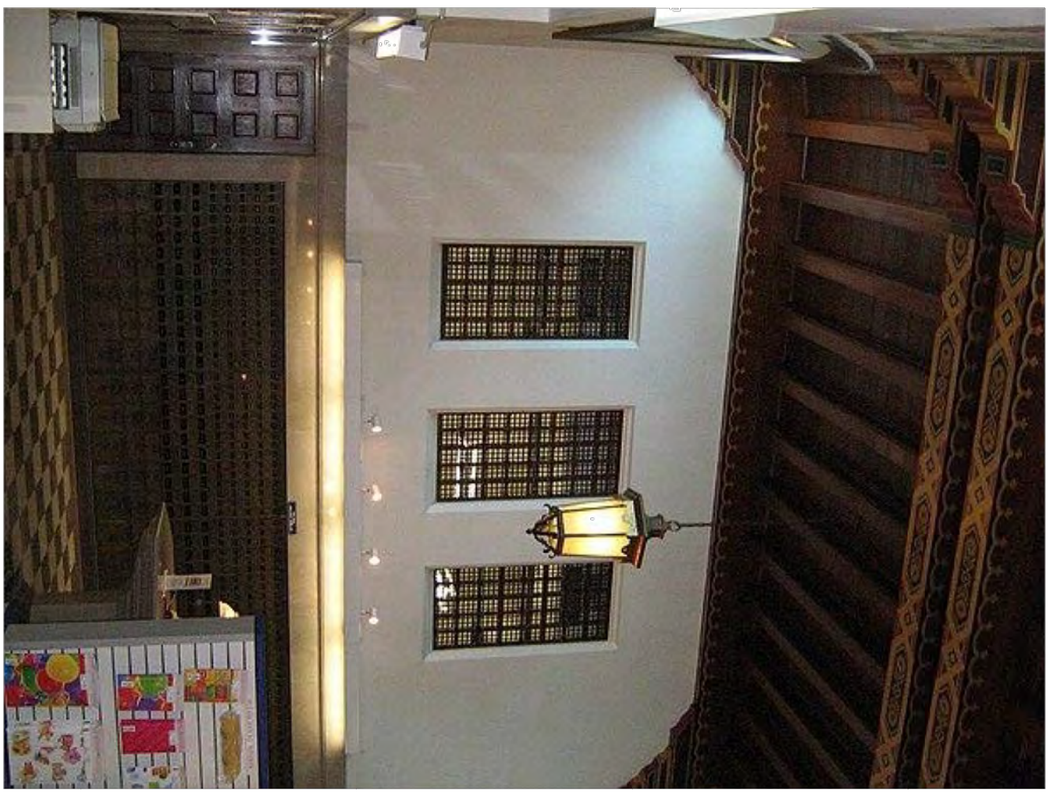
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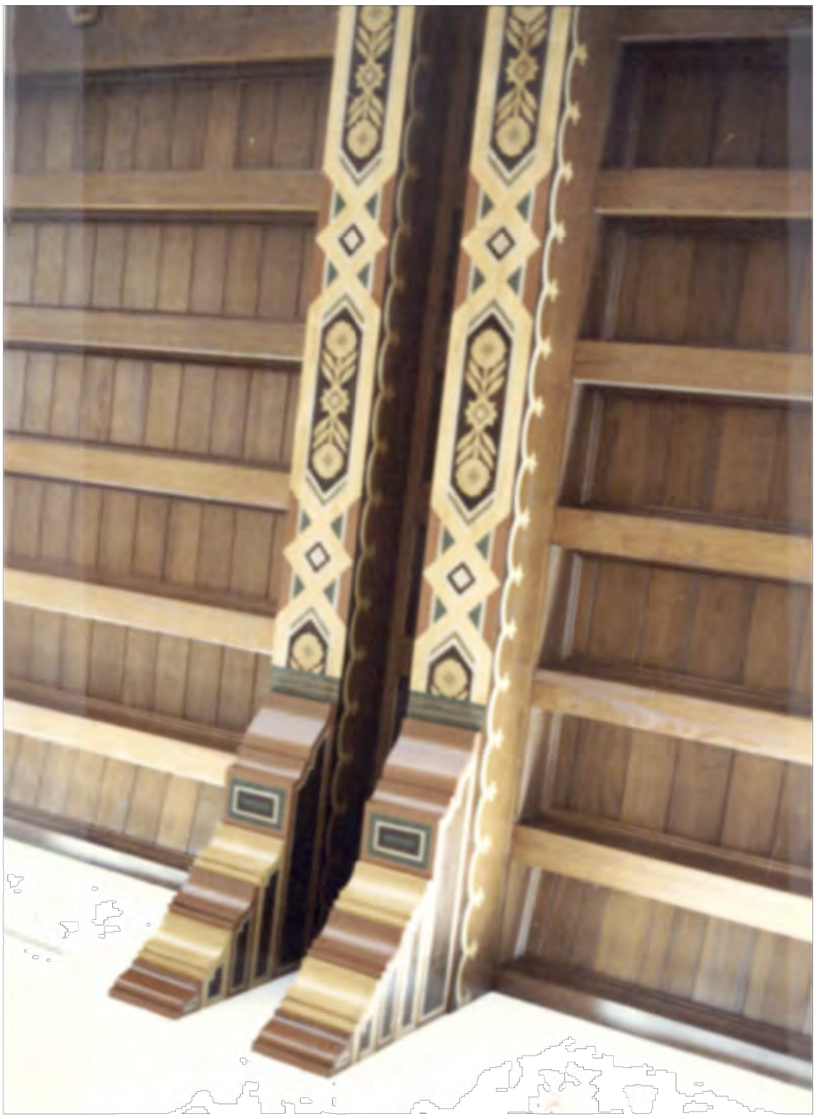
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HISTORICAL IMAGES





HISTORICAL IMAGES

FINAL SUBMITTAL

A0.8

Project no: 25127
Date: 05/31/2026
Drawn by: MS
Project Manager: KS

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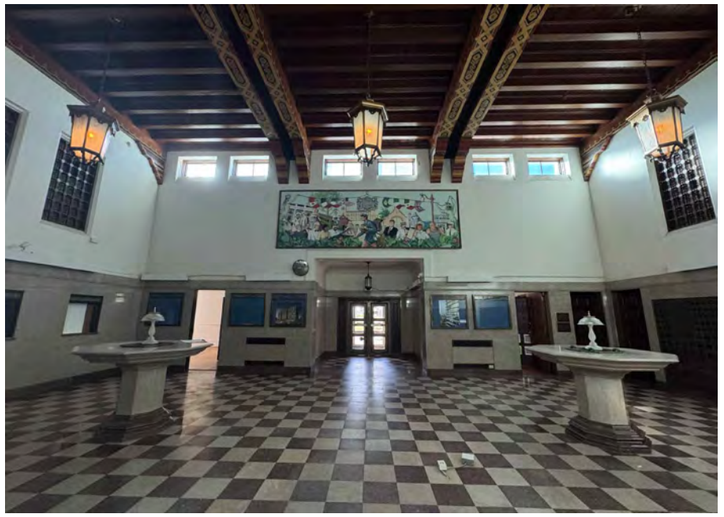
INTERIOR RENOVATION

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1 | LOBBY - WEST



2 | LOBBY - EAST



HISTORIC MURAL AND CEILING



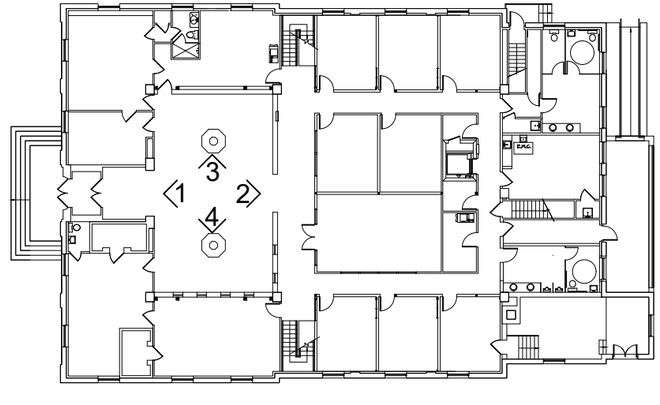
3 | LOBBY - NORTH



4 | LOBBY - SOUTH

EXISTING INTERIOR IMAGES

KEY PLAN - LEVEL ONE



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Revisions:

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Date: 08-31-2026
Drawn by: MSL
Project Manager: KS

INTERIOR EXISTING BUILDING PHOTOS

A0.9

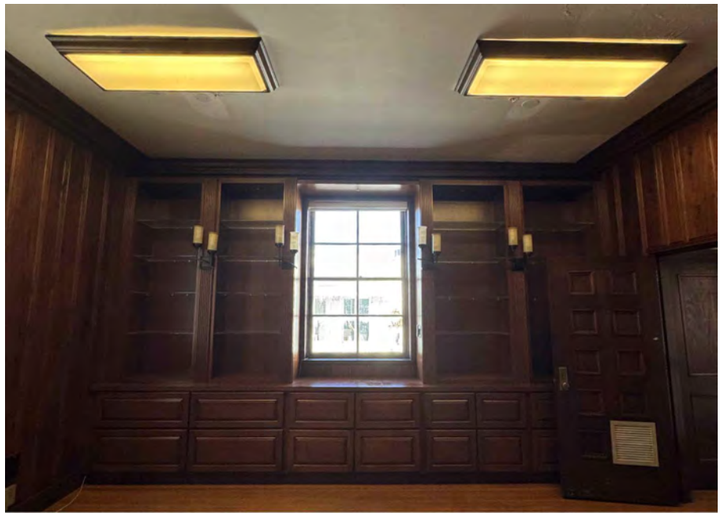
FINAL SUBMITTAL



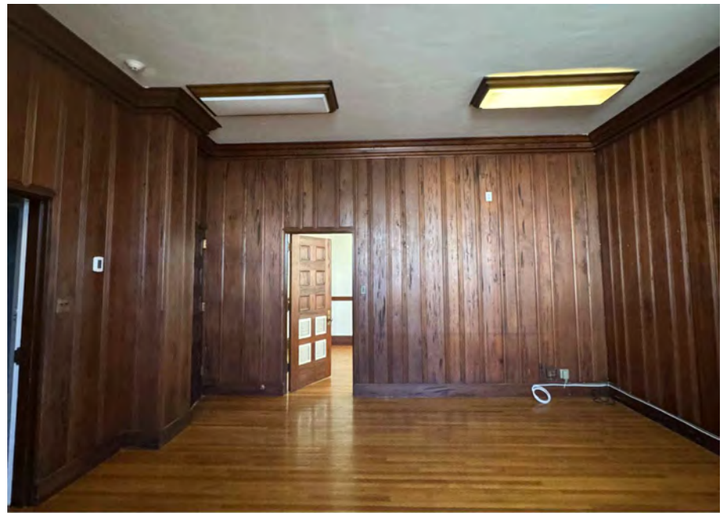
1 | POSTMASTER - WEST



2 | POSTMASTER - EAST



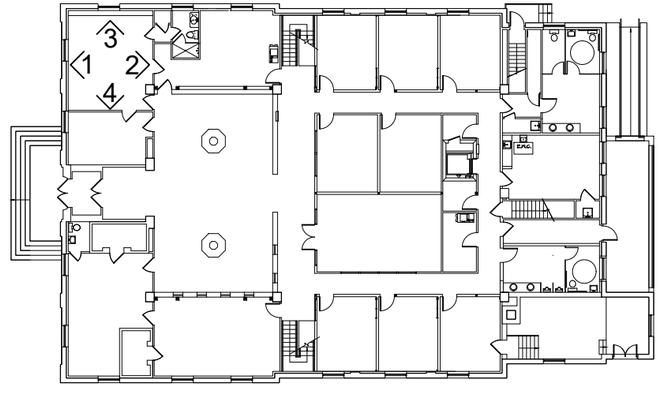
3 | POSTMASTER - NORTH



4 | POSTMASTER - SOUTH

EXISTING INTERIOR IMAGES

KEY PLAN - LEVEL ONE



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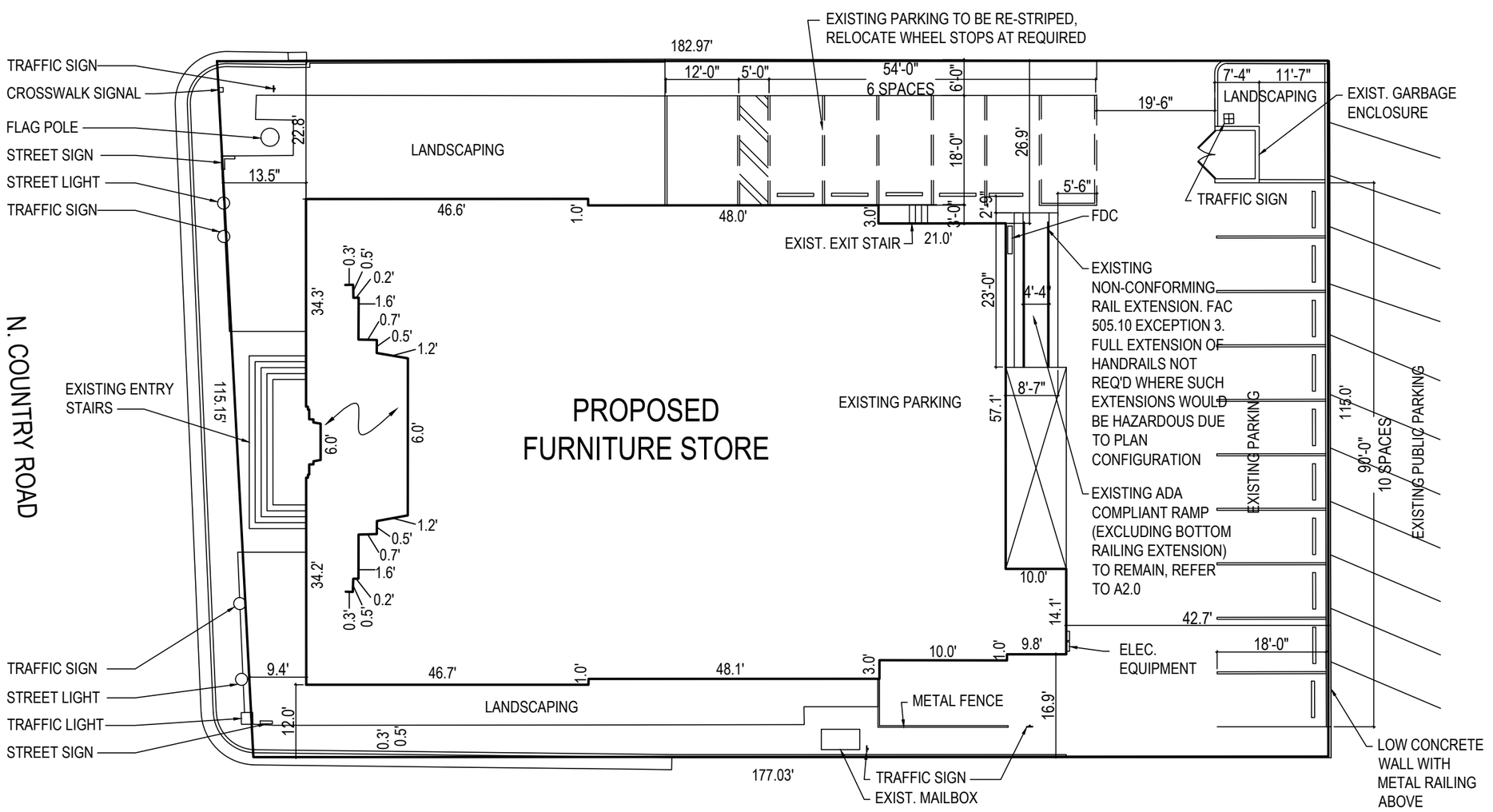
Revisions:

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Date: 08-31-2026
Drawn by: MSL
Project Manager: KS

INTERIOR EXISTING BUILDING PHOTOS

A0.10

FINAL SUBMITTAL



EXISTING SITE PLAN

1" = 20'-0"

NOTES:

1. EXISTING NUMBER OF PARKING SPACES: 17
2. PROPOSED NUMBER OF PARKING SPACES: 17
3. FIRE SYSTEM WILL BE INCLUDED IN THE BUILDING THAT IS COMPLIANT WITH NFPA 1
4. FIRE ALARM SYSTEM WILL BE COMPLIANT WITH NFPA 72.
5. BUILDING WILL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.

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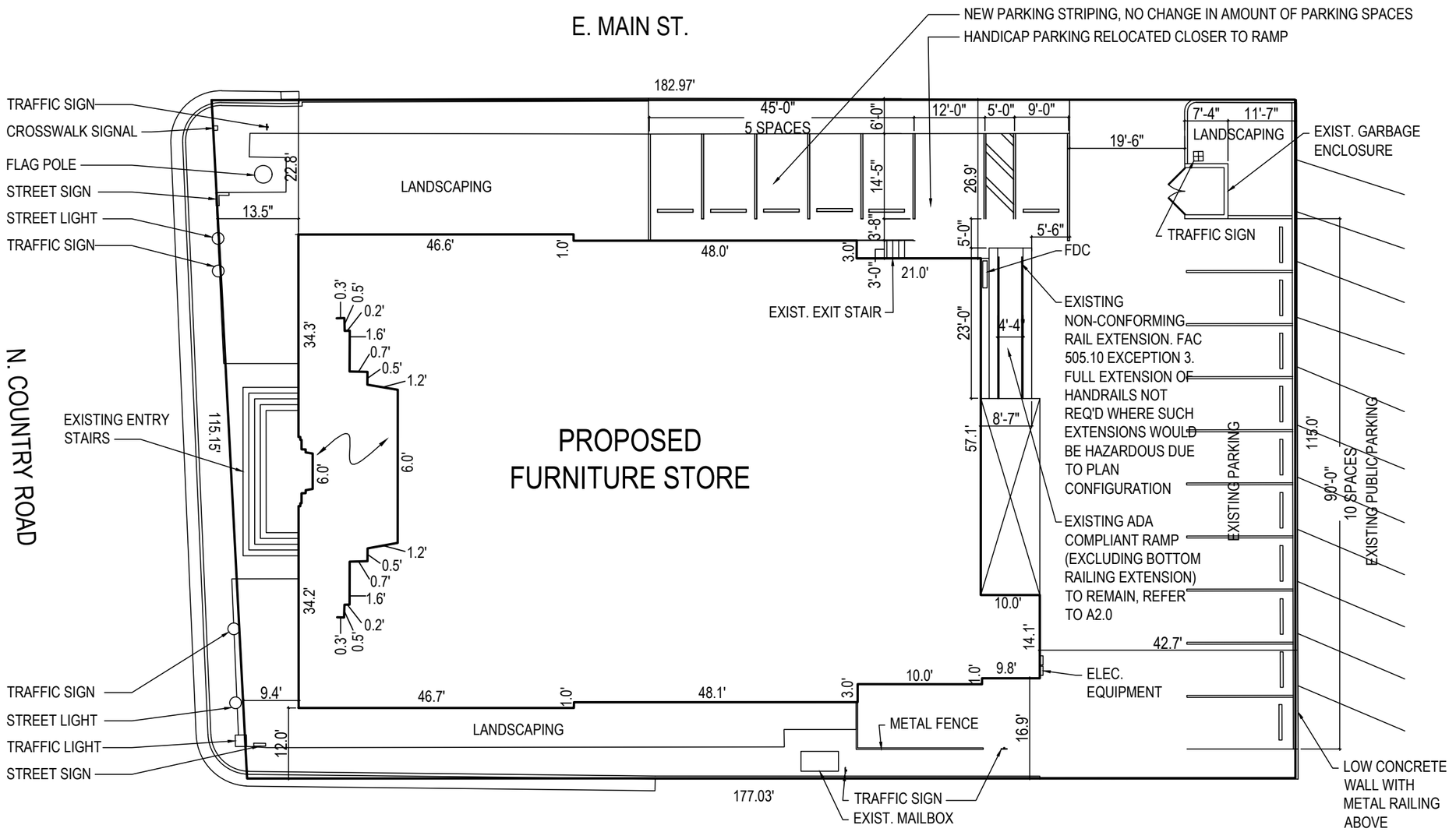
Revisions:

Project no: 25127
Date: 08-31-2026
Drawn by: MSL
Project Manager: KS

EXISTING SITE PLAN

A1.0a

FINAL SUBMITTAL



APPROVED SITE PLAN

1" = 20'-0"

NOTES:

1. EXISTING NUMBER OF PARKING SPACES: 17
2. PROPOSED NUMBER OF PARKING SPACES: 17
3. FIRE SYSTEM WILL BE INCLUDED IN THE BUILDING THAT IS COMPLIANT WITH NFPA 1
4. FIRE ALARM SYSTEM WILL BE COMPLIANT WITH NFPA 72.
5. BUILDING WILL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.

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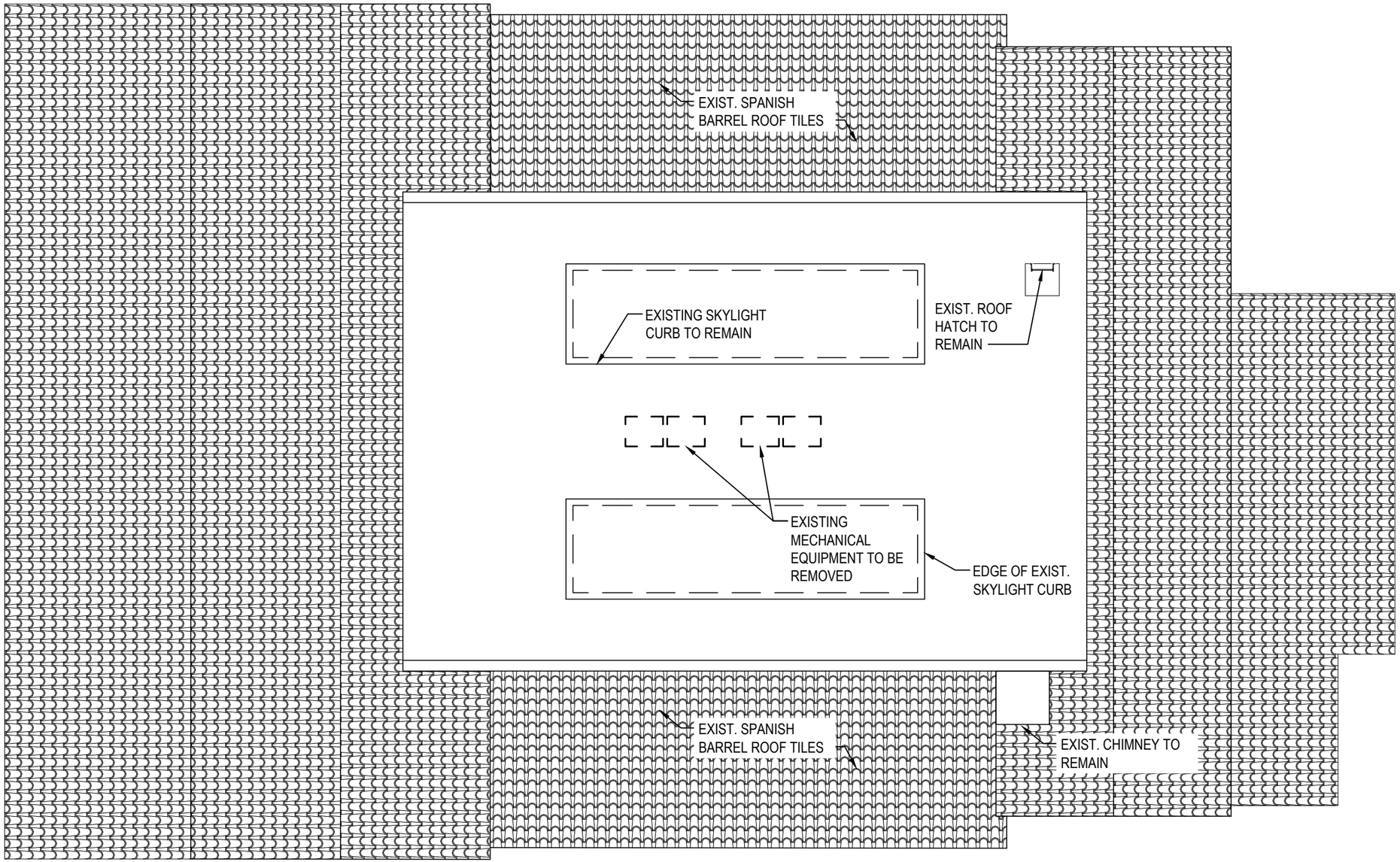
Revisions:

Project no: 25127
Date: 08-31-2026
Drawn by: MSL
Project Manager: KS

APPROVED SITE PLAN

A1.0b

FINAL SUBMITTAL



EXISTING ROOF PLAN

3/32" = 1'-0"

8 0 4 8 16

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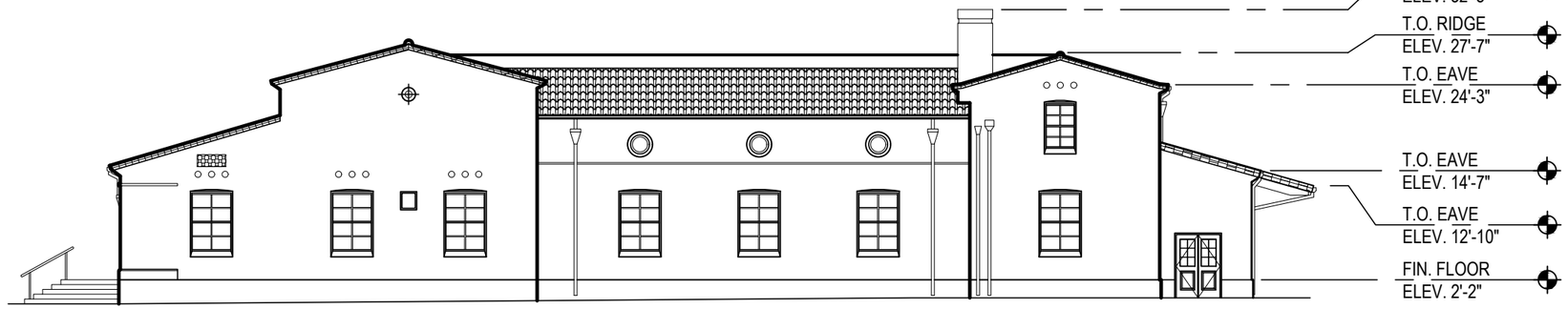
Project no: 25127
Date: 08-31-2026
Drawn by: MSL
Project Manager: KS

EXISTING ROOF PLAN

A1.1

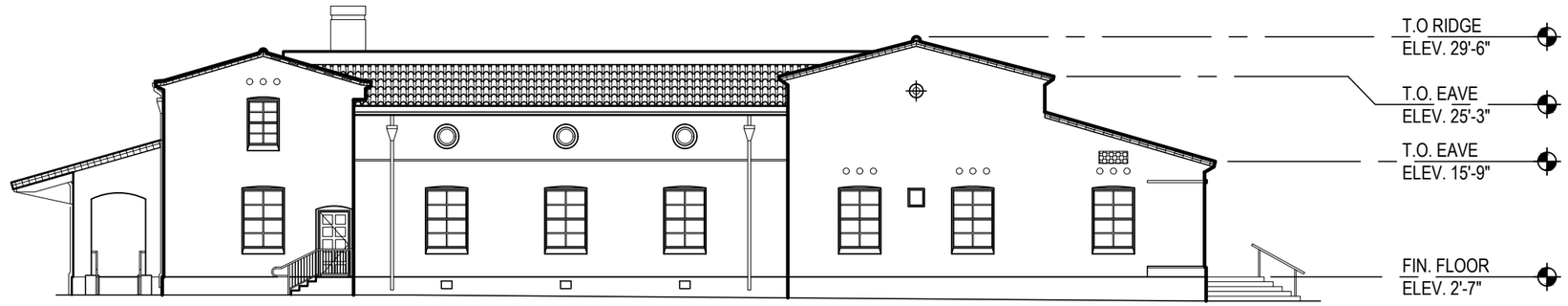
FINAL SUBMITTAL

NOTE: EXISTING BUILDING TO REMAIN AS IS. PROPOSED ELEVATION SHOWS ADDED TENANT SIGNAGE AND RTUs AND ASSOCIATED SCREENING ONLY. REPAIR TO EXISTING FINISH AS REQUIRED.



1 EXISTING SOUTH ELEVATION

1/16" = 1'-0"



2 EXISTING NORTH ELEVATION

1/16" = 1'-0"



4 EXISTING EAST ELEVATION

1/16" = 1'-0"



1 EXISTING WEST ELEVATION

1/16" = 1'-0"

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Revisions:

Project no: 25127
Date: 08-31-2026
Drawn by: MSL
Project Manager: KS

EXISTING EXTERIOR ELEVATIONS

A1.2

FINAL SUBMITTAL



1 | WEST FACADE



2 | VIEW FROM JIMMY BUFFET MEM HWY



3 | VIEW FROM N COUNTY RD



4 | SOUTH FACADE



5 | VIEW FROM GOLF COURSE



6 | EAST FACADE

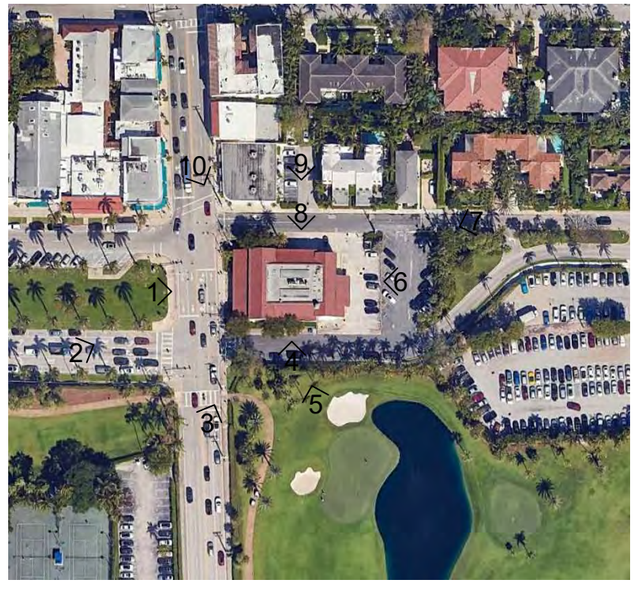


7 | VIEW FROM E MAIN ST



8 | NORTH FACADE

KEY PLAN



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Revisions:

Project no: 25127
Date: 08-31-2026
Drawn by: MSL
Project Manager: KS

RTU RENDERINGS WITHOUT SCREENING

A1.3a

FINAL SUBMITTAL

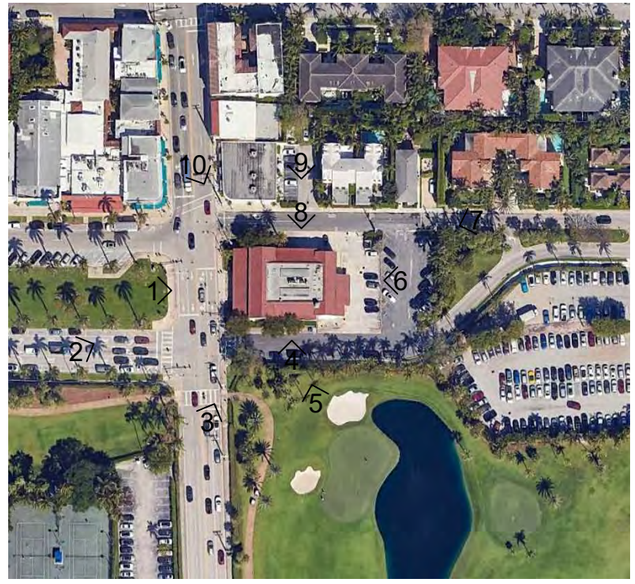


9 | VIEW FROM NEIGHBORING PARKING LOT



10 | VIEW FROM N COUNTY RD

KEY PLAN



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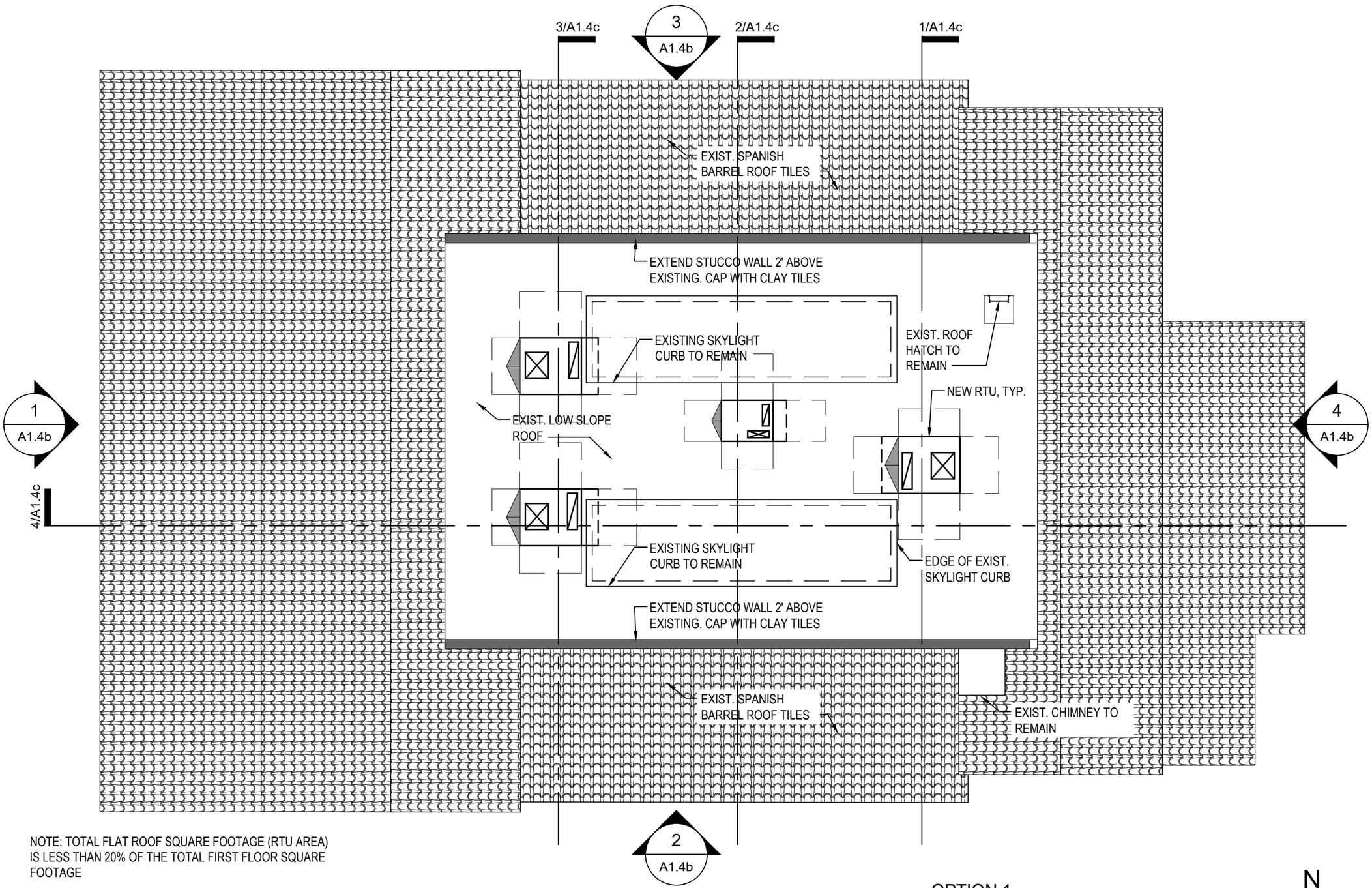
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RTU RENDERINGS WITHOUT SCREENING

A1.3b

FINAL SUBMITTAL



NOTE: TOTAL FLAT ROOF SQUARE FOOTAGE (RTU AREA) IS LESS THAN 20% OF THE TOTAL FIRST FLOOR SQUARE FOOTAGE

OPTION 1

ROOF SCREENING PLAN

3/32" = 1'-0"

8 0 4 8 16

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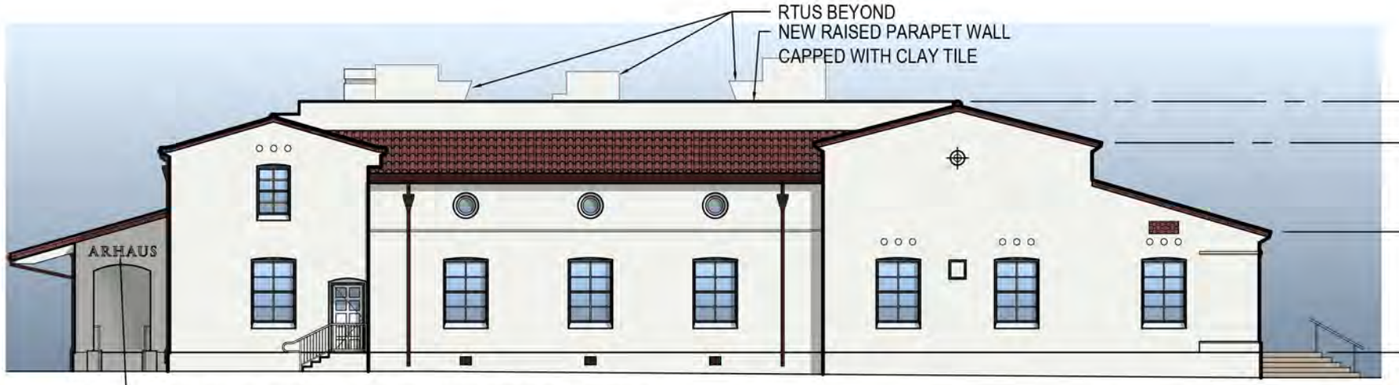
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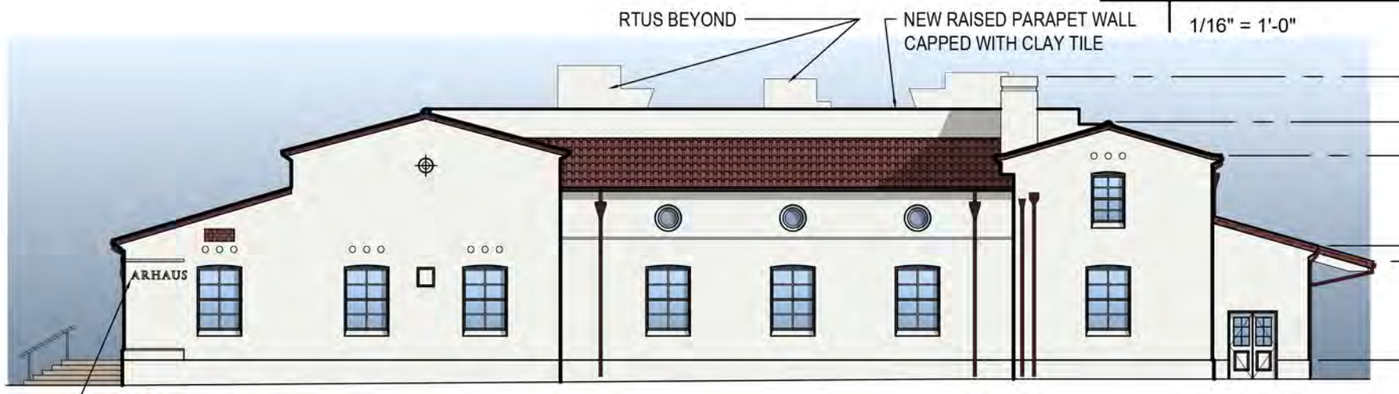
OPTION 1 ROOF SCREENING PLAN

A1.4a

FINAL SUBMITTAL



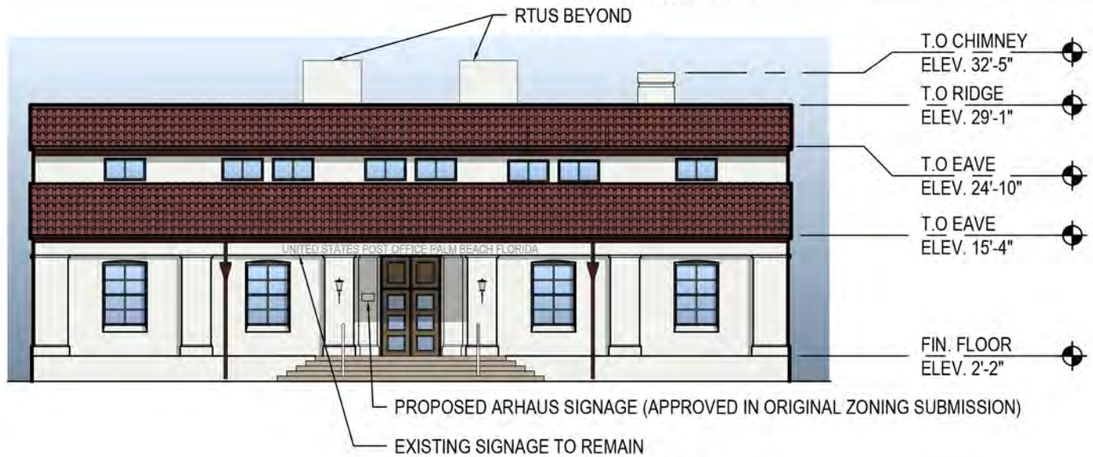
OPTION 1
3 | NORTH ELEVATION
1/16" = 1'-0"



OPTION 1
2 | SOUTH ELEVATION
1/16" = 1'-0"



OPTION 1
1 | EAST ELEVATION
1/16" = 1'-0"



OPTION 1
1 | WEST ELEVATION
1/16" = 1'-0"

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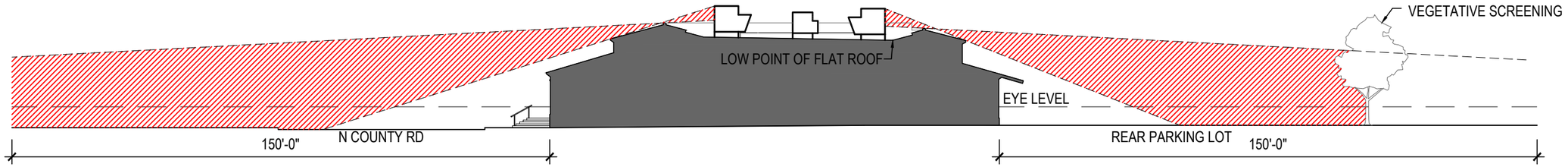
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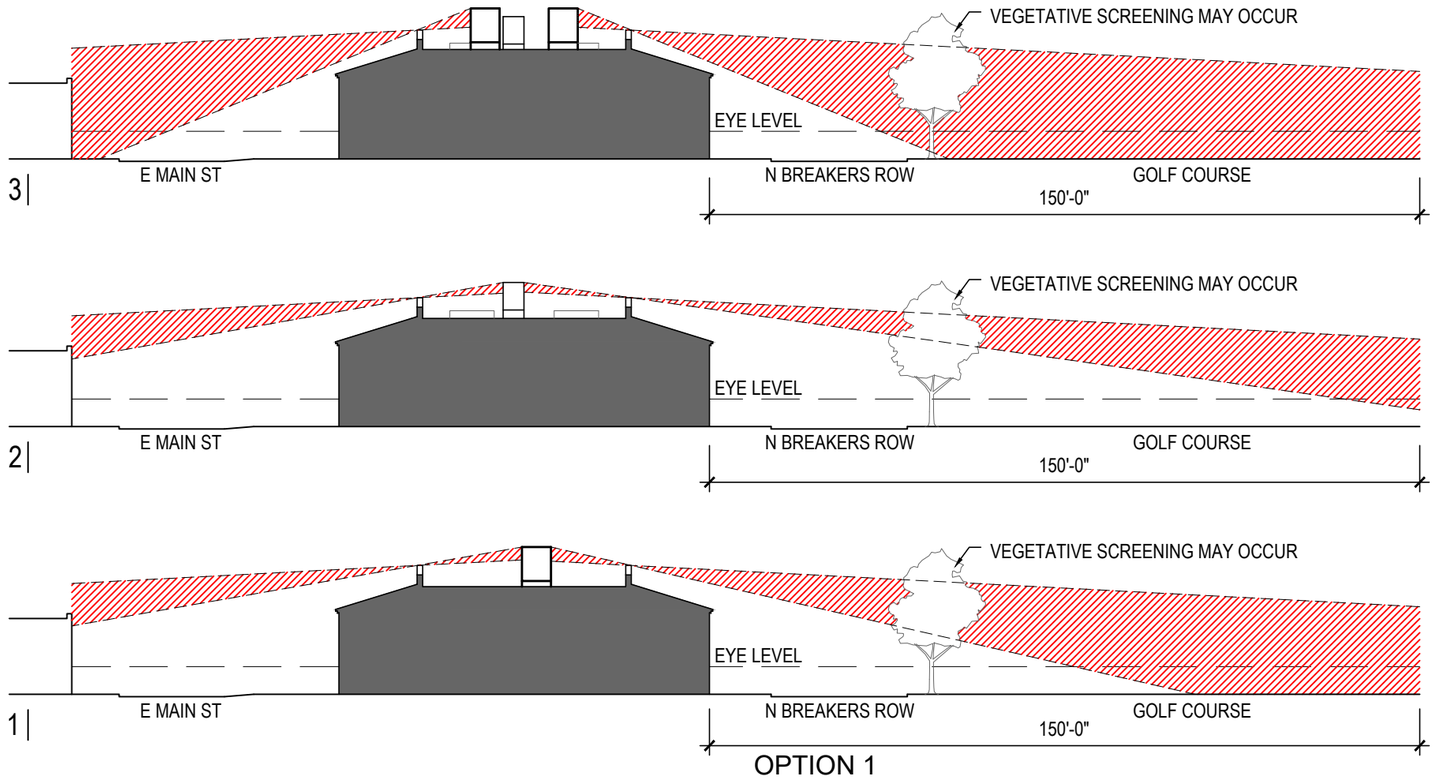
OPTION 1 ELEVATIONS

A1.4b

FINAL SUBMITTAL



4



3

2

1

NOTE: MAX SCREENING HEIGHT IS LESS THAN 10' ABOVE EXISTING ROOF

UNOBSCURED VIEW OF RTUS

OPTION 1
SIGHT LINE STUDIES

1/32" = 1'-0"

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OPTION 1 SIGHT LINE STUDIES

A1.4c

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1 | WEST FACADE



2 | VIEW FROM JIMMY BUFFET MEM HWY



3 | VIEW FROM N COUNTY RD



4 | SOUTH FACADE



5 | VIEW FROM GOLF COURSE



6 | EAST FACADE

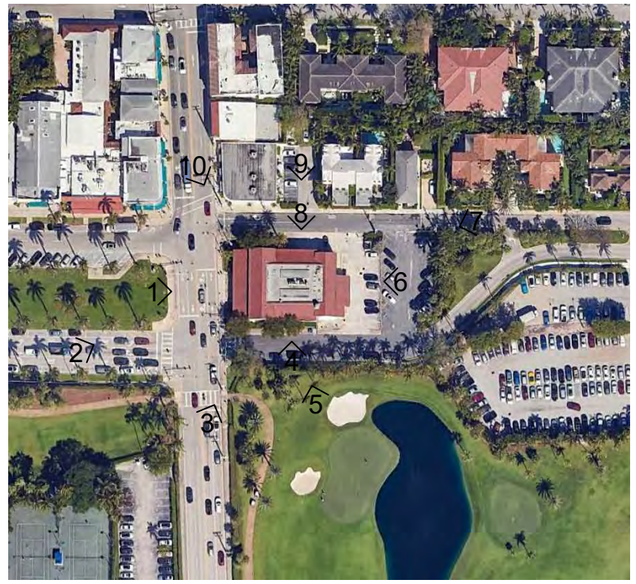


7 | VIEW FROM E MAIN ST



8 | NORTH FACADE

KEY PLAN



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Revisions:

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OPTION 1 RENDERINGS

A1.4d

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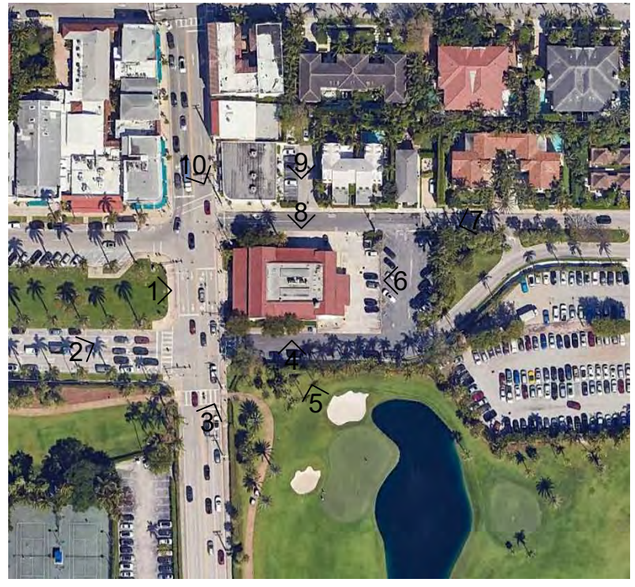


9 | VIEW FROM NEIGHBORING PARKING LOT



10 | VIEW FROM N COUNTY RD

KEY PLAN



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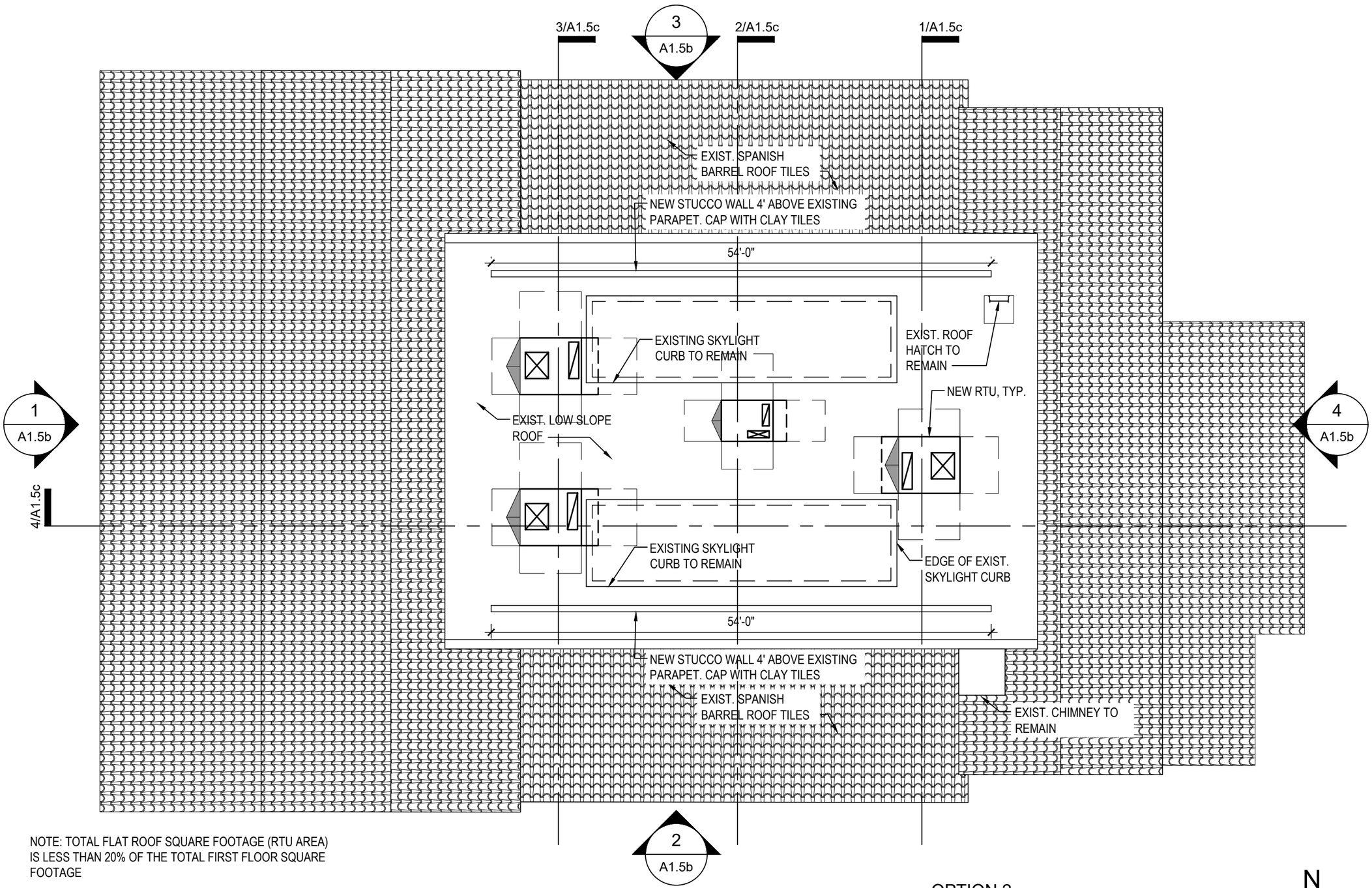
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OPTION 1 RENDERINGS

A1.4e

FINAL SUBMITTAL



NOTE: TOTAL FLAT ROOF SQUARE FOOTAGE (RTU AREA) IS LESS THAN 20% OF THE TOTAL FIRST FLOOR SQUARE FOOTAGE

OPTION 2
ROOF SCREENING PLAN

3/32" = 1'-0"

8 0 4 8 16

N

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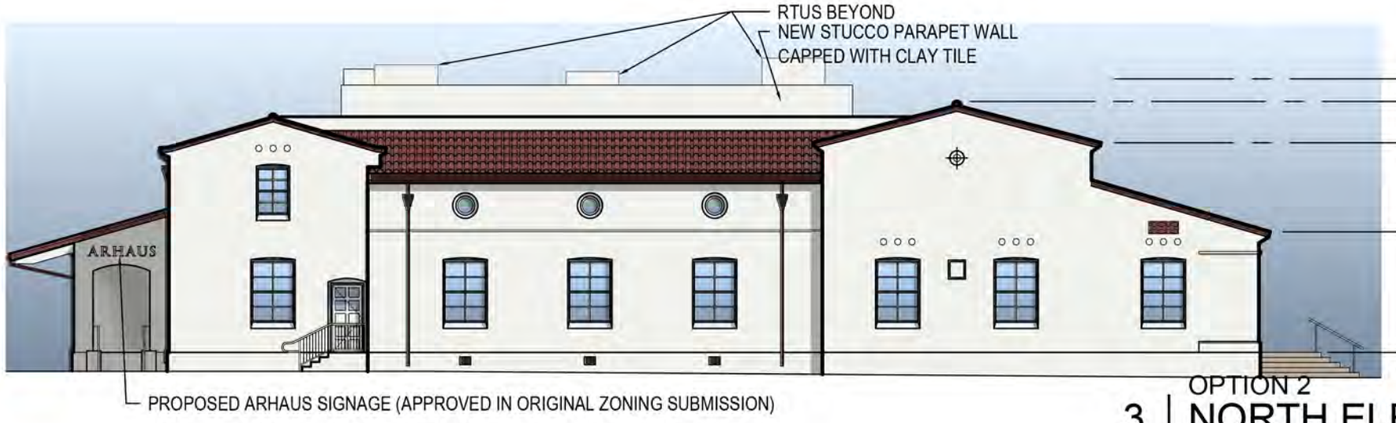
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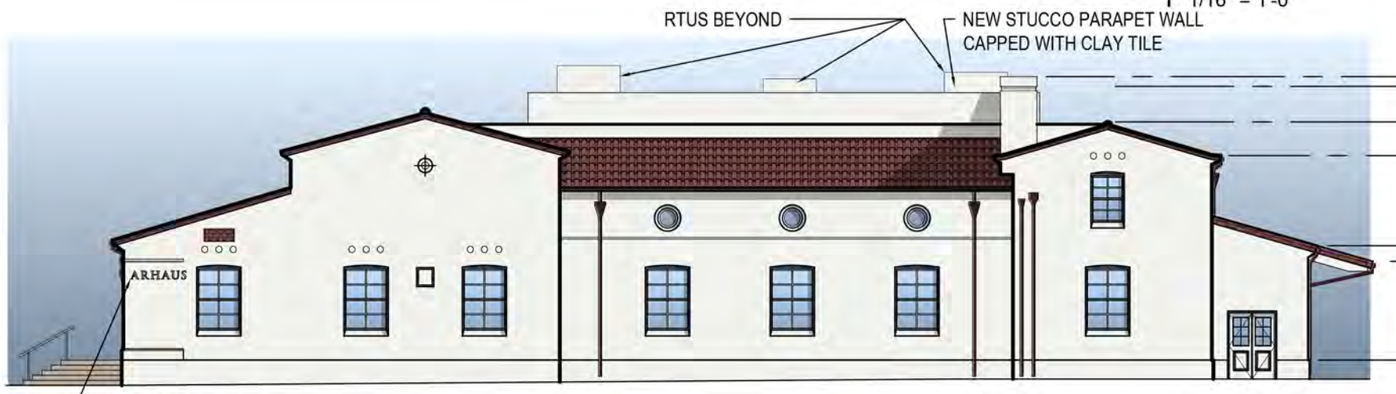
OPTION 2 ROOF SCREENING PLAN

A1.5a

FINAL SUBMITTAL



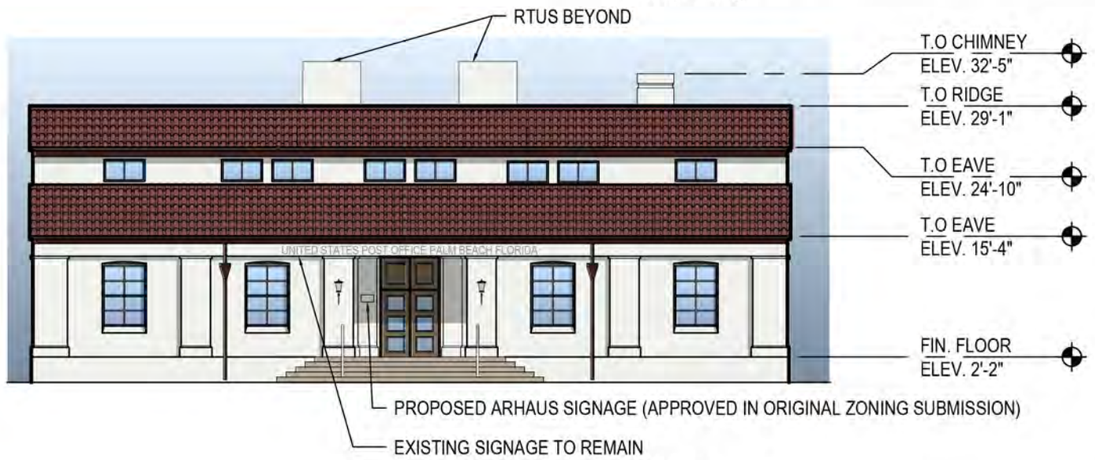
OPTION 2
3 | NORTH ELEVATION
1/16" = 1'-0"



OPTION 2
2 | SOUTH ELEVATION
1/16" = 1'-0"



OPTION 2
1 | EAST ELEVATION
1/16" = 1'-0"



OPTION 2
1 | WEST ELEVATION
1/16" = 1'-0"

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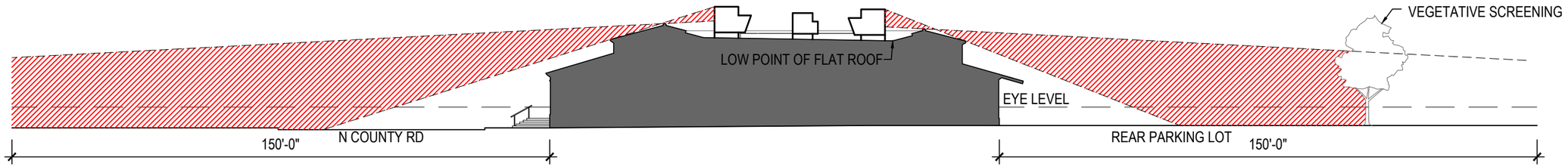
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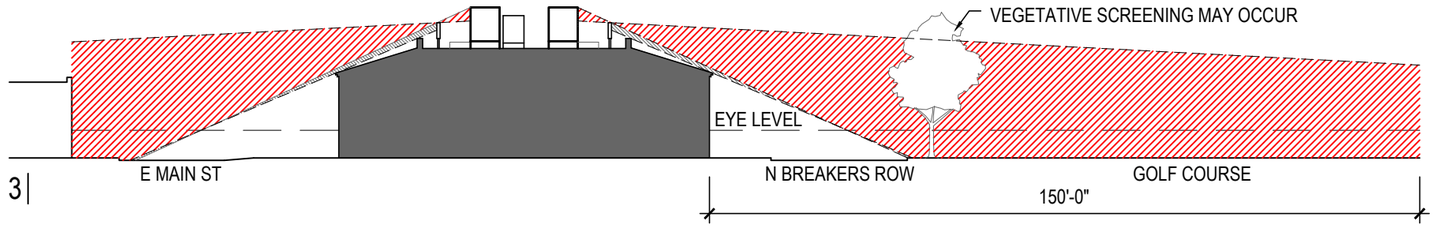
OPTION 2 ELEVATIONS

A1.5b

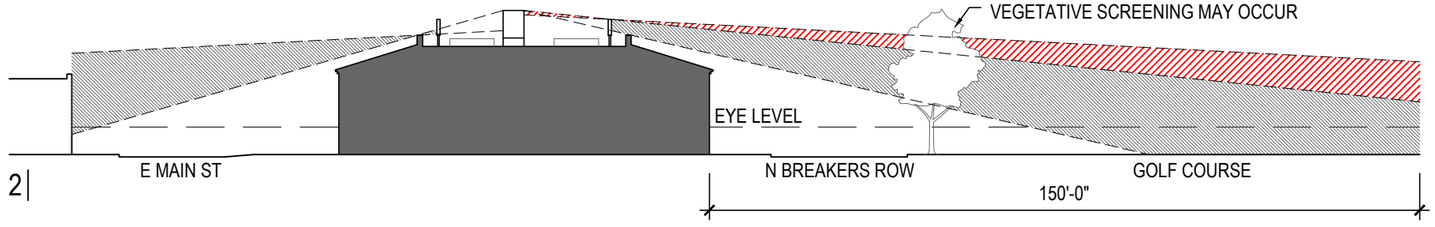
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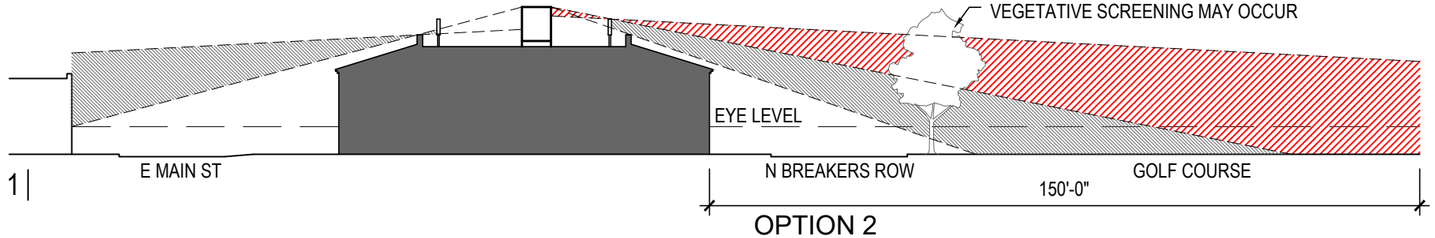
4



3



2



1

NOTE: MAX SCREENING HEIGHT IS LESS THAN 10' ABOVE EXISTING ROOF

VIEW SCREENED BY STUCCO SCREENING

UNOBSCURED VIEW OF RTUS

OPTION 2

SIGHT LINE STUDIES

1/32" = 1'-0"

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OPTION 2 SIGHT LINE STUDIES

A1.5c

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1 | WEST FACADE



2 | VIEW FROM JIMMY BUFFET MEM HWY



3 | VIEW FROM N COUNTY RD



4 | SOUTH FACADE



5 | VIEW FROM GOLF COURSE



6 | EAST FACADE

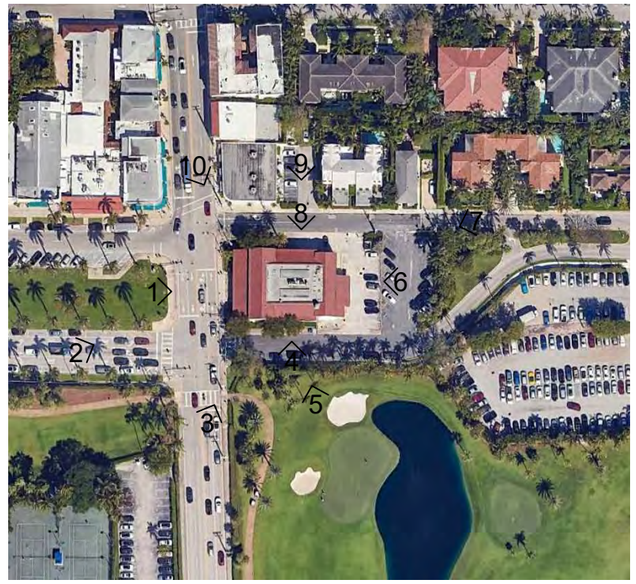


7 | VIEW FROM E MAIN ST



8 | NORTH FACADE

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OPTION 2 RENDERINGS

A1.5d

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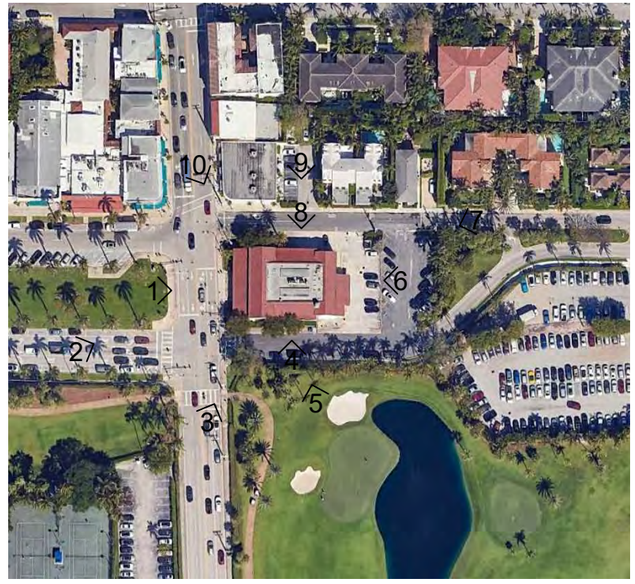


9 | VIEW FROM NEIGHBORING PARKING LOT



10 | VIEW FROM N COUNTY RD

KEY PLAN



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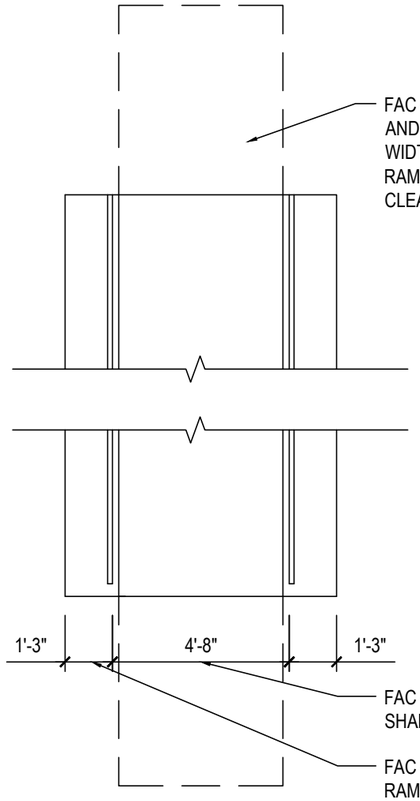
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OPTION 2 RENDERINGS

A1.5e

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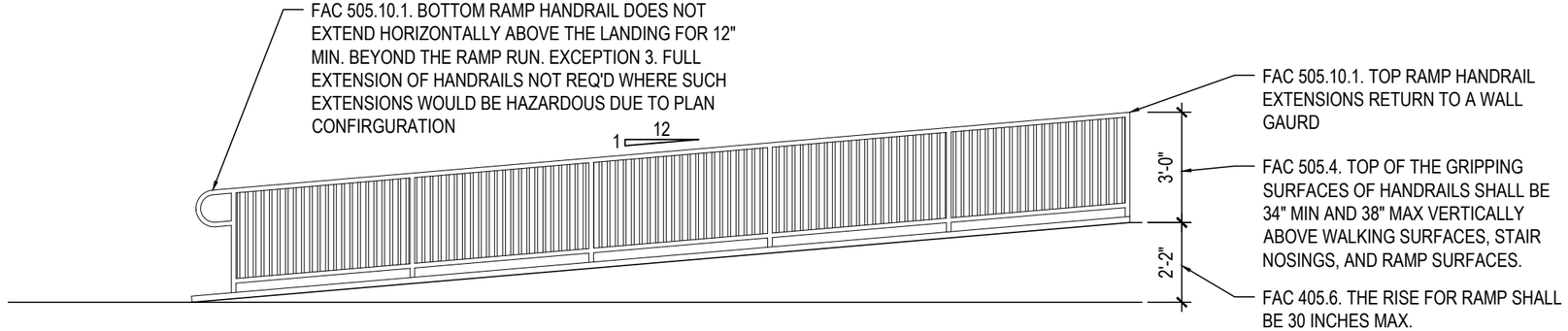


FAC 405.7. RAMPS SHALL HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RAMP RUN. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MIN.

FAC 405.5. THE CLEAR WIDTH BETWEEN HANDRAILS SHALL BE 36 INCHES MIN.

FAC 405.9.1, THE FLOOR OR GROUND SURFACE OF ANY RAMP RUN OR LANDING SHALL EXTEND 12" MIN. BEYOND THE INSIDE FACE OF A HANDRAIL

PLAN



FAC 505.10.1. BOTTOM RAMP HANDRAIL DOES NOT EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" MIN. BEYOND THE RAMP RUN. EXCEPTION 3. FULL EXTENSION OF HANDRAILS NOT REQ'D WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PLAN CONFIRGURATION

FAC 505.10.1. TOP RAMP HANDRAIL EXTENSIONS RETURN TO A WALL GAURD

FAC 505.4. TOP OF THE GRIPPING SURFACES OF HANDRAILS SHALL BE 34" MIN AND 38" MAX VERTICALLY ABOVE WALKING SURFACES, STAIR NOSINGS, AND RAMP SURFACES.

FAC 405.6. THE RISE FOR RAMP SHALL BE 30 INCHES MAX.

ELEVATION

EXISTING RAMP DIAGRAMS

1/4" = 1'-0"

2 0 2 4 8

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Palm Beach, FL 33480

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Revisions:

Project no: 25127
Date: 08-31-2026
Drawn by: MSL
Project Manager: KS

EXISTING RAMP DIAGRAMS

A2.0

FINAL SUBMITTAL

Palm Beach Post Office
95 North County Road



DESIGNATION REPORT
Wednesday, December 17, 2008

Landmarks Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

Palm Beach Post Office
95 North County Road

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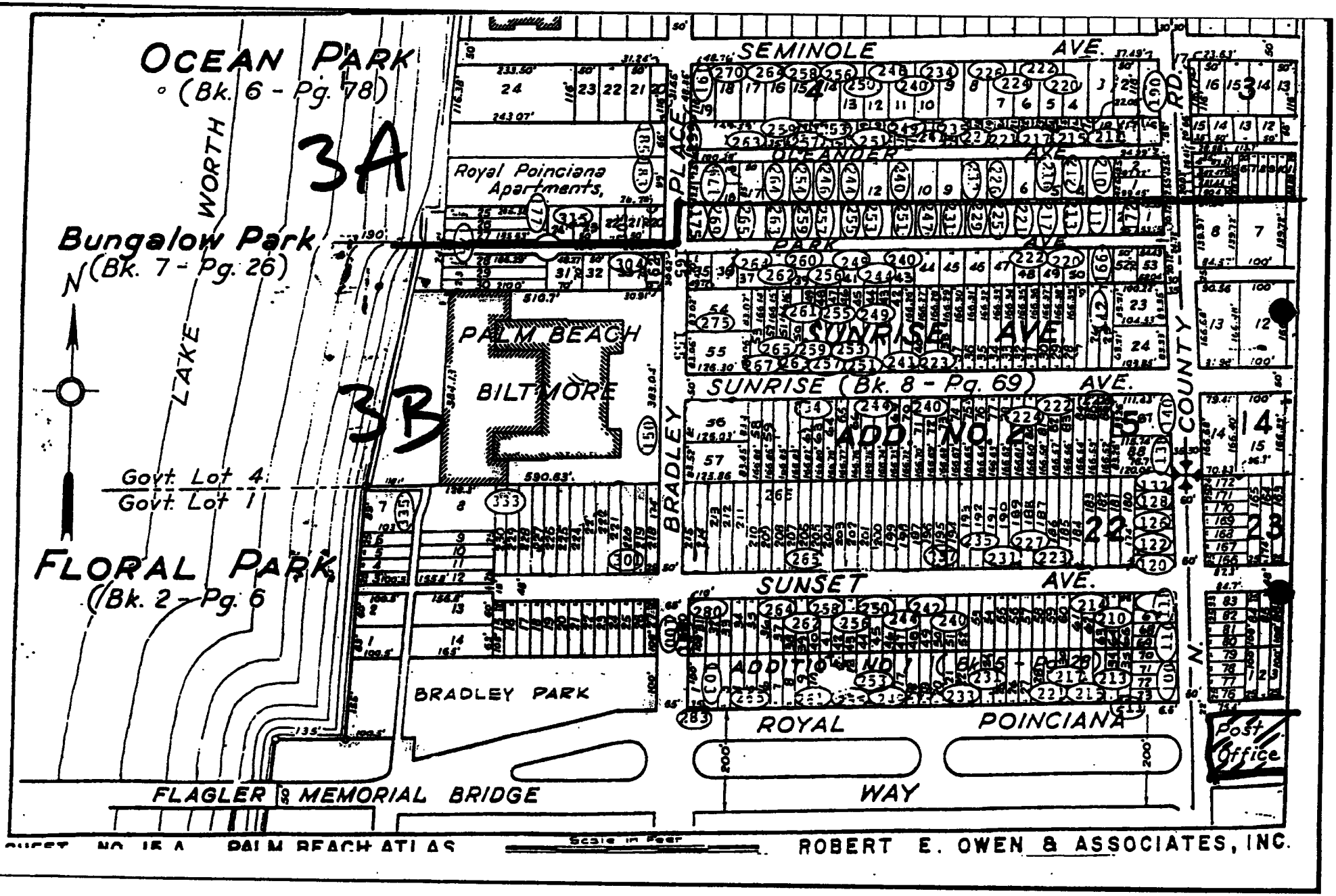
IX. SELECTED BIBLIOGRAPHY

Report produced by Jane S. Day, Research Atlantica, Inc.

I. GENERAL INFORMATION

Location:	95 North County Road Palm Beach, Florida
Date of Construction:	1936/1937
Principal Architect:	Louis A. Simon
Present Owner:	United States Postal Service
Present Use:	Post Office
Present Zoning:	CTS
Palm Beach County Tax Folio Number:	50-43-43-23-00-001-0030
Current Legal Description:	23-43-43, PT of SEC IN DB468 P311

Evaluation in the "Historic Building Survey of Palm Beach, 2004": This building is listed on the National Register of Historic Places.



LOCATION MAP

95 NORTH COUNTY

Page 1

Original ☐
Update ☑

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PB209
Recorder # 1
Recorder Date 1/3/2007

Site Name Palm Beach Main Post Office **Other Names**
Project Name CRAS of Flagler Memorial Bridge (SR A1A) from Southbound US 1 (Dixie Highway) to County Road
Historic Contexts Depression/New Deal **National Register Category** Building

LOCATION and IDENTIFICATION

Address 95 N County Road
Vicinity of Corner of Main Street and Royal Poinciana Way
City Palm Beach **County** Palm Beach
Ownership Federal **Subdivision** Floral Park **Block #** **Lot #** M&B

MAPPING

USGS Map PALM BEACH **Township** 43S **Range** 43E **Section** 22
Quarter **Qtr Qtr** **Irregular Section** ☐ **UTM Zone** 17
Easting 595711 **Northing** 2955672 **Land Grant**
Latitude **Longitude** **Plat or Other Map** Aerial Photographs

HISTORY

Architect/Builder Louis A. Simon/Watt and Sinclair **Construction Date** 1937 **Circa** ☐
Alterations ☑ **Date** 1980 **Type/Location** Plexiglass hurricane panels installed over windows; skylights removed c. 1980
Additions ☑ **Date** 1980 **Type/Location** Handicap access ramp added to front entry c. 1980
Moved ☐ **Original Location**
Use Original Post office **Use Present** Post office

DESCRIPTION

Style Mediterranean Revival **Exterior Plan** Rectangular **Interior Plan** **Stories** 1
Structural System Hollow clay tile **Exterior Fabric** Stucco
Foundation Continuous **Foundation Materials** Concrete block **Foundation Infill** N/A
No. of Porches **Locations/Features**
Main Entrance (stylistic details): Raised entrance with marble stairs and recessed doors with transoms
Outbldgs. ☐ **Number** **Nature/Location (Describe below)**

Roof Type Gable **Roofing Materials** Tile unspecified
Secondary Structures ☑ **Comments** Clerestory **Location**
Chimneys ☐ **Number** **Orientation** **Location** **Material**
Wood Windows ☑ **Type** DHS; Fixed **Light #** 4/4; 4
Metal Windows ☐ **Type** **Light #**
Exterior Ornament Pilasters
Condition Good **Surroundings** Commercial
Narrative (general, interior, landscape, context; 3 lines only)
See continuation sheet.

Archaeological Remains Present ☐ **FMSF Archaeological Site Form Completed (if yes, attach)** ☐

HISTORICAL STRUCTURE FORM

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PB209

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes ☑ No ☐ Likely, Need Information ☐ Insufficient Information ☐

Potential Contributor to Nat. Reg. District? Yes ☑ No ☐ Likely, Need Information ☐ Insufficient Information ☐

Areas of Significance

Politics/government; Architecture

Summary of Significance

See continuation sheet.

DHR USE ONLY	OFFICIAL EVALUATIONS	DHR USE ONLY
NR DATE __/__/__	KEEPER-NR ELIGIBILITY ☐ yes ☐ no	Date __/__/__
DELIST DATE __/__/__	SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient info	Date __/__/__
	LOCAL DESIGNATION: _____	Date __/__/__
	Local office _____	
	National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15, p. 2)	

DOCUMENTATION

Research Methods Florida Site File search; Local library; Tax records; Windshield

Bibliographic References Tracy, Jan. 1982. National Register Nomination for 8PB209. On file at Florida Division of Historical Resources, Tallahassee, Florida.

Location of Negatives Janus Research **Negative Numbers** Roll 2632, #3, Facing E

RECORDER INFORMATION

Recorder Name Jo-Anne Peck

Recorder Affiliation JANUS RESEARCH, 1300 N. Westshore Blvd., Suite 100, Florida 33607 Telephone 813-636-8200

REQUIRED:

1. **USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED**
2. **LARGE SCALE STREET OR PLAT MAP**
3. **PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5**

SITE NAME: Palm Beach Main Post Office/95 North County Road

A. NARRATIVE DESCRIPTION

This 1937 Mediterranean Revival building is located on the southwest corner of Royal Poinciana Way and N County Road in Township 43 South, Range 43 East, Section 15 (Palm Beach USGS Quadrangle 1946, PR 1983) in Palm Beach, Palm Beach County, Florida. This rectangular, single-story building has a clay tile structural system that rests on a continuous concrete foundation. The gabled roof is covered in tiles and the exterior of the building is clad in textured stucco. Marble stairs lead to a raised entrance. The wood front door is recessed and has transoms. Fenestration consists of wood double-hung sash windows with four-over-four light configurations, and fixed wood clerestory windows with four-light configurations. Exterior ornamentation includes simple pilasters. The building has undergone some minor modifications since its construction. Circa 1980, plexiglass hurricane panels were installed over the windows, and the skylights were removed. An access ramp to the front entry was added circa 1980. The building is in a commercial setting and remains in good condition.

B. SUMMARY OF SIGNIFICANCE

Noted local architect Addison Mizner submitted a design for the building of a post office at this site, but as his design was slated to cost $200,000. Due to the hard economic times of the Depression era, it was turned down in favor of a simpler government design which was supervised by architect Louis A. Simon. Construction of the post office was finished in 1937 as part of the WPA program (Tracy 1982: n.p.). The interior features several notable elements including painted cypress ceiling beams, metal grilles over the windows, and murals painted by the artist Samuel Rosen depicting Seminoles and early tropical scenes. The building was listed in the *NRHP* in 1983 based on the architectural importance and associations with local politics/government. It is also located in an area of contiguous historic resources that retain sufficient architectural integrity and historical significance, making it a contributing resource within the potential Royal Poinciana Way Historic District.

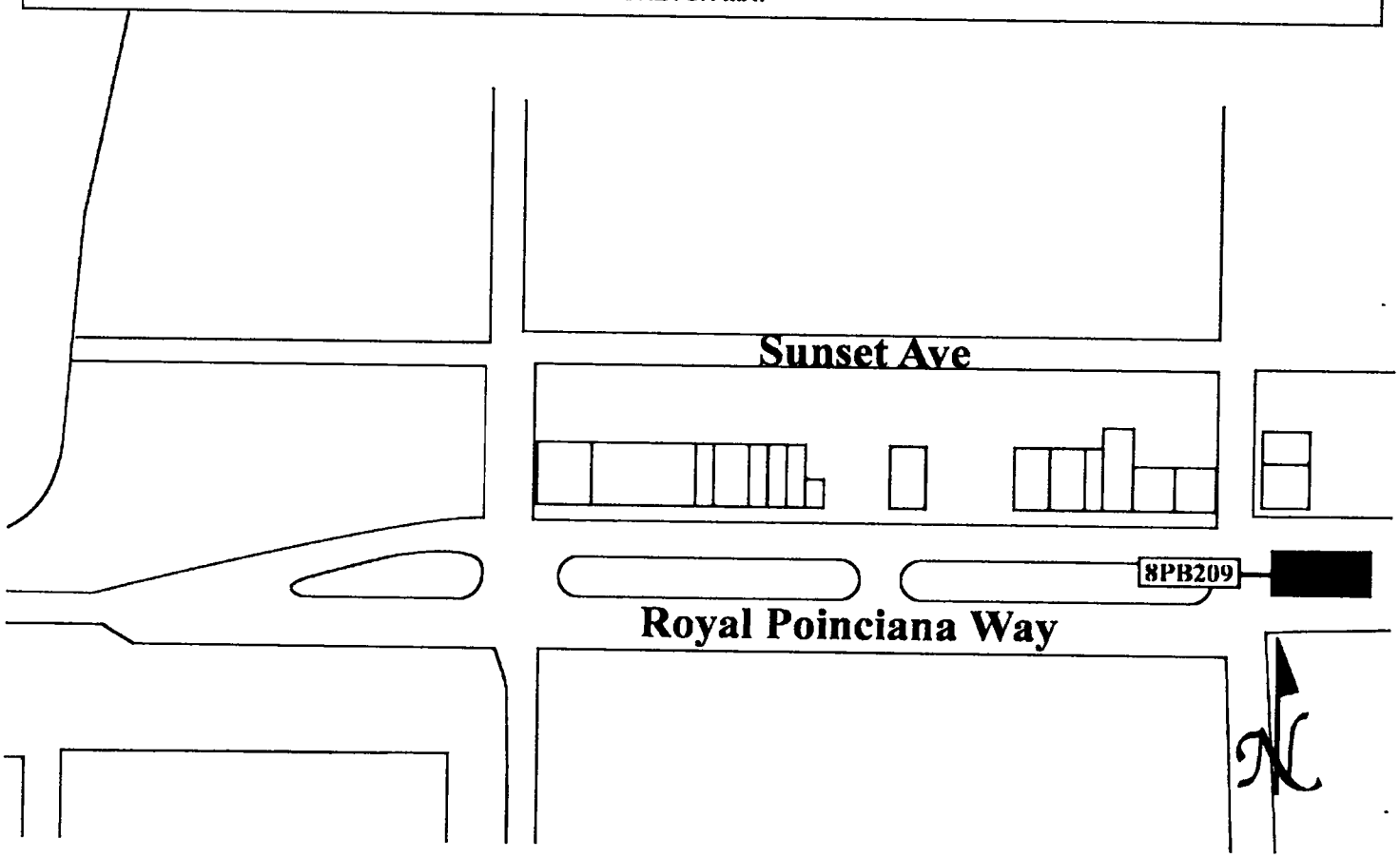
C. HISTORY AND REFERENCES CITED OF PAST WORK AT SITE

Tracy, Jan
1982 *NRHP* Nomination Form for Palm Beach Main Post Office. Copies available from Florida Department of State Division of Historical Resources, Tallahassee, Florida.

PHOTOGRAPH

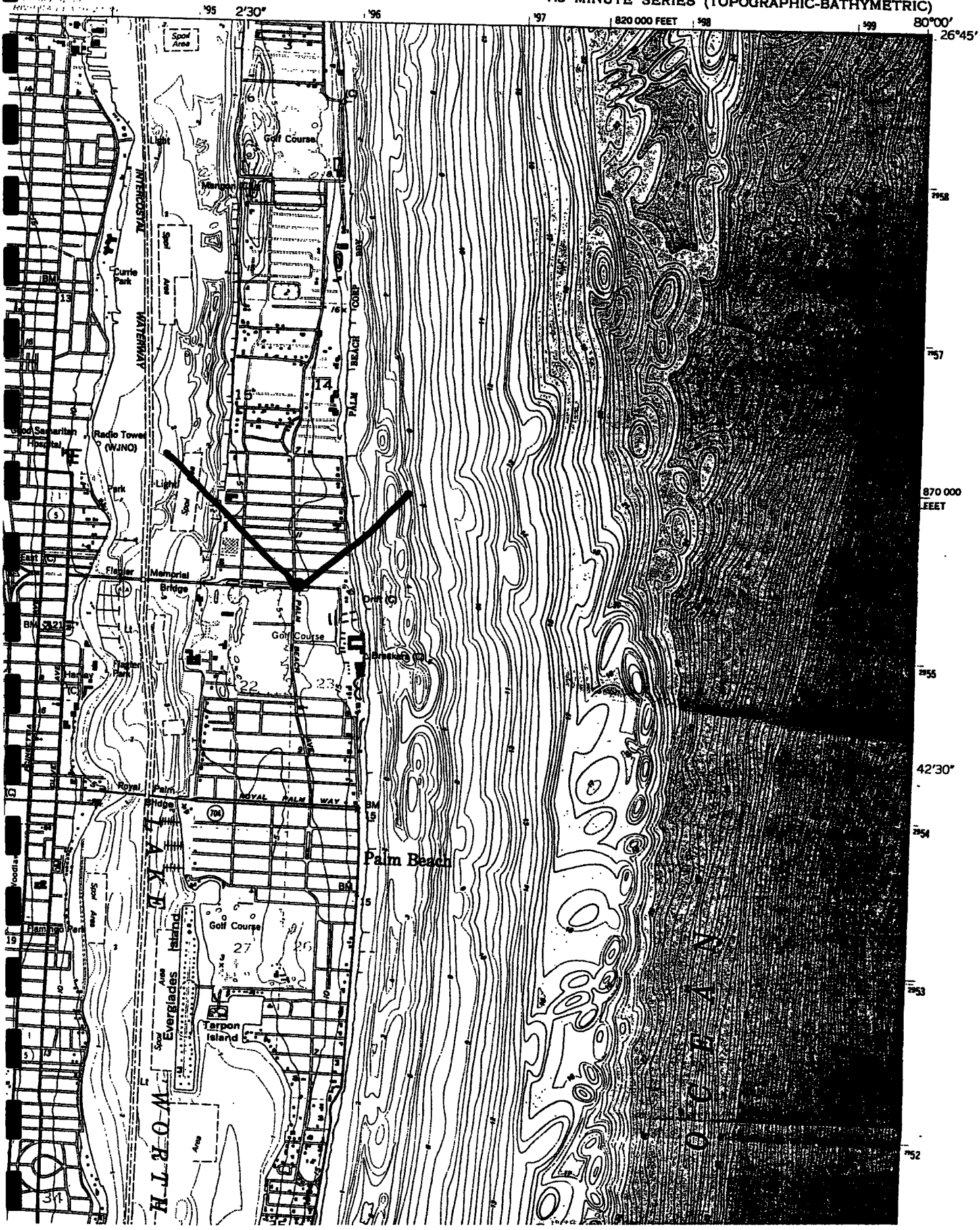


SKETCH MAP



95 NORTH COUNTY ROAD
PALM BEACH, FLORIDA

RCE
RVEY



III. ARCHITECTURAL INFORMATION

The Palm Beach Post office, located at 95 North County Road is a rectangular one and a half story building designed in 1936 in the Mediterranean Revival style by Louis A. Simon, the supervising architect for the Public Works Branch of the United States Treasury Department. The building has a clay tile structural system that rests on a continuous concrete foundation. The central gabled roof is covered with Spanish clay barrel tiles as are the shed roofs that extend toward the east and west of the building. This roof covering is one of the defining features of the Mediterranean Revival style. The exterior of the building is covered with textured stucco. [1]

The front door of the Post Office is on the west facade facing Royal Poinciana Way and the Flagler Memorial Bridge. Granite steps lead to the entrance and the six paneled glass door is recessed from the main block of the building with transoms above. The entrance is flanked by brass hand rails. Fenestration consists of wooden double-hung sash windows with four-over-four light configurations in a symmetrical pattern, and fixed clerestory windows. On the north and south facades, round windows punctuate the second floor space. Exterior ornamentation includes simple pilasters.

Reviewing the National Register Nomination form indicates that interior floors are maple except for the lobby which has a tile floor. The lobby also has an impressive ceiling of exposed and painted cypress beams, two large marble pedestal desks and a bank of post office boxes. Also in the lobby are three murals by Charles Rosen depicting Seminole Indian scenes and the landscape of Palm Beach.[2] A newer painting has been added that includes local architecture, historical figures and the Barefoot Mailman.

The building has undergone minor changes since its construction. In 1980 plexiglass hurricane panels were installed over the windows and just removed in 2008. Also in 1980, interior skylights were removed and a steel beam was installed to secure the structure. A handicap access ramp was also added to the front of the building at this time. Despite these changes, the building retains its architectural integrity and is worthy of local protection.

IV. HISTORICAL INFORMATION

The first Post Office in Palm Beach opened in 1887 in the Brelsford Brothers' store. As the winter colony grew, more services was needed and new Post offices were built. By 1926, the main Post Office was on Main Street with a branch office at Gus's Bath House on Ocean Boulevard.

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[1]Town of Palm Beach, Building permits and elevations on file with the Town of Palm Beach. See also Jan Tracy, 1982. National Register Nomination for 8PB209.

[2]Jan Tracy, 1982. National Register Nomination for 8PB209.

In 1929, the Federal Government agreed to allocate $80,000 for a new Post Office if the Town would donate the land for the building. Mayor Barclay A. Warburton suggested the irregular shaped lot just north of the new Town Hall on County Road, but this lot had already been promised to the new Memorial Fountain.[3] Another suggestion was that the new branch be placed across from the New Palm Beach Hotel on Sunrise Boulevard. Others thought that Phipps Plaza was the perfect location, but this site was rejected because it was "pointed out by the board that the plaza location was not easily accessible for automobile traffic."[4]

But the landscape and street scape of Palm Beach was changing along with the needs of the community. In 1931, the Florida East Coast Railroad removed the tracks from the middle of Main Street and the street's name was changed to Royal Poinciana Way.[5] The Florida East Coast Hotel Company also offered a new site for the Post Office at the end of Royal Poinciana Way. This site was eventually accepted and the land deeded to the government. As part of this project, a new street south of the proposed building was also dedicated. It was called Federal Avenue. [6] Harry Frost, of the firm of Bennett, Parsons & Frost who had produced Palm Beach's first Town Plan approved of the choice.[7]

With the site secured, the project needed an architect and Addison Mizner was retained. The budget was also increased to $200,000 and the scope of the work enlarged. Besides the Post Office the building was now to include offices for the customs department, immigration and the location of the local prohibition headquarters. Local residents complained.[8]

But Mizner continued and drew up a rendering and a set of elaborate plans to be approved in Washington, D.C. and go out for bid. By the time the project was completed the economic climate of the nation had declined and Mizner was told to revise his plan, lowering the cost. [9]

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[3]"Palm Beach Placed on New Government Building Program," Palm Beach Post, February 28, 1929.

[4]"Seek Postoffice Site," Palm Beach Times, June 6, 1929.

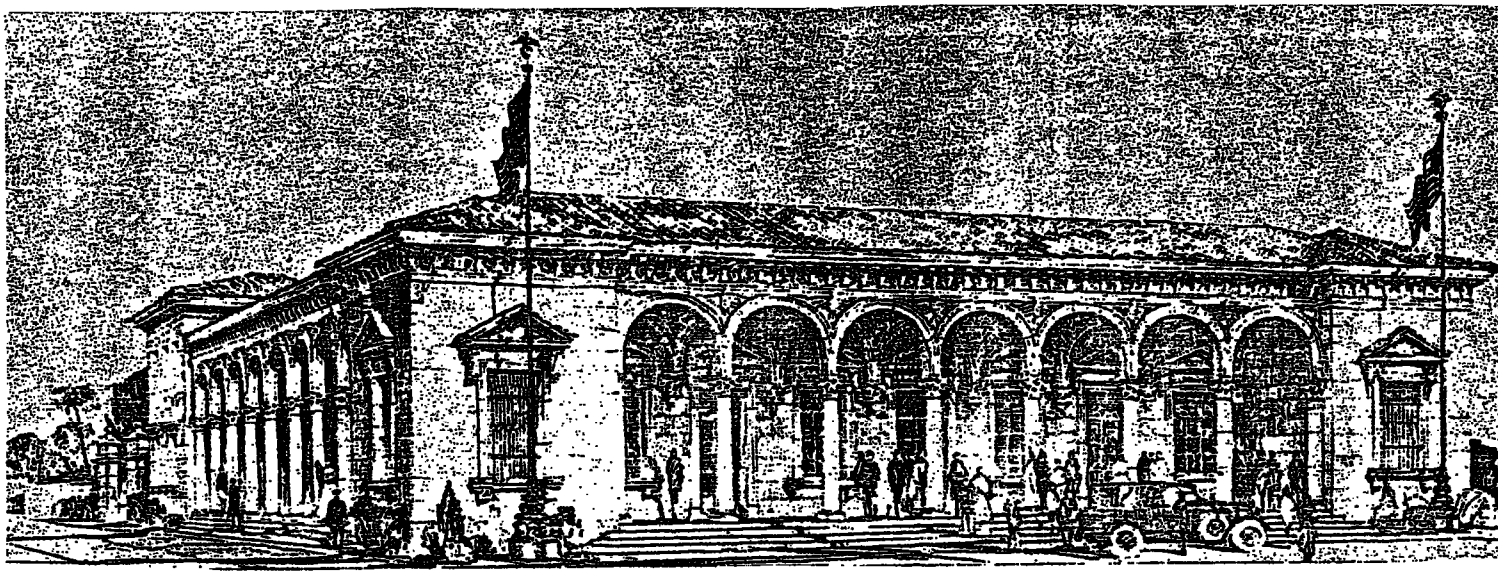
[5] Donald Curl, Mizner's Florida: American Resort Architecture. (Cambridge, Massachusetts: The MIT Press, 1984) 195.

[6]See Plat Map on file at the Historical Society of Palm Beach County.

[7]"Beach Postoffice Site is Approved by U.S. Officials," Palm Beach Post, October 31, 1930.

[8]"New Postoffice for Resort City, Palm Beach Times, July 5, 1930.

[9]"Work on Postoffice Delayed by Revision," Palm Beach Post, December 1, 1932.



The original sketch of the Federal Building in Palm Beach by Addison Mizner
Palm Beach Daily News, January 22, 1932.

In 1933, while working on the plans for the Post Office Addison Mizner died. In his place the project was turned over to Louis A. Simon, the supervising architect for the Public Works Branch of the United States Treasury Department. Simon brought the project to completion in 1937 on a much reduced scale and this is the Post Office that is in Palm Beach today.

Besides the architecture, the murals in the lobby of the Post Office are also of importance. These paintings are oil on canvas and were completed by Charles Rosen as part of the Painting and Sculpture Division of the Treasury Department, a WPA project. The central painting contains three scenes of Seminole life. To complete this work Rosen lived for a time with the Seminoles in the Everglades, making sketches and studying their lifestyle. The two landscape paintings depict scenes in Palm Beach. One is on the beach side of the island, the other is on the shore of Lake Worth. Rosen was a noted landscape artist from Pennsylvania. Born in 1878, he studied at the National Academy of Design. [10] The paintings were removed from the Post Office in 1984 for restoration by Theodore G. Nightwine of Sarasota and returned to their original places in six months.

V. STATEMENT OF SIGNIFICANCE

The Palm Beach Post Office at 95 North County Road is an important Mediterranean Revival style government building constructed during the years of the Great Depression. Besides its architecture, it is also important for the murals in the lobby painted by Charles Rosen. The Palm Beach Post Office was listed on the National Register of Historic Places in 1982.

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[10]"The Murals in the Palm Beach Post Office." 1945. On file at the Historical Society of Palm Beach County.

VI. CRITERIA FOR DESIGNATION

Chapter 54 of the Code of Ordinances of the Town of Palm Beach (Historic Preservation Ordinance) outlines the criteria for designation of historic structures and districts, 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:

Sec. 54-161(1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town.

The Palm Beach Post Office exemplifies the economic changes that occurred during the Depression years of the 1930s and the effect of those changes on architecture. Scaled down budgets and WPA art are represented in this important Palm Beach structure.

(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 craftsmen."

The Palm Beach Post Office at 95 North County Road is a good example of a Mediterranean Revival style government building built in the 1930s. Its value is further enhanced by the murals in the lobby painted by Charles Rosen through the section of Painting and Sculpture of the U.S. Treasury Department. The building was listed on the National Register of Historic Places in 1982.

VII. ARCHITECT'S BIOGRAPHY

At this time there is no further information about architect Louis Simon, except that he was the supervising architect for the Public Works Branch of the U.S. Treasury Department.

IX. SELECTED BIBLIOGRAPHY

"Architect Redrawing Plans for Postoffice," Palm Beach Post, September 20, 1932.

"Beach Postoffice Site is Approved by U.S. Officials," Palm Beach Post, October 31, 1930.

Curl, Donald, Mizner's Florida: American Resort Architecture. Cambridge, Massachusetts: The MIT Press, 1984.

"Dedication Date is Announced for Beach Postoffice." No Date. On file at the Historical Society of Palm Beach County.

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

A. Knopf, 1984.

"Murals Undergo Restoration," Palm Beach Daily News, July 14, 1984.

"New Postoffice for Resort City, Palm Beach Times, July 5, 1930.

"Palm Beach Placed on New Government Building Program," Palm Beach Post, February 28, 1929.

"Planned New Federal Building," Palm Beach News, January 22, 1932.

"Post Office Plans Rushed," Palm Beach Times, November 23, 1926.

"Post Office Site Still in Abeyance," Palm Beach Post, April 10, 1929.

Research Atlantica, Inc. "Town of Palm Beach, Florida: Historic Sites Survey, Grant #F0310," October, 2004.

"Resort Post Office Plans to Go Ahead," Palm Beach Post, February 7, 1933.

"Revision Necessary in Postoffice Plans," Palm Beach Post, July 3, 1932.

"Seek Postoffice Site," Palm Beach Times, June 6, 1929.

"The Murals in the Palm Beach Post Office." 1945. On file at the Historical Society of Palm Beach County.

Town of Palm Beach Planning, Zoning and Building Department: Building Permits

Tracy, Jan. 1982. National Register Nomination for 8PB209. On file at the Florida Division of Historical Resources, Tallahassee, Florida.

"Work on Postoffice Delayed by Revision," Palm Beach Post, December 1, 1932.



Charles Rosen's Mural of three Seminole scenes



Interior with ceiling and light details



Front Door



Original light fixtures

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 16, 2026

To: Landmarks Preservation Commission
Via: Wayne Bergman, Director of Planning, Zoning & Building
From: Planning, Zoning & Building
Re: COA-26-0027 241 SEAVIEW AVE. The applicant, Palm Beach Day School (Maura Ziska, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of alterations to openings and partial window and door replacement for the landmarked property.
Date: 9/9/2026

ATTACHMENTS

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

STRATEGIC PLAN
Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Quality of Life
Community Preservation

FUNDING
Fee-Related

COA-26-0027 241 SEAVIEW AVE. The applicant, Palm Beach Day School (Maura Ziska, Representative), has filed an application requesting a Certificate of Appropriateness for the review and approval of alterations to openings and partial window and door replacement for the landmarked property.

Applicant: Palm Beach Day School
Representative: Maura Ziska

HISTORY:
The Art-Moderne school building was designed by Marion Syms Wyeth and constructed in 1931. The property was landmarked in 1991. As stated in the designation report: *"The Palm Beach Private School is the finest example of the Art Moderne style found in Palm Beach. The building employs a fantastic entrance decorated with fluting, "modern" lettering, angular eagle sculptures and decorative wrought iron gates..."*.

At the May 13, 2026, Town Council (TC) meeting, a variance was approved (ZON-26-0020) to increase the allowable height of rooftop mechanical equipment and the associated screening. At the May 20, 2026, Landmarks Preservation Commission (LPC) meeting, the design of the new rooftop mechanical equipment screening was approved (COA-26-0010).

THE PROJECT:
The applicant has submitted plans, entitled "PALM BEACH DAY ACADEMY – PHASE 2 CLASSROOM INTERIOR RENOVATION", as prepared by **PGAL**, uploaded on August 31, 2026.

The following is the scope of work:

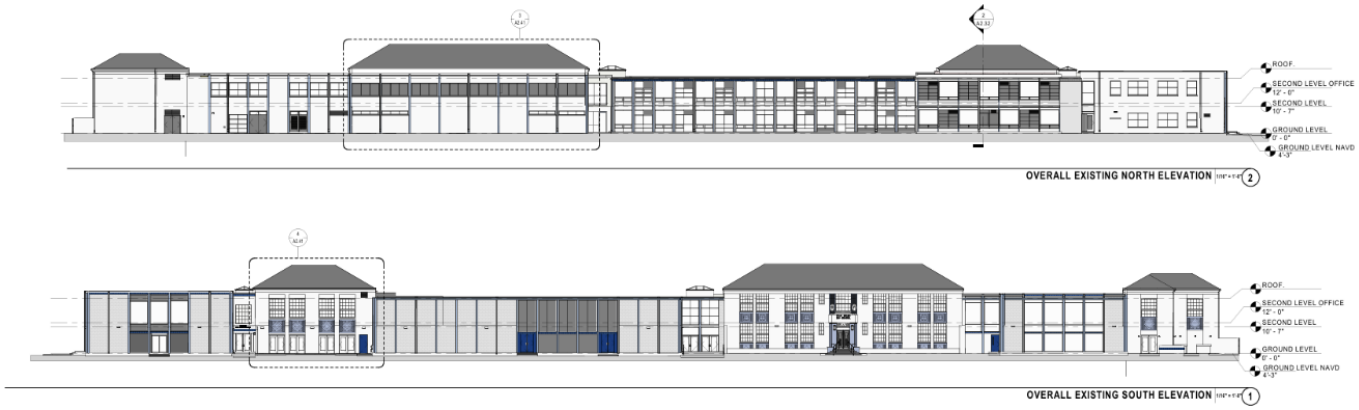
- Alter four (4) door openings on the south elevation to accommodate windows.
- Alter four (4) window openings on the north elevation to accommodate larger windows.

Site Data			
Zoning District	R-B	**Future Land Use**	Private Group Use
Architect	Wyeth	**Year of Construction**	1931
Surrounding Properties			
North	350, 346, 332, 330, 322, 318, 256, 252, 246, 242, 238, 234, 230, 228, 222, 218, and 212 Seaspray Ave / R-B		
South	239 Cocoanut Row and 340 Seaview Ave / R-B 215, 209, and 206 Phipps Plaza / R-C		
East	213 Seaview Ave / C-TS		
West	231 and 235 Cocoanut Row / R-B		

STAFF ANALYSIS:

The application seeks Certificate of Appropriateness (COA) review and approval for partial window and door replacement.

Overall existing north and south elevation.



South Elevation

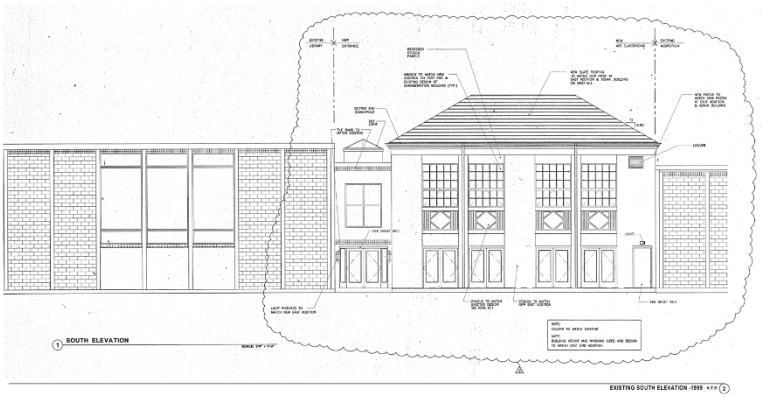
On the south elevation, fronting Seaview Ave, four (4) pairs of French doors are proposed to be replaced with four (4) new sash windows. Although the opening will be altered, the header height and width of the opening will remain the same. This area of the school is part of an addition that was approved in 1999. The new sash windows are proposed to match other replacement windows with laminated impact-resistant insulated glazing, aluminum frames in a white finish, and a 10/10 divided-light pattern.

Existing photos.


EXISTING SOUTH ELEVATION


EXISTING SOUTH ELEVATION

Partial 1999 south elevation.



Partial existing/demo and proposed south elevation.



<u>North Elevation</u>

On the north elevation, four (4) window openings, each containing three (3) part windows, will be replaced with new full-view sash windows. Although the opening will be altered, the header height and width of the opening will remain the same. This area of the school is part of an addition that was approved in 1982. The new sash windows are proposed to match other replacement windows with laminated impact-resistant insulated glazing, and aluminum frames in a clear-anodized finish.

Existing photos.

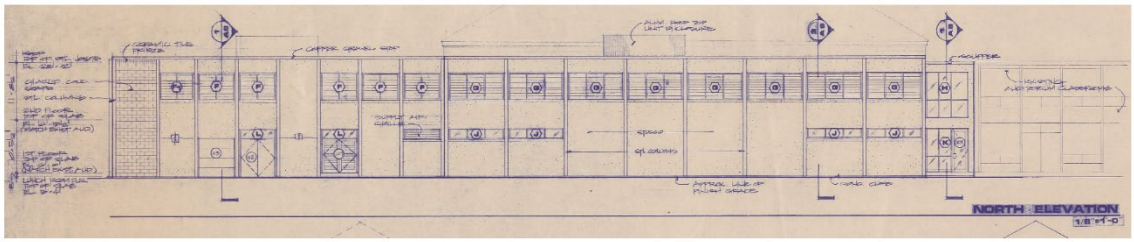


EXISTING NORTH ELEVATION



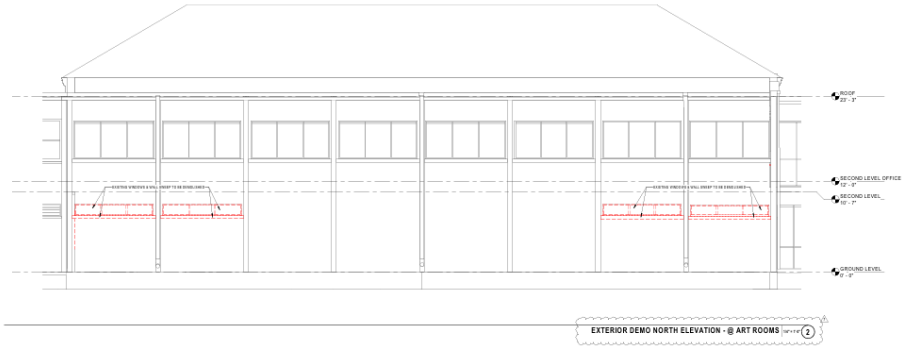
EXISTING NORTH ELEVATION

Partial 1982 north elevation.

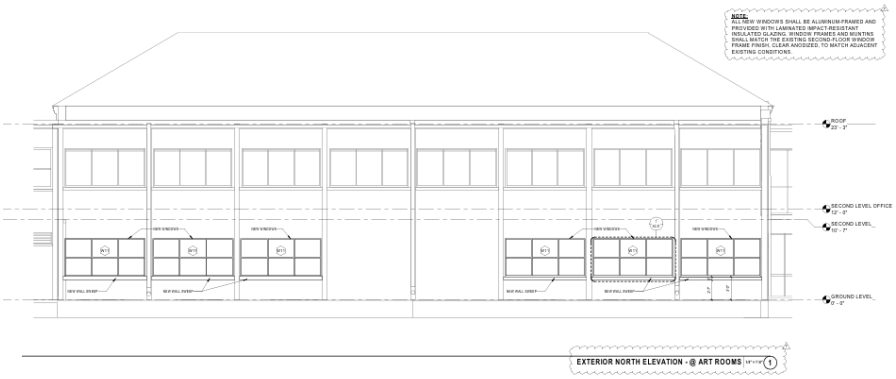


EXISTING NORTH ELEVATION -1982 N.T.S. 1

Partial existing/demo and proposed north elevation.



EXTERIOR DEMO NORTH ELEVATION - @ ART ROOMS 2



The proposed exterior alterations are generally compatible with the structure, accommodating changing needs and improving security.

CONCLUSION:

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

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

WRB: JGM: FHM: ALF
WRB

Letter of Intent (LOI)

08/03/2026

Project Number	**COA-26-0027**
Project	Palm Beach Day Academy - Exterior Window Modifications
Location	241 Seaview Avenue, Palm Beach, Florida 33480
Applicant/Owner	Palm Beach Day Academy School
Area of Work	Exterior window and opening modifications at the existing ground-level Art Room and future Art Classroom, including work along the north and south elevations, as shown in the submitted construction drawings.

Project Intent

The proposed work consists of limited exterior modifications to existing openings on the south elevation and the creation of new window openings on the north elevation at the ground level of the existing school building. These modifications represent revisions and additions to a previously approved window replacement submittal and are part of the ongoing, multi-phase renovation of the school campus.

The intent of the work is to support the continued educational use of the building while maintaining compatibility with the architectural character of the historically significant structure. The proposed modifications are intended to remain consistent with the overall renovation approach and to allow the school to adapt existing spaces to meet current academic needs while respecting the building's historic significance.

On the south elevation, existing personnel doors serving the Art Room are proposed to be removed and replaced with fixed window assemblies. This modification is intended to improve security while maintaining daylight within the room and providing an exterior appearance compatible with the existing fenestration pattern.

The new window openings on the north elevation are proposed to provide additional natural light to an interior space being converted from a locker room into an Art Classroom. The introduction of natural light will support the new classroom function and the adaptive reuse of the existing space for academic purposes.

Description of Proposed Exterior Work

The work includes the selective removal of existing exterior doors, windows, and related wall components only where necessary to accommodate the proposed window installations. New window assemblies will be installed within the affected areas and coordinated with the existing building elevations.

The proposed window systems will be the same manufacturer, type, material, and finish as the recently installed windows, except for the muntin configuration. The proposed windows will incorporate simulated divided lites consisting of applied and aligned muntins on the interior and exterior faces of the glazing, with a corresponding spacer or muntin element within the insulated glazing unit. This configuration is intended to provide a more historically compatible appearance while maintaining the required impact resistance and thermal performance.

The proposed windows will consist of aluminum-framed units with laminated, impact-resistant insulated glazing. Window frames and muntins will match the adjacent existing finish color - either white or clear anodized - as indicated in the construction drawings.

South Elevation Work

At the existing Art Room on the south elevation, the proposed work includes the removal of existing personnel doors and their replacement with fixed window assemblies. This work represents a modification to the previously approved window replacement submittal and is intended to provide improved security for the Art Room while maintaining natural light and an appropriate exterior rhythm along the facade.

North Elevation Work

The north elevation work includes the replacement and resizing of existing exterior windows, as well as the creation of new window openings serving the future Art Classrooms. These revisions modify the previously approved window replacement scope to better support the conversion of the former locker room into an Art Classroom.

The new window openings are intended to increase natural light within the space and improve the educational environment for art instruction. The proposed windows will be aligned and detailed to relate to the existing facade composition, including adjacent window proportions, muntin patterns, sill and head relationships, and finish colors.

Final Appearance

Upon completion, the new window installations will be compatible with the existing elevations and will not detract from the historic character of the building. The work is intended to support the school's ongoing, multi-phase renovation; improve the use, daylighting, and security of the Art Room and future Art Classroom; and preserve a cohesive exterior appearance consistent with the previously approved window replacement work.

PALM BEACH DAY ACADEMY - PHASE 2
CLASSROOM INTERIOR RENOVATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

Parcel No: 50-43-43-22-08-000-6040

OWNER

PALM BEACH DAY ACADEMY
241 Seaview Ave
West Palm Beach, FL 33487
561.655.1188 (EXT. 122)
WWW.PBDAY.ORG
Contact: Michael Murphy
Email: Mmurphy@pbday.org

OWNER REPRESENTATION

ZUBATKIN OWNER REPRESENTATION LLC
777 South Flagler Dr
Suite 800 - West Tower
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VICINITY LOCATION MAP

SHEET INDEX

GENERAL
G0.00 – COVER SHEET

ARCHITECTURAL
A0.31 – WINDOW TYPES & DETAILS
A2.10 – OVERALL GROUND LEVEL FLOOR PLAN
A2.50 – OVERALL SITE PLAN & EXISTING ELEVATION PHOTOS
A2.51 – EXISTING BUILDING ELEVATIONS 1989 & 1999
A2.52 – EXISTING BUILDING PHOTOS
A6.01 – BUILDING EXTERIOR ELEVATION & DEMO ELEVATION
A6.02 – BUILDING EXTERIOR ELEVATION & DEMO ELEVATION
A6.03 – EXISTING BUILDING ELEVATIONS & PERSPECTIVES
A6.04 – BUILDING ELEVATIONS & PERSPECTIVES

WINDOW SUBMITTAL - 08/03/2026

PROJECT NUMBER: COA-26-0027

TENTATIVE MEETING DATE: 09/16/26 LPC

PGAL

ARCHITECTURE
ENGINEERING
INTERIORS
PLANNING

BOCA RATON

REGISTRATION
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DRAWING HISTORY

№	DATE	DESCRIPTION
	03/20/2025	PRICING SET
B	09/18/2025	REVISION 3
	02/06/2026	PERMIT SET
3	03/30/2026	RTU FIRST SUBMITTAL
5	07/13/2026	ASI #3
7	08/03/2026	WINDOW 2ND SUBMITTAL

PROJECT NAME
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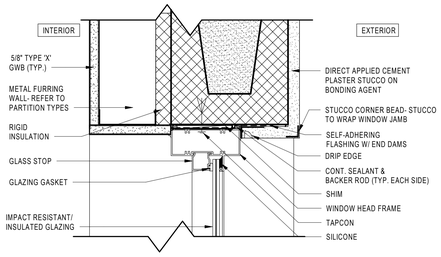
PROJECT LOCATION
241 SEAVIEW AVE PALM BEACH, FL 33480

PROJECT NUMBER
1007412

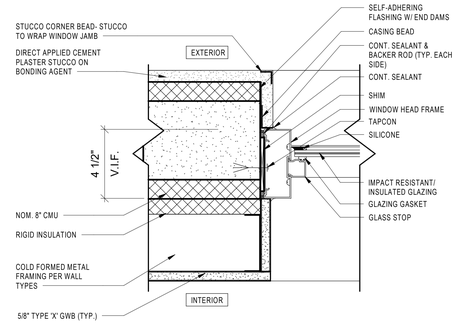
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COVER SHEET

SHEET NUMBER
G0.00

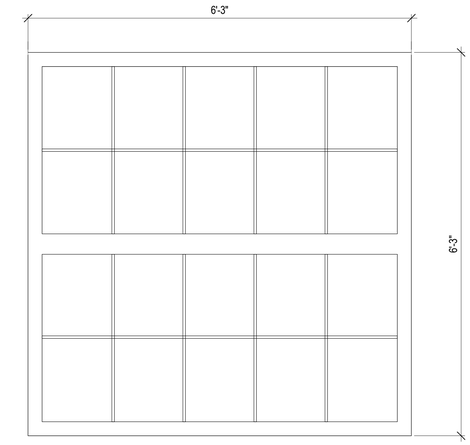
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DATE STAMP: 8/1/2026 2:43:16 PM



TYPICAL EXT. WINDOW HEAD 3" = 1'-0" 5



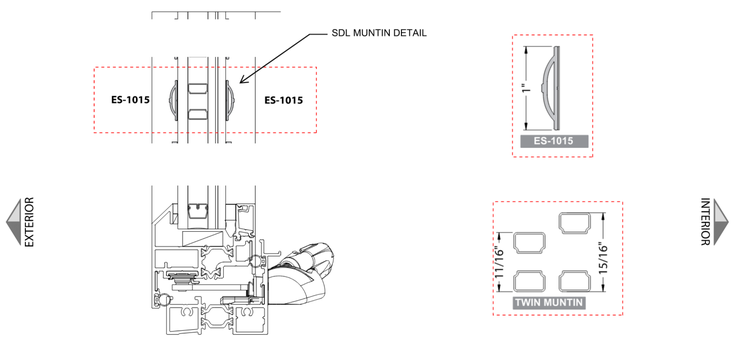
TYPICAL EXT. WINDOW JAMB 3" = 1'-0" 4



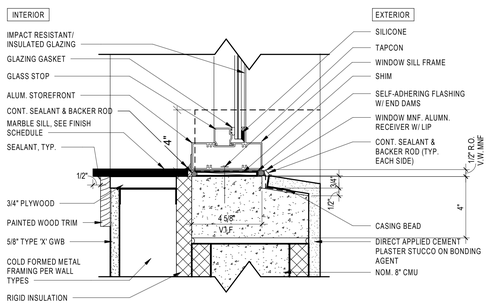
W10 EXTERIOR WINDOW SOUTH ELEVATION - @ ART ROOMS 1" = 1'-0" 2

ES-P252

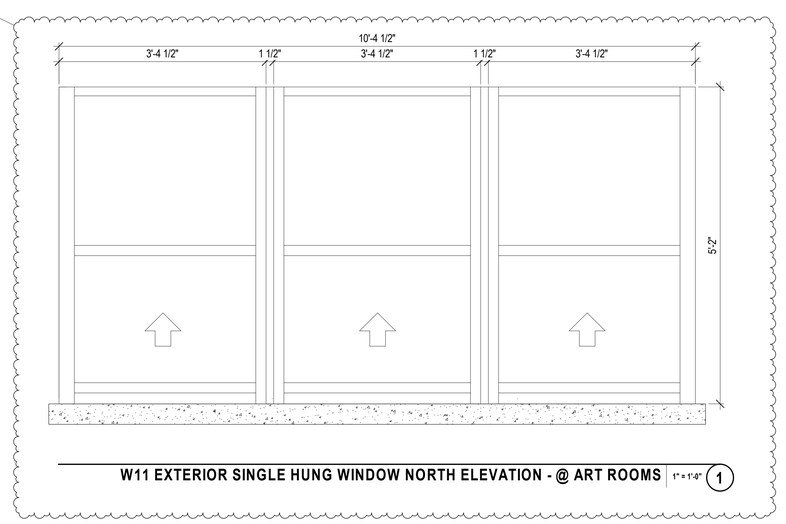
PROJECT GLASS SYSTEM
INSULATED-LAMINATED GLASS



SIMULATED DIVIDED LITE (SDL) MUNTIN DETAIL 1" = 1'-0" 6



TYPICAL EXT. WINDOW SILL 3" = 1'-0" 3



W11 EXTERIOR SINGLE HUNG WINDOW NORTH ELEVATION - @ ART ROOMS 1" = 1'-0" 1

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DRAWING HISTORY

№	DATE	DESCRIPTION
7	08/03/2026	WINDOW 2ND SUBMITTAL

04/30/2026: 100% DD

PROJECT NAME
PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION
241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER
1007412

SHEET TITLE
WINDOW TYPES & DETAILS

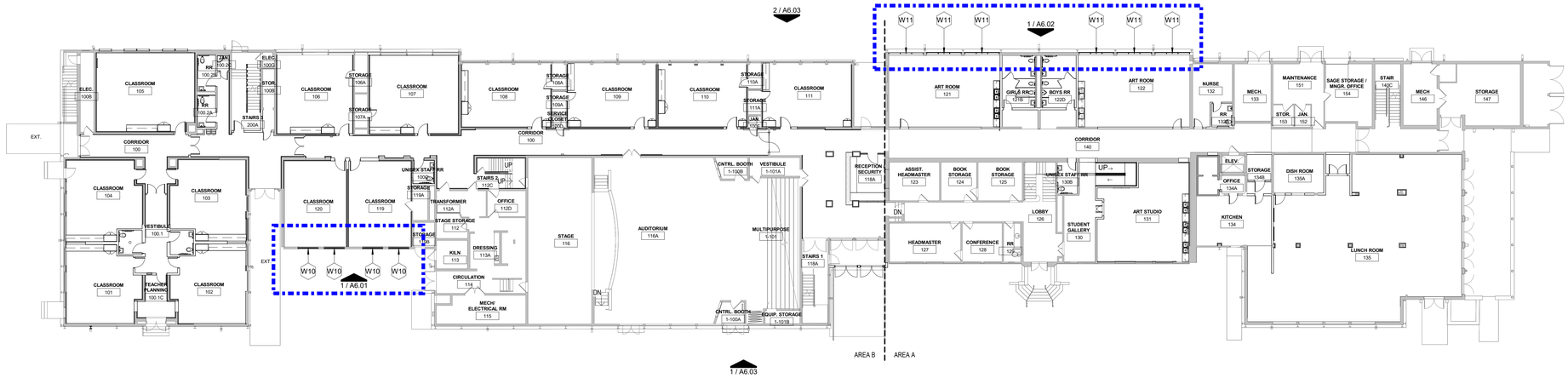
SHEET NUMBER
A0.31

GENERAL PLAN NOTES

1. ROOM AND DOOR REFERENCE NUMBERS ARE FOR CONSTRUCTION COORDINATION ONLY. CONTRACTOR SHALL COORDINATE WITH OWNER FOR FINAL ROOM & DOOR IDENTIFICATION.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS, ANY UNKNOWN DIMENSION SHALL BE OBTAINED FROM DESIGN PROFESSIONALS VIA REQUEST FOR INFORMATION (RFI).
3. ALL DIMENSIONS ARE TO FACE OF STUD, GRID LINES AND FACE OF MASONRY INFILL WALL U.N.O. ALL DIMENSIONS TO EXISTING WALLS ARE TO FACE OF WALL ASSEMBLY U.N.O.
4. ALL 36" WIDE INTERIOR SWING DOORS SHALL BE LOCATED 2'-0" FROM CENTER OF DOOR TO PERPENDICULAR SURFACE OF ADJACENT WALL AT DOOR JAMB U.N.O.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
6. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY, INACCURACY OR CONFLICTING INFORMATION BEFORE EXECUTION OF WORK.
7. REFER TO WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION.
8. ALL SHAFTS PENETRATING SLAB SHALL BE RATED 2HR.
9. CONTRACTOR SHALL FIELD COORDINATE LOCATION, SIZE AND TYPE OF BLOCKING FOR INSTALLATION OF SIGNAGE, PLUMBING FIXTURES, MILLWORK, ETC. ALL CONCEALED WOOD SHALL BE FIRE RETARDANT TREATED (F.R.T).
10. PROVIDE IN-WALL REINFORCEMENT FOR ALL WALL MOUNTED FURNITURE AND EQUIPMENT AS REQUIRED.
11. PROVIDE METAL FURRING OVER ALL EXISTING CMU WALLS. INSTALL GYPSUM BOARD OVER FURRING TO CREATE A SMOOTH FINISHED SURFACE READY FOR PAINT.
12. CONTRACTOR TO CONFIRM ALL ROOM NUMBERS WITH PBDA PRIOR TO ORDERING SIGNAGE

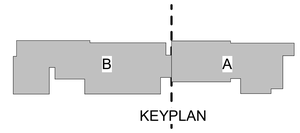
PLAN GRAPHICS LEGEND

SCOPE OF WORK



OVERALL GROUND LEVEL FLOOR PLAN 1/16" = 1'-0" (1)

0 8'-0" 16'-0" 32'-0"



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	02/06/2026	PERMIT SET

02/06/2026: PERMIT SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

1007412

SHEET TITLE

OVERALL GROUND LEVEL FLOOR PLAN

SHEET NUMBER

A2.10







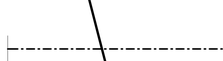


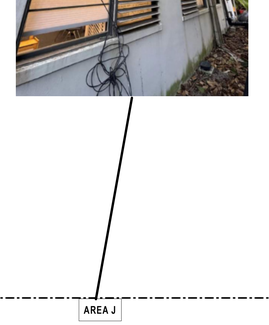


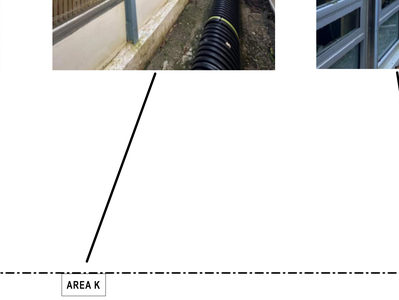
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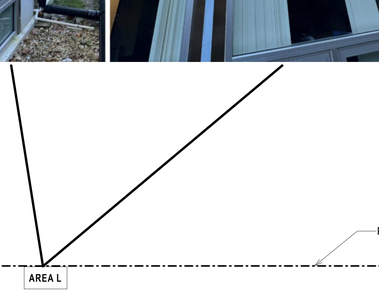












AREA E - WORK IN SCOPE





OVERALL EXISTING SITE PLAN 1/16" = 1'-0" (1)

02/06/2026: PERMIT SET

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1	02/20/2026	ASI #1
3	03/30/2026	RTU FIRST SUBMITTAL

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

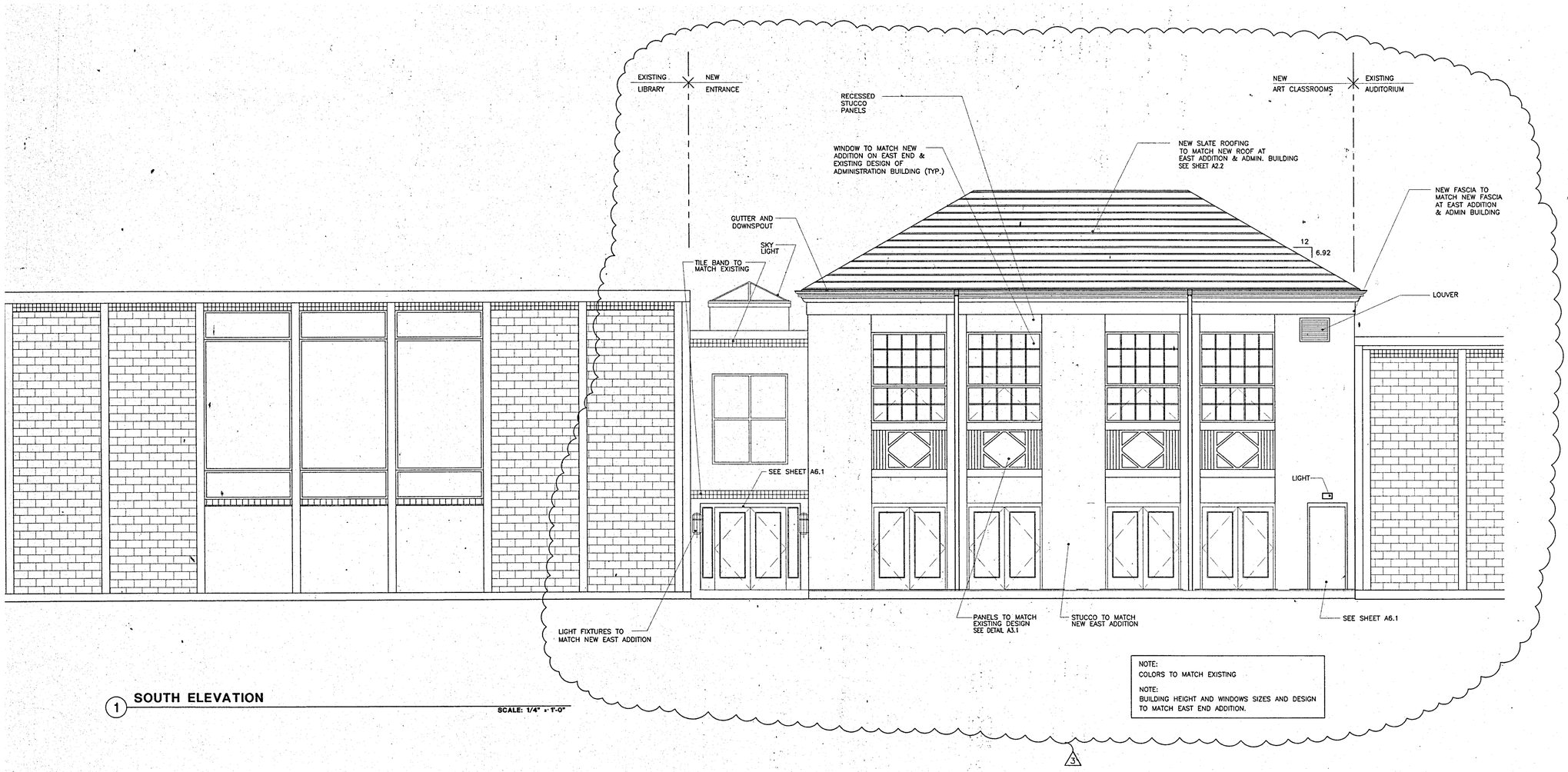
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SHEET TITLE

OVERALL SITE PLAN & EXISTING ELEVATION PHOTOS

SHEET NUMBER

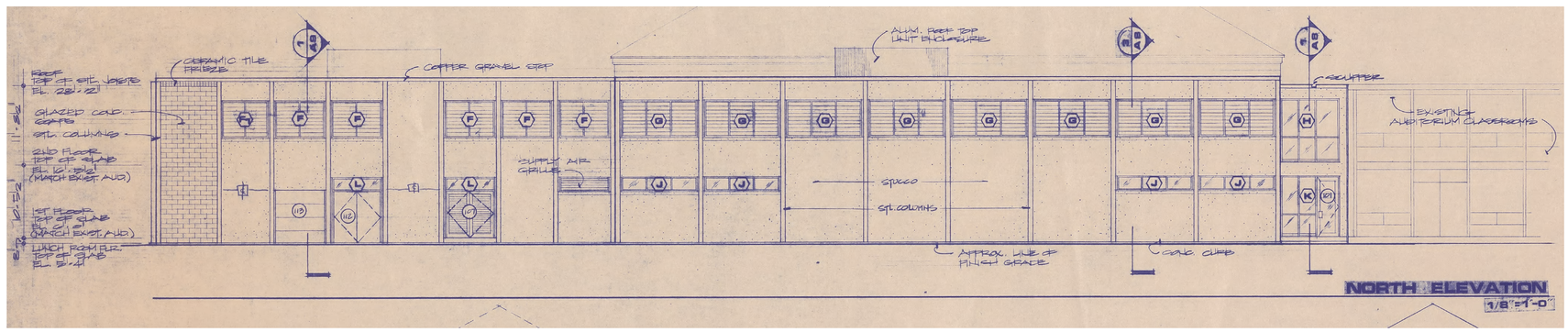
A2.50



1 **SOUTH ELEVATION**

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

EXISTING SOUTH ELEVATION -1999 | N.T.S. 2



EXISTING NORTH ELEVATION -1982 | N.T.S. 1

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3	03/30/2026	RTU FIRST SUBMITTAL
7	08/03/2026	WINDOW 2ND SUBMITTAL

02/06/2026: PERMIT SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

1007412

SHEET TITLE

EXISTING BUILDING ELEVATIONS 1989 & 1999

SHEET NUMBER

A2.51 7



EXISTING NORTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION

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PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

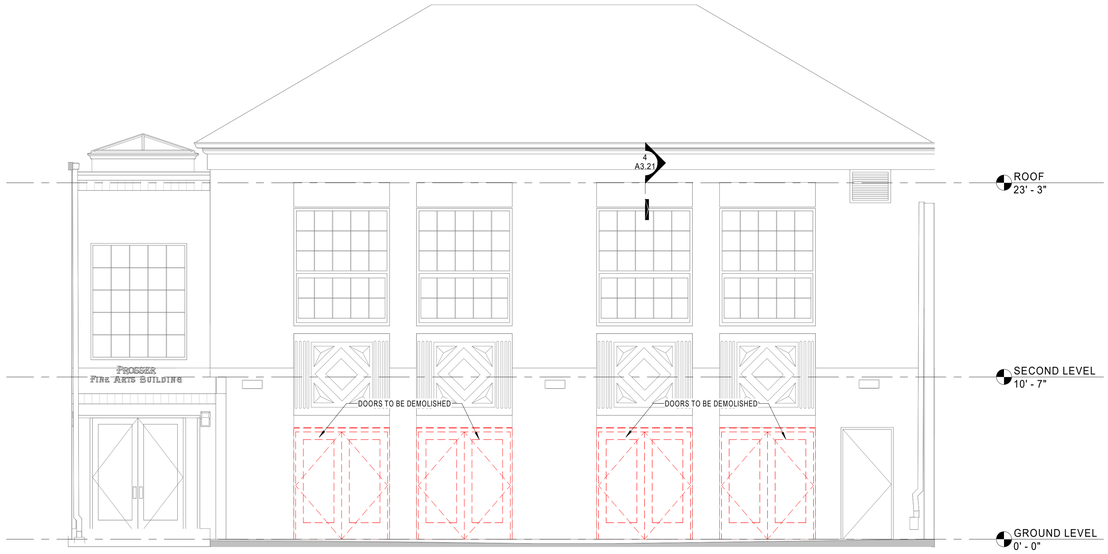
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SHEET TITLE

EXISTING BUILDING PHOTOS

SHEET NUMBER

A2.52



BUILDING DEMO SOUTH ELEVATION - @ ART CLASSROOMS 1/4" = 1'-0" (2)



NOTE:
ALL NEW WINDOWS TO BE ALUMINUM-FRAMED WINDOWS AND SHALL BE PROVIDED WITH LAMINATED IMPACT-RESISTANT INSULATED GLAZING. WINDOW FRAMES AND MUNTINS SHALL MATCH THE EXISTING FINISH COLOR, EITHER WHITE OR CLEAR ANODIZED, TO MATCH ADJACENT EXISTING CONDITIONS.

BUILDING SOUTH ELEVATION - @ ART CLASSROOMS 1/4" = 1'-0" (1)

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	02/06/2026	PERMIT SET
4	05/27/2026	ASI #2
7	08/03/2026	WINDOW 2ND SUBMITTAL

02/06/2026: PERMIT SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

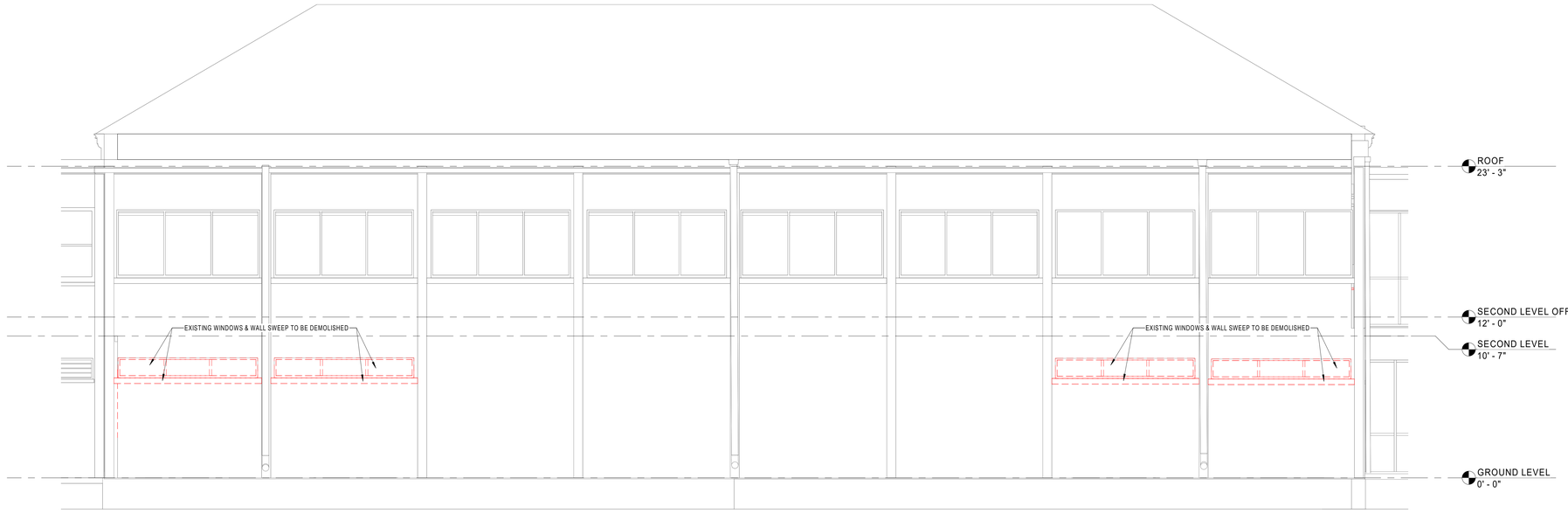
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SHEET TITLE

BUILDING EXTERIOR ELEVATIONS & DEMO ELEVATION

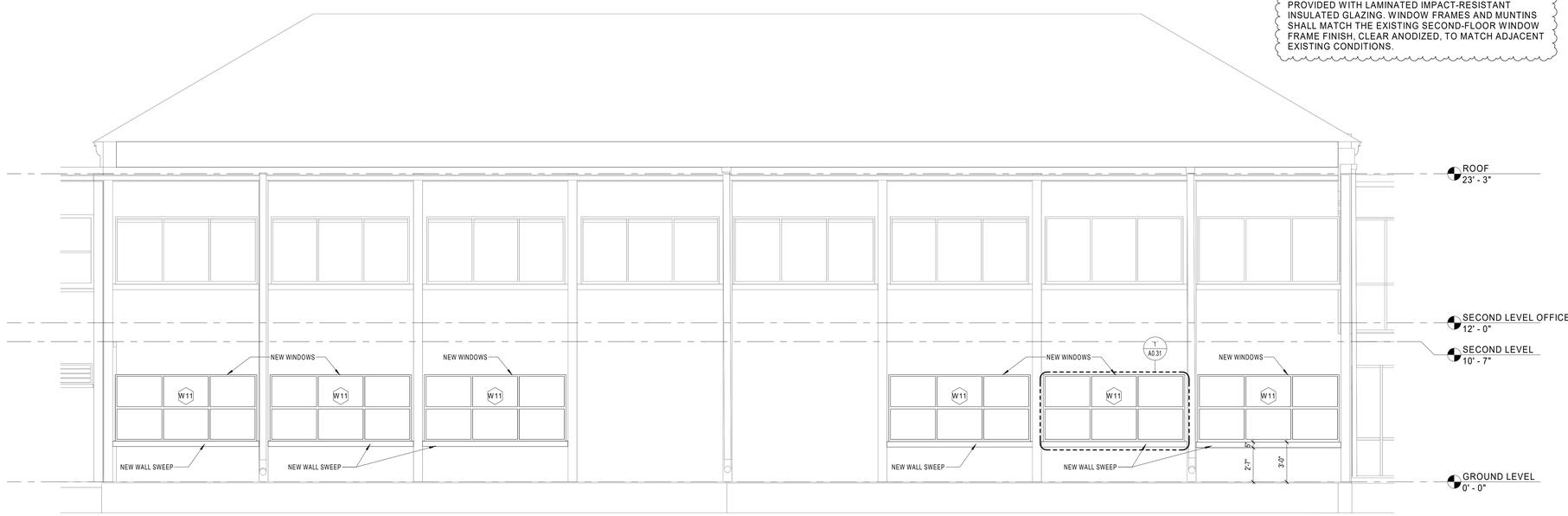
SHEET NUMBER

A6.01



EXTERIOR DEMO NORTH ELEVATION - @ ART ROOMS 1/4" = 1'-0" 2

NOTE:
ALL NEW WINDOWS SHALL BE ALUMINUM-FRAMED AND PROVIDED WITH LAMINATED IMPACT-RESISTANT INSULATED GLAZING. WINDOW FRAMES AND MUNTINS SHALL MATCH THE EXISTING SECOND-FLOOR WINDOW FRAME FINISH, CLEAR ANODIZED, TO MATCH ADJACENT EXISTING CONDITIONS.



EXTERIOR NORTH ELEVATION - @ ART ROOMS 1/4" = 1'-0" 1

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	02/06/2026	PERMIT SET
7	08/03/2026	WINDOW 2ND SUBMITTAL

02/06/2026: PERMIT SET

PROJECT NAME

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PROJECT LOCATION

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PALM BEACH, FL 33480

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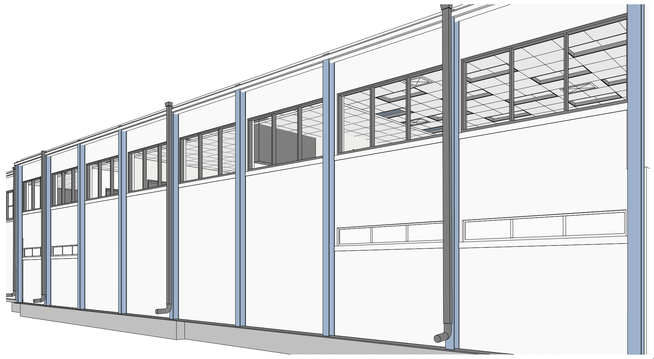
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SHEET TITLE

BUILDING EXTERIOR ELEVATION & DEMO ELEVATION

SHEET NUMBER

A6.02



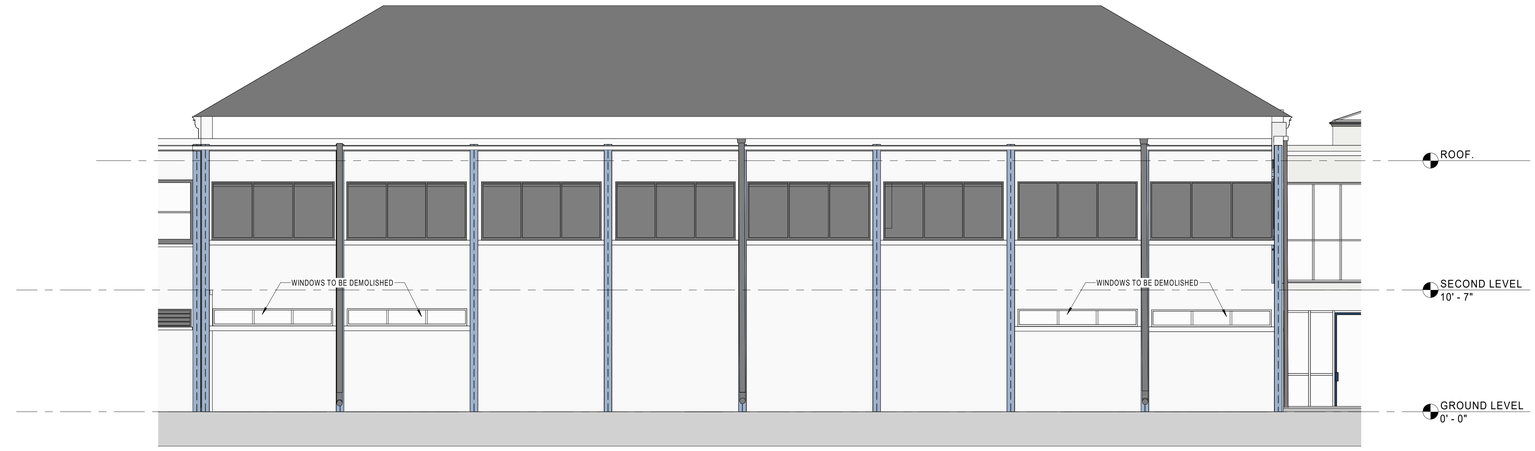
NORTH EXISTING BUILDING PERSPECTIVE - NEIGHBORS VIEW 6



SOUTH EXISTING BUILDING PERSPECTIVE - STREET VIEW 5



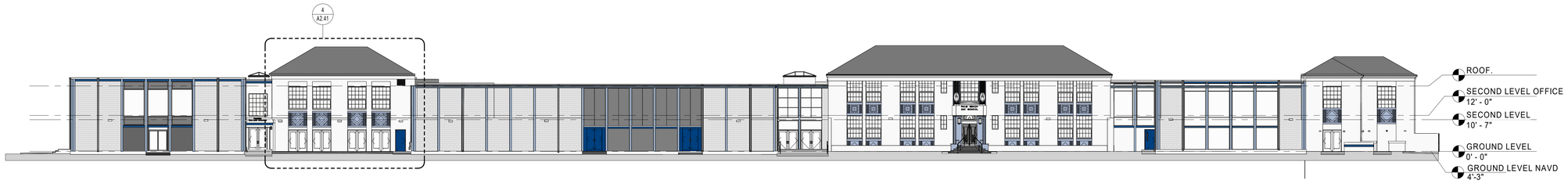
ENLARGED EXISTING SOUTH ELEVATION 3/16" = 1'-0" 4



ENLARGED EXISTING NORTH ELEVATION 3/16" = 1'-0" 3



OVERALL EXISTING NORTH ELEVATION 1/16" = 1'-0" 2



OVERALL EXISTING SOUTH ELEVATION 1/16" = 1'-0" 1

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PROJECT LOCATION

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PALM BEACH, FL 33480

PROJECT NUMBER

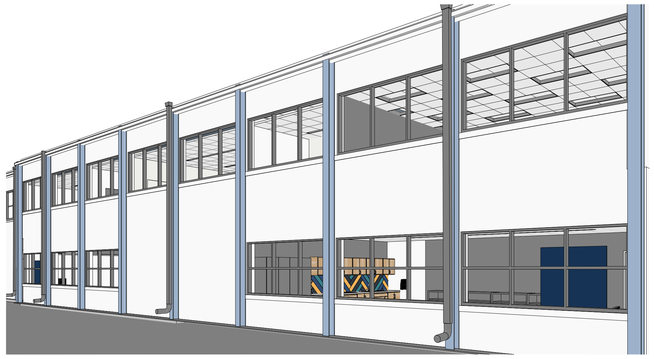
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SHEET TITLE

EXISTING BUILDING ELEVATION & PERSPECTIVES

SHEET NUMBER

A6.03



NORTH BUILDING PERSPECTIVE - PROPOSED 6



SOUTH BUILDING PERSPECTIVE - STREET VIEW PROPOSED 5



ENLARGED PROPOSED SOUTH ELEVATION 3/16" = 1'-0" 4



ENLARGED PROPOSED NORTH ELEVATION 3/16" = 1'-0" 3



OVERALL NORTH ELEVATION 1/16" = 1'-0" 2



OVERALL SOUTH ELEVATION 1/16" = 1'-0" 1

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REGISTRATION

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DRAWING HISTORY

No.	DATE	DESCRIPTION
	03/20/2025	PRICING SET
	07/15/2025	BID SET
	02/06/2026	PERMIT SET
1	02/20/2026	ASI #1
3	03/30/2026	RTU FIRST SUBMITTAL
7	06/03/2026	WINDOW 2ND SUBMITTAL

02/06/2026: PERMIT SET

PROJECT NAME

PALM BEACH DAY ACADEMY - PHASE 2 CLASSROOM INTERIOR RENOVATION

PROJECT LOCATION

241 SEAVIEW AVE
PALM BEACH, FL 33480

PROJECT NUMBER

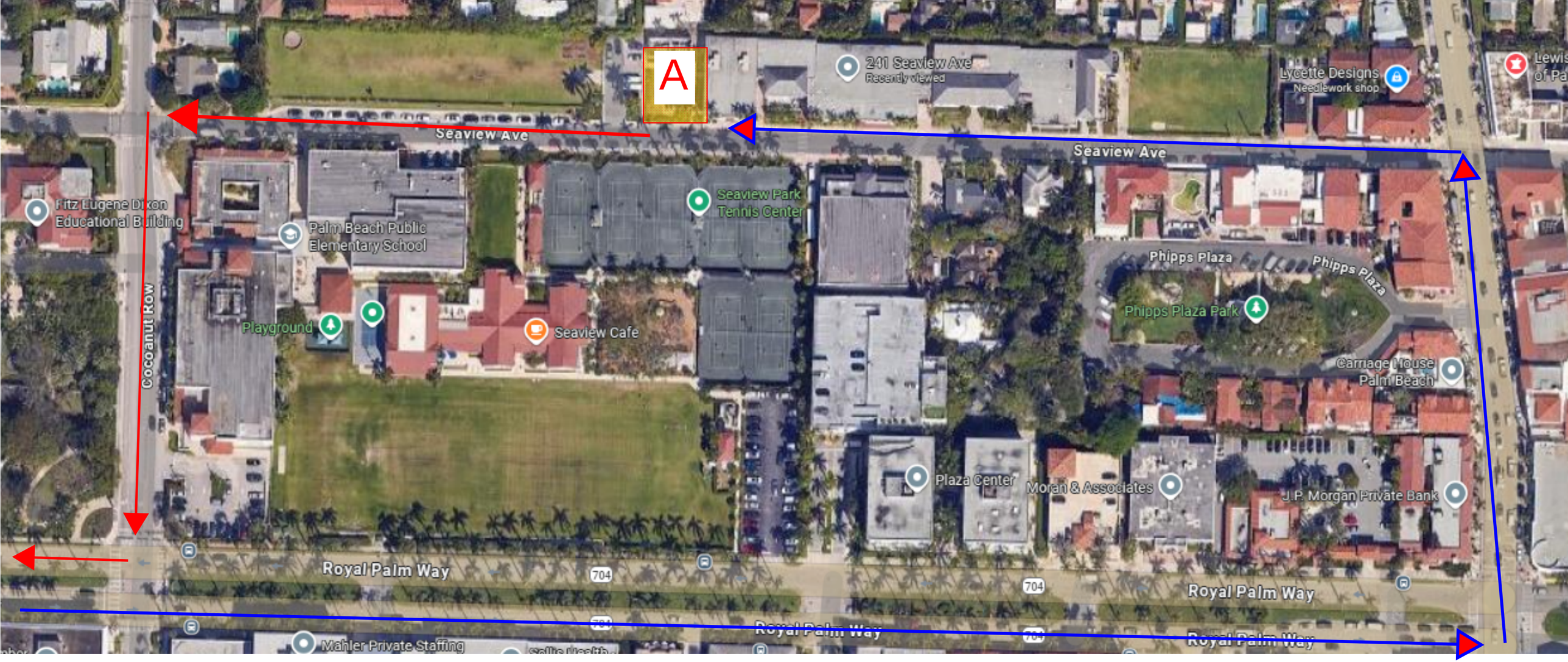
1007412

SHEET TITLE

BUILDING ELEVATIONS & PERSPECTIVES

SHEET NUMBER

A6.04



A - Dumpster Staging Area. 3 Dumpsters MAX

2F Allocation of 20 dumpsters, ~7 swaps.
241 Seaview Ave to SWA round trip, 120 minutes.
(Including arrival, drive to SWA, unloading, and return for pickup)

Town of Palm Beach

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

Zoning Legend

Line #				
1	**Property Address:**	241 SEAVIEW AVE PALM BEACH, FL 33480		
2	**Zoning District:**	R-B Low Density District		
3	**Lot Area (sq. ft.):**	113,097.3 sq. ft.		
4	**Lot Width (W) & Depth (D) (ft.):**	1,124.90 Width (W) & 100.85' Depth (D)		
5	**Structure Type:** (Single-Family, Multi-Family, Comm., Other)	Institutional		
6	**FEMA Flood Zone Designation:**	Flood Zone AE		
7	**Zero Datum for point of meas. (NAVD)**			
8	**Crown of Road (COR) (NAVD)**			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	22.5%	53%	N/A
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		60,429 sq. ft.	N/A
12	*Front Yard Setback (Ft.)	25'-0" S	5'-0" S	N/A
13	* Side Yard Setback (1st Story) (Ft.)	30'-0" W	434'-7" W	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	30'-0" E	179'-2" E	N/A
15	*Rear Yard Setback (Ft.)	10'-0" N	10'-0" N	N/A
16	Angle of Vision (Deg.)			N/A
17	Building Height (Ft.)	25'-0"	22'-8 1/2"	30'-1 1/2"
18	Overall Building Height (Ft.)	25'-0"	23'-2 1/2"	30'-7 1/2"
19	Cubic Content Ratio (CCR) (R-B ONLY)			N/A
20	** Max. Fill Added to Site (Ft.)			N/A
21	Finished Floor Elev. (FFE)(NAVD)		4.25'	N/A
22	Base Flood Elevation (BFE)(NAVD)	7.00'	4.25'	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)			N/A
24	Perimeter LOS (Sq Ft and %)			N/A
25	Front Yard LOS (Sq Ft and %)			N/A
26	*** Native Plant Species %	*Please refer to TOPB Landscape Legend.*		

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

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

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

PALM BEACH DAY ACADEMY

WINDOW REPLACEMENT
241 SEAVIEW AVENUE
PALM BEACH, FLORIDA 33480

SPECIAL NOTES.

THE INFORMATION CONTAINED HEREIN IS BASED UPON OUR INTERPRETATION OF THE DATE PROVIDED BY OTHERS, AND THE MATERIALS DESCRIBED HEREIN ARE BASED UPON BUILDING CODE REQUIREMENTS AS STATED BELOW. APPROVAL BY THE ARCHITECT/ENGINEER OR GENERAL CONTRACTOR DESIGNATES ACCEPTANCE OF THIS DATA.

APPLICABLE BLDG CODE: fbc 2020/ASCE 7-16

BASIC WIND SPEED: 180 MPH (ULTIMATE) X .60 FOR ALLOWABLE
EXPOSURE D
INTERIOR PRESSURE COEFFICIENT: +/-0.18
RISK CATEGORY III
MAX DLP = ZONE 4: + 55.9 PSF/-55.9 PSF
MAX DLP = ZONE 5: + 55.9 PSF/-59.7 PSF

THE MATERIALS DESCRIBED HEREIN COMPLY WITH THE PERFORMANCE CAPABILITIES AS STATED ABOVE. FIELD WATER INFILTRATION TESTING IS TO BE PERFORMED IN COMPLIANCE WITH ASTM E 1105 TESTING STANDARDS. THE REQUIRED STATIC AIR PRESSURE DIFFERENTIAL SHALL BE DETERMINED IN COMPLIANCE WITH AAMA 502 OR AAMA 503 AS APPLIES TO THE PRODUCTS BEING TESTED:

PRODUCT	MAX POSITIVE D.L.P. ALLOWABLE	MAX. FIELD WATER TEST PRESSURE
ES-H340 SINGLE HUNG	50.0 PSF	6.67 PSF
ES-P252 FIXED	50.0 PSF	6.67 PSF
SERIES 200 FIXED	50.0 PSF	6.67 PSF

PRODUCT WARRANTY DURATION
WARRANTY STARTS FROM DATE THE PRODUCT SHIPS TO P.B.G.S.

PRODUCT	DESCRIPTION	NUMBER OF YEARS
E.S. WINDOWS	ALUMINUM FINISH	TEN YEAR
E.S. WINDOWS	GLASS	FIVE YEAR
E.S. WINDOWS	PARTS AND HARDWARE	ONE YEAR
P.B.G.S.	CAULKING	ONE YEAR
P.B.G.S.	LABOR	ONE YEAR

THE WARRANTIES LISTED HERE SUPERSEDE ALL SPECIFICATIONS AND SPECIAL WARRANTY REQUIREMENTS AND ARE FROM MANUFACTURER SHIP DATES.

WORK PERFORMED BY OTHER PARTIES THAT DIRECTLY OR INDIRECTLY CHANGE OR ALTER THE GLAZING SYSTEMS' ORIGINAL INSTALLATION WILL VOID ALL WARRANTIES. PALM BEACH GLASS SPECIALTIES WILL NOT ACCEPT A THIRD PARTY'S ALTERATION AS CORRECT SINCE THE WORK WAS PERFORMED BY A THIRD PARTY AND NOT REPRESENTATIVE OF PALM BEACH SPECIALTIES INC.

EXCLUDE

	YES	NO		YES	NO
CLEANING OR FINAL CLEANING	X		SILL FLASHING	X	
INTERIOR PERIMETER CAULKING	X		FIRE RATED GLASS & FRAMES	X	
PERMITS	X		WINDOW SILL REPLACEMENT	X	
LEAD INSPECTION/REMOVAL	X		TESTING/ASSOCIATED COSTS	X	
STRUCTURAL STEEL	X		BREAKMETAL	X	
BULLET PROOF GLASS	X		SCHOOL GUARD GLASS	X	
PREP OR REWORK OF OPENING	X		DEMO		X
WATERPROOFING		X	WOOD BUCKS		X
DRYWALL REPAIR/PAINTING	X		STUCCO REPAIR	X	
LEVEL E RATING	X		ACOUSTICAL WINDOWS	X	
EXCEEDING SHGC OF 0.34	X		EXCEEDING U-FACTOR OF 0.50	X	
LOUVERS ON WINDOWS	X		REPAIR OF INTERIOR FINISHES	X	

GLAZING SCHEDULE

G1 1-3/16" GRAY INSULATED/LAMINATED
VISION MAKE-UP:
OUTBOARD: 1/4" GRAY TEMPERED GLASS
AIRSPACE: 1/2" BLACK FINISH
INBOARD: 3/16" H.S. CLEAR/.090" SGP
INTERLAYER/3/16" H.S. CLEAR LAMINATED

G2 NOT USED

G3 7/8" GRAY INSULATED/LAMINATED VISION MAKE-UP:
OUTBOARD: 1/4" GRAY TEMPERED GLASS
AIRSPACE: 5/16" BLACK FINISH
INBOARD: 1/8" H.S. CLEAR/.090" PVB
INTERLAYER/1/8" H.S. CLEAR LAMINATED

G4 7/16" GRAY LAMINATED SPANDREL GLASS
MAKE-UP:
OUTBOARD: 3/16" GRAY H.S. GLASS
INTERLAYER: .090 PVB
INBOARD: 3/16" CLEAR H.S. GLASS WITH BLACK OUT FILM #4 SURFACE

GENERAL NOTES

1) ALL OPENING DIMENSIONS SHALL BE FIELD VERIFIED.

2) EXTERIOR WINDOWS SHALL BE LARGE MISSILE IMPACT RESISTANT AS MFG'D. BY E.S. WINDOWS, LLC.
   A) ES-H340 THERMAL ALUMNUM SINGLE HUNG WINDOW
      NOA# 20-0310.13
      NFRC U-VALUE: 0.59 SHGC: 0.34
   B) ES-P252 THERMAL ALUMNUM FIXED WINDOW
      NOA# 20-1116.02
      NFRC U-VALUE: 0.50 SHGC: 0.36
   C) CLIPPED EXTRUDED ALUMINUM TUBE MULLIONS
      NOA# 20-1118.13

3) EXTERIOR VENEER WINDOWS AT ELEVATION TYPE #11 & #12 SHALL BE LARGE MISSLE IMPACT RESISTANT SERIES 200 EXTERIOR GLAZED ALUMINUM FIXED WINDOW AS MFG'D BY RESISTANT AS MFG'D. BY ASSURA WINDOWS & DOORS.
   FPA# 21878.2

4) ALUMINUM PAINTED FINISHES TO BE AAMA 2605.
   A) NORTH ELEVATION:
      DURANAR SUNSTORM ARCADIA SILVER (UC70123F)
   B) SOUTH & EAST ELEVATIONS:
      DURANAR BONE WHITE (UC43350)

5) PERIMETER FASTENERS SHALL BE AS NOTED HEREON.

6) PERIMETER CAULKING SHALL BE DOW 790 SILICONE IN MFG'R. STD. WHITE COLOR. (1) EXTERIOR BEAD ONLY. SEALANTS AND/OR CAULKING SHALL BE APPLIED WHERE SHOWN PER APPROVED SHOP DRAWINGS. BACKER ROD NOT REQUIRED AT JOINTS LESS THAN 1/4" WIDE.

7) CLEANING AND PROTECTION OF MATERIALS AT THE JOBSITE IS NOT PART OF THIS CONTRACT – SEE EXCLUSION LIST

8) EXISTING STRUCTURE MUST CARRY ALL LOADS IMPOSED BY GLAZING SYSTEMS – TYP.

9) PALM BEACH GLASS SPECIALTIES IS NOT RESPONSIBLE FOR THE PROTECTION OF THE MATERIALS AGAINST DAMAGES CAUSED BY OTHER TRADES.

10) THESE SHOP DRAWINGS ARE BASED ON ARCHITECT'S DRAWINGS DATED 12/8/22.

11) SHIM SPACE SHOWN ARE OPTIMUM AND ACTUAL SHIM SPACE MAY INCREASE BY 200% PROVIDED THE REQUIRED FASTENER EMBEDMENT IS MAINTAINED.

NOTE

DUE TO THE MANUFACTURING PROCESS OF HEAT STRENGTHENED GLASS, THERE ARE INHERENT PHYSICAL PROPERTIES SUCH AS ROLL RIPPLE, BOW, WARP AND KINK WHICH WILL CREATE VISIBLE DISTORTION. DISTORTION OF IMAGES WILL BE ACCENTUATED WHEN VIEWED AT ANGLES OTHER THAN 90° PERPENDICULAR TO THE SURFACE OF THE GLASS. THIS DISTORTION IS NORMAL AND EXPECTED WITH HEAT TREATED GLASS.

REVISIONS:
1 2-7-23
2 3-6-23
3 3-24-23 FABRICATION

SEAL:

ENGINEER:
THOMAS J.TWOMEY,P.E.
#25626
2831 EXCHANGE CT, WEST PALM BEACH, FL.33409
PHONE 561-688-2844

PALM BEACH GLASS SPECIALTIES, INC.
1717 EDGAR STREET WEST PALM BEACH
561-655-3344 FAX 561-659-6222

JOB #23015

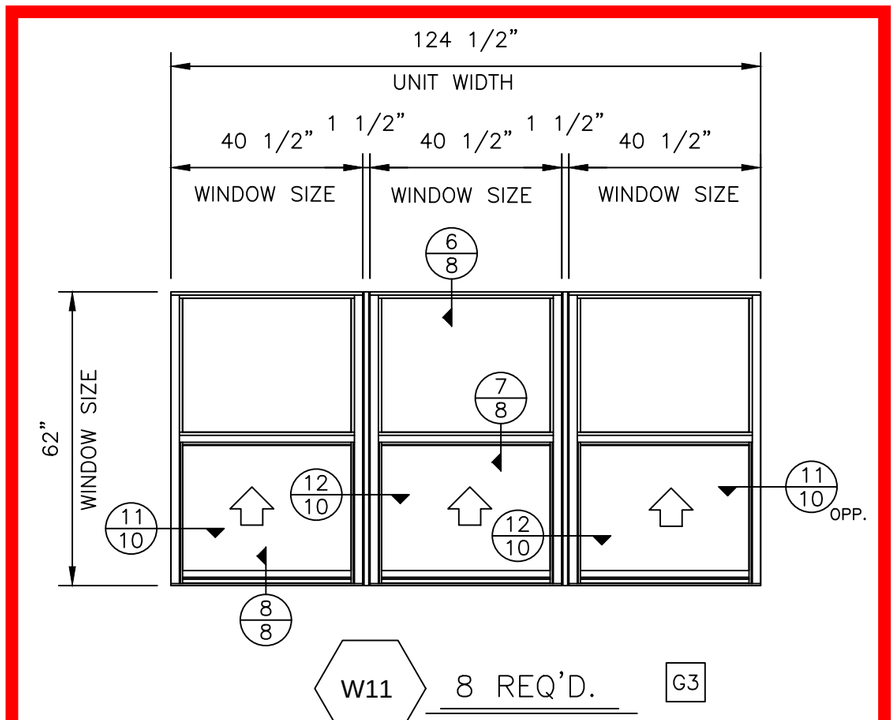
PROJECT:
PALM BEACH DAY ACADEMY WINDOW REPLACEMENT 2023
241 SEAVIEW AVENUE
PALM BEACH, FLORIDA 33480

PAGE TITLE:

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DRAWN BY: EZ
DATE: 1-27-23

SHEET No:
1 OF 11

ELEVATIONS N.T.S.



E.S. WINDOW SERIES ES-H340
SINGLE HUNG WINDOW
ARCADIA SILVER (UC70123F)

1X4 BUCKS (400 LF)

REVISIONS:
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3 3-24-23
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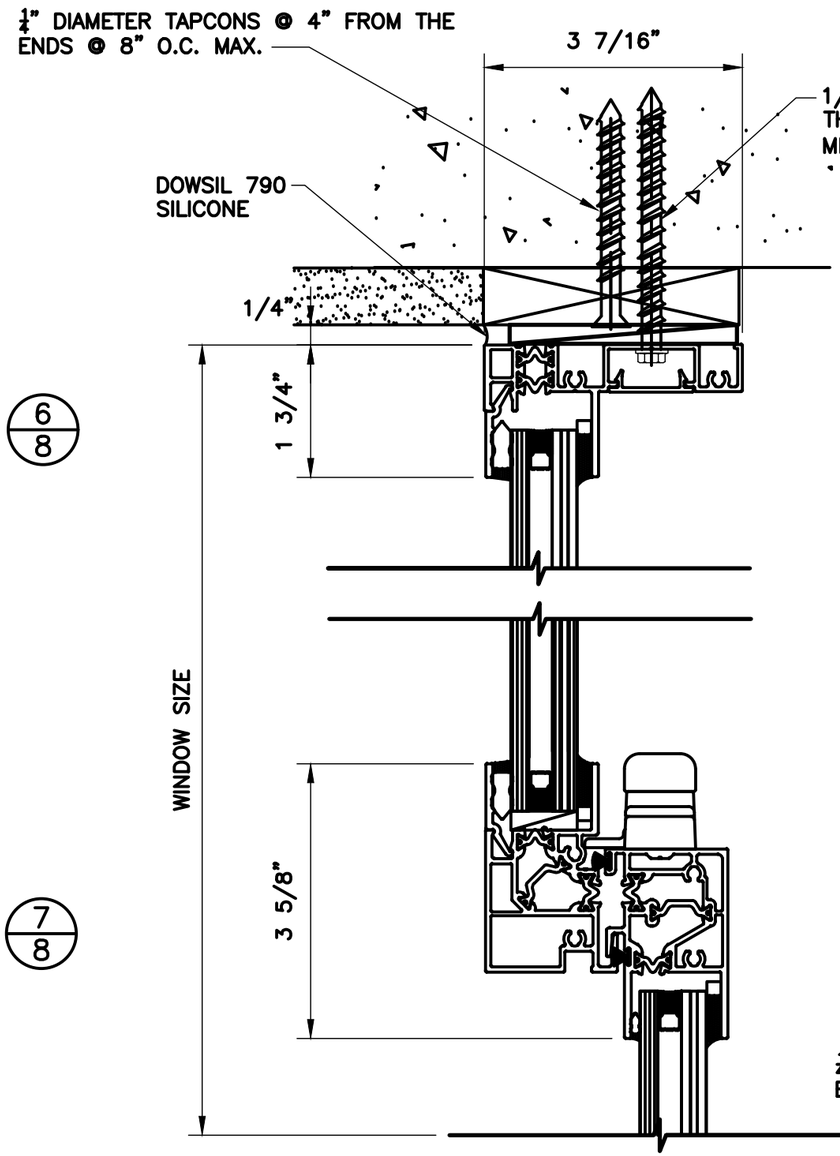
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GLAZING DETAILS

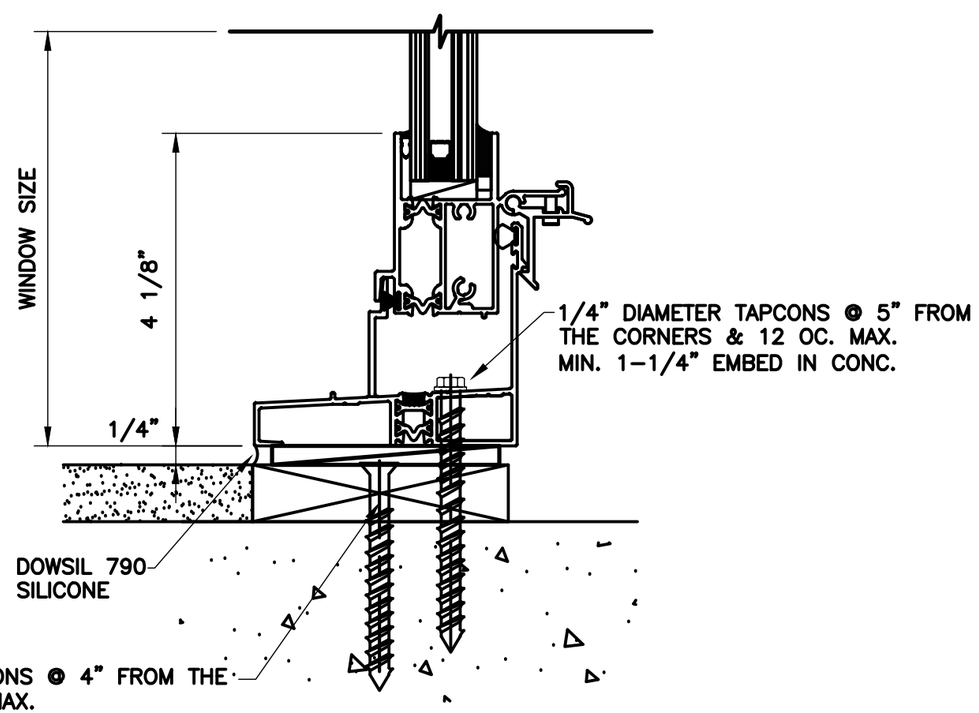
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6/8

7/8

8/8



NOTE:

ALL CONCRETE, MASONRY, STUCCO, STRUCT. STEEL, BLOCKING, ARE TO BE SUPPLIED AND INSTALLED BY OTHERS AND SHALL WITHSTAND ALL LOADS IMPOSED BY THESE GLAZING SYSTEMS.

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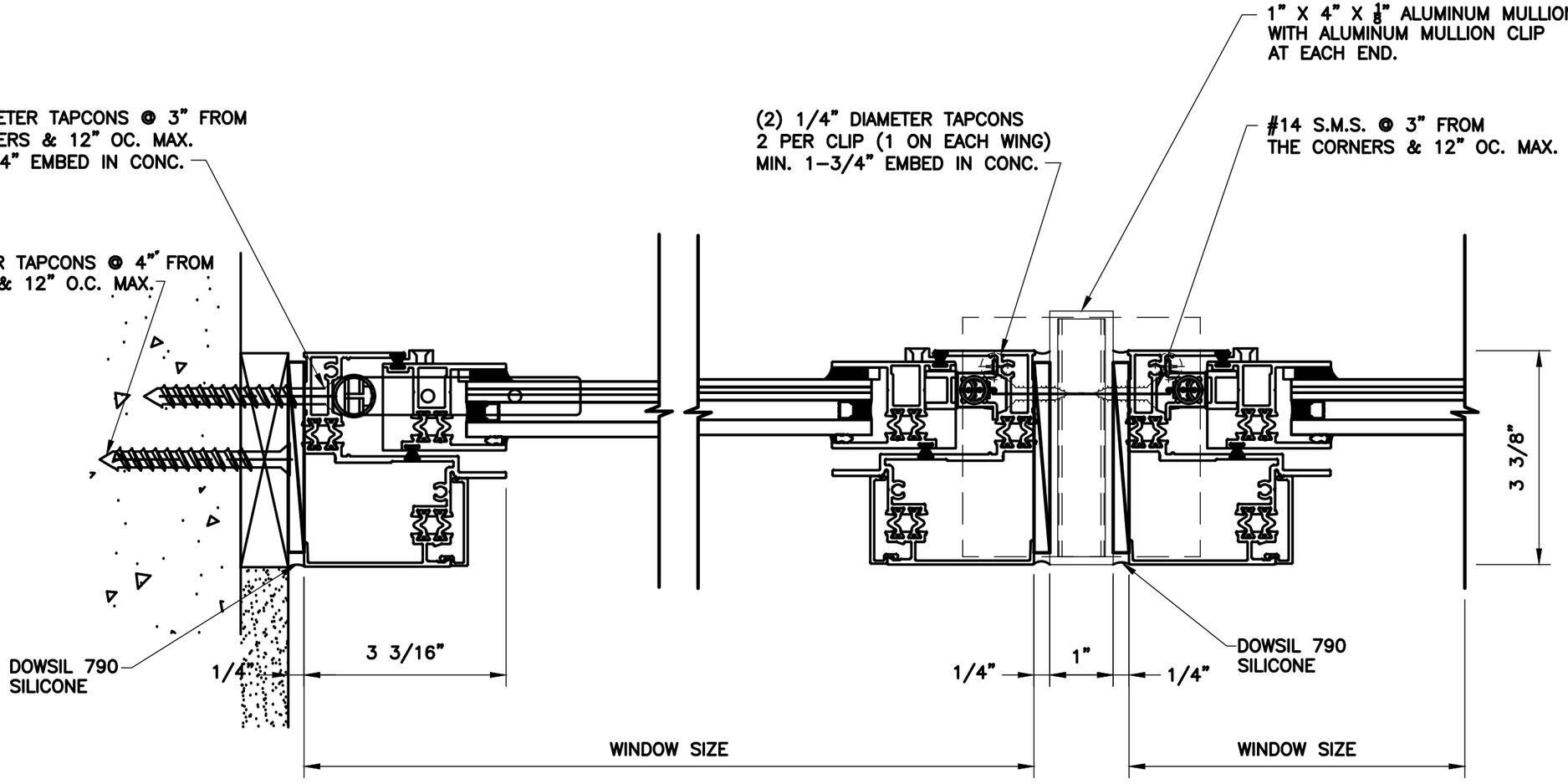
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8 OF 11

GLAZING DETAILS

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11/10

12/10

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P.B.D.A. 2025 SOUTH

241 SEAVIEW AVENUE
PALM BEACH, FLORIDA 33480

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APPLICABLE BLDG CODE: fbc 2020/ASCE 7-16

BASIC WIND SPEED: 180 MPH (ULTIMATE) X .60 FOR ALLOWABLE
EXPOSURE D
INTERIOR PRESSURE COEFFICIENT: +/-0.18
RISK CATEGORY III
MAX DLP = ZONE 4: + 55.9 PSF/-55.9 PSF
MAX DLP = ZONE 5: + 55.9 PSF/-59.7 PSF

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PRODUCT	MAX POSITIVE D.L.P. ALLOWABLE	MAX. FIELD WATER TEST PRESSURE
ES-P252 FIXED	50.0 PSF	6.67 PSF

EXCLUDE					
	YES	NO		YES	NO
CLEANING OR FINAL CLEANING	X		SILL FLASHING	X	
INTERIOR PERIMETER CAULKING	X		FIRE RATED GLASS & FRAMES	X	
PERMITS	X		WINDOW SILL REPLACEMENT	X	
LEAD INSPECTION/REMOVAL	X		TESTING/ASSOCIATED COSTS	X	
STRUCTURAL STEEL	X		BREAKMETAL	X	
BULLET PROOF GLASS	X		SCHOOL GUARD GLASS	X	
PREP OR REWORK OF OPENING	X		DEMO		X
WATERPROOFING		X	WOOD BUCKS		X
DRYWALL REPAIR/PAINTING	X		STUCCO REPAIR	X	
LEVEL E RATING	X		ACOUSTICAL WINDOWS	X	
EXCEEDING SHGC OF 0.34	X		EXCEEDING U-FACTOR OF 0.50	X	
LOUVERS ON WINDOWS	X		REPAIR OF INTERIOR FINISHES	X	

PRODUCT WARRANTY DURATION
WARRANTY STARTS FROM DATE THE PRODUCT SHIPS TO P.B.G.S.

PRODUCT	DESCRIPTION	NUMBER OF YEARS
E.S. WINDOWS	ALUMINUM FINISH	TEN YEAR
E.S. WINDOWS	GLASS	FIVE YEAR
E.S. WINDOWS	PARTS AND HARDWARE	ONE YEAR
P.B.G.S.	CAULKING	ONE YEAR
P.B.G.S.	LABOR	ONE YEAR

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GLAZING SCHEDULE

G1 — 1-3/16" GRAY INSULATED/LAMINATED
VISION MAKE-UP:
OUTBOARD: 1/4" GRAY TEMPERED GLASS
AIRSPACE: 1/2" BLACK FINISH
INBOARD: 3/16" H.S. CLEAR/.090" SGP INTERLAYER/3/16" H.S. CLEAR LAMINATED

GENERAL NOTES

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2) EXTERIOR WINDOWS SHALL BE LARGE MISSILE IMPACT RESISTANT AS MFG'D. BY E.S. WINDOWS, LLC.
ES-P252 THERMAL ALUMNUM FIXED WINDOW
NOA# 24-1101.03
NFRC U-VALUE: 0.50 SHGC: 0.36
3) ALUMINUM PAINTED FINISHES TO BE AAMA 2605.
DURANAR BONE WHITE (UC43350)
4) PERIMETER FASTENERS SHALL BE AS NOTED HEREON.
5) PERIMETER CAULKING SHALL BE DOW 790 SILICONE IN MFG'R. STD. WHITE COLOR. (1) EXTERIOR BEAD ONLY. SEALANTS AND/OR CAULKING SHALL BE APPLIED WHERE SHOWN PER APPROVED SHOP DRAWINGS. BACKER ROD NOT REQUIRED AT JOINTS LESS THAN 1/4" WIDE.
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7) EXISTING STRUCTURE MUST CARRY ALL LOADS IMPOSED BY GLAZING SYSTEMS - TYP.
8) PALM BEACH GLASS SPECIALTIES IS NOT RESPONSIBLE FOR THE PROTECTION OF THE MATERIALS AGAINST DAMAGES CAUSED BY OTHER TRADES.

NOTE

DUE TO THE MANUFACTURING PROCESS OF HEAT STRENGTHENED GLASS, THERE ARE INHERENT PHYSICAL PROPERTIES SUCH AS ROLL RIPPLE, BOW, WARP AND KINK WHICH WILL CREATE VISIBLE DISTORTION. DISTORTION OF IMAGES WILL BE ACCENTUATED WHEN VIEWED AT ANGLES OTHER THAN 90° PERPENDICULAR TO THE SURFACE OF THE GLASS. THIS DISTORTION IS NORMAL AND EXPECTED WITH HEAT TREATED GLASS.

REVISIONS:
△ 1-24-25
△ FAB

SEAL:
△

ENGINEER:
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JOB #25-007

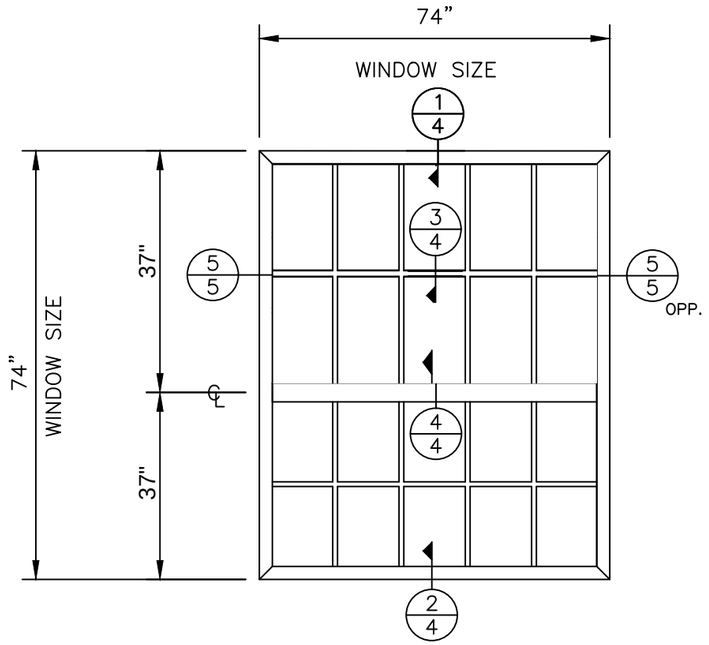
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241 SEAVIEW AVENUE
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1 OF 5

ELEVATIONS N.T.S.



W10 — 4 REQ'D. — G1

E.S. WINDOW SERIES ES-P252
FIXED WINDOW
AREA "E"

REVISIONS:
△ 1-24-25
△ FAB

△

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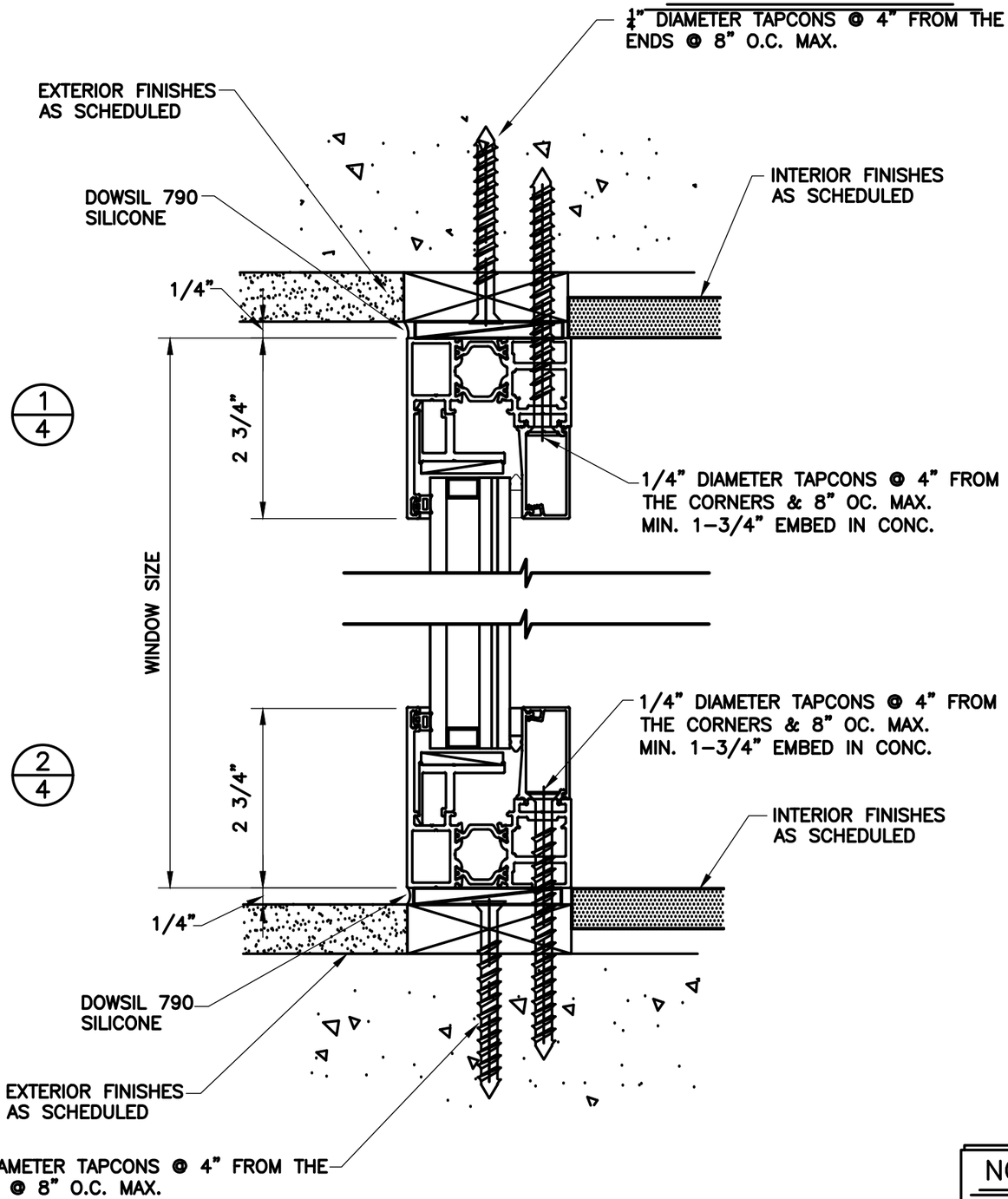
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2 OF 5

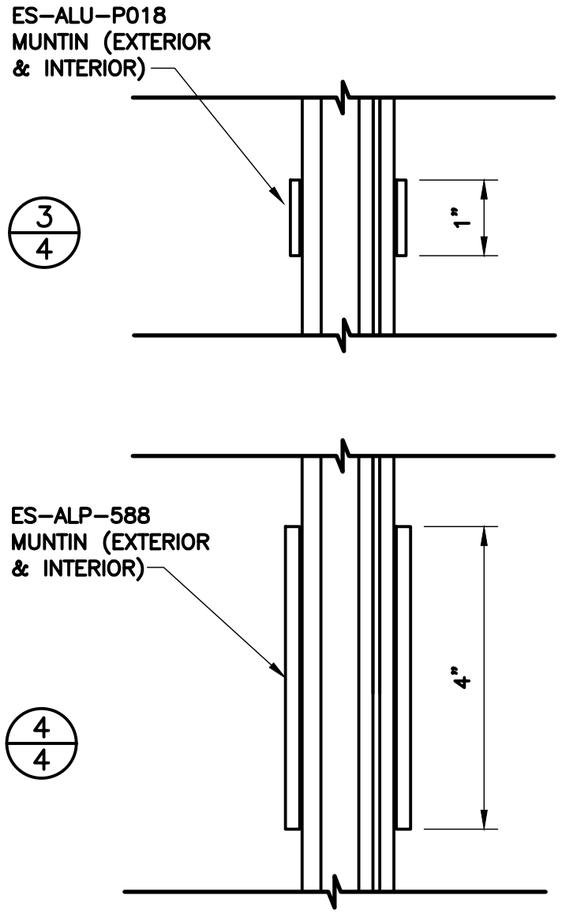
GLAZING DETAILS

SCALE: 6" = 1'-0"



1/4

2/4



3/4

4/4

NOTE:

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REVISIONS:
1-24-25
FAB

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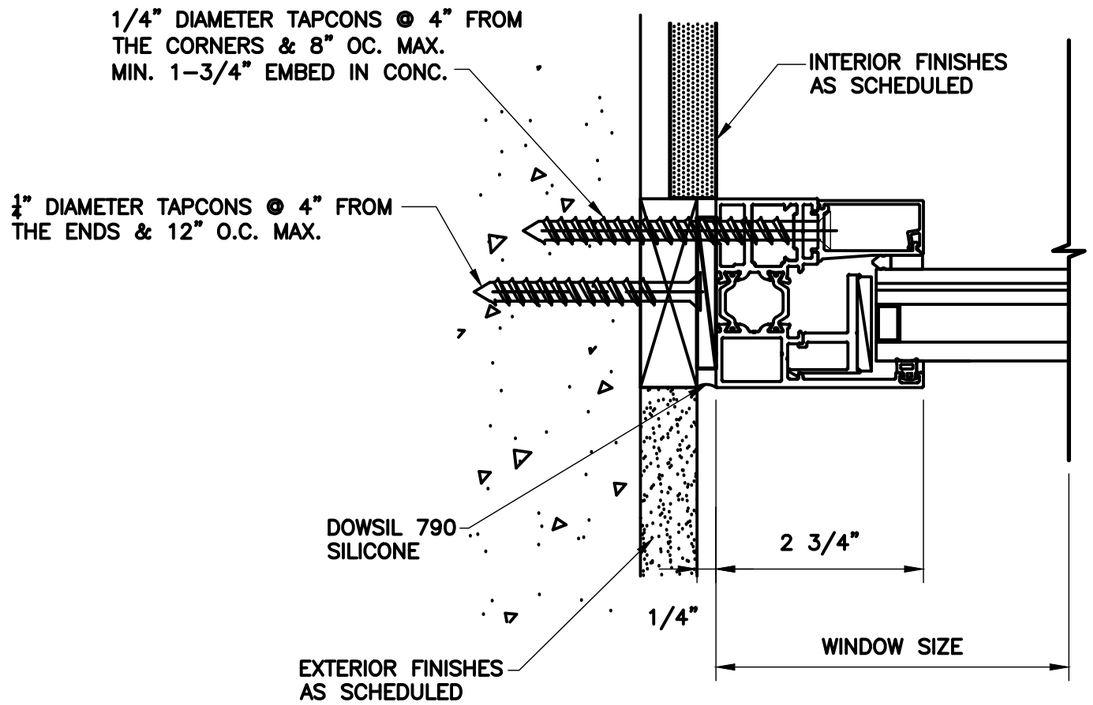
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DATE: 1-14-25

SHEET No: 4 OF 5

GLAZING DETAILS

SCALE: 6" = 1'-0"



5/5

NOTE:

ALL CONCRETE, MASONRY, STUCCO, STRUCT. STEEL, BLOCKING, ARE TO BE SUPPLIED AND INSTALLED BY OTHERS AND SHALL WITHSTAND ALL LOADS IMPOSED BY THESE GLAZING SYSTEMS.

REVISIONS:
1-24-25
FAB

SEAL:

ENGINEER:
THOMAS J.TWOMEY,P.E.
#25626
2331 EXCHANGE CT, WEST PALM BEACH, FL.33409
PHONE 561-688-2844

PALM BEACH GLASS SPECIALTIES, INC.
1717 EDGAR STREET WEST PALM BEACH
561-655-3344 FAX 561-659-6222

JOB #25-007

PROJECT:
PBDA SOUTH 2025
241 SEAVIEV AVENUE
PALM BEACH, FLORIDA 33480

PAGE TITLE:

SCALE: NOTED

DRAWN BY: EZ

DATE: 1-14-25

SHEET No: 5 OF 5

BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

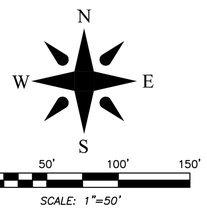
This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

PALM BEACH DAY SCHOOL

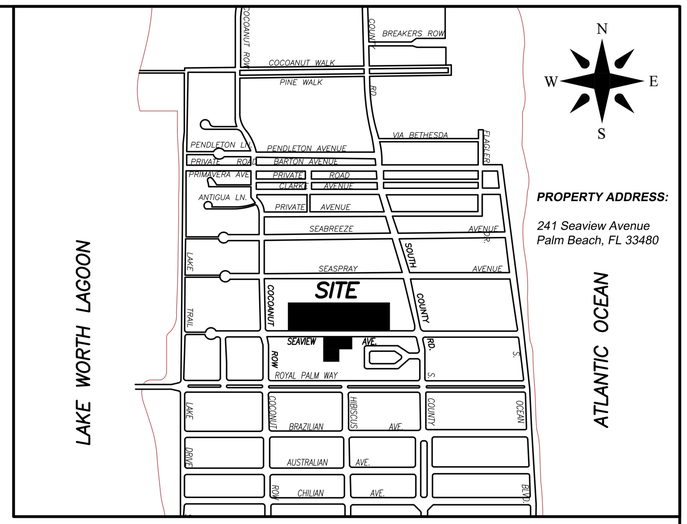
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

LEGEND

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



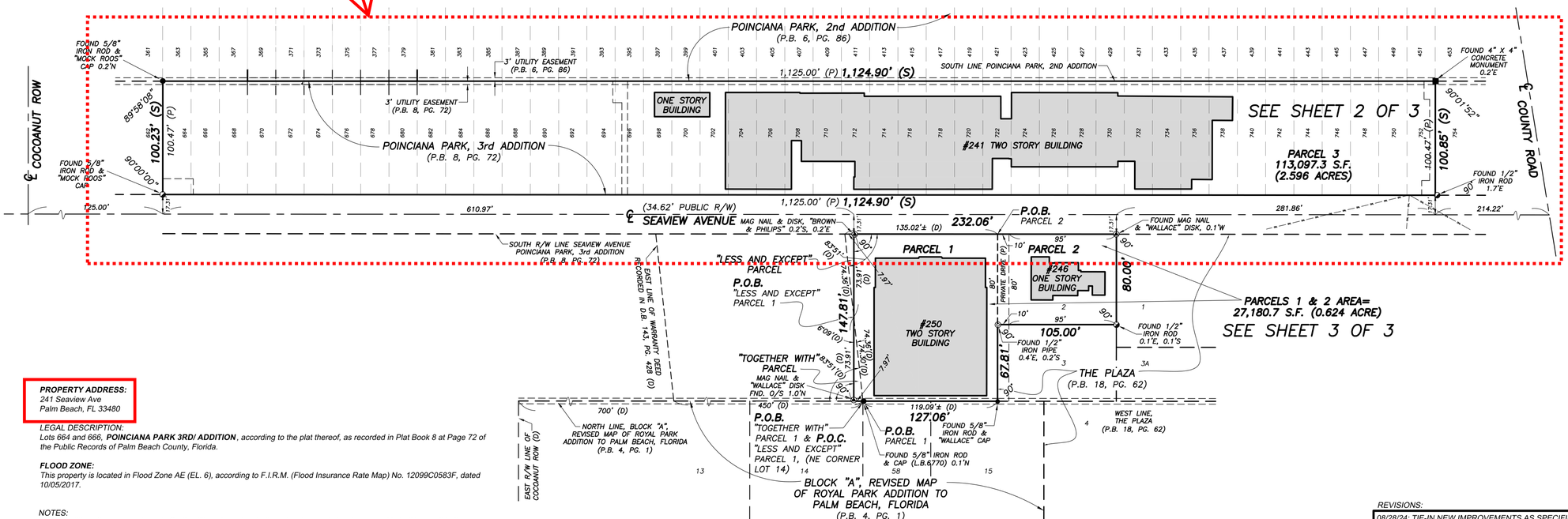
NOTE:
THIS BOUNDARY SURVEY CONSITS OF 3 SHEETS AND IS NOT VALID WITHOUT ALL 3 SHEETS FORMING A COMPLETE SET.



PROPERTY ADDRESS:
241 Seaview Avenue
Palm Beach, FL 33480

VICINITY SKETCH N.T.S.

SEE CURRENT SETBACK REQUIREMENTS THIS AREA, NEXT PAGE.



PROPERTY ADDRESS:
241 Seaview Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 664 and 666, ***POINCIANA PARK 3RD/ ADDITION****, according to the plat thereof, as recorded in Plat Book 8 at Page 72 of the Public Records of Palm Beach County, Florida.*

FLOOD ZONE:
This property is located in Flood Zone AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/05/2017.

NOTES:

1. *No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.*
2. *Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.*
3. *Description furnished by client or client's agent.*
4. *Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.*
5. *This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8598.*
6. *Except as shown, underground and overhead improvements are not located. Underground foundations not located.*
7. *The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.*
8. *No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.*
9. *Revisions shown hereon do not represent a "survey update" unless otherwise noted.*
10. *All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.*
11. *In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.*
12. *It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.*
13. *The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.*
14. *The expected horizontal accuracy of the information shown hereon is +/- 0.10'.*

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

DATE OF LAST FIELD SURVEY: 11/22/2023

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

REVISIONS:

08/28/24; TIE-IN NEW IMPROVEMENTS AS SPECIFIED BY CLIENT B.M./B.M.; SURPASS; 194642-SE-1
11/22/23 SURVEY & TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./S.W. PB356/43 13-1092.2
07/10/18 SVY/UD, T-I/UD, TOPO, B.M./R.C., PB262/51, 13-1092.1

BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

WALLACE SURVEYING CORP. LICENSED BUSINESS #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 194642	F.B.: PB 149 PG.: 27
OFFICE: A.Z./R.C.	DATE: 3/18/13	DWG. NO.: 194642-SE-1
C'K'D: J.P.	REF: 13-1092	SHEET 1 OF 3

ACCESS DENIED TO PROPERTY

FOUND 5/8" IRON ROD & "MOCK ROOS" CAP 0.2'N

C.B.S. WALL (CLEAR)

6' VINYL GATE

CONC. A/C

SOUTH LINE POINCIANA PARK, 2ND ADDITION

STONE (ALONG LINE)

BALCONY

STONE

CONC. WALL

P.E.

6' WOOD FENCE AT ℄ OF 0.7' WOOD RETENTION WALL

ROOF OVERHANG (CLEAR)

CORNER OF 0.7' WIDE ALUMINUM RETAINING WALL 0.3'S. OF P/L

WOOD FENCE (CLEAR)

0.7' WIDE ALUMINUM RETAINING WALL

1,124.90' (S)

4' C.L.F.

O.E.B.

8" C.L.F.

WOOD FENCE ABUTTS 8' TALL CONC. SLAT WALL (BELIEVED TO BE ADJOINER'S)

3' U.E. (P.B. 8, PG. 72)

3.0' U.E. (P)

0.7' WOOD RETENTION WALL AT SOUTH FACE OF WOOD FENCE

0.7' WOOD RETENTION WALL WITH 8' WOOD FENCE AT ℄ OF WALL

CATCH BASIN RIM EL. 2.41 (INVERTS IN ACCESSIBLE)

FPL PAD

CONCRETE CURB

ONE STORY BUILDING

F.F. EL.=3.25 (CONC.)

ASPHALT

CONCRETE SIDEWALK

YARD DRAIN (TYP.)

MATCH LINE

POINCIANA PARK ADDITION No.3

(P.B. 8, PG. 72)

434.7'

100.23' (S)

SIDE 30'

WEST PLAY FIELD

12' FPL EASEMENT (O.R.B.×10625, PG. 127)

1.0' WIDE HEADER

CATCH BASIN RIM EL. 2.50 (INVERTS IN ACCESSIBLE)

CATCH BASIN

CONCRETE SIDEWALK

STEPS

CONCRETE

WALL AND FENCE SUBJECT TO DECLARATION OF USE AGREEMENT (O.R.B. 11866, PG. 671)

CATCH BASIN RIM EL. 2.95 S. INV. EL. (-)2.65 TOP OF WEIR EL. 2.00

CATCH BASIN RIM EL. 2.41 (INVERTS IN ACCESSIBLE)

CATCH BASIN (TYP.)

6' PARKING EASEMENT (O.R.B. 12034, PG. 165)

TRANSFORMER PAD

3' WOOD FENCE & PLASTIC GATE

U.E. (O.R.B. 32631, PG. 1612)

5' C.L.F.

CONCRETE CURB

B.F.P.

CONCRETE SIDEWALK

12" R.C.P.

CURB INLET F.L. EL. 0.82 N. INV. EL. (-)1.83

NORTH R/W LINE SEAVIEW AVENUE

FOUND 5/8" IRON ROD

"D" CURB

BENCHMARK #1

MAG NAIL & "WALLACE" DISK EL.=2.10 NAVD

℄ SEAVIEW AVENUE

(34.62' PUBLIC R/W)

1.8' WIDE CONCRETE CURB

PARKING AREA AGREEMENT (O.R.B. 11866, PG. 671)

ASPHALT

BENCHMARK #2

MAG NAIL & "WALLACE" DISK EL.=1.69 NAVD

U.E. (O.R.B. 31872, PG. 1514)

"D" CURB

CATCH BASIN

H2O VAULT

1,124.90' (S)

CONCRETE

PLANTER

PAVERS

58.4'

47.3'

18.3'

8.8'

43.0'

MATCH LINE

REAR - 10' FIRST FLOOR

REAR -15' SECOND FLOOR

FRONT - 30' SECOND FLOOR

FRONT - 25' FIRST FLOOR

#241 TWO STORY BUILDING

FENCE (CLEAR)

0.7' WIDE ALUMINUM RETAINING WALL

1,124.90' (S)

4' C.L.F.

ROOF OVERHANG (CLEAR)

A/C PAD

GAS METER

6' WOOD FENCE

6' WOOD FENCE 0.2'S

3' TALL C.B.S. WALL/W 3' C.L.F. (CLEAR)

5' C.L.F. N. OF P/L

ELECTRIC BOX

4' ALUMINUM FENCE

SOUTH LINE POINCIANA PARK, 2ND ADDITION

CONC. (CLEAR)

UTILITY VAULT

C.B.S. WALL

FOUND 4" X 4" CONCRETE MONUMENT 0.2'E

DETAIL (N.T.S.)

6' C.L.F.

4"x4" 0.9' 0.2'E

YARD DRAIN (TYP.)

CONC.

VAULT

A/C PADS

CATCH BASIN RIM EL.=3.08

ELECTRIC PANEL

C.B.S DUMPSTER ENCLOSURE

0.7' WIDE ALUMINUM RETAINING WALL

CATCH BASIN RIM EL.=3.83

TELEPHONE BOX

TRANSFORMER PAD

SIDE 30'

THRESHOLD=3.58

CONCRETE

ASPHALT

100.85' (S)

10' C.L.F.

U.E. (O.R.B. 31872, PG. 1514)

FIBER OPTIC VAULT

TELEPHONE VAULT

0.7' CONC. WALL (U/C)

6' C.L.F.

FENCE END 3.5'N, 2.0'W

3.5' CONC. FOOTER

3.5' CONCRETE FOOTER

CONCRETE SIDEWALK

FOUND 1/2" IRON ROD 1.7'E

NORTH R/W LINE SEAVIEW AVENUE

BENCHMARK #3

MAG NAIL & "WALLACE" DISK EL.=3.39 NAVD

GUY ANCHOR

TRANSFORMER PAD

℄ SEAVIEW AVENUE

(34.62' PUBLIC R/W)

MAG NAIL & DISK "BROWN & PHILIPS" 0.2'S, 0.2'E

FOUND DRILL HOLE 0.3'S, 0.7'E

232.06'

FOUND MAG NAIL & "WALLACE" DISK 0.1'W, 0.1'S

CATCH BASIN

1.8' WIDE CONCRETE CURB

SOUTH R/W LINE SEAVIEW AVENUE

FOUND MAG NAIL & "WALLACE" DISK 0.1'W

127.06'

95.00'

10'

UTILITY VAULT

PAVER

PAVERS

COVERED

SEE SHEET 3 OF 3

NOTE: ALL PROPOSED AT EXTERIOR MODIFICATIONS FOR THIS PERMIT ARE ROOF TOP AND DO NOT FAIL WITHIN THE SETBACKS SHOWN.

N

W E

S

0' 20' 40' 60'

SCALE: 1"=20'

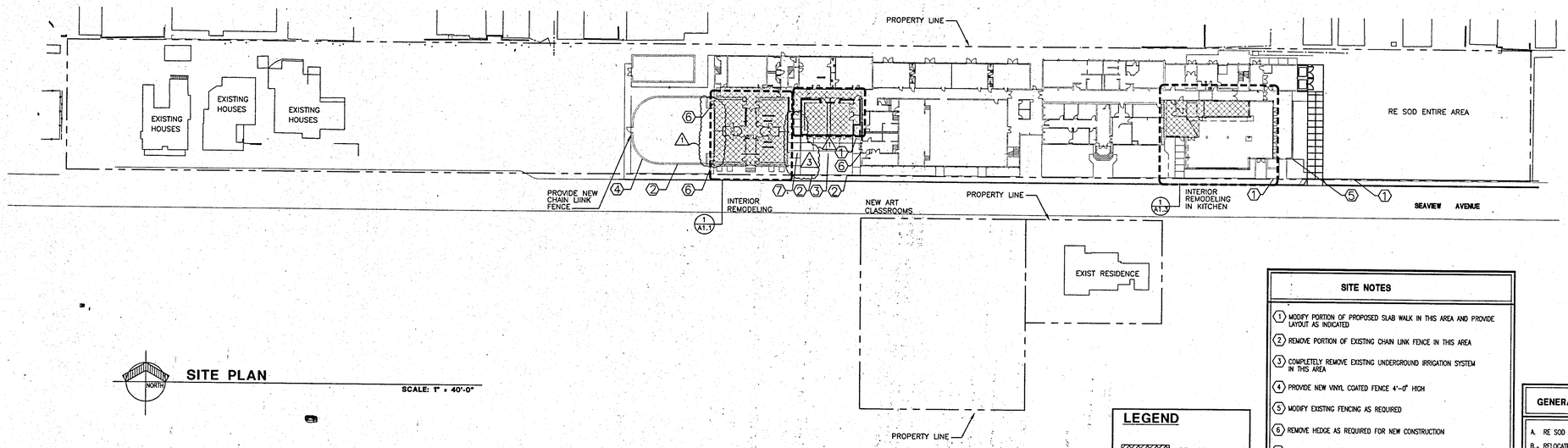
NOTE:
THIS BOUNDARY SURVEY CONSITS OF 3 SHEETS AND IS NOT VALID WITHOUT ALL 3 SHEETS FORMING A COMPLETE SET.

BOUNDARY SURVEY FOR:

PALM BEACH DAY SCHOOL

WALLACE SURVEYING CORP. LICENSED BUSINESS #6598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 194642	F.B.: PB 149 PG.: 27
OFFICE: A.Z./R.C.	DATE: 3/18/13	DWG. NO.: 194642-SE-1
C'K'D: J.P.	REF: 13-1092	SHEET 2 OF 3



NORTH

SITE PLAN

SCALE: 1" = 40'-0"

LEGEND

AREA OF WORK

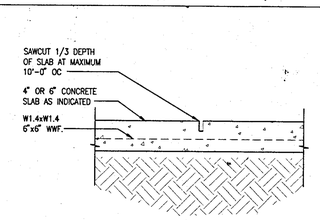
SITE NOTES

1. MODIFY PORTION OF PROPOSED SLAB WALK IN THIS AREA AND PROVIDE LAYOUT AS INDICATED
2. REMOVE PORTION OF EXISTING CHAIN LINK FENCE IN THIS AREA
3. COMPLETELY REMOVE EXISTING UNDERGROUND IRRIGATION SYSTEM IN THIS AREA
4. PROVIDE NEW VINYL COATED FENCE 4'-0" HIGH
5. MODIFY EXISTING FENCING AS REQUIRED
6. REMOVE HEDGE AS REQUIRED FOR NEW CONSTRUCTION
7. REMOVE ANY TREES WITHIN NEW CONSTRUCTION AREA

GENERAL NOTES

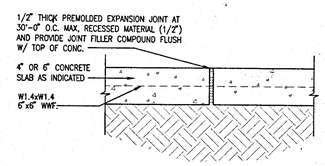
A. RE SOD ALL AFFECTED GROUND AREAS UPON COMPLETION OF WORK

B. RELOCATE WITH UTILITY CO. APPROVAL ANY UNFORESEEN UTILITIES. NOTIFY ARCHITECT IMMEDIATELY



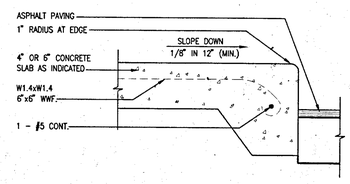
CONTROL JOINT

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



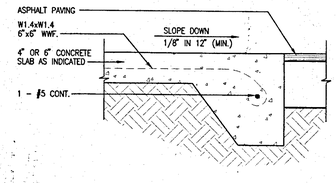
EXPANSION JOINT

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



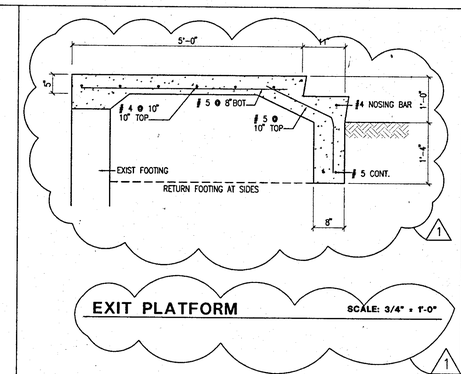
THICKENED EDGE

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



THICKENED EDGE

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



EXIT PLATFORM

SCALE: 3/4" = 1'-0"

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PHASE II ADDITIONS AND RENOVATIONS

PALM BEACH DAY SCHOOL

TOWN OF PALM BEACH

PALM BEACH COUNTY

FLORIDA

Fanning/Howey Associates, Inc.
Architects Engineers Consultants

PARKING SITE

JF

JM

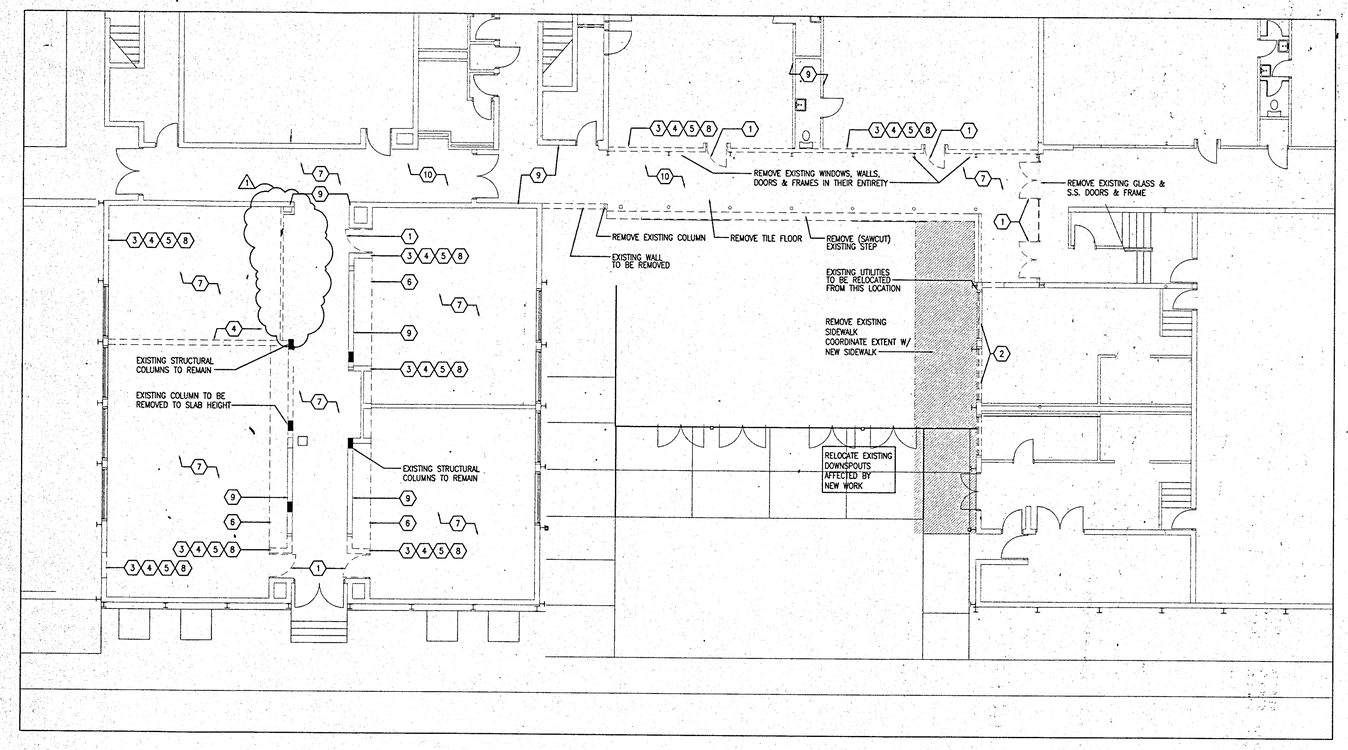
COMM NO.: 97077.04A

DATE: June 2, 1999

REVISIONS NO.	DATE
1	7/9/99
2	01/27/00

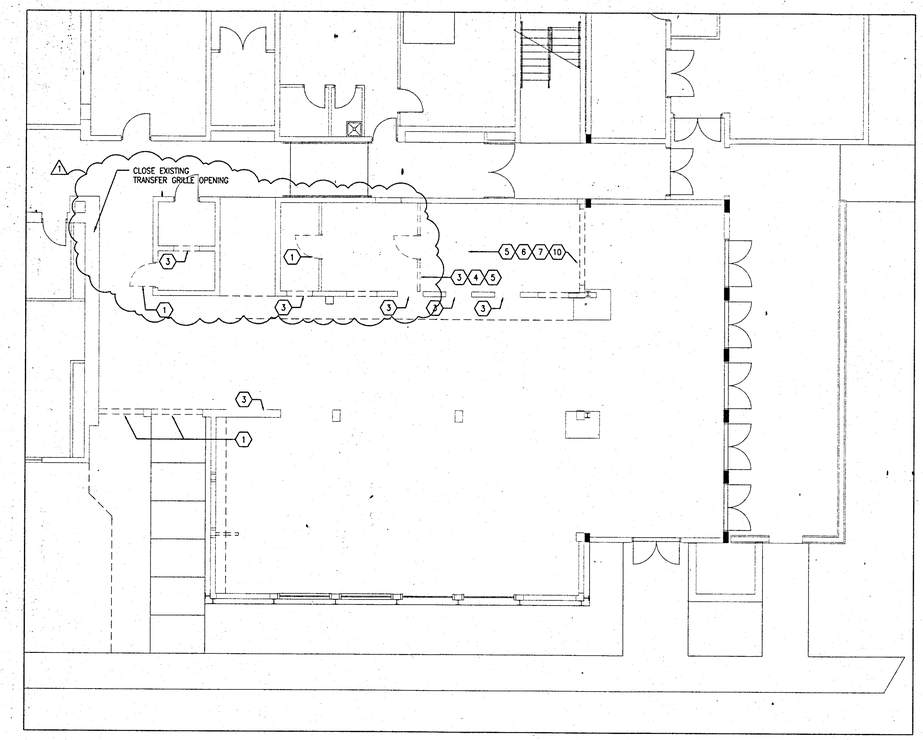
C1.1

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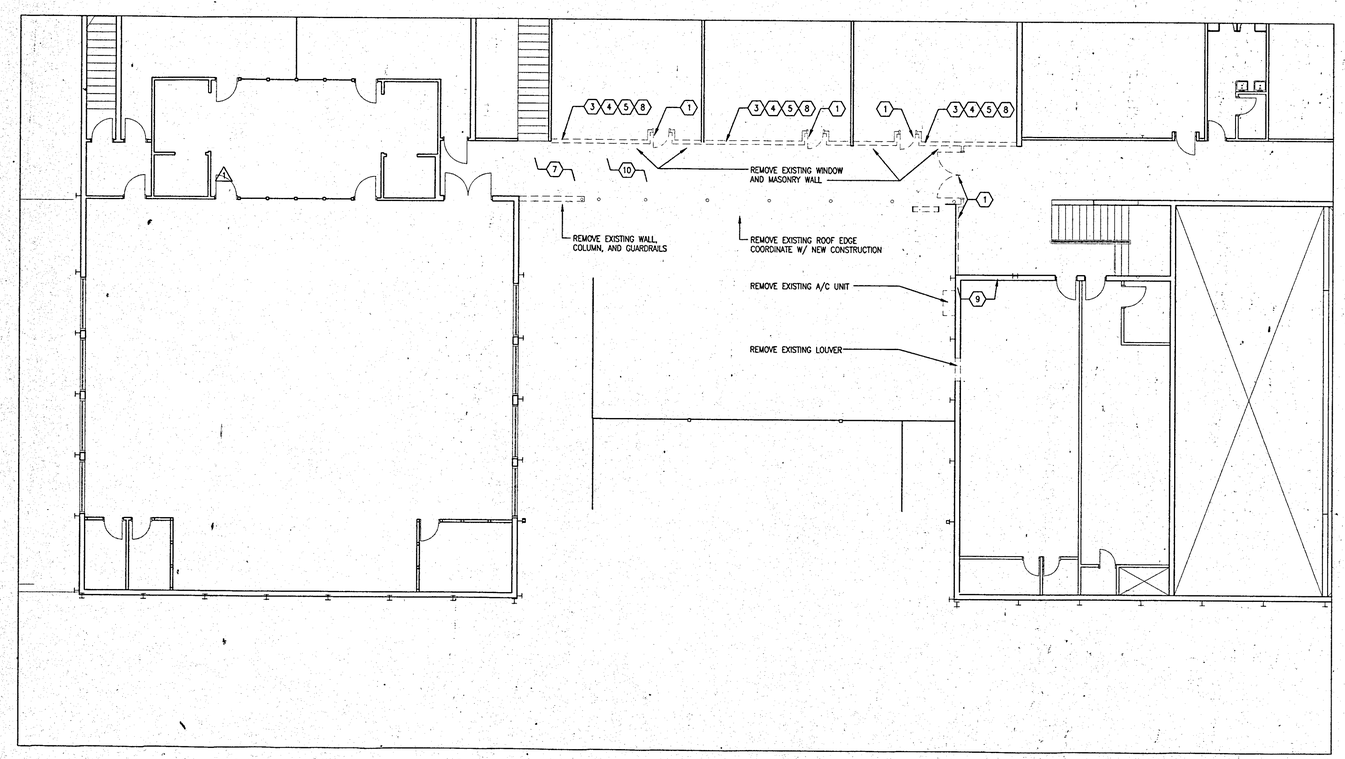
1 1ST. FLOOR DEMOLITION

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



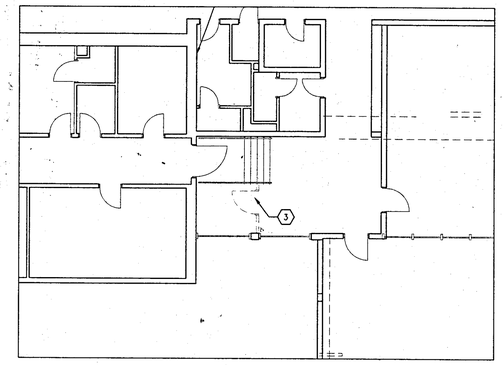
2 1ST. FLOOR DEMOLITION

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



3 FLOOR DEMOLITION

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



4 2ND FLOOR DEMOLITION

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

GENERAL DEMOLITION NOTES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION & FIELD VERIFICATION OF ALL EXISTING CONDITIONS.

B. "FLOORING" DENOTES FLOOR COVERING MATERIALS, INCLUDING BACKING, ADHESIVES, DOWN TO , BUT EXCLUSIVE OF FLOOR SLAB, STRUCTURAL SLABS AND STRUCTURAL MATERIALS, UNLESS NOTED OTHERWISE

C. "CEILING" DENOTES CEILING MATERIAL INCLUDING SUSPENSION SYSTEM COMPONENTS, HANGER WIRE, CHANNELS, ADHESIVE RESIDUALS, MOLDINGS, UP TO BUT EXCLUSIVE OF STRUCTURAL MATERIAL.

D. "WALLS" TO BE REMOVED SHALL BE REMOVED TO A POINT 2" (MIN.) BELOW THE EXISTING FLOOR SLAB (UNLESS SETTING ON SLAB) PATCH WITH NEW CONCRETE TO BE FLUSH WITH THE EXISTING FLOOR SLAB.

E. WHEN NEW OPENINGS ARE CUT INTO AN EXISTING WALL, THE OPENING SHALL BE A MINIMUM OF 1'-4" WIDER THAN THE FINISHED OPENING REQ'D. TO ALLOW FOR 8" MIN. BEARING OF NEW LINTEL & BE SAW CUT.

F. AFTER DEMOLITION OF MATERIAL THE RESULTING EXPOSED SURFACE SHALL BE PATCHED AND SMOOTHED FLUSH WITH EXISTING CONDITIONS.

G. MECHANICAL, ELECTRICAL & PLUMBING ITEMS SCHEDULED TO BE REMOVED & CAPPED SHALL BE TOTALLY CONCEALED BEHIND FINAL FINISHES.

H. MATERIALS FROM DEMOLITION SHALL BE DISPOSED OF* OFF SITE, UNLESS DIRECTED OTHERWISE BY OWNER

I. ASBESTOS MATERIALS TO BE REMOVED BY OTHERS.

DEMOLITION NOTES

1. REMOVE EXISTING DOOR, FRAME, THRESHOLD & ACCESSORIES
2. REMOVE EXISTING WINDOW, FRAME, BUCKS, SILL & ACCESSORIES
3. REMOVE EXISTING AS REQ'D. FOR NEW WORK
4. REMOVE WALL AND ALL COMPONENTS; TO BE FLUSH WITH FLOORING AND CEILING. PATCH DAMAGED ADJACENT AREAS AND FINISH TO MATCH EXISTING CONDITIONS
5. REMOVE ALL WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO: SIGNAGE, ELECTRICAL DEVICES, PLUMBING FIXTURES, FIRE ALARM SYSTEMS, LIGHTS, BELLS, PANELS, JUNCTION BOXES, SWITCHES, & EXPOSED CONDUITS
6. REMOVE ALL CASEWORK, WOOD/METAL SHELVING, CABINETS, LOCKERS, TRIM, ACCESSORIES AND ANY ASSOCIATED ELECTRICAL/PLUMBING
7. REMOVE EXISTING PLASTER & LAY-IN CEILINGS INCLUDING SUB-CEILING, ELECTRICAL, MECHANICAL AND ALL RELATED CEILING COMPONENTS.
8. REMOVE EXISTING WALL VENTS & PROVIDE NON-SHRINK GROUT TO FACE OF EXISTING FINISH
9. EXISTING WALL TO REMAIN
10. REMOVE EXIST. TILE FLOORING. PREPARE FLOOR STRUCTURE AS REQUIRED RECEIVE NEW FIN. FLOOR

KEY PLAN

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PHASE II ADDITIONS AND RENOVATIONS
PALM BEACH DAY SCHOOL
TOWN OF PALM BEACH
PALM BEACH COUNTY
FLORIDA

Fanning/Howey Associates, Inc.
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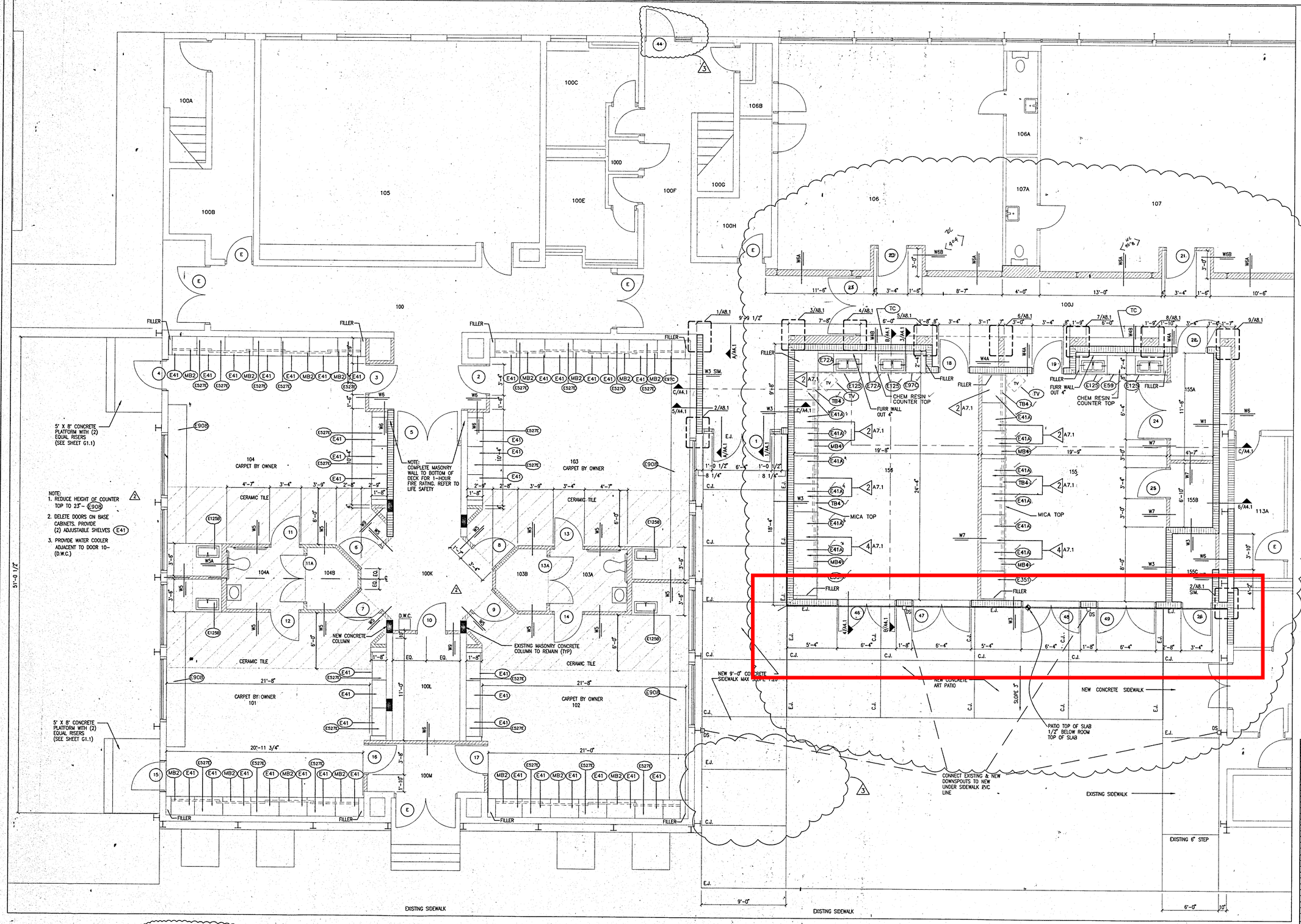
DEMOLITION FLOOR PLAN

BY: JF | COMM NO. 97077.04A | DATE: June 2, 1999

REVISIONS NO. DATE
1 7/9/98

D.1

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1 1ST. FLOOR PLAN

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

ROOM SCHEDULE

BUILDING NO. 1 FIRST FLOOR	
RM.#	ROOM NAME
100	CORRIDOR
100F	CORRIDOR
100J	CORRIDOR
100K	CORRIDOR
100L	STORAGE
100M	VESTIBULE
100N	VESTIBULE
101	KINDERGARTEN CLASSROOM
102	KINDERGARTEN CLASSROOM
103	KINDERGARTEN CLASSROOM
103A	REST ROOM
103B	A/C CLOSET
104	KINDERGARTEN CLASSROOM
104A	REST ROOM
104B	A/C CLOSET
106	CLASSROOM
107	CLASSROOM
107A	REST ROOM
112C	CORRIDOR
113A	STORAGE
114A	UNASSIGNED
137B	CUSTODIAL ROOM
140	STORAGE
140A	STORAGE
141	CAFETERIA
142	FOOD PREPARATION
142A	FOOD SERVICE
143	CAFETERIA
143A	STORAGE
155	PAINTING
155A	A/C CLOSET
155B	KILN
155C	STORAGE
156	ART HISTORY

LEGEND

NEW MASONRY WALL

NOTES

A. ALL EXISTING NEW FLOOR STRUCTURES IN AREAS BEING MODIFIED SHALL RECEIVE SPRAYED ON FIRE PROOFING SYSTEM. U.L. No.G801

B. ALL NEW ROOF STRUCTURE AREAS SHALL RECEIVE (2) LAYERS OF 5/8" TYPE X GYPSUM CHANNELS @ 16 O.C. PERPENDICULAR TO EACH ALL ACCESSORIES TO "HIGH HAT"

ACCESSORIES

- SD1 SOAP DISPENSER – (TA-SD)
- TD2 PAPER TOWEL DISPENSER – (TA-TD)
- RH1 TOILET TISSUE DISPENSER – (TA-RH)
- GB1 GRAB BAR – (TA-GB1)
- GB2 MIRROR – (TA-M)
- TB4 TACKBOARD 6'Wx4'H
- MB4 MARKERBOARD 6'Wx4'H
- TC TROPHY CASE 6'Wx4'Hx11"D
- TV TV WALL MOUNT BRACKET BOTTOM @ 7'-2"

KEY PLAN

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PALM BEACH DAY SCHOOL
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PALM BEACH COUNTY
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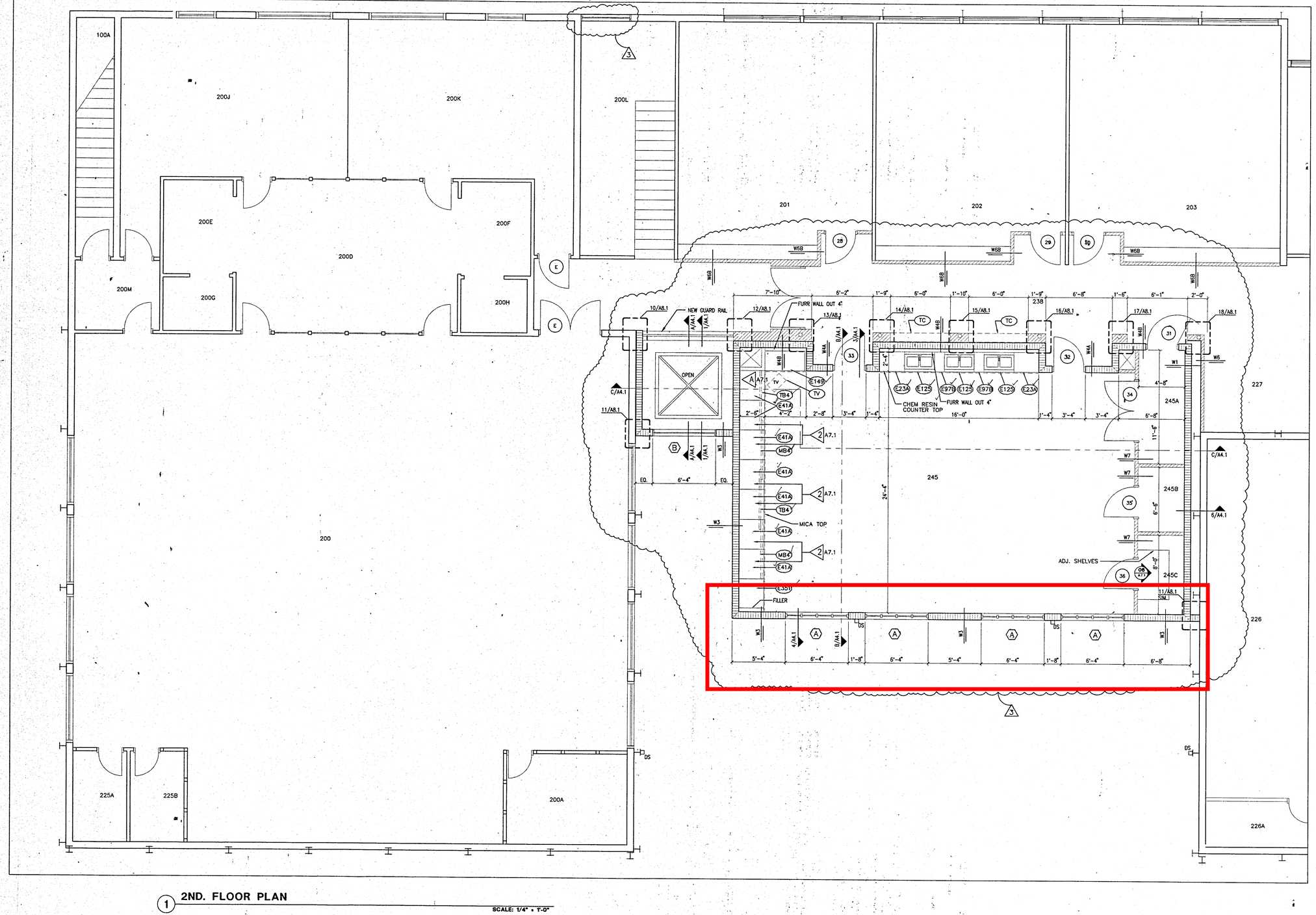
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COMM. NO: 97077.04A
DATE: June 2, 1999

REVISIONS NO. DATE
1 7/9/99
2 01/18/00
3 01/27/00

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1 2ND. FLOOR PLAN

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

ROOM SCHEDULE

BUILDING NO. 1
SECOND FLOOR

RM #	ROOM NAME
233A	OFFICE
238	CORRIDOR
245	ART LAB (GENERAL)
245A	A/C CLOSET
245B	KILN
245C	STORAGE

LEGEND

NEW MASONRY WALL

NEW STUD WALL

NOTES

3

A. ALL EXISTING NEW FLOOR STRUCTURES IN AREAS BEING MODIFIED SHALL RECEIVE SPRAYED ON FIRE PROOFING SYSTEM, U.L. No.G801

B. ALL NEW ROOF STRUCTURE AREAS SHALL RECEIVE (2) LAYERS OF 5/8" TYPE 'X' G.W.B. ON "HIGH HAT" CHANNELS @ 16 O.C. PERPENDICULAR TO THE BOTTOM OF STL. TRUSSES. ATTACH ALL ACCESSORIES TO "HIGH HAT" CHANNELS. U.L. No.P515

ACCESSORIES

- SD1 SOAP DISPENSER – (TA-SD)
- TD2 PAPER TOWEL DISPENSER – (TA-TD)
- RH1 TOILET TISSUE DISPENSER – (TA-RH)
- GB1 GRAB BAR – (TA-GB1)
- CB2 MIRROR – (TA-M)
- TB4 TACKBOARD 6'Wx4'H
- MB4 MARKERBOARD 6'Wx4'H
- TC TROPHY CASE 6'Wx4'Hx11"D
- TV TV WALL MOUNT BRACKET BOTTOM @ 7'-2"

KEY PLAN

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PALM BEACH DAY SCHOOL
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PALM BEACH COUNTY
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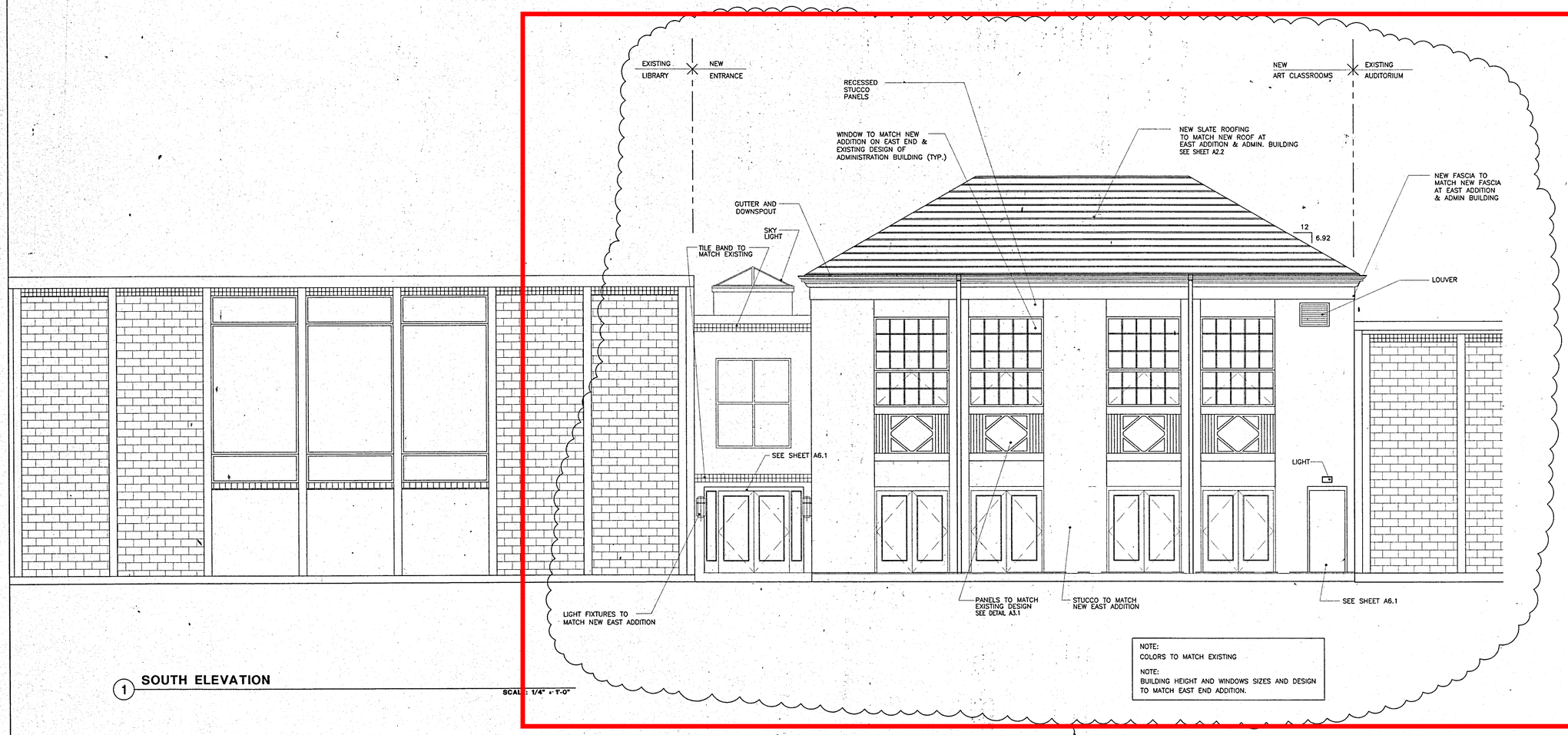
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COMM NO.: 97077.04A
DATE: June 2, 1999

REVISIONS NO. DATE
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3 01/27/00

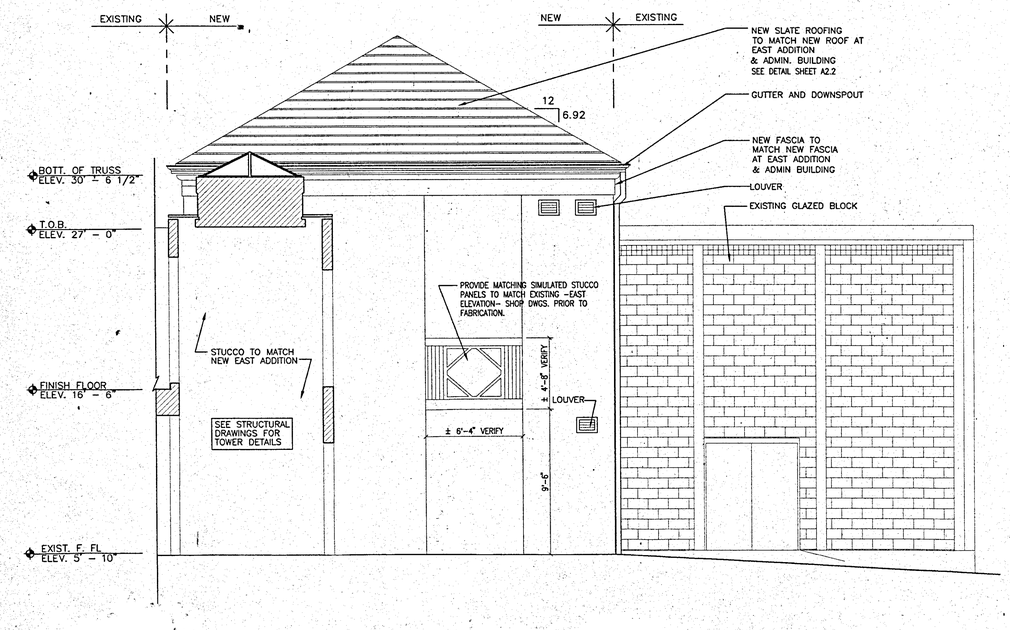
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1 **SOUTH ELEVATION**

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



ELEVATION

- WOULD PANEL SIZE CHANGE
- WHAT ARE THE DIMENSIONS OF THE FRENCH DOORS ?
  - WHAT MATERIAL ARE THEY ?

KEY PLAN

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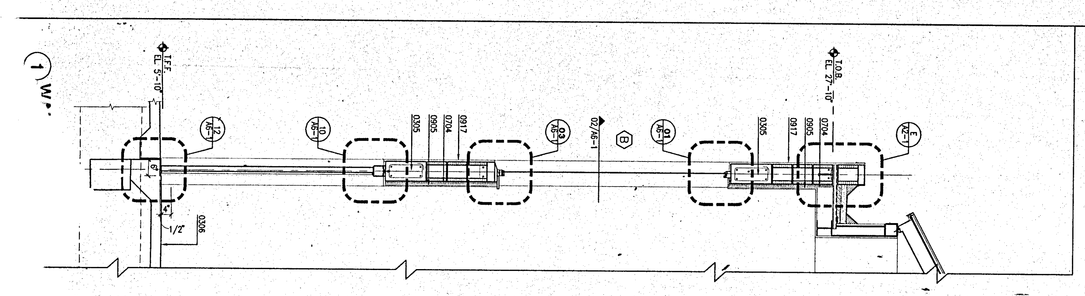
ELEVATION ADDITION

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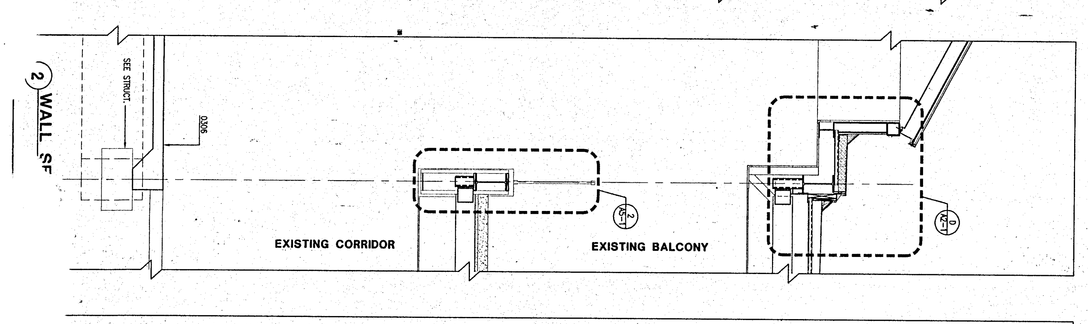
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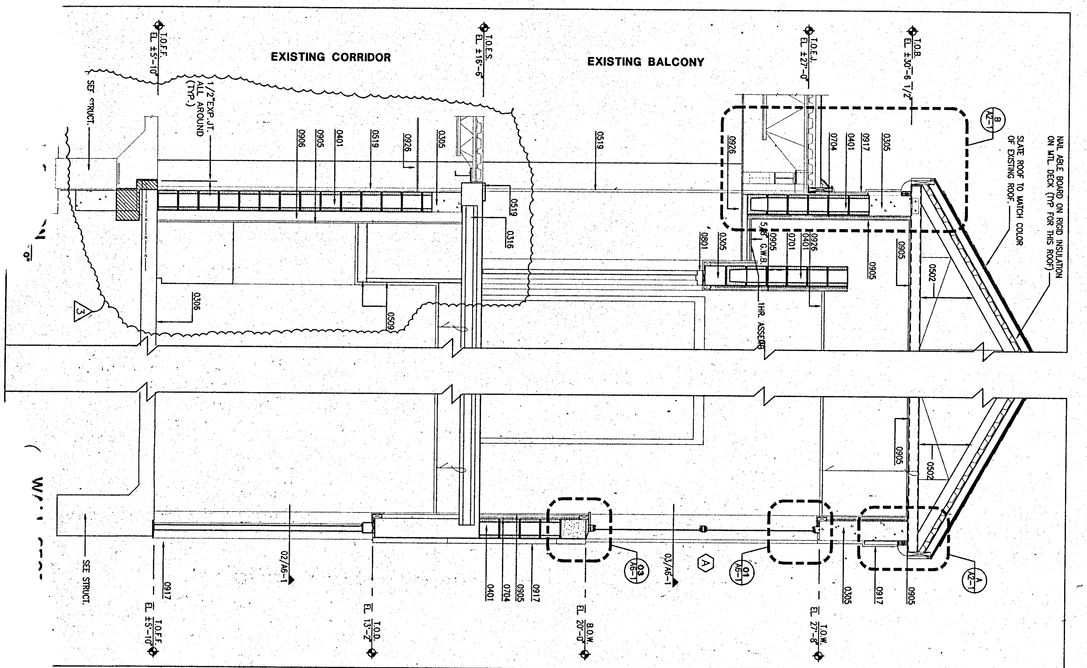
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2 WALL SE



W

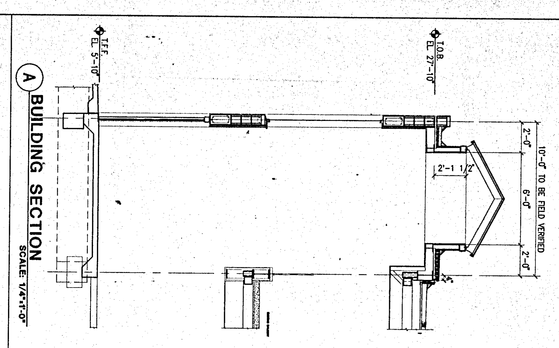


5 WALL SECTION

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

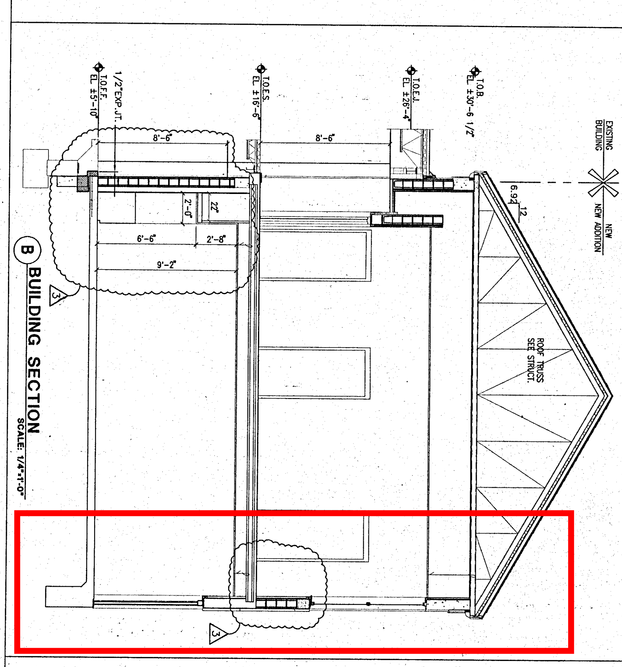
A BUILDING SECTION

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



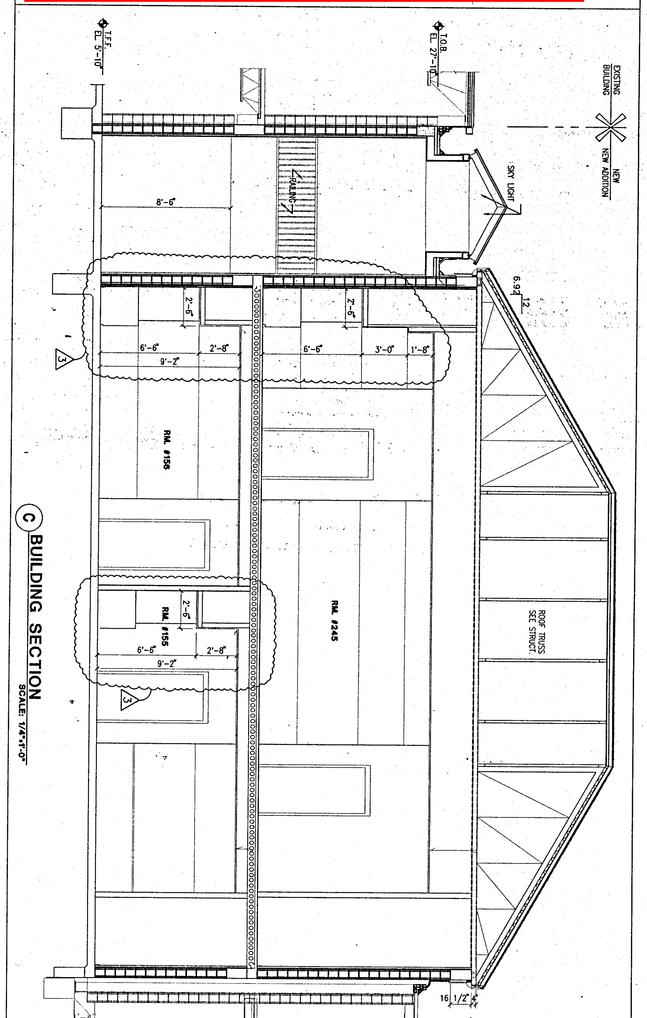
B BUILDING SECTION

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

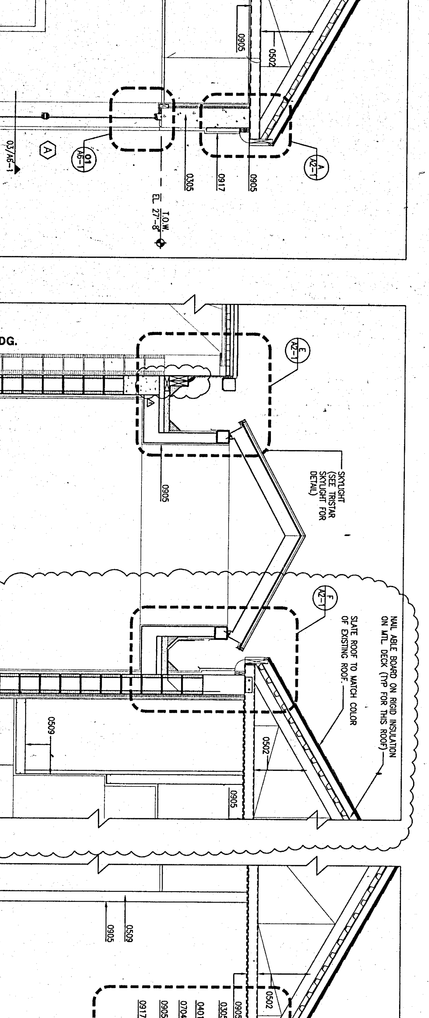


C BUILDING SECTION

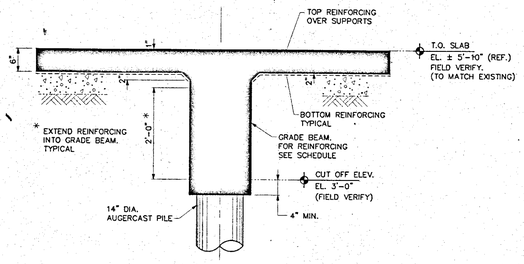
SCALE: 1/4"=1'-0"



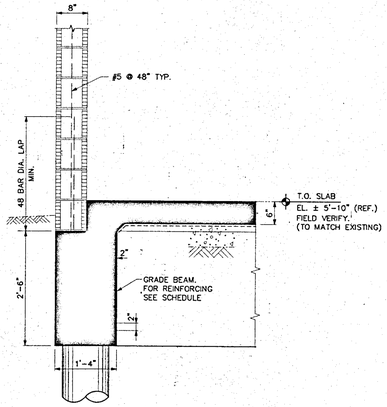
KEYNOTE LEGEND



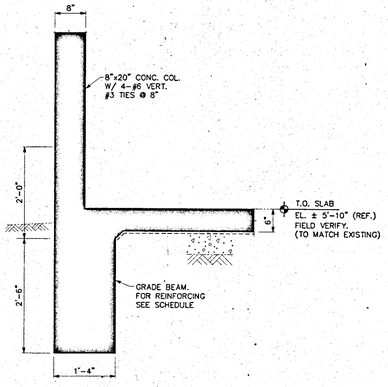
DIVISION 2	
0202	CHAIN LINK FENCE
0203	CHAIN LINK GATE
0204	CHAIN LINK FENCE, POST AND GATE
0205	6'-0" HIGH WOOD FENCE
0206	STONE PAVER CONNECTION AMPACUT
0207	STONE PAVER CONNECTION AMPACUT
0208	ELTON COMPACTED SHELLROCK SUBGRADE
DIVISION 3	
0301	CONCRETE FOUNDATION
0302	INTERIOR CONCRETE SLAB ON GRADE
0303	CONCRETE COLUMN
0304	CONCRETE COLUMN SLAB ON GRADE
0305	CONCRETE SLAB
0306	STRUCTURAL CONCRETE SLAB
0307	ARCHITECTURAL PRECAST CONCRETE SILL
0308	ARCHITECTURAL PRECAST CONCRETE LINTEL
0309	ARCHITECTURAL PRECAST CONCRETE BAND
0310	PRECAST CONCRETE SERVICE SEPARATION WALL
0311	CONCRETE CONTROL JOINT
0312	WATER-PROOF WATER BARRIER
0313	2000 PSI WATERPROOFING MEMBRANE
0314	CONCRETE
0315	PRECAST CAST CONCRETE PRESERVIA
0316	CAST CONCRETE, FILLED STEEL PANS
DIVISION 4	
0401	CONCRETE MASONRY UNIT
0402	CONCRETE MASONRY UNIT (SOLID)
0403	PAINTED CONCRETE MASONRY UNIT
0404	BRICK VENEER TYPE 'F' (SOLDIER COURSE)
0405	BRICK VENEER TYPE 'F'
0406	BRICK SOLDIER COURSE
0407	BRICK SILL
0408	BRICK SOLDIER COURSE
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SECTION 1 (S1.1)
3/4" = 1'-0"



SECTION 2 (S1.1)
3/4" = 1'-0"



SECTION 3 (S1.1)
3/4" = 1'-0"

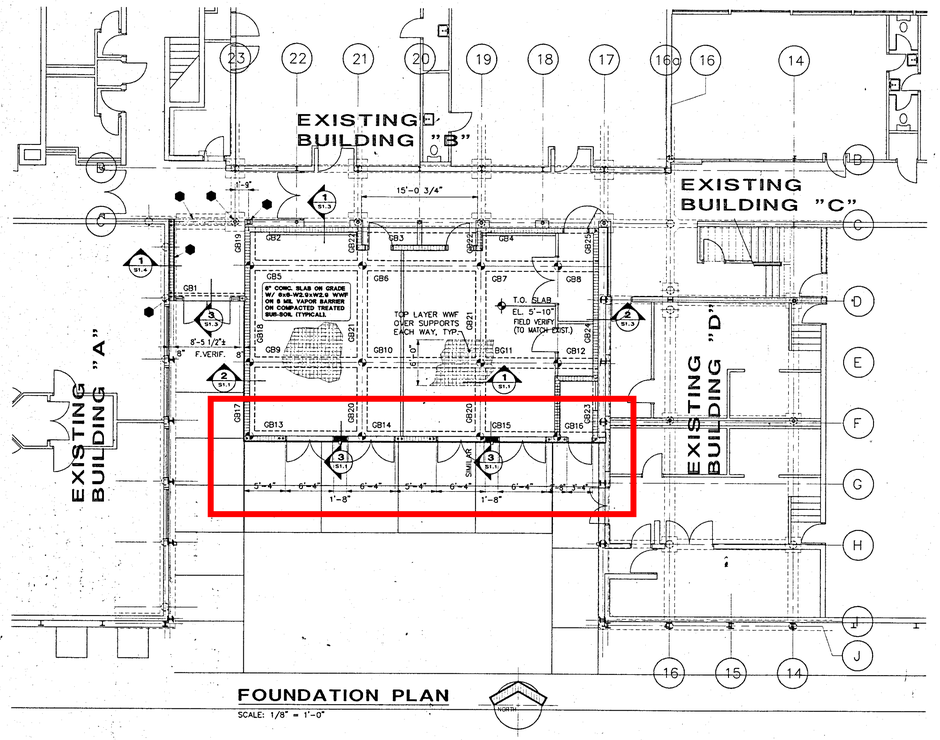
GRADE BEAM SCHEDULE

MARK	T.O. BEAM ELEVATION	BEAM SIZE W x H	REINFORCING BOTT	REINFORCING TOP	REINFORCING MID	STIRRUPS SIZE	STIRRUPS SPACING	SKETCH	REMARKS
GB1	4'-10"	12"x16"	2-#6	2-#6	----	#3	@ 6" O.C.		
GB2	5'-2"	8"x24"	2-#9	2-#7	2-#5	#3	@ 12" O.C.		
GB3	5'-2"	8"x24"	2-#5	2-#7	2-#5	#3	@ 12" O.C.		
GB4	5'-2"	8"x24"	2-#9	2-#7	2-#5	#3	@ 12" O.C.		
GB5	5'-2"	16"x30"	2-#5	2-#5	2-#5	#3	@ 12" O.C.		
GB6	5'-2"	16"x30"	2-#6	2-#6	2-#5	#3	@ 12" O.C.		
GB7	5'-2"	16"x30"	2-#5	FROM GB6/GB8	2-#5	#3	@ 6" O.C.		
GB8	5'-2"	16"x30"	FROM GB7	2-#10 3-#7	2-#5	#3	@ 6" O.C.		
GB9	5'-2"	16"x30"	2-#5	2-#5	2-#5	#3	@ 12" O.C.		
GB10	5'-2"	16"x30"	2-#6	2-#6	2-#5	#3	@ 12" O.C.		
GB11	5'-2"	16"x30"	2-#5	FROM GB10/GB12	2-#5	#3	@ 6" O.C.		
GB12	5'-2"	16"x30"	FROM GB11	2-#7	2-#5	#3	@ 6" O.C.		
GB13	5'-2"	16"x30"	2-#7	2-#10 3-#7	2-#5	#3	@ 12" O.C.		
GB14	5'-2"	16"x30"	2-#6	2-#6	2-#5	#3	@ 12" O.C.		
GB15	5'-2"	16"x30"	2-#5	FROM GB14/GB16	2-#5	#3	@ 6" O.C.		
GB16	5'-2"	16"x30"	FROM GB15	2-#8	2-#5	#3	@ 6" O.C.		
GB17	5'-2"	16"x30"	2-#5	2-#5	2-#5	#3	@ 12" O.C.		
GB18	5'-2"	16"x30"	2-#5	FROM GB19	2-#5	#3	@ 12" O.C.		
GB19	5'-2"	16"x30"	FROM GB18	2-#7	2-#5	#3	@ 6" O.C.		
GB20	5'-2"	16"x30"	2-#5	2-#5	2-#5	#3	@ 12" O.C.		
GB21	5'-2"	16"x30"	2-#5	FROM GB22	2-#5	#3	@ 12" O.C.		
GB22	5'-2"	16"x30"	FROM GB21	2-#7	2-#5	#3	@ 6" O.C.		
GB23	5'-2"	8"x24"	2-#5	2-#5	2-#5	#3	@ 12" O.C.		
GB24	5'-2"	8"x24"	2-#5	FROM GB25	2-#5	#3	@ 12" O.C.		
GB25	5'-2"	8"x24"	FROM GB24	2-#7	2-#5	#3	@ 6" O.C.		

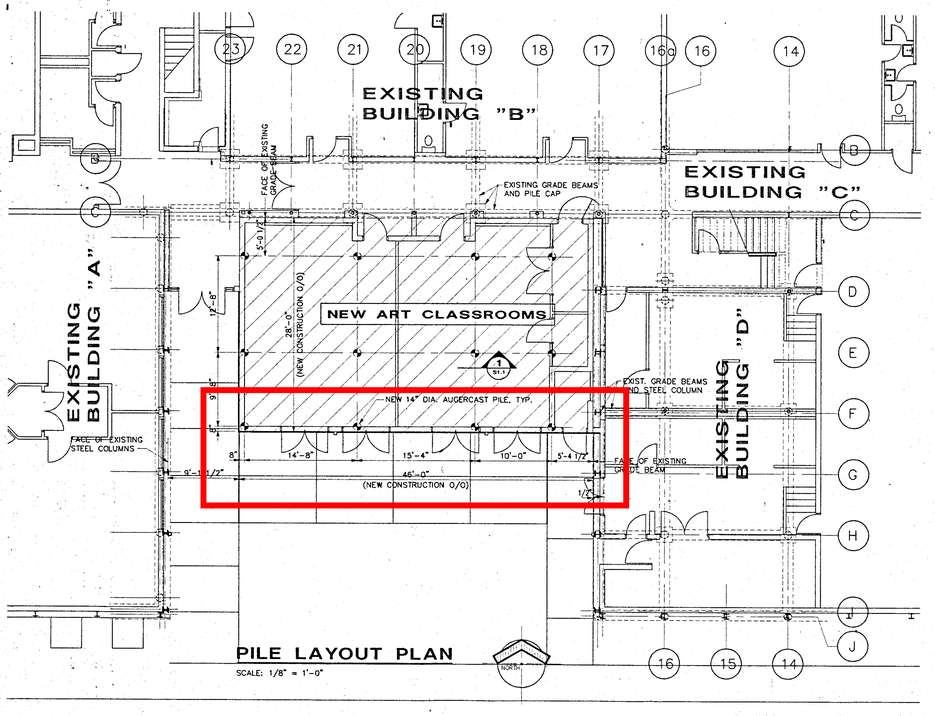
FOUNDATION NOTES:

1. ALL FOUNDATION CONCRETE SHALL BE f'c = 4000 PSI AT 28 DAYS. ALL SLAB ON GRADE CONCRETE SHALL BE f'c = 3000 PSI AT 28 DAYS. REF. SPECIFICATIONS, SECTION 03300.
2. ALL REINFORCING STEEL SHALL BE Fy = 60,000 PSI.
3. REF. ACI 318-89 PARAGRAPH 7.7.1 FOR PROTECTIVE COVERING OF REINFORCING UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. MINIMUM LAP LENGTH OF REINFORCING STEEL AT SPLICES SHALL BE 32 BAR DIAMETERS OR 1'-0" MINIMUM UNLESS OTHERWISE NOTED.
5. PROVIDE CORNER BARS (2'-6"x2'-6") FOR ALL HORIZONTAL REINFORCING IN GRADE AND BOND BEAMS TO MAINTAIN REINFORCING CONTINUITY.
6. COORDINATE WITH DIVISION 15 OF THE SPECIFICATIONS FOR INSTALLATION OF ALL REQUIRED SLEEVES, INSERTS, ETC.

- REMOVE EXISTING W8x31 COLUMN
- DEMOLISH EXISTING 8" CMU WALL
- REMOVE EXISTING 4" DIA. PIPE COLUMN
- INSTALL NEW HSS 5x5 COLUMN
- BUILD NEW 8" CMU WALL



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



PILE LAYOUT PLAN
SCALE: 1/8" = 1'-0"

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PHASE II ADDITIONS AND RENOVATIONS
PALM BEACH DAY SCHOOL
TOWN OF PALM BEACH
PALM BEACH COUNTY
FLORIDA

Fanning/Howey Associates, Inc.
Architects Engineers Consultants

PILE AND FOUNDATION PLAN

DRAWN BY: J. Cincou
CHECKED BY: P. Mitchell
COMM NO.: 97077.04A
DATE: June 2, 1999

REVISIONS NO. DATE
1 7/9/98

S1.1

AY SCHOOL

AutoCAD 03/28/2000 15:46:40 S1_1.dwg Xerox 8830 Adj 4.3-2.0 E 600dpi

DESIGN CRITERIA AS PER:

SBC – 94

ALL LOADS IN POUNDS PER SQ. FT.

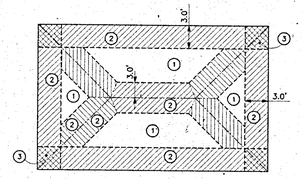
COMPONENT \ AREA	METAL ROOF	CLASSROOMS (2nd FL)	CLASSROOMS (1st FL)	
SLATE	10	–	–	
RIGID INSULATION, MEMBRANE	1	–	–	
1 1/2" METAL DECK	2.5	–	–	
6" PRECAST SLAB W/ 2" TOPPING	–	70	–	
6" SLAB ON GRADE	–	–	75	
STRUCTURE	4	–	35	
CEILING AND LIGHTS	8.5	3	–	
MECH. DUCT ALLOWANCE	4	4	–	
SPRINKLERS	–	–	–	
TOTAL DEAD LOAD	30	77	110	
LIVE LOAD	30	40	40	
TOTAL DESIGN LOAD	60	117	150	

WIND LOAD:

BASIC WIND SPEED = 110 MPH
WIND LOAD IMPORTANCE FACTOR (I) = 1.0

WIND PRESSURE/SUCTION ZONES

COMPONENTS AND CLADDING			
TRIBUTARY AREA ≥ 100.0 SQ.FT.	ROOF AREA/ZONES		
	①	②	③
GCp (+)	1.100	1.100	1.100
GCp (–)	–0.950	–1.150	–1.400
PRESSURE (PSF) VERT. COMP.	32.4	32.4	32.4
PRESSURE (PSF) HORIZ. COMP.	28.0 16.3	28.0 16.3	28.0 16.3
SUCTION (PSF) VERT. COMP.	–28.0	–33.9	–41.3
SUCTION (PSF) HORIZ. COMP.	–24.2 –14.1	–29.3 –17.1	–35.6 –20.8



ROOF

(9) PROVIDE TEMPORARY SHORING AS REQUIRED TO SUPPORT SAFELY ALL EXISTING STRUCTURAL ELEMENTS; BEAMS, SLABS AND/OR COLUMNS DURING CONSTRUCTION.

(10) NEW HSS 5x5x1/4 COLUMN

(11) EXIST. 18WF60 – CONNECT TO NEW W12 BEAM.

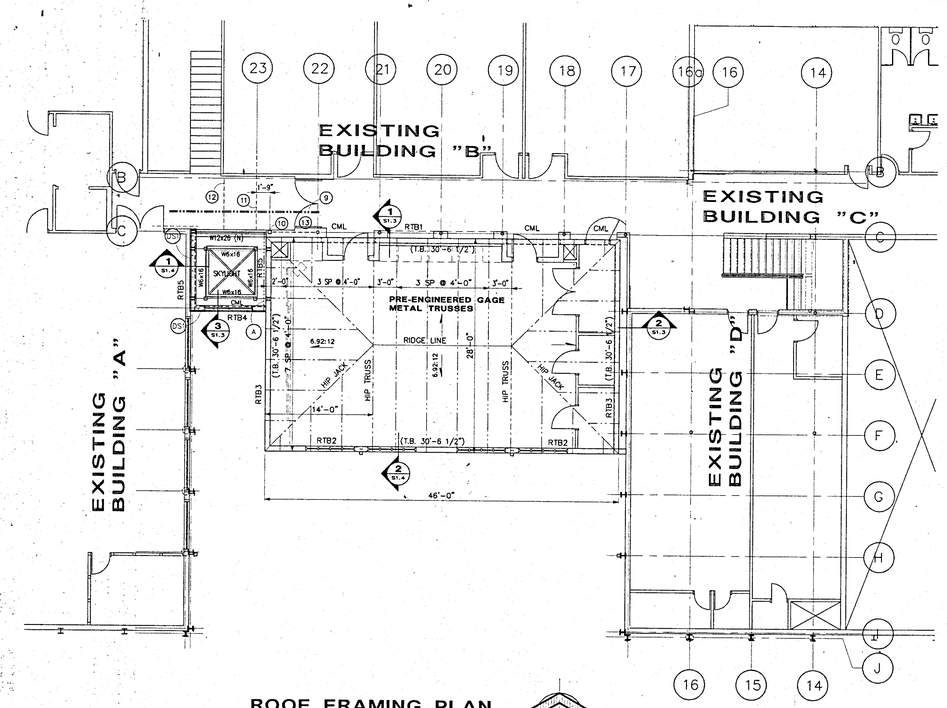
(12) EXIST. 8B13 – CONNECT TO NEW W12 BEAM.

(13) EXIST. 8B13 BEAM – CUT AND CONNECT TO NEW HSS 5x5 COLUMN.

(A) L3x3x3/16 CONTINUOUS DECK SUPPORT ANGLE FASTENED TO GROUTED MASONRY OR CONCRETE W/ 1/2"DIA. STANDARD HILTI HIT HY 150 INJECTION ADHESIVE ANCHORS @ 24" O.C. (4 1/4" EMBEDMENT)

L3x3x3/16 CONTINUOUS DECK SUPPORT ANGLE FASTENED TO HOLLOW MASONRY W/ 1/2"DIA. HILTI HIT-A HY20 INJECTION ADHESIVE ANCHORS @ 24" O.C. (2" EMBEDMENT)

(DS1) DECK SUPPORT PLATE, PL 3"x1/4" CONT. W/ 1/2"ø x 5" NELSON STUDS, @ 24" O.C.



ROOF FRAMING PLAN

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

CONCRETE BEAM SCHEDULE

MARK	T.O. BEAM ELEVATION	BEAM SIZE W x H	REINFORCING BOTT	REINFORCING TOP	REINFORCING MID	STIRRUPS SIZE	STIRRUPS SPACING	REMARKS
B201	15'–10"	8"x16"	2–#6	2–#9	–	#3	@ 6"	
TB201	15'–10"	8"x16"	2–#5	2–#5	–	#3	@ 24"	
TB202	15'–10"	8"x16"	2–#5	2–#5	–	#3	@ 24"	
TB203	15'–10"	8"x16"	2–#5	2–#5	–	#3	@ 24"	
TB204	15'–10"	8"x16"	2–#5	2–#5	–	#3	@ 24"	
TB205	15'–10"	8"x16"	2–#5	2–#5	–	#3	@ 24"	
TB206	15'–10"	8"x16"	2–#5	2–#5	–	#3	@ 24"	
TB206	15'–10"	8"x16"	2–#5	2–#5	–	#3	@ 24"	EL. 17'–2" SEE DET. C/S1.4
RTB1	30'–6 1/2"	8"x16 1/2"	2–#5	2–#5	–	#3	@ 24"	
RTB2	30'–6 1/2"	8"x16 1/2"	2–#5	2–#5	–	#3	@ 24"	DROP BOT. OF BEAM AT MASONRY OPNG.
RTB3	30'–6 1/2"	8"x16 1/2"	2–#5	2–#5	–	#3	@ 24"	
RTB4	27'–10"	8"x16"	2–#5	2–#5	–	#3	@ 24"	
RTB5	27'–10"	8"x16"	2–#5	2–#5	–	#3	@ 24"	

SECOND FLOOR

(1) PROVIDE TEMPORARY SHORING AS REQUIRED TO SUPPORT SAFELY ALL EXISTING STRUCTURAL ELEMENTS; BEAMS, SLABS AND/OR;COLUMNS DURING CONSTRUCTION.

(2) EXIST. 4" THK CONCRETE SLAB

(3) EXIST. 4" THK CONCRETE SLAB

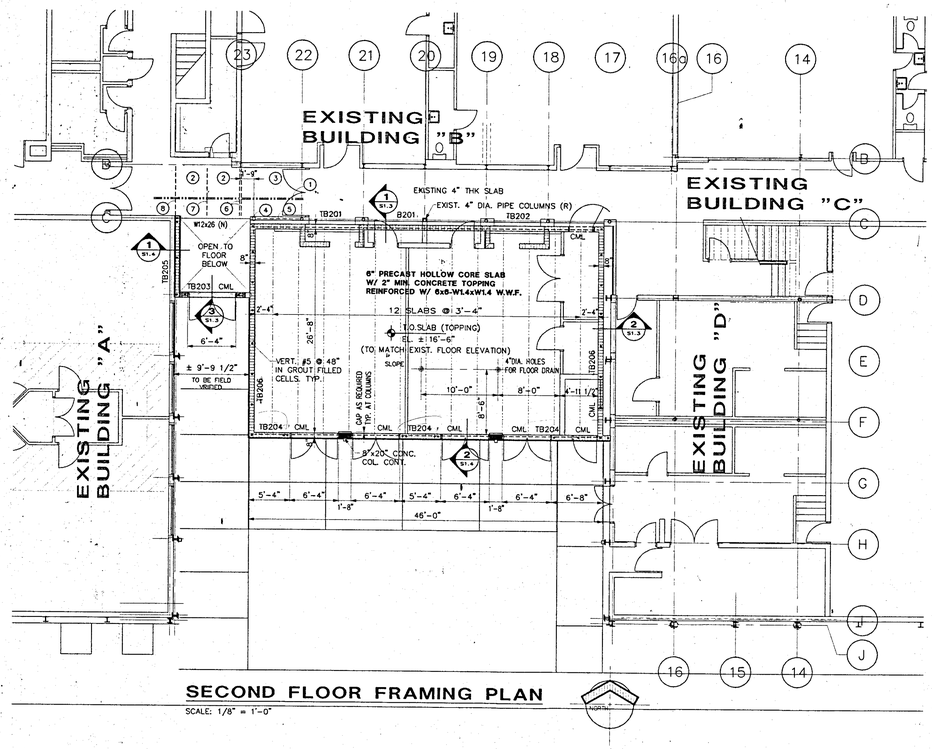
(4) NEW HSS 5x5x1/4 COLUMN

(5) EXIST. C6x8.2 – CUT AND CONNECT TO NEW HSS 5x5 COLUMN.

(6) EXIST. (2) C6x8.2 – CONNECT TO NEW W12 BEAM.

(7) EXIST. 8B10 – CONNECT TO NEW W12 BEAM.

(8) EXIST. 8B10 – CONNECT TO NEW 8" CMU WALL INSERT PLATE.



SECOND FLOOR FRAMING PLAN

SCALE: 1/8" = 1'–0"

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PHASE II ADDITIONS AND RENOVATIONS
PALM BEACH DAY SCHOOL
TOWN OF PALM BEACH
PALM BEACH COUNTY
FLORIDA

Fanning/Howey Associates, Inc.
Architects Engineers Consultants

2nd FLOOR & ROOF FRAMING

DRAWN BY: J. Ciocou
CHECKED BY: P. Mitchell
COMM. NO.: 97077.04A
DATE: June 2, 1999

REVISIONS NO. DATE
1 7/9/98

S1.2

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PALM BEACH DAY SCHOOL
TOWN OF PALM BEACH
PALM BEACH COUNTY
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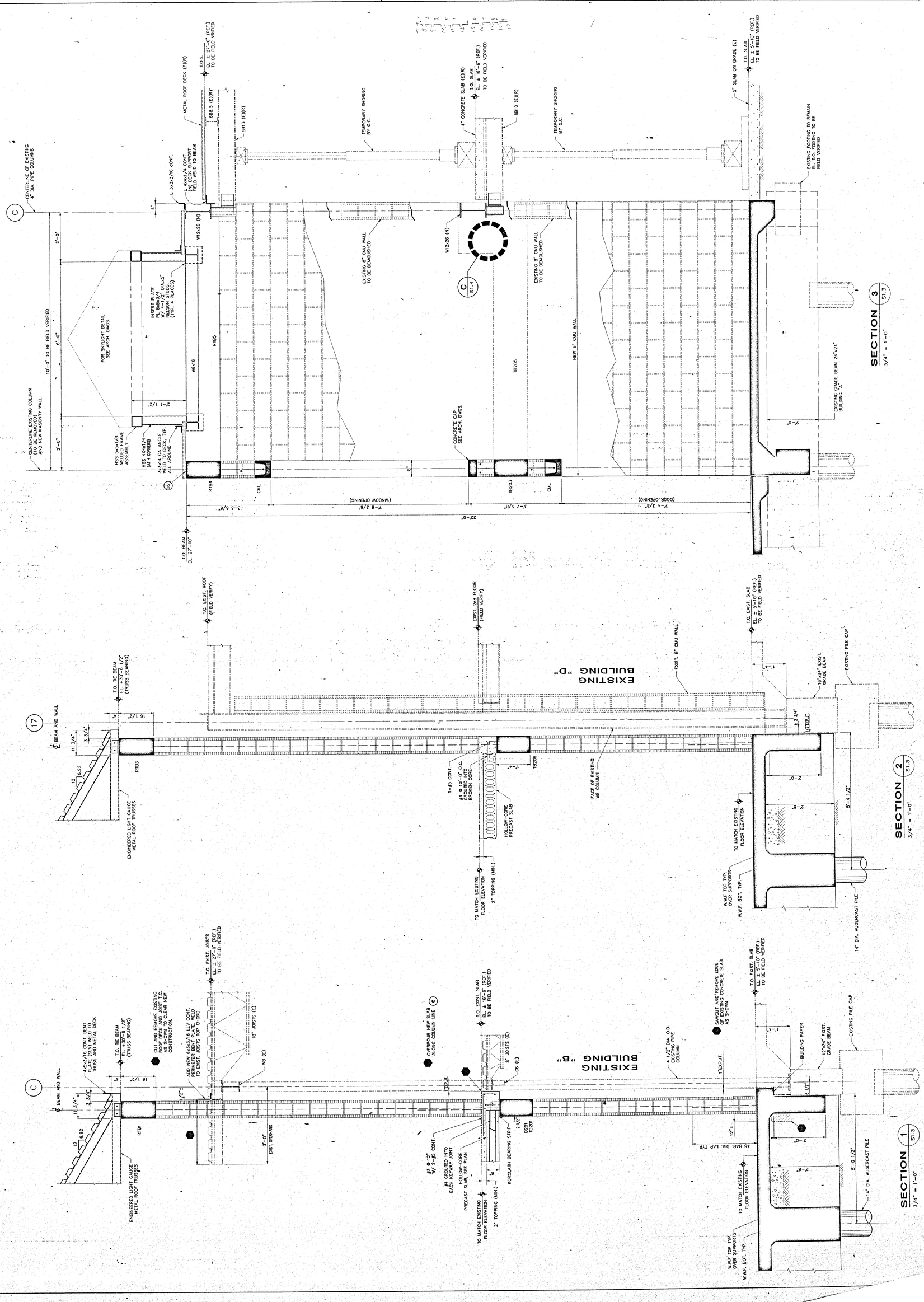
SECTIONS & DETAILS

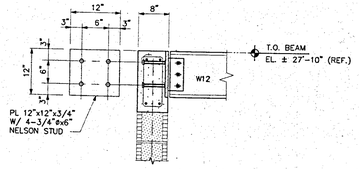
DRAWN BY: J. Cincou COMM. NO.: 9707.7.04A
CHECKED BY: P. Mitchell DATE: June 2, 1999
REVISIONS NO. DATE
1 7/9/98

S1.3

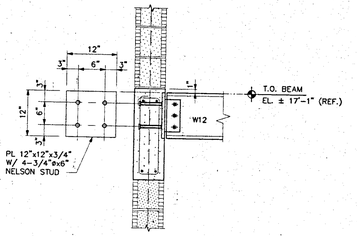
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TOOLS_A

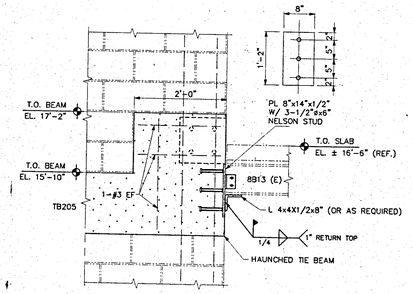




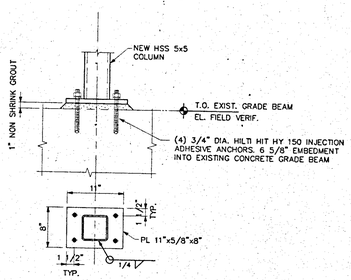
DETAIL A S1.4
3/4" = 1'-0"



DETAIL B S1.4
3/4" = 1'-0"

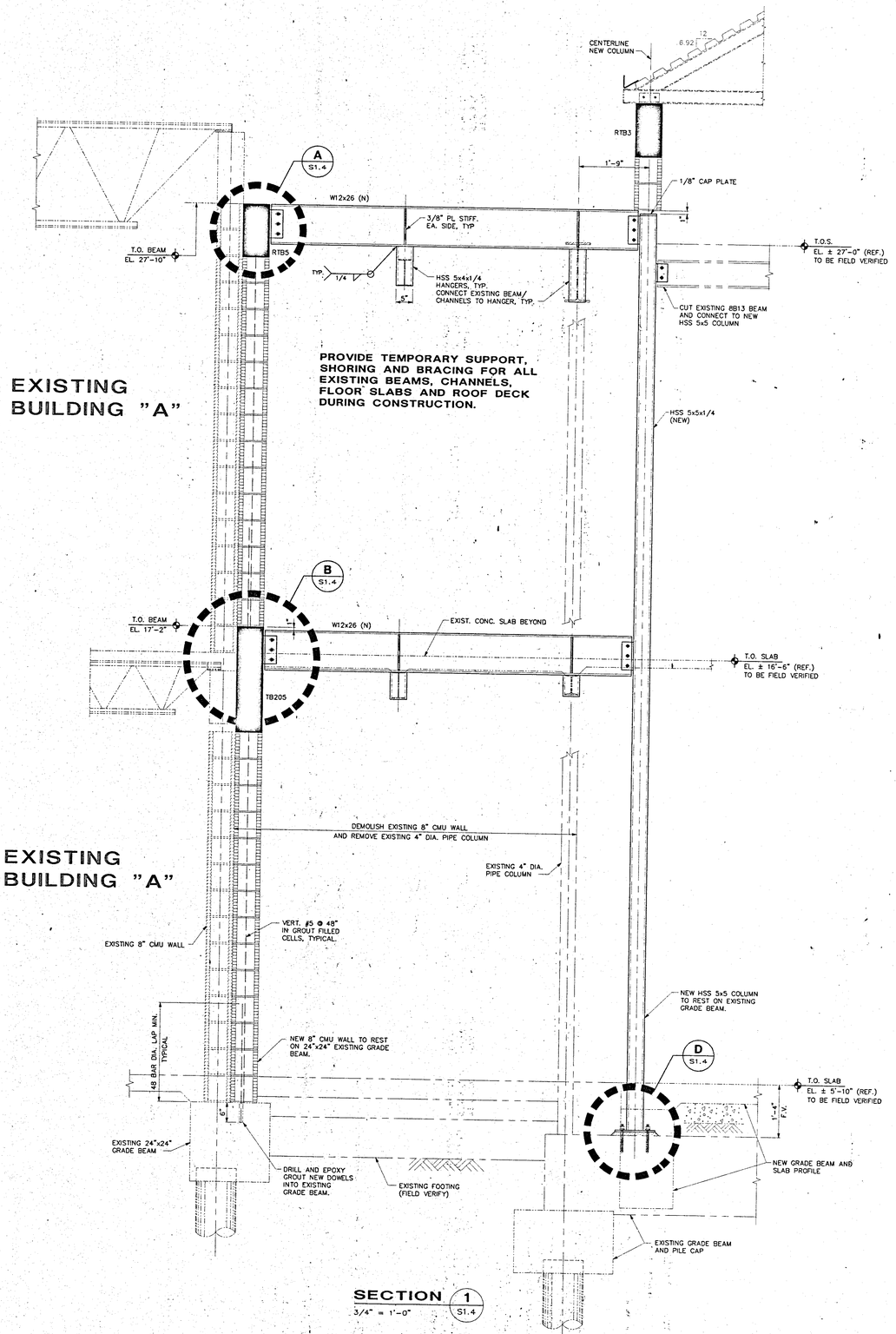


DETAIL C S1.4
3/4" = 1'-0"

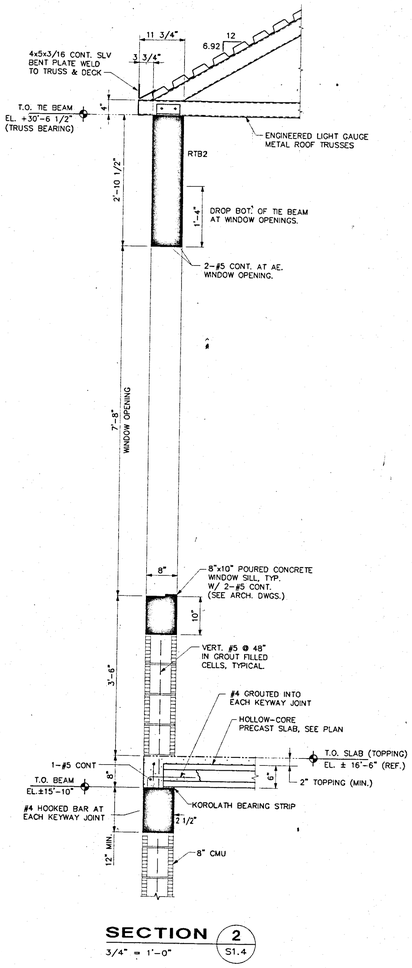


DETAIL D S1.4
3/4" = 1'-0"

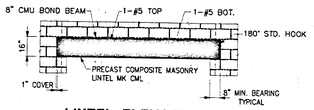
EXISTING BUILDING "A"



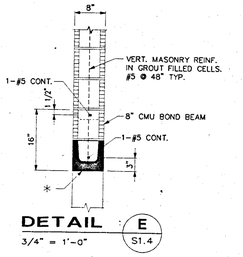
SECTION 1 S1.4
3/4" = 1'-0"



SECTION 2 S1.4
3/4" = 1'-0"



LINTEL ELEVATION



DETAIL E S1.4
3/4" = 1'-0"

PRECAST COMPOSITE WINDOW HEADER MARK = CML
TYPICAL DETAIL

* PRECAST CONCRETE LINTEL AS MANUFACTURED BY CAST-CRETE, OR APPROVED EQUAL. WITH 8" BEARING EACH END. – ENDS TO HAVE 5 1/2" LONG x 4" WIDE NOTCH TO ACCOMODATE VERTICAL CELL REINFORCING AND GROUTING.

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PHASE II ADDITIONS AND RENOVATIONS
PALM BEACH DAY SCHOOL
TOWN OF PALM BEACH
PALM BEACH COUNTY
FLORIDA

Fanning/Howey Associates, Inc.
Architects Engineers Consultants

SECTIONS & DETAILS

DRAWN BY: J. Cecou
CHECKED BY: P. Mitchell
COMM NO.: 97077.04A
DATE: June 2, 1999

REVISIONS NO. DATE
1 7/9/98

S1.4

PALM BEACH DAY SCHOOL

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PALM BEACH DAY SCHOOL

ADDITIONS & ALTERATIONS

ARCHITECT

PEACOCK & LEWIS

ARCHITECTS AND PLANNERS INC.

STRUCTURAL ENGINEERS

RITCHIE & CROCKER

ENGINEERS

MECHANICAL/ELECTRICAL ENGINEERS

BRABHAM, KUHNS, DEBAY

CONSULTING ENGINEERS

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L·1 LANDSCAPING PLAN

ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

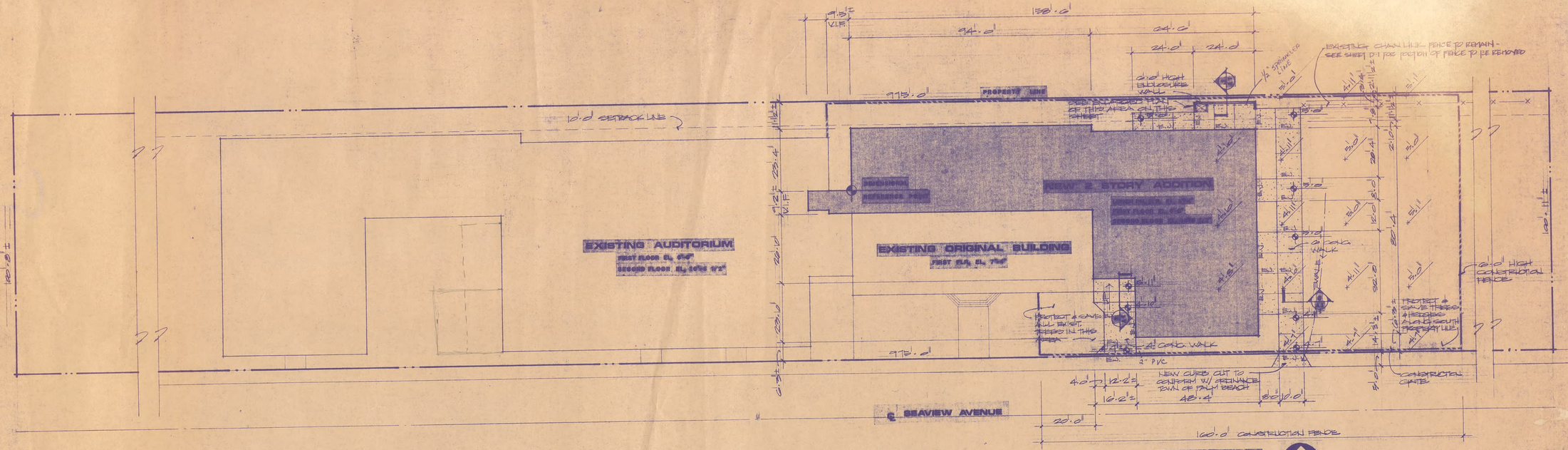
TITLE SHEET

REVISIONS

DRAWN J.M.
CHECKED H.L.L.

DATE 6-11-82
COMM. NO. 81-138

SHEET NO. T·1
OF 1



SITE PLAN
1" = 20'

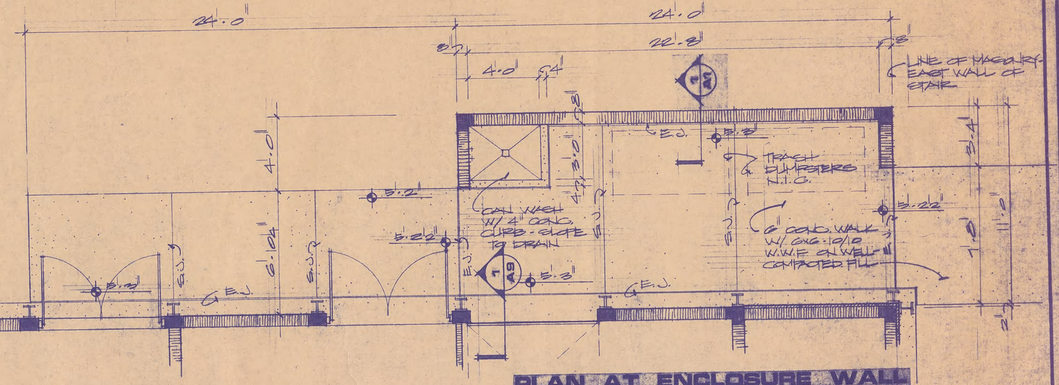
LEGAL DESCRIPTION

LOTS 616 THROUGH 752 INCLUSIVE, PLAT OF "POINCIANA PARK, 3RD ADDITION" AS RECORDED IN PLAT BOOK 8, AT PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

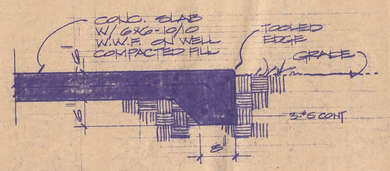
SURVEY INFORMATION OBTAINED FROM SURVEY PREPARED BY ADAIR & BRADY, INC., WEST PALM BEACH, FLORIDA DATED APRIL 2, 1982.

LEGEND

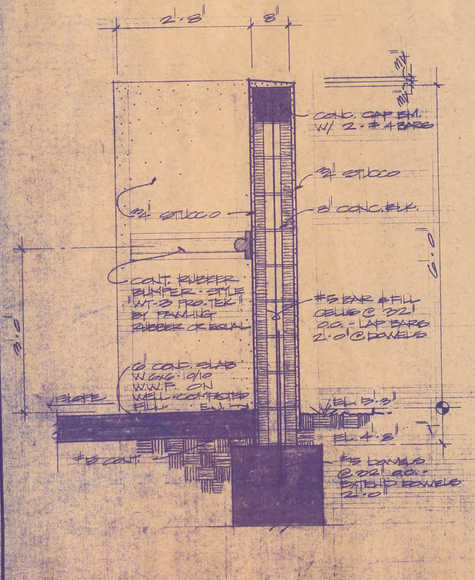
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- NEW GRID ELEV.



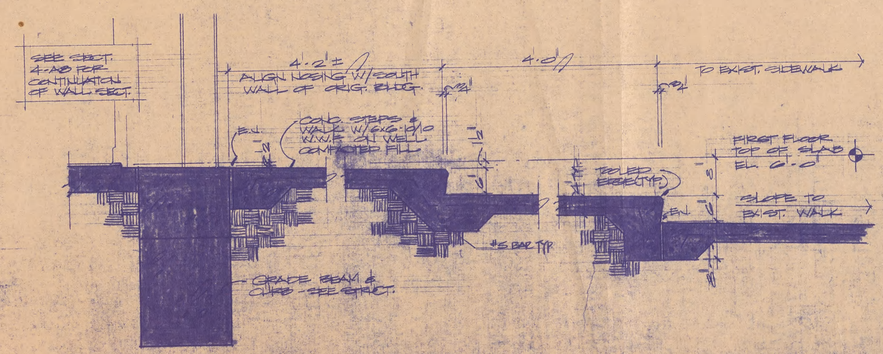
PLAN AT ENCLOSURE WALL
1/4" = 1'-0"



CONC. WALK
3 / A1



ENCLOSURE WALL
1 / A1



CONC. ENTRY STEPS
E / A1

PEACOCK & LEWIS AIA
ARCHITECTS AND PLANNERS INC.
WEST PALM BEACH, FLORIDA

ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
FLORIDA

BOYS' DRYING 126
BOYS SHOWERS 124
BOYS LOCKER ROOM 102
BOYS 103
GIRLS SHOWERS 105
GIRLS 104
GIRLS DRYING 127
OFFICE 107
SHOWER 108
GIRLS LOCKER ROOM 109
CORRIDOR 101
EXISTING
60"x16" O.A. INTAKE LOUVER
91 - 12"x12"x72" MTL. LOCKERS W/ SLOPING TOPS & FILLER PANELS AS REQ'D
SIDE-BY-SIDE WD BENCHES
PAPER TOWEL DISPENSER/ DISPOSAL (B3942)
DOUBLE TIER BOX LOCKERS @ SHADED AREAS (TYP.)
DUCT CHASE ABOVE
FD.C. W/FE.
FEMININE NAPKIN/ TAMPON VENDOR
LINE OF DROP C/LG ABOVE
EXP. J.
11 LOCKERS 10'-10" M.O.
24"x18" SUPPLY AIR GRILLE ABOVE LOCKERS
REMOVE EXIST. PAINT - PLASTER & ALIGN W/ N. CORR. WALL & TERMIN. ATE @ EXIST. DOORS
NEW RUBBER FLOORING GIM. V/A-8
EXIST. QUARRY TILE
DIMENSIONAL REFERENCE POINT
CONTROL JOINT
REMOVE EXISTING WINDOWS, FRAMES, BLOCKING & TRIM - INFILL W/ 8" CONC. BLK - PATCH & ALIGN EXT. FACE TO MATCH AS REQ'D. (TYP.)
NOTE: PATCH & MATCH FINISH OF ENTIRE NORTH WALL OF SPACES AFFECTED BY THE BLOCKING UP OF EXIST. WINDOWS & DOORS (TYP.)
NOTE: REMOVE EXIST. PAINT FINISH - PLASTER. SKIM COAT ENTIRE WALL & FINISH TO MATCH N. WALL OF CORRIDOR.
REMOVE EXIST. WALL & DOOR - PATCH ADJACENT WALLS, C/LG. & FLR. AS REQ'D.
REMOVE EXISTING DOOR FRAME, BLK'G & TRIM - INFILL W/ 8" CONC. BLK & PATCH & ALIGN TO MATCH
MATCH LINE
94'-0" EXISTING BUILDING VERIFY
9'-5" (VERIFY)
9'-2" (VERIFY)
9'-5" VERIFY

KEY PLAN

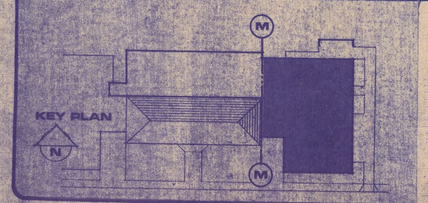
PARTIAL FIRST FLOOR PLAN
1/4" = 1'-0"

NOTES:
1) TOILET ACCESSORY NUMBERS REFER TO BORRICK WASHROOM EQUIPMENT
2) ALL INTERIOR MASONRY PARTITIONS SHALL HAVE MIN. 8" DEEP CONC. CAP BEAM W/ 2-#4 CONT.
3) INTERIOR COLUMNS AT LOCKER ROOMS SHALL BE MIN. 9"x12" CONC. W/ 2-#4 AT T. MASONRY PARTITIONS AND 8"x8" CONC. W/ 2-#4 @ 8" MASONRY PARTITIONS.

PEACOCK & LEWIS ARCHITECTS
ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA
PARTIAL FIRST FLOOR PLAN
REVISIONS
DRAWN KW
CHECKED MLL
DATE 8-1-88
COMM. NO. 8-1-88
SHEET NO. A-2
OF 16

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLR.	BSE.	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CLG.	CLG. HGT.	REMARKS
101	CORRIDOR	RUBBER	VNYL	CEM. PLAS.		CEM. PLAS.		ACT1	8'-6"	EPOXY PAINT (WALLS)
102	BOYS LOCKER RM.	RUBBER	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	ACT1	8'-6"	EPOXY PAINT (WALLS)
103	BOYS	RUBBER	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	PLAS.	7'-6"	EPOXY PAINT (WALLS & CLG.)
104	BOYS SHOWERS	CER. TILE	CER. TILE	CER. TILE	CER. TILE	CER. TILE	CER. TILE	PLAS.	7'-6"	EPOXY PAINT (CLG.)
105	GIRLS SHOWERS	CER. TILE	CER. TILE	CER. TILE	CER. TILE	CER. TILE	CER. TILE	PLAS.	7'-6"	EPOXY PAINT (CLG.)
106	GIRLS	RUBBER	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	PLAS.	7'-6"	EPOXY PAINT (WALLS & CLG.)
107	OFFICE	RUBBER	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	ACT1	8'-6"	
108	SHOWER	RUBBER	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	PLAS.	8'-6"	EPOXY PAINT (WALLS & CLG.)
109	GIRLS LOCKER RM.	RUBBER	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	ACT1	8'-6"	EPOXY PAINT (WALLS)
110	STORAGE RM.	CONC.	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	ACT1	8'-0"	CEM. PLAS. EXTD. U. WALL @ 6'-8"
111	MECH. RM.	CONC.		CONC. BLK.	CONC. BLK.	CONC. BLK.	CONC. BLK.	PAN.	8'-6"	
112	ELEC.	CONC.		CONC. BLK.	CONC. BLK.	CONC. BLK.	CONC. BLK.	PAN.	8'-6"	
113	JANITOR	CONC.		CONC. BLK.	CONC. BLK.	CONC. BLK.	CONC. BLK.	PAN.	8'-0"	EPOXY PAINT (WALLS & CLG.)
114	STORAGE	CONC.		CONC. BLK.	CONC. BLK.	CONC. BLK.	CONC. BLK.	PAN.	8'-0"	EPOXY PAINT (WALLS & CLG.)
115	MAINTENANCE	CONC.		CONC. BLK.	CONC. BLK.	CONC. BLK.	CONC. BLK.	ACT1	9'-2"	EPOXY PAINT (WALLS)
116	STORAGE	CONC.		CONC. BLK.	CONC. BLK.	CONC. BLK.	CONC. BLK.	PAN.	9'-2"	EPOXY PAINT (WALLS)
117	STAIR	CONC.		CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.			EPOXY PAINT (WALLS)
118	CORRIDOR	RUBBER	VNYL	CEM. PLAS.		CEM. PLAS.		ACT1	8'-0"	EPOXY PAINT (WALLS)
119	SERVING LINE	RUBBER	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	ACT1	8'-0"	
120	FOOD PREP.	RUBBER	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	PAN.	8'-0"	
121	STORAGE	CONC.	VNYL	CONC. BLK.	CONC. BLK.	CONC. BLK.	CONC. BLK.	PAN.	8'-0"	
122	FUTURE ELEV.	PLYWD.		CONC. BLK.	CONC. BLK.	CONC. BLK.	CONC. BLK.			
123	FUTURE MACHINE RM.	CONC.		CONC. BLK.	CONC. BLK.	CONC. BLK.	CONC. BLK.	PAN.	8'-0"	
124	VESTIBULE	RUBBER	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	ACT1	8'-2"	EPOXY PAINT (WALLS)
125	LUNCH ROOM	RUBBER	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	ACT1	9'-2"	EPOXY PAINT (WALLS & CLG.)
126	BOYS DRYING	RUBBER	VINYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	PLAS.	7'-6"	EPOXY PAINT (WALLS & CLG.)
127	GIRLS DRYING	RUBBER	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	PLAS.	7'-6"	EPOXY PAINT (WALLS & CLG.)
201	CORRIDOR	CARP.	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	ACT2	9'-0"	EPOXY PAINT (WALLS)
202	MUSIC ROOM	CARP.	VNYL	PAN./W.C.	PAN./W.C.	CEM. PLAS./W.C.	PAN./W.C.	ACT2	9'-0"	NO WALL COVERING (W.C.) BEHIND CASEWORK
203	MATH ROOM	CARP.	VNYL	PAN./W.C.	PAN./W.C.	CEM. PLAS./W.C.	PAN./W.C.	ACT2	9'-0"	NO WALL COVERING (W.C.) BEHIND CASEWORK
204	COMPUTER ROOM	CARP.	VNYL	PAN./W.C.	PAN./W.C.	CEM. PLAS./W.C.	PAN./W.C.	ACT2	9'-0"	
205	MATH ROOM	CARP.	VNYL	PAN./W.C.	CEM. PLAS. EXISTING	CEM. PLAS./W.C.	PAN./W.C.	ACT2	9'-0"	NO WALL COVERING (W.C.) BEHIND CASEWORK
206	CLASSROOM	CARP.	VNYL	PAN./W.C.	PAN./W.C.	CEM. PLAS./W.C.	PAN./W.C.	ACT2	9'-0"	
207	SCIENCE ROOM	PVC	PVC	PAN./W.C.	PAN./W.C.	CEM. PLAS./W.C.	PAN./W.C.	ACT2	9'-0"	NO WALL COVERING (W.C.) BEHIND CASEWORK
208	STAIR	CONC.		CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	9'-0"	EPOXY PAINT (WALLS & CLG.)
209	CORRIDOR	CARP.	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	ACT2	9'-0"	EPOXY PAINT (WALLS)
210	SCIENCE LAB.	PVC	PVC	CEM. PLAS./W.C.	PAN./W.C.	PAN./W.C.	CEM. PLAS./W.C.	ACT2	9'-0"	NO WALL COVERING (W.C.) BEHIND CASEWORK
211	GREENHOUSE	PVC	PVC	PAN./W.C.	PAN./W.C.	PAN./W.C.	PAN./W.C.	ACT2	9'-0"	
212	STORAGE	PVC	PVC	PAN.	PAN.	PAN.	PAN.	ACT2	9'-0"	
213	STORAGE	PVC	PVC	PAN.	PAN.	PAN.	PAN.	PAN.	8'-0"	
214	TEACHER PREP.	PVC	PVC	PAN.	PAN.	PAN.	PAN.	ACT2	9'-0"	
215	SCIENCE ROOM	PVC	PVC	CEM. PLAS. PAN./W.C.	PAN./W.C.	PAN./W.C.	PAN./W.C.	ACT2	9'-0"	NO WALL COVERING (W.C.) BEHIND CASEWORK
216	VESTIBULE	CARP.	VNYL	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	CEM. PLAS.	ACT2	9'-0"	EPOXY PAINT (WALL)
217	GIRLS	CER. TILE	CER. TILE	CEM. PLAS.	CEM. PLAS.	CEM. PLAS./PAN.	PAN.	PAN.	8'-0"	CER. TILE WAINSCOT
218	BOYS	CER. TILE	CER. TILE	CEM. PLAS./PAN.	PAN.	CEM. PLAS.	CEM. PLAS. *	PAN.	8'-0"	CER. TILE WAINSCOT * SKIM COAT
219	JANITOR	CONC.		CONC. BLK.	CONC. BLK.	W.R. PAN.	W.R. PAN.	PAN.	8'-0"	
220	FUTURE ELEV.	PLYWD.		CONC. BLK.	CONC. BLK.	CONC. BLK.	CONC. BLK.			
221	CLOSET	CARP.	VINYL	PAN.	PAN.	PAN.	PAN.	PAN.	8'-0"	

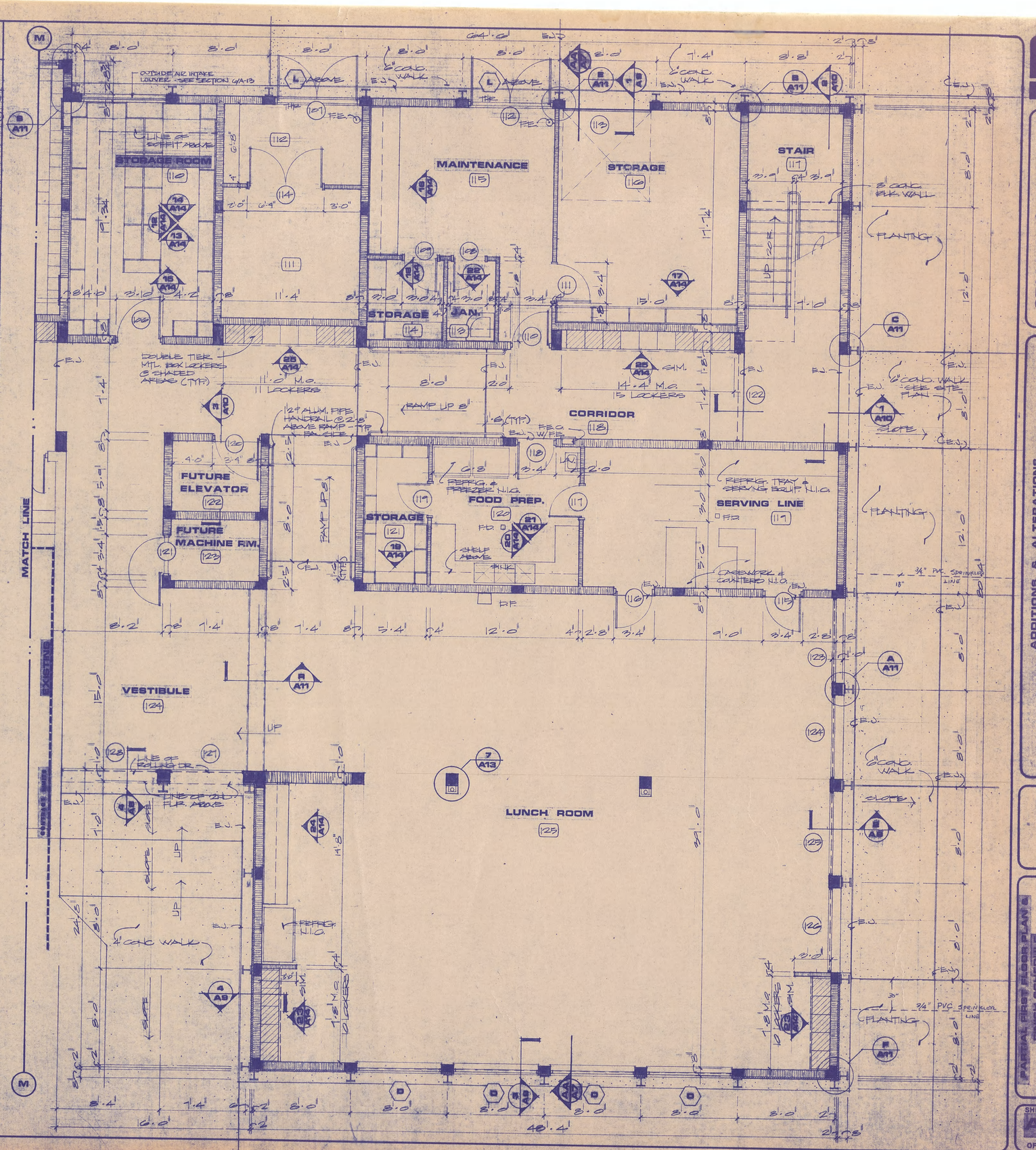


FINISH NOTES:

- ALL WALLS & P.W. CLGS. SHALL BE PAINTED UNLESS NOTED OTHERWISE
- ALL EXPOSED CONC. FLOORS SHALL RECEIVE SEALER
- ACT1 = "CERAMIGARD" BY ARMSTRONG
- ACT2 = "TEGULAR FISSURED FIRESHIELD" BY ARMSTRONG

PARTIAL FIRST FLOOR PLAN

1/4" = 1'-0"



PEACOCK & LEWIS AIA
ARCHITECTS AND PLANNERS INC.
WEST PALM BEACH, FLORIDA

ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

PARTIAL FIRST FLOOR PLAN & FINISH SCHEDULE

REVISIONS

DRAWN JMC CHECKED CEL

DATE 12-15-87 JOB NO. 8708

SHEET NO. A-8 OF 13

94'-0"

MUSIC ROOM 202

MATH ROOM 203

COMPUTER ROOM 204

MATH ROOM 205

CLOSET 221

CORRIDOR 201

EXISTING

THREE 6'-0" x 6'-0" VERTICAL SLIDING CHALKBOARDS (WALL MOUNT) WITH TACKBOARD BEHIND - SILL AT 36" AFF

EXTEND 6" M ABOVE CEIL.

LATERAL FILES BELOW - N.I.C.

10' DROP LEAF THIS COUNTER

2 - 3'-0" X 6'-0" LONG TACKBOARDS MOUNT ABOVE WINDOWS

2 - 3'-0" X 6'-0" LONG TACKBOARDS MOUNTED ABOVE WINDOW

VERTICAL SLIDING CHALKBOARD

VERTICAL SLIDING CHALKBOARDS

DIMENSIONAL REFERENCE POINT

REMOVE BACK WINDOW - COORDINATE WITH ARCHITECT

AS REQ'D. TO ALIGN W/ EXIST.

REMOVE EXIST. WINDOWS, DOORS FRAMES, BLKG. & TRIM - INFILL W/ 8" CONC. BLK. - PATCH TO MATCH AS REQ'D (TYP.)

REMOVE EXIST. PAINT FINISH; APPLY PLASTER SKIM COAT TO ENTIRE WALL & FINISH TO MATCH NORTH CORR. WALL

CONTRACT LIMITS

LATE: PATCH & FINISH ENTIRE NORTH WALL TO MATCH OF SPACES AFFECTED BY THE BLKG. OF EXIST. WINDOWS & DOORS

REMOVE EXIST. 8" CMU WALL: PROVIDE 8"x8" PRE-CAST CONC. LINTEL w/ MIN. 8" BEARING EACH SIDE PATCH FINISHES TO MATCH + CONFIRM/COORDINATE W/ ARCHITECT

MATCH LINE

FEC.W/FE

KEY PLAN

PARTIAL SECOND FLOOR PLAN

1/4" = 1'-0"

PEACOCK & LEWIS AIA
ARCHITECTS AND PLANNERS INC.
WEST PALM BEACH, FLORIDA

ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

PARTIAL SECOND FLOOR PLAN

REVISIONS

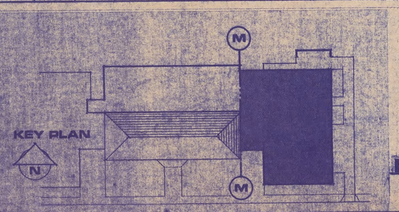
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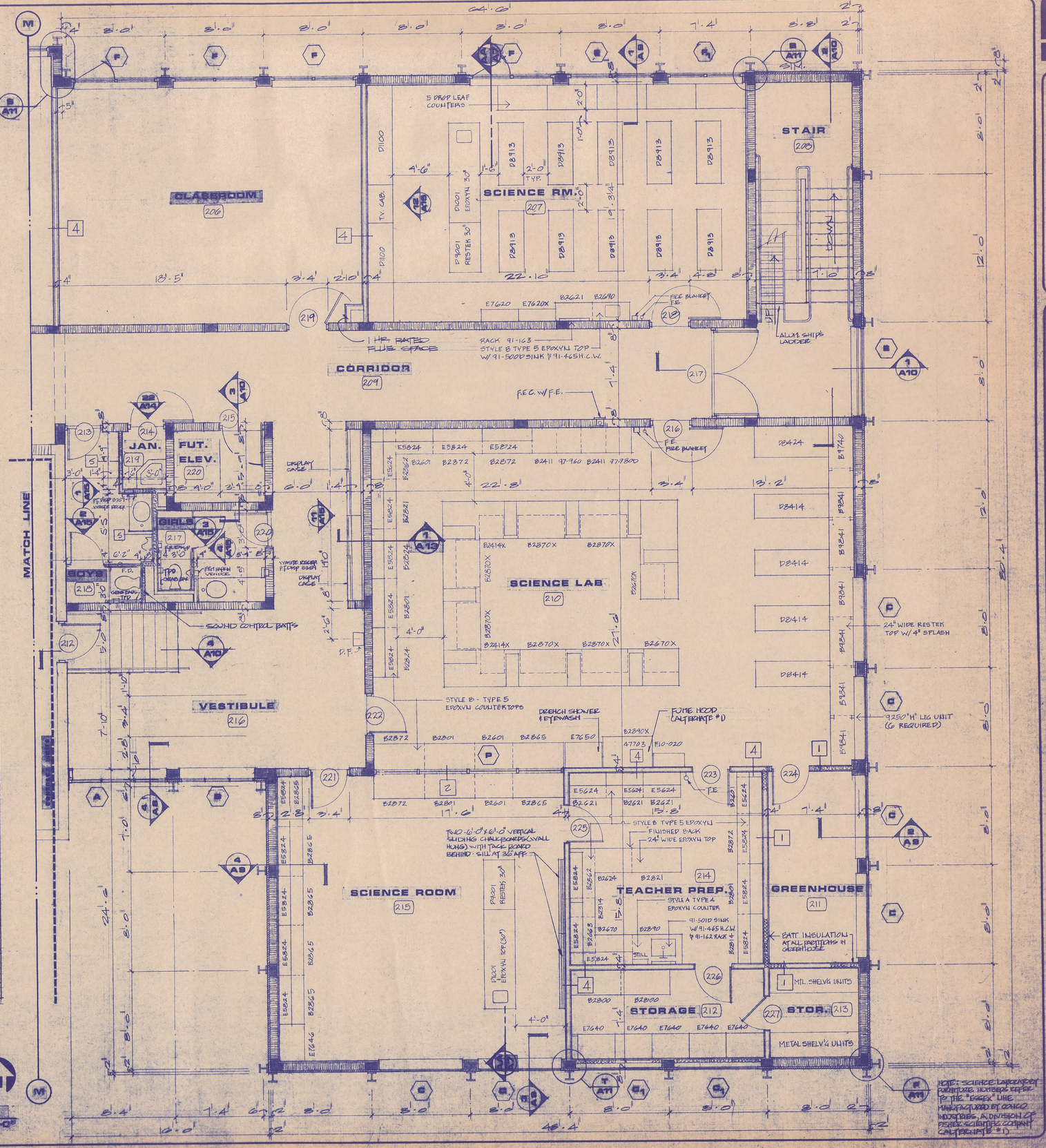
SHEET NO. A-4 OF 15

DOOR SCHEDULE

MARK	TYPE	DOOR THICK	DOOR WIDTH & HEIGHT	DOOR MATERIAL	DOOR GLASS	FRAME MATERIAL	FRAME DETAIL	THRESHOLD	DOOR GROUP	REMARKS
101	1	1¾"	3'-0" x 8'-0"	ALUM.	4" GREET TEMP	ALUM.	G/A-11	ALUM.	13	—
102	2	1¾"	2'-8" x 7'-0"	H.M.		H.M.	B/A-13		1	"C"-3/4 LABEL
103	2	1¾"	2'-8" x 7'-0"	H.M.		H.M.	B/A-13		1	"C"-3/4 LABEL
104	2	1¾"	2'-8" x 7'-0"	SC. WD		H.M.	C/A-13		2	
105	2	1¾"	2'-8" x 7'-0"	SC. WD		H.M.	C/A-13		2	
106	2	1¾"	3'-0" x 7'-0"	H.M.		H.M.	B/A-13		14	"C"-3/4 LABEL
107	9	1¾"	3'-6" x 6'-8" PAIR	ALUM.		ALUM.	A/A-13	ALUM.	5	
108	2	1¾"	2'-8" x 7'-0"	SC. WD		H.M.	C/A-13		2	
109	2	1¾"	2'-8" x 7'-0"	SC. WD		H.M.	C/A-13		2	
110	2	1¾"	3'-0" x 7'-0"	H.M.		H.M.	B/A-13	PEMKO #175A	1	"C"-3/4 LABEL
111	2	1¾"	3'-0" x 7'-0"	SC.WD.		H.M.	C/A-13		2	
112	4	1¾"	3'-0" x 6'-8" PAIR	ALUM.		ALUM.	A/A-13		1	
113	8		7'-0" x 7'-0"	ALUM.		STEEL	VA-9 E/A-11		13	
114	9	1¾"	3'-0" x 6'-8" PAIR	H.M.		H.M.	C/A-13		15	
115	C	1¾"	2'-8" x 7'-0"	ALUM.	8" x 22" x ¼" CLR. TEMP.	ALUM.	B/A-13		6	
116	C	1¾"	2'-8" x 7'-0"	ALUM.	8" x 22" x ¼" CLR. TEMP.	ALUM.	B/A-13		6	
117	C	1¾"	2'-8" x 7'-0"	SC. WD.	8" x 22" x ¼" CLR. TEMP.	H.M.	C/A-13		7	
118	2	1¾"	3'-0" x 7'-0"	H.M.		H.M.	B/A-13		1	"C"-3/4 LABEL
119	2	1¾"	2'-8" x 7'-0"	SC. WD		H.M.	C/A-13		2	
120	2	1¾"	3'-0" x 7'-0"	H.M.		H.M.	B/A-13		4	"C"-3/4 LABEL
121	2	1¾"	3'-0" x 7'-0"	H.M.		H.M.	B/A-13		4	"C"-3/4 LABEL
122	B		7'-0" x 9'-0"	ALUM.		STEEL	VA-10			MOTOR OPERATED
123	B		7'-0" x 8'-0"	ALUM.		STEEL	Z/A-9		18	MANUAL PUSH-UP
124	B		7'-0" x 8'-0"	ALUM.		STEEL	Z/A-9			MOTOR OPERATED
125	B		7'-0" x 8'-0"	ALUM.		STEEL	Z/A-9		18	MANUAL PUSH-UP
126	B		7'-0" x 8'-0"	ALUM.		STEEL	Z/A-9		18	MANUAL PUSH-UP
127	B		5'-0" x 7'-0"	ALUM.		STEEL	D/A-13		18	MANUAL PUSH-UP
128	B		7'-0" x 7'-0"	ALUM.		STEEL	D/A-13			MOTOR OPERATED
129	2	1¾"	3'-0" x 7'-0"	H.M.		H.M.	B/A-13		1	"C"-3/4 LABEL
130	2	1¾"	3'-0" x 7'-0"	H.M.		H.M.	B/A-13		1	"C"-3/4 LABEL
131	B		7'-9" x 8'-0"	ALUM.		STEEL	SIM VA-10			MOTOR OPERATED
201	1	1¾"	3'-0" x 7'-0" PAIR	SC. WD		H.M.	B/A-13		9	"C"-3/4 LABEL
202	4	1¾"	3'-0" x 7'-0" PAIR	SC. WD.		H.M.	SIM B/A-13		8	"C"-3/4 LABEL
203	4	1¾"	2'-8" x 7'-0" PAIR	SC. WD.		H.M.	D/A-13		15	2'-8" x 8" LOUVERS LOW
204		NOT USED								
205	2	1¾"	3'-0" x 7'-0"	SC. WD.		H.M.	B/A-13		1	"C"-3/4 LABEL
206	2	1¾"	2'-8" x 7'-0"	SC. WD.	8" x 22" x ¼" CLR. TEMP.	H.M.	D/A-13		2	
207	2	1¾"	2'-8" x 7'-0"	SC. WD.	22" x 22" x ¼" CLR. TEMP.	H.M.	D/A-13		2	
208	2	1¾"	3'-0" x 7'-0"	SC. WD.		H.M.	B/A-13		1	"C"-3/4 LABEL
209	2	1¾"	3'-0" x 7'-0"	SC. WD.		H.M.	B/A-13		1	"C"-3/4 LABEL
210		NOT USED								
211		NOT USED								
212	2	1¾"	3'-0" x 7'-0"	SC. WD.		H.M.	B/A-13		10	"C"-3/4 LABEL
213	2	1¾"	2'-8" x 7'-0"	SC. WD.		H.M.	B/A-13	MARBLE	11	"C"-3/4 LABEL
214	2	1¾"	2'-8" x 7'-0"	SC. WD.		H.M.	B/A-13	PEMKO #173A	4	"C"-3/4 LABEL
215	2	1¾"	2'-8" x 7'-0"	SC. WD.		H.M.	B/A-13	PEMKO #173A	4	"C"-3/4 LABEL
216	2	1¾"	3'-0" x 7'-0"	SC. WD.		H.M.	B/A-13	PEMKO #173A	1	"C"-3/4 LABEL
217	10	1¾"	3'-6" x 7'-0" PAIR	ALUM.	4" CLR. TEMP.	ALUM.	F/A-13	ALUM.	12	
218	2	1¾"	3'-0" x 7'-0"	SC. WD.		H.M.	B/A 13		1	"C"-3/4 LABEL
219	2	1¾"	3'-0" x 7'-0"	SC. WD.		H.M.	B/A 13		1	"C"-3/4 LABEL
220	2	1¾"	2'-8" x 7'-0"	SC. WD.		H.M.	B/A-13	MARBLE	11	"C"-3/4 LABEL
221	2	1¾"	3'-0" x 7'-0"	SC. WD.		H.M.	B/A-13	PEMKO #173A	1	"C"-3/4 LABEL
222	12	1¾"	3'-0" x 7'-0"	SC. WD.		H.M.	B/A-13	PEMKO #173A	1	"C"-3/4 LABEL
223	6	1¾"	3'-0" x 7'-0"	SC. WD.	8" x 22" x ¼" CLR. TEMP.	H.M.	D/A-13		2	
224	6	1¾"	3'-0" x 7'-0"	SC. WD.	22" x 22" x ¼" CLR. TEMP.	H.M.	D/A-13		2	
225	6	1¾"	3'-0" x 7'-0"	SC. WD.	8" x 22" x ¼" CLR. TEMP.	H.M.	D/A-13		2	
226	2	1¾"	3'-0" x 7'-0"	SC. WD.		H.M.	D/A-13		2	12"x6" LOUVER (LOW)
227	2	1¾"	2'-8" x 7'-0"	SC. WD.		H.M.	D/A-13		2	"C"-3/4 LABEL 12"x6" LOUVER W/ DOUBLE LINE (LOW)



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



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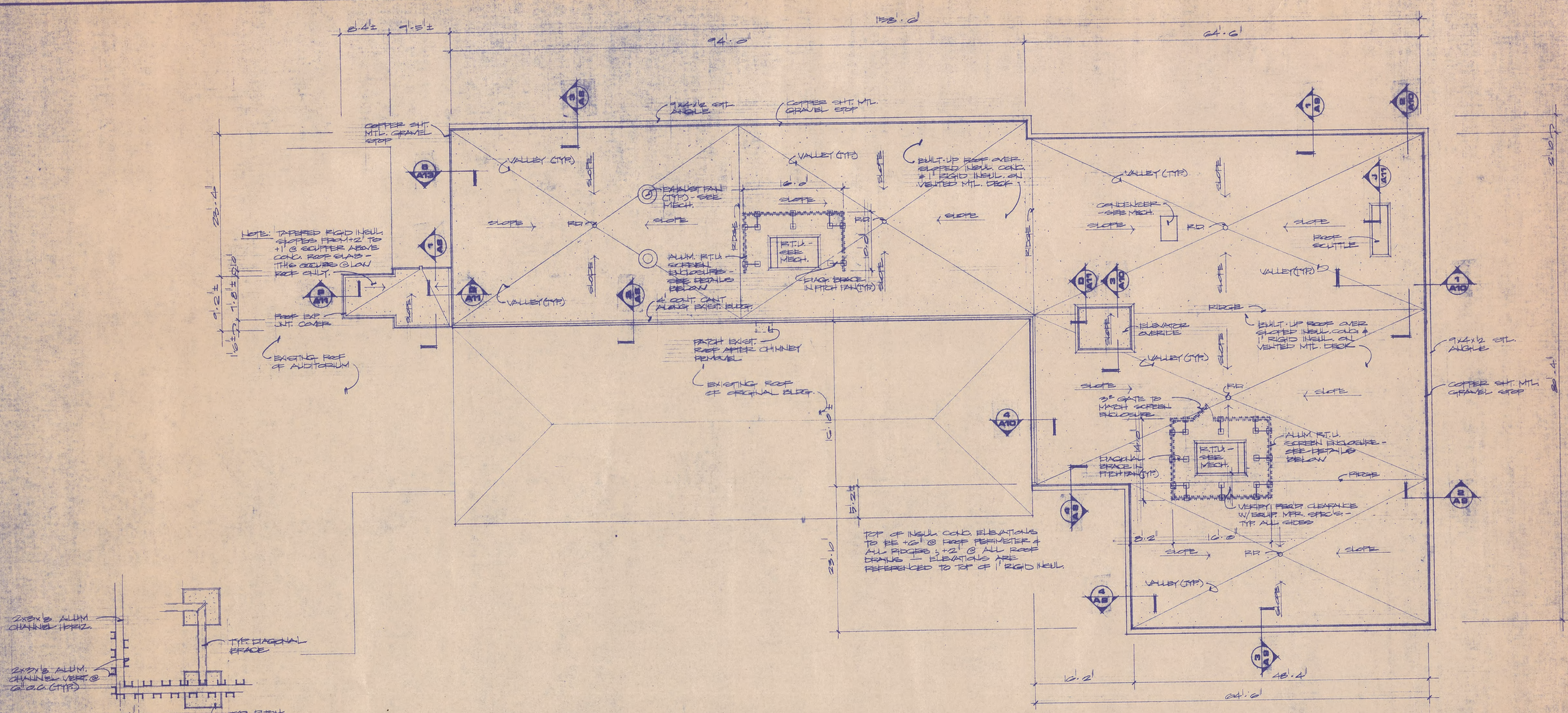
ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

PARTIAL SECOND FLOOR PLAN & DOOR SCHEDULE

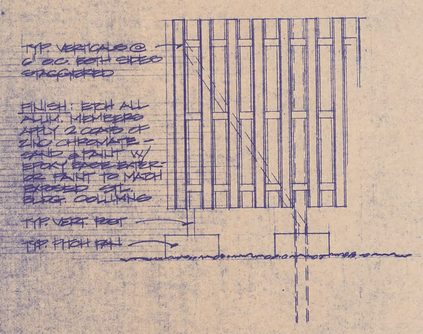
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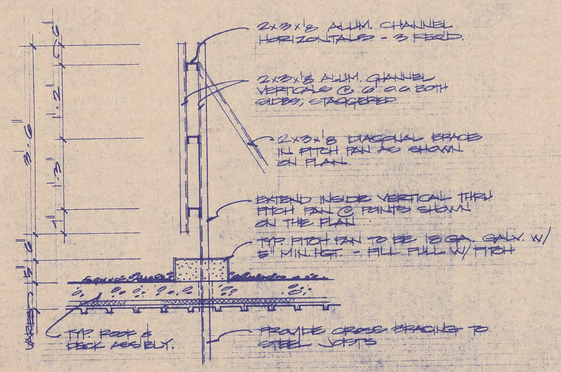
SHEET NO. A-5 OF 13



PLAN AT CORNER



PARTIAL ELEVATION



TYP. SECTION

R. T. U. SCREEN ENCLOSURE

3/4" = 1'-0"

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

N

ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

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WEST PALM BEACH, FLORIDA

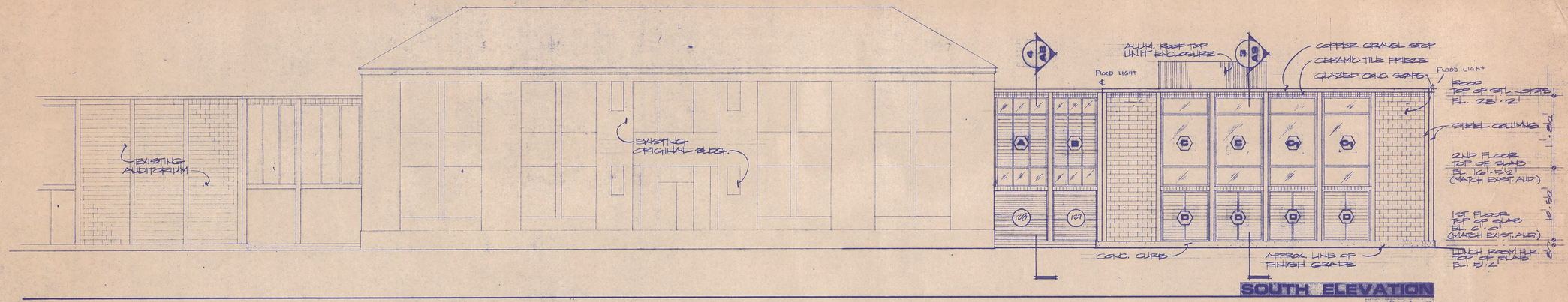
ROOF PLAN AND DETAILS

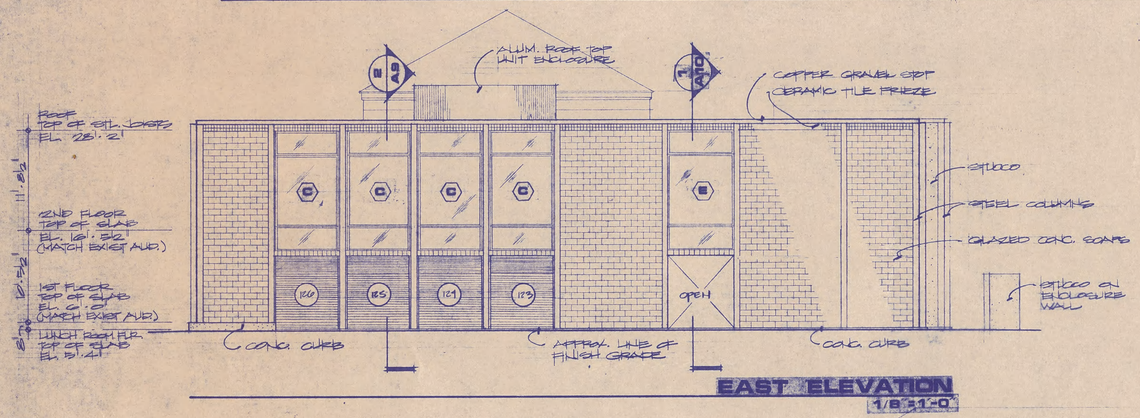
REVISIONS

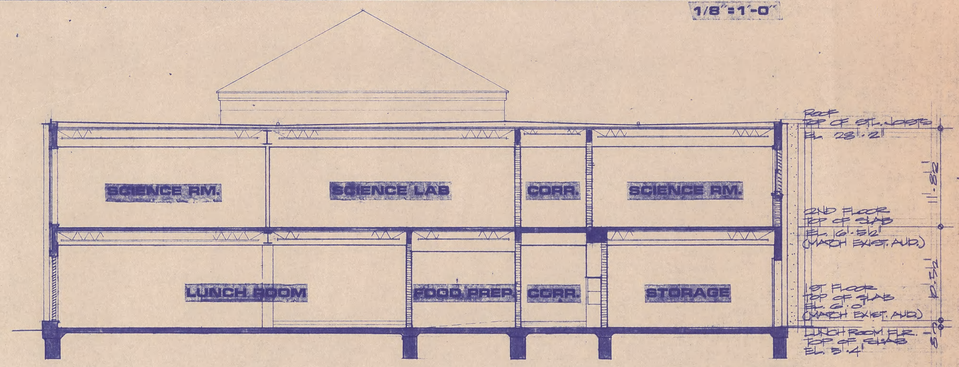
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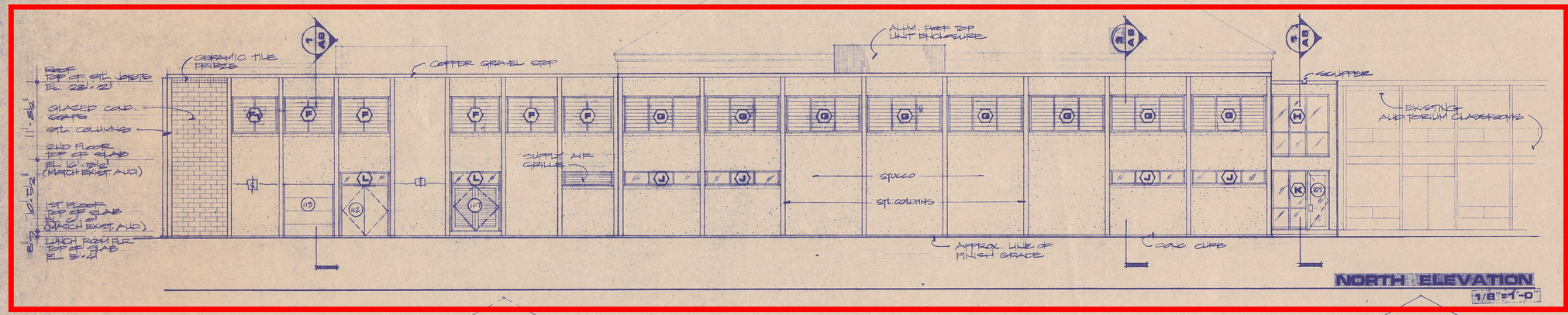
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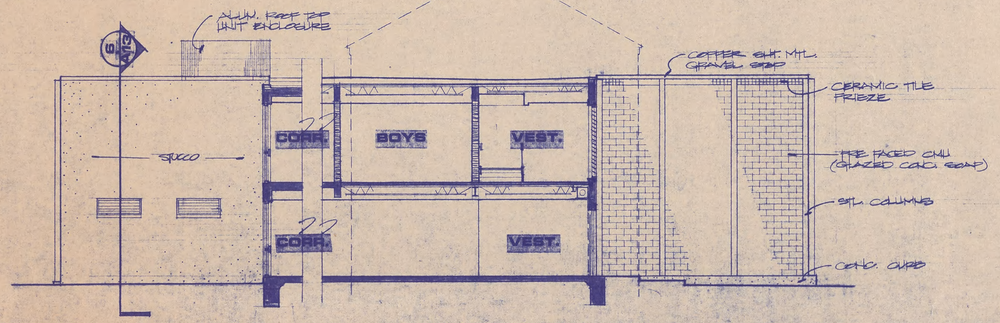
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A-6
OF 12

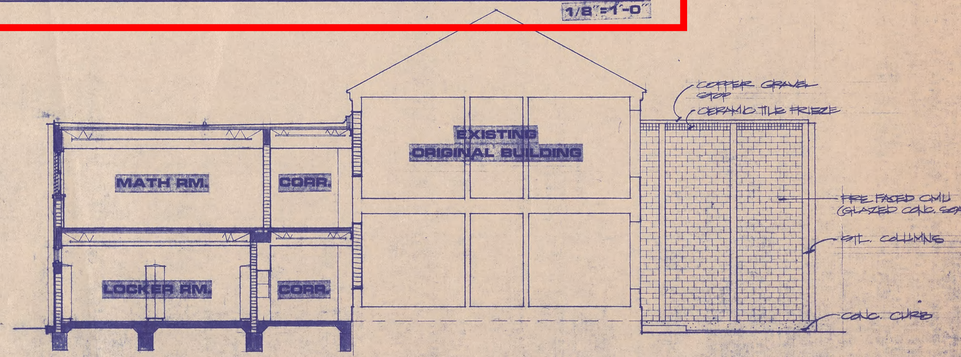












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WEST PALM BEACH, FLORIDA

ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

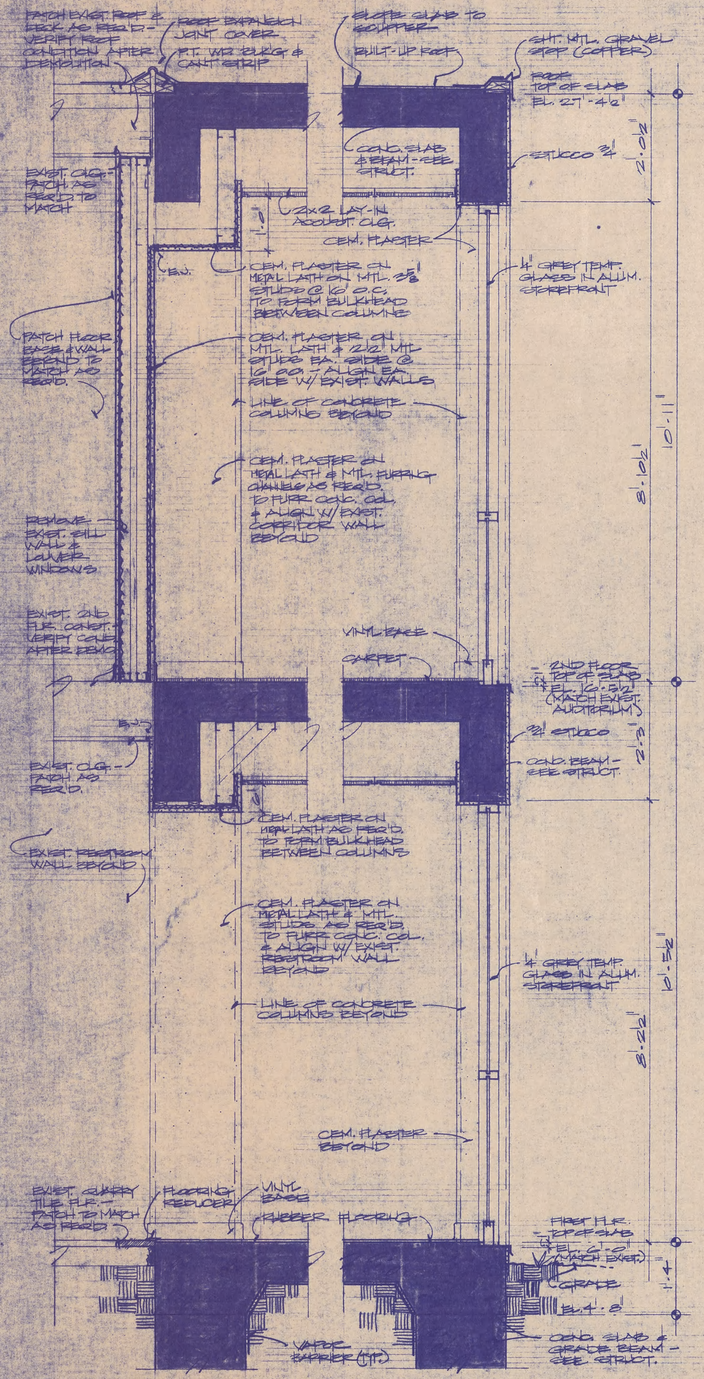
EXTERIOR ELEVATIONS & BUILDING SECTIONS

REVISIONS

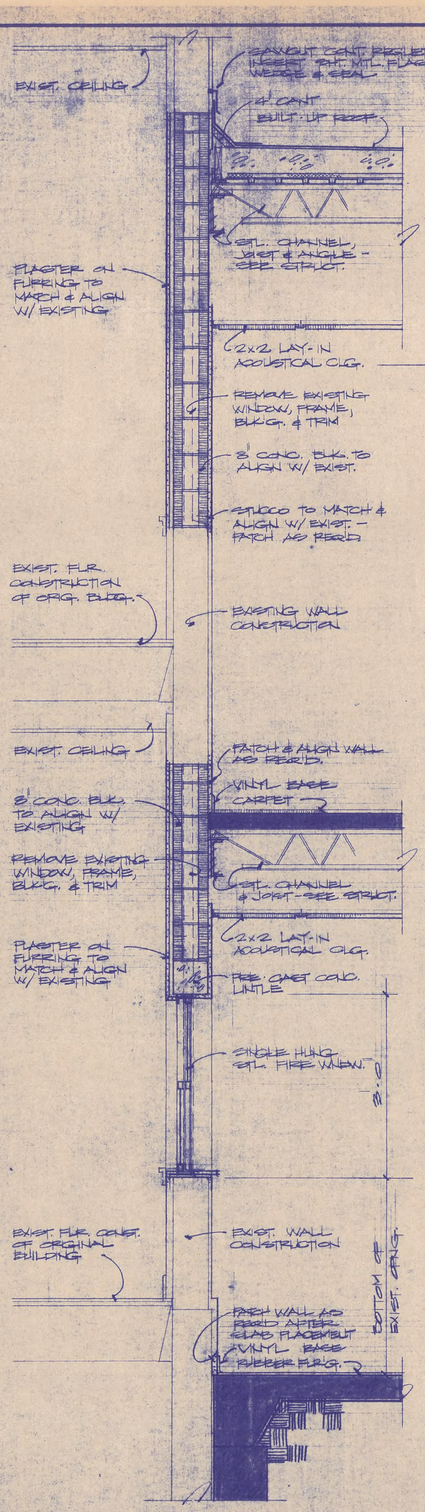
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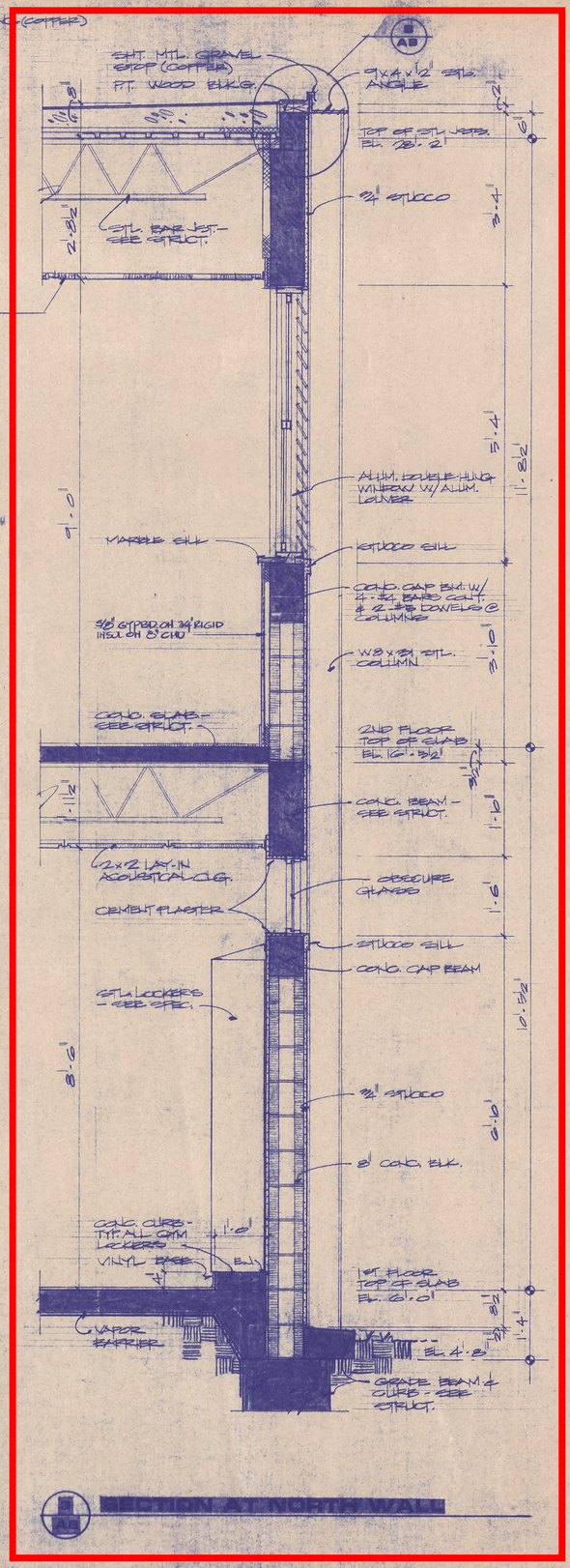
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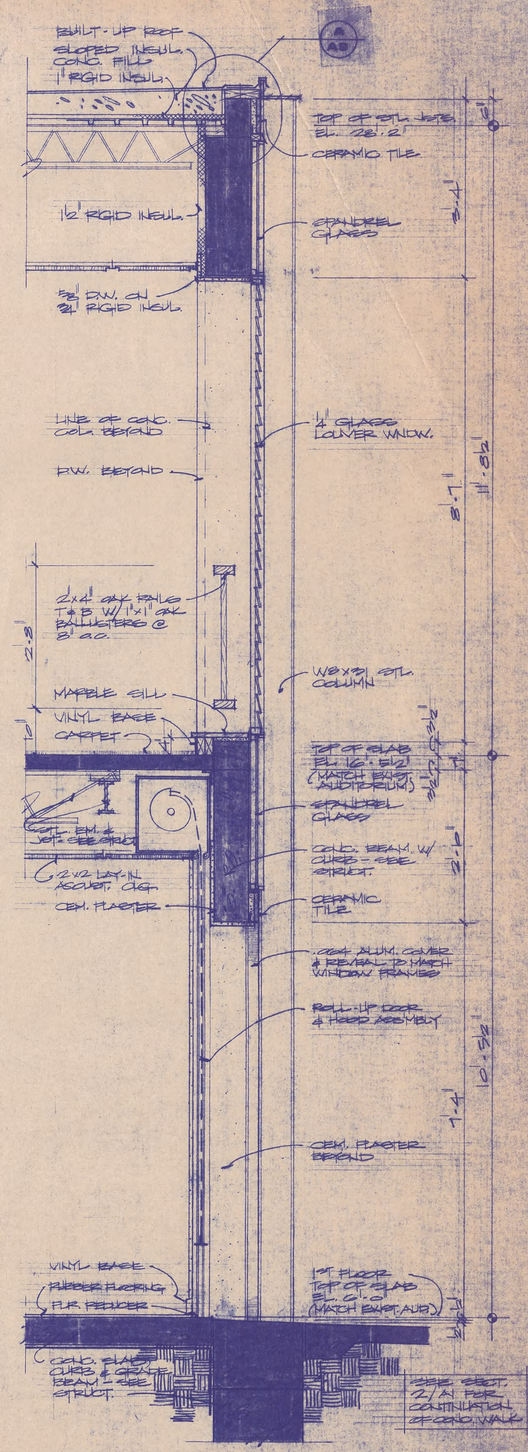
SECTION AT CONNECTING CORRIDOR



SECTION AT EXISTING BLDG.



SECTION AT NORTH WALL



SECTION AT SOUTH WALL

ALL SECTIONS 3/4" = 1'-0"

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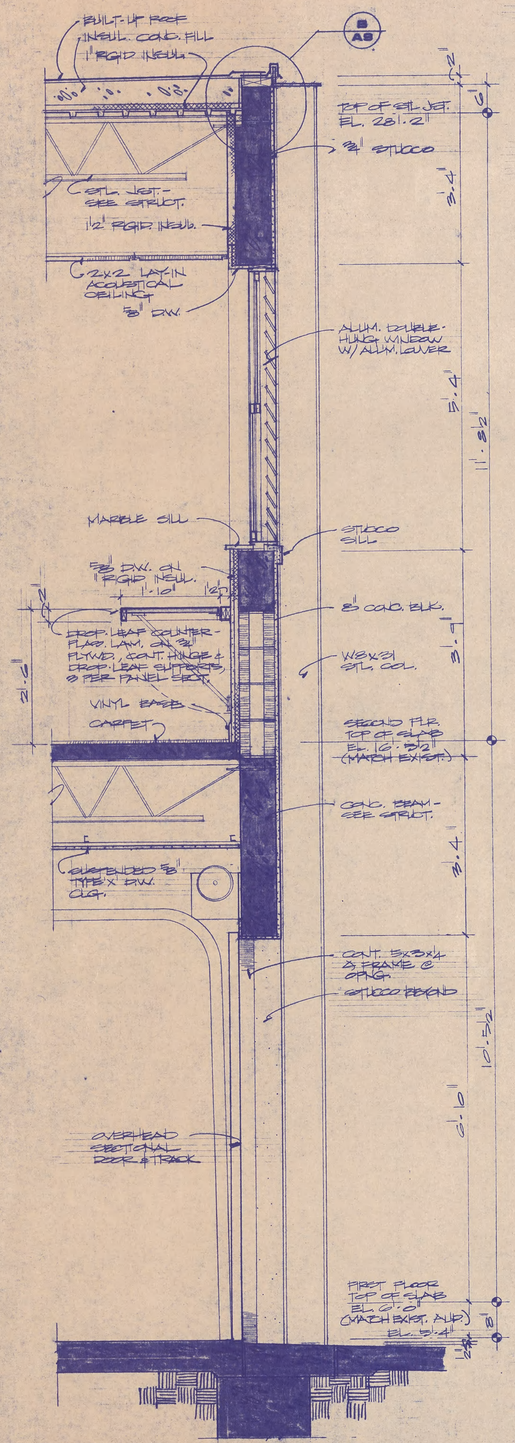
ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

WALL SECTIONS

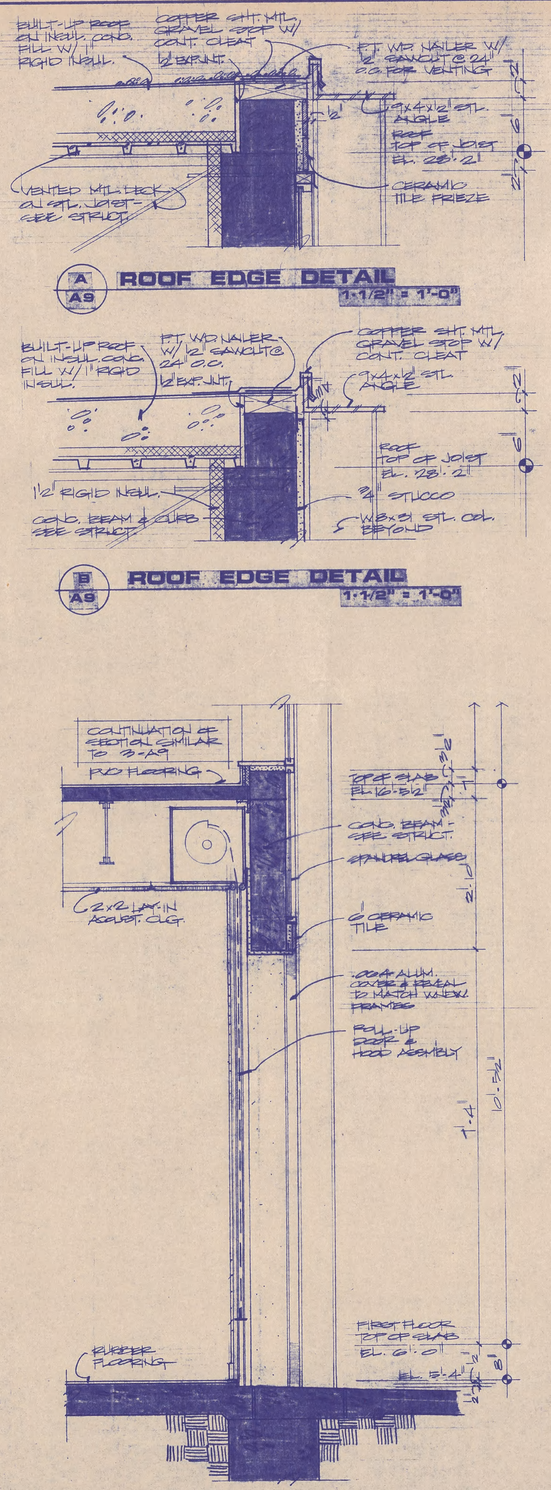
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DATE
COMM. NO. 81-138

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OF 19



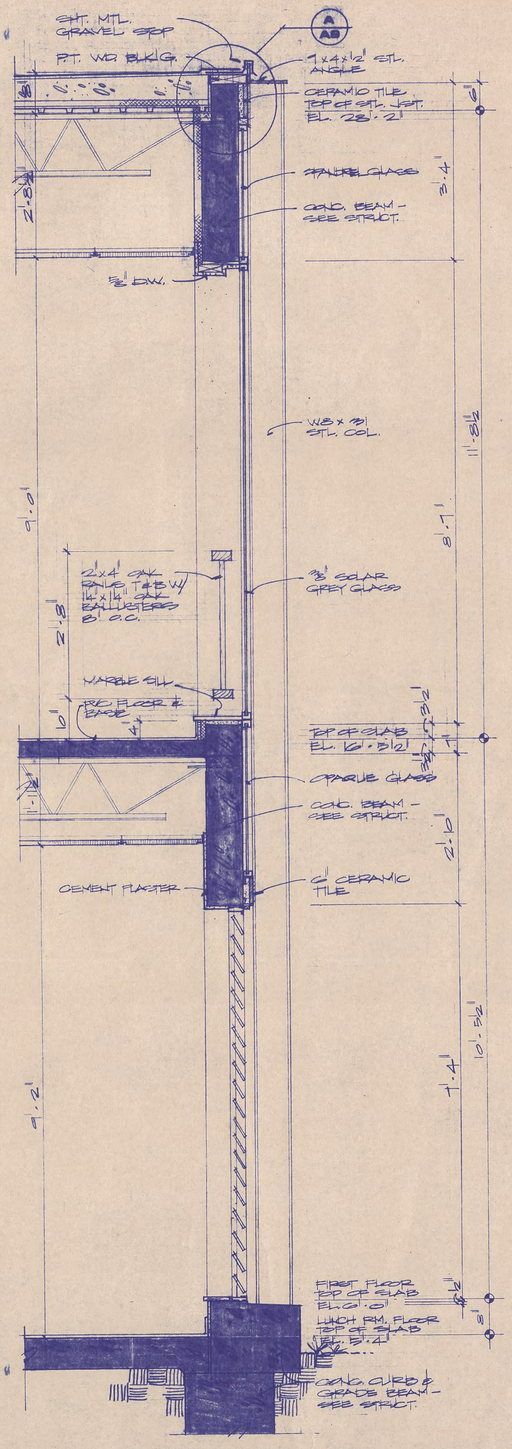
1 / A9 SECTION AT NORTH WALL



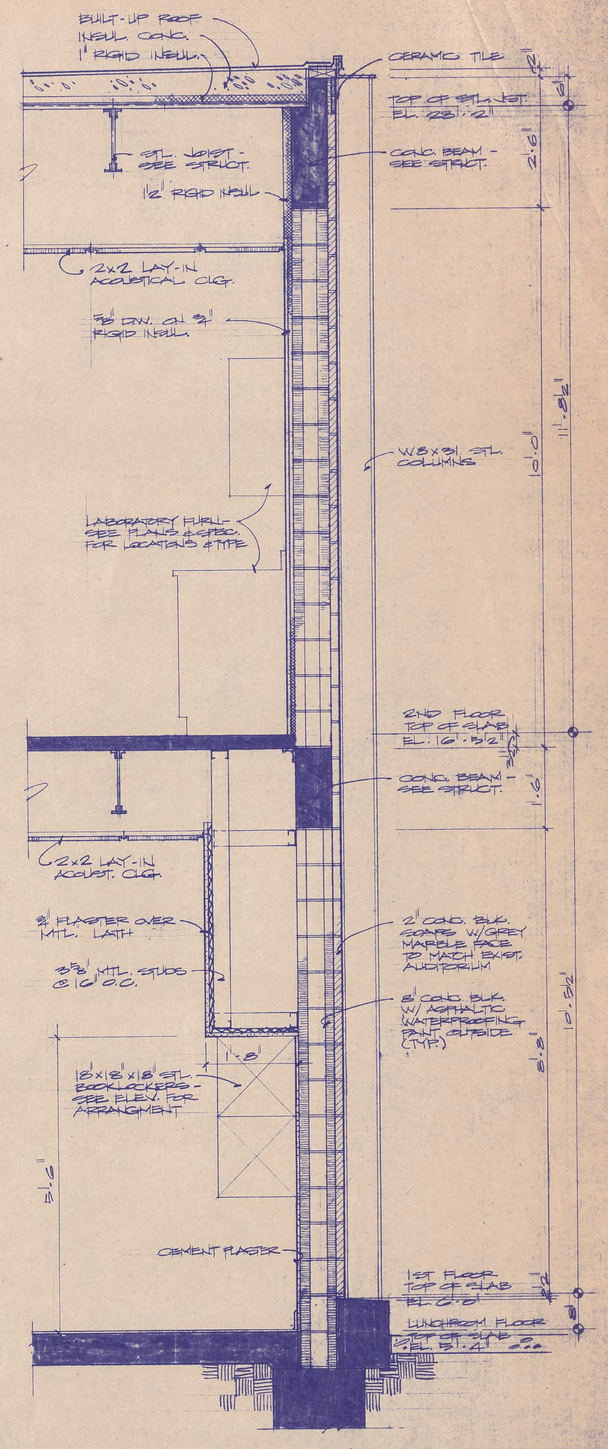
A / A9 ROOF EDGE DETAIL
1-1/2" = 1'-0"

B / A9 ROOF EDGE DETAIL
1-1/2" = 1'-0"

2 / A9 SECTION AT EAST WALL



3 / A9 SECTION AT SOUTH WALL



4 / A9 SECTION AT WEST WALL

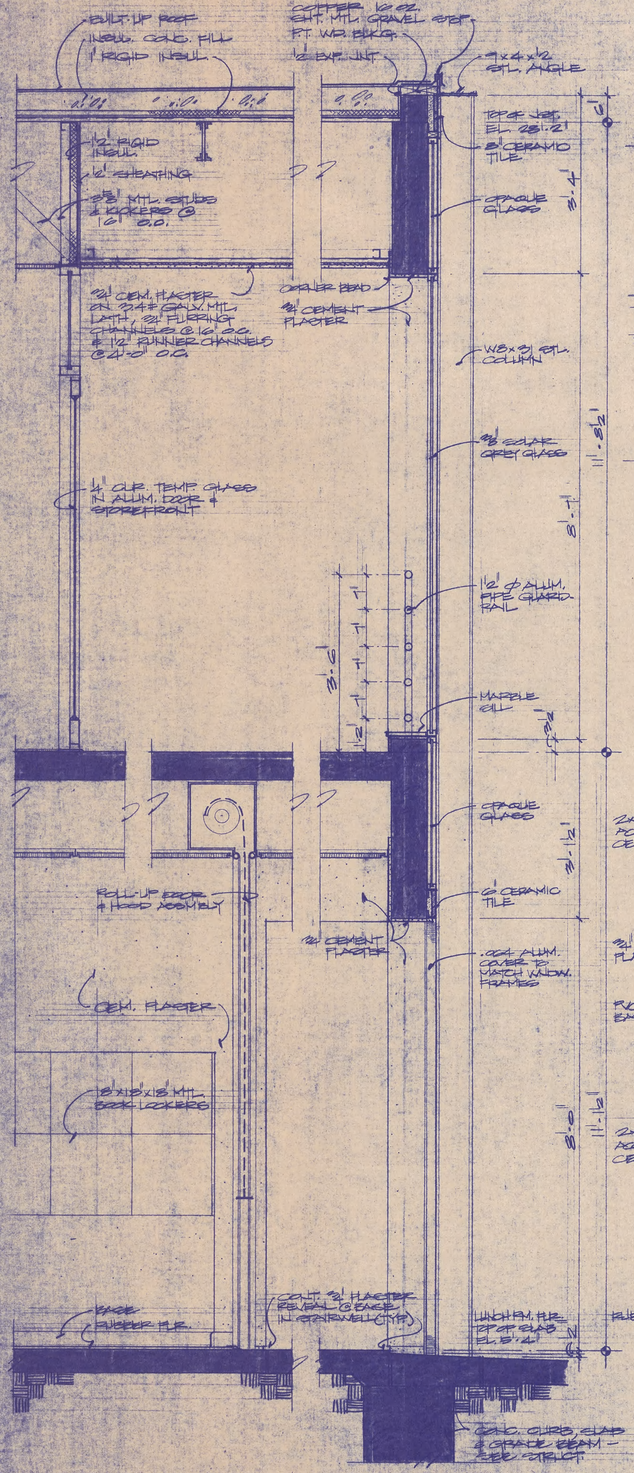
ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

PEACOCK & LEWIS AIA
ARCHITECTS AND PLANNERS INC.
WEST PALM BEACH, FLORIDA

WALL SECTIONS

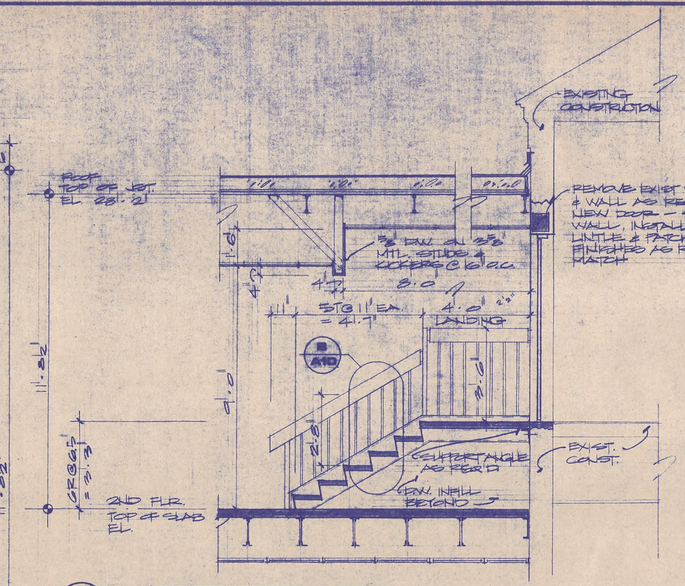
REVISIONS | DRAWN | CHECKED | DATE | COMM. NO.

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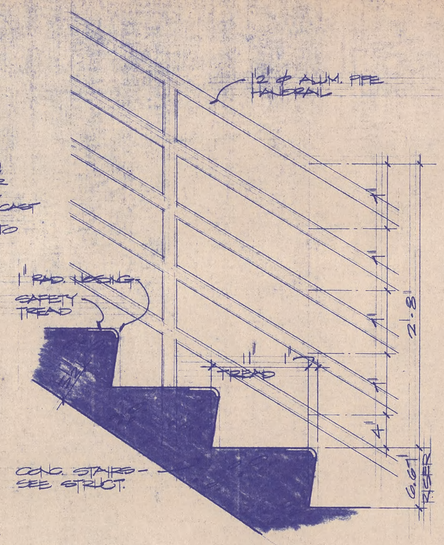
SECTION AT EAST WALL

A10 — 3/8" = 1'-0"



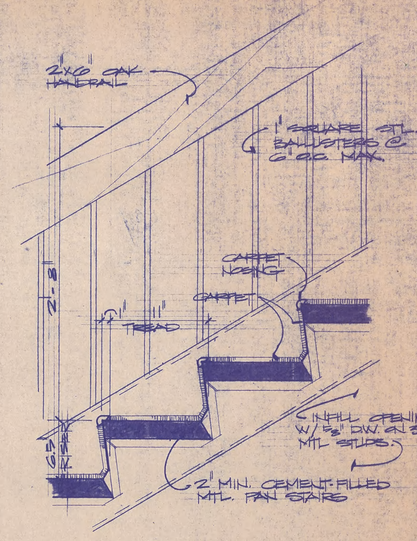
SECTION AT STAIR

A10 — 3/8" = 1'-0"



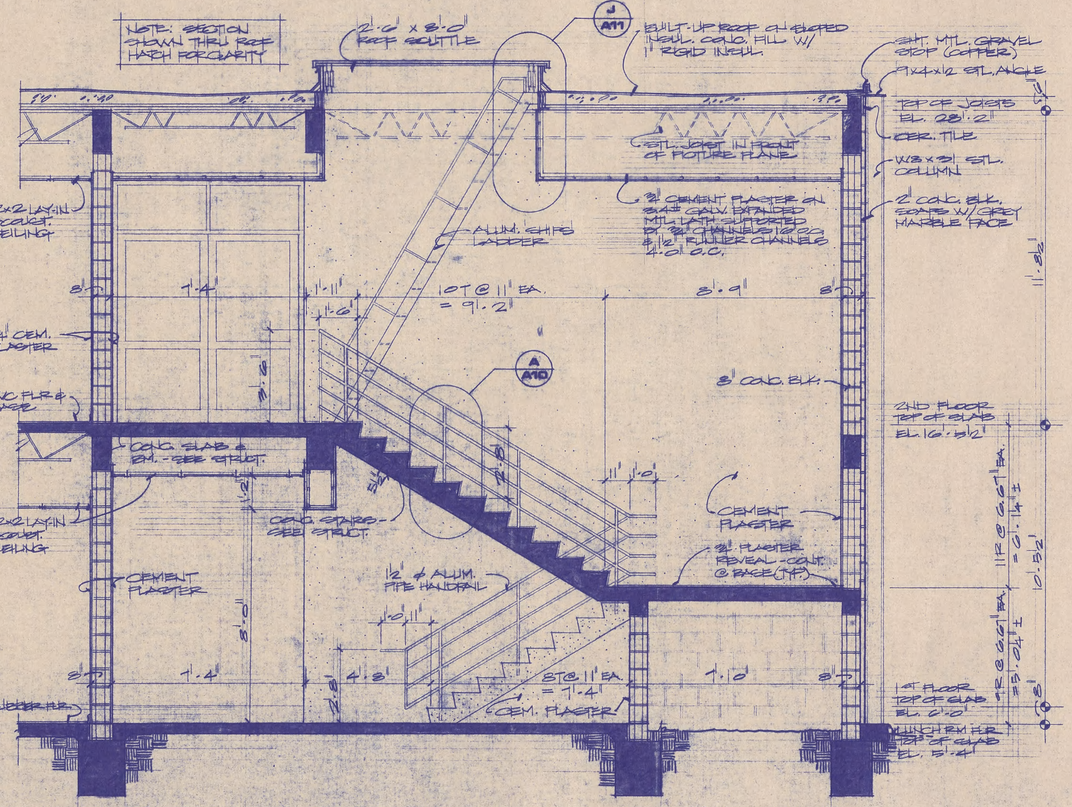
CONC STAIR DETAIL

A10 — 1 1/2" = 1'-0"



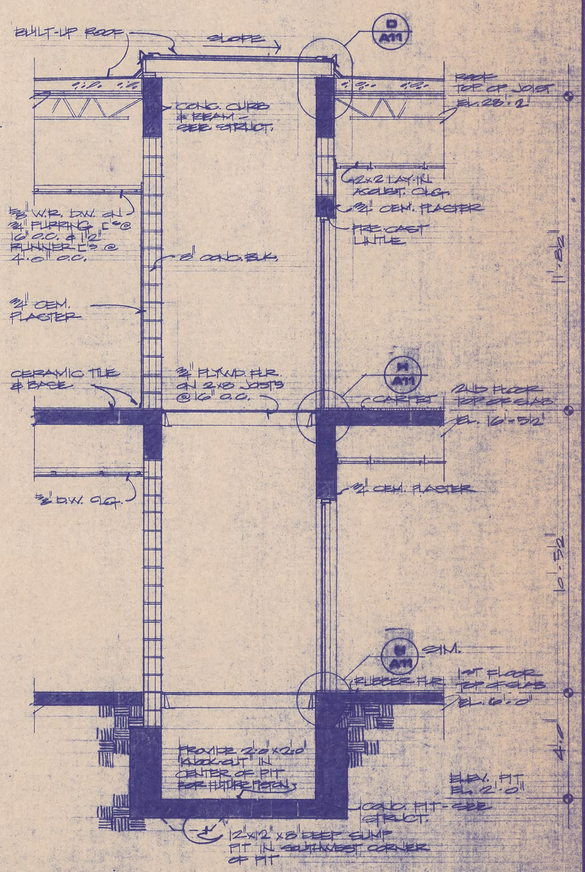
STL. STAIR DETAIL

A10 — 1 1/2" = 1'-0"



SECTION AT STAIR

B A10 — 3/8" = 1'-0"



SECT. AT FUTURE ELEVATOR

B A10 — 3/8" = 1'-0"

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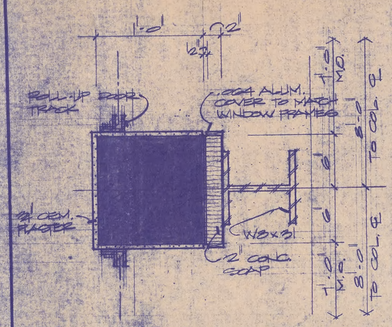
ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

STAIR SECTIONS & DETAILS

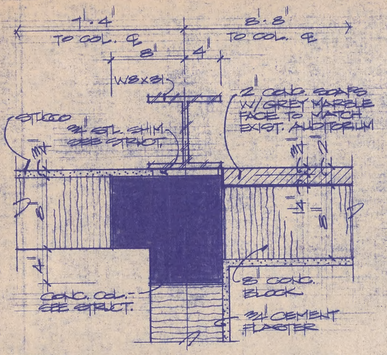
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CHECKED
DATE
COMM. NO. 81-139

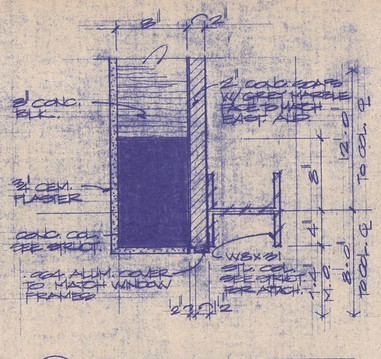
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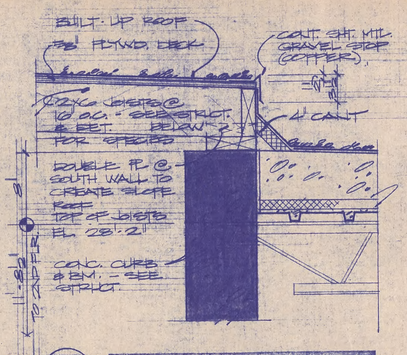
A1 A11 **PLAN AT COLUMN**



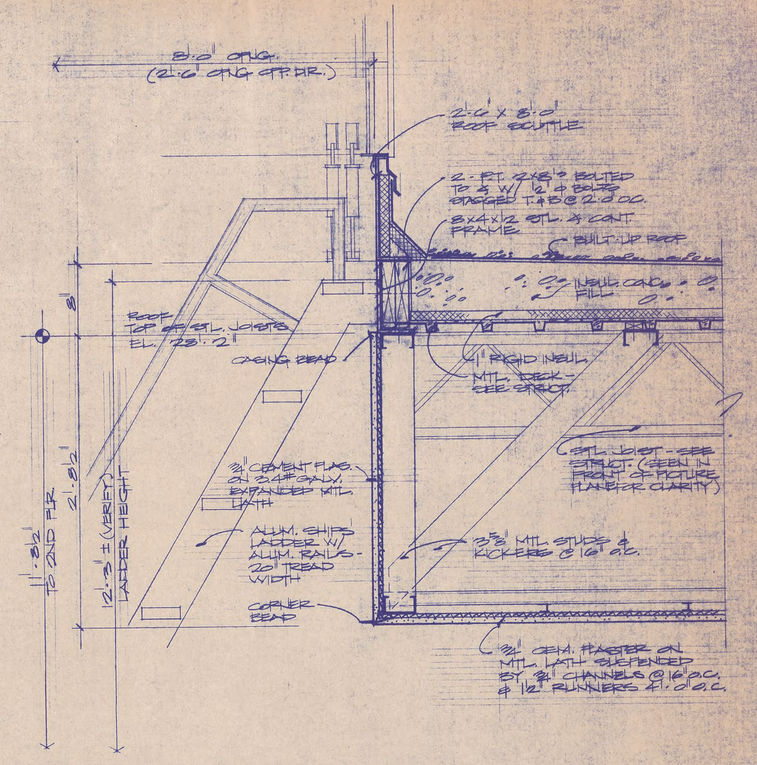
B A11 **PLAN AT COLUMN**



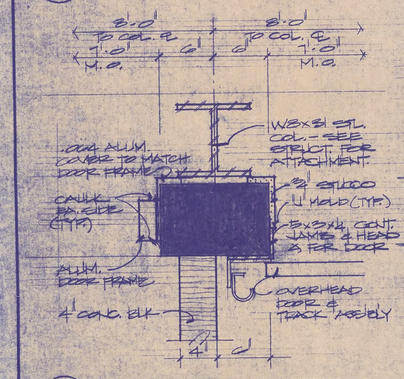
C A11 **PLAN AT COLUMN**



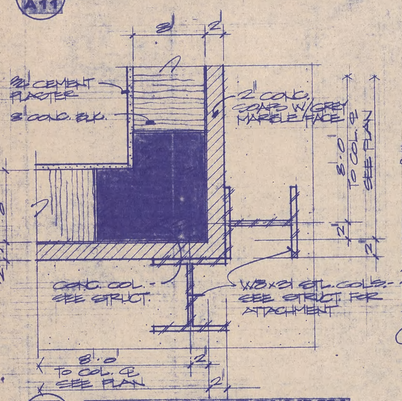
D A11 **DET. AT ELEV. ROOF**



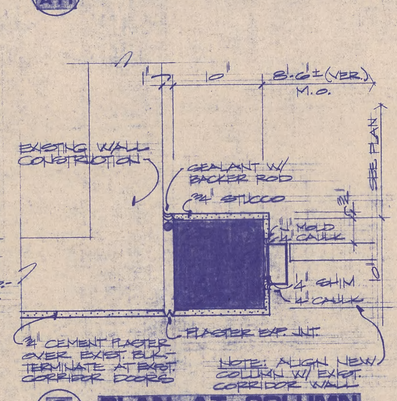
J A11 **DETAIL AT ROOF SCUTTLE**



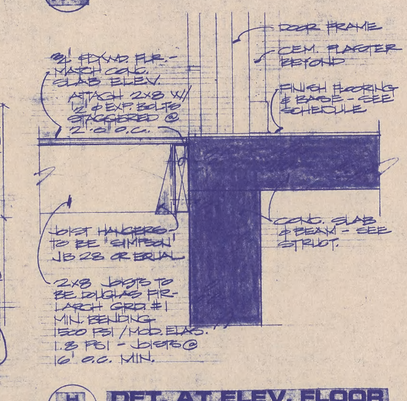
E A11 **PLAN AT COLUMN**



F A11 **PLAN AT COLUMN**

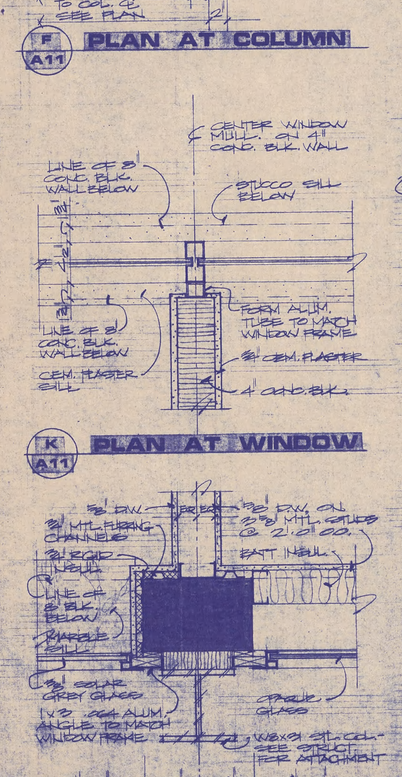


G A11 **PLAN AT COLUMN**



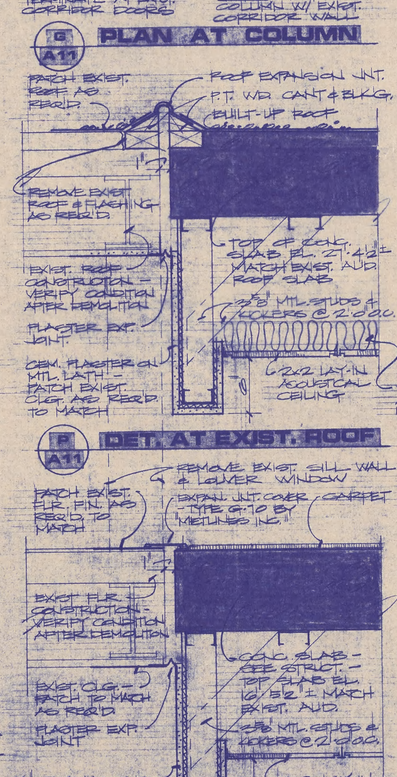
H A11 **DET. AT ELEV. FLOOR**

I A11 **PLAN AT COLUMNS**

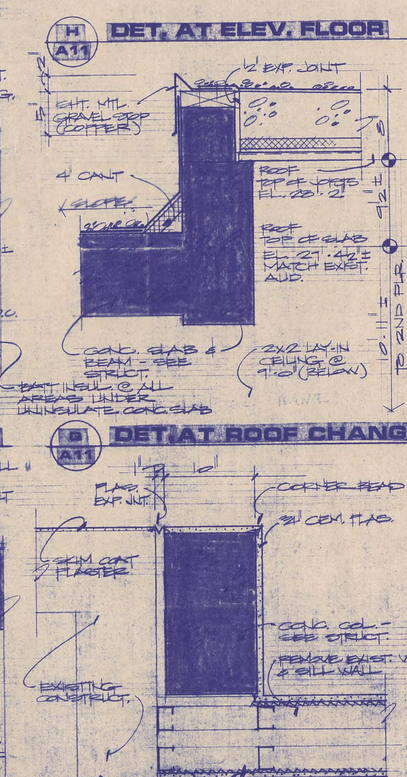


K A11 **PLAN AT WINDOW**

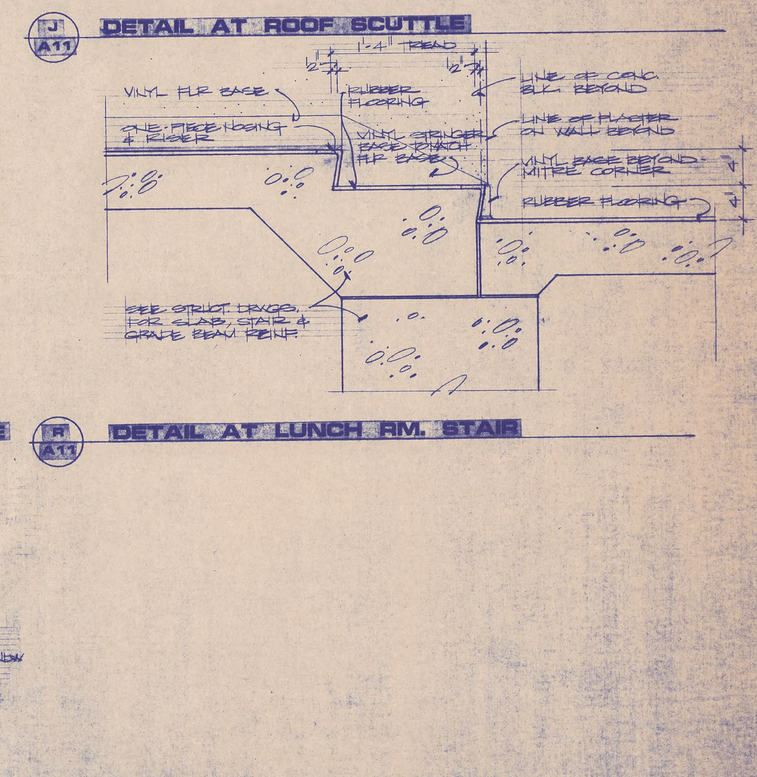
T A11 **PLAN AT COLUMN**



P A11 **DET. AT EXIST. ROOF**



Q A11 **DET. AT ROOF CHANGE**



R A11 **DETAIL AT LUNCH RM. STAIR**

T A11 **PLAN AT COLUMN**

U A11 **DET. AT EXIST. FLR.**

V A11 **PLAN AT COLUMN**

SCALE: ALL DETAILS = 1 1⁄2" & 1'-0"

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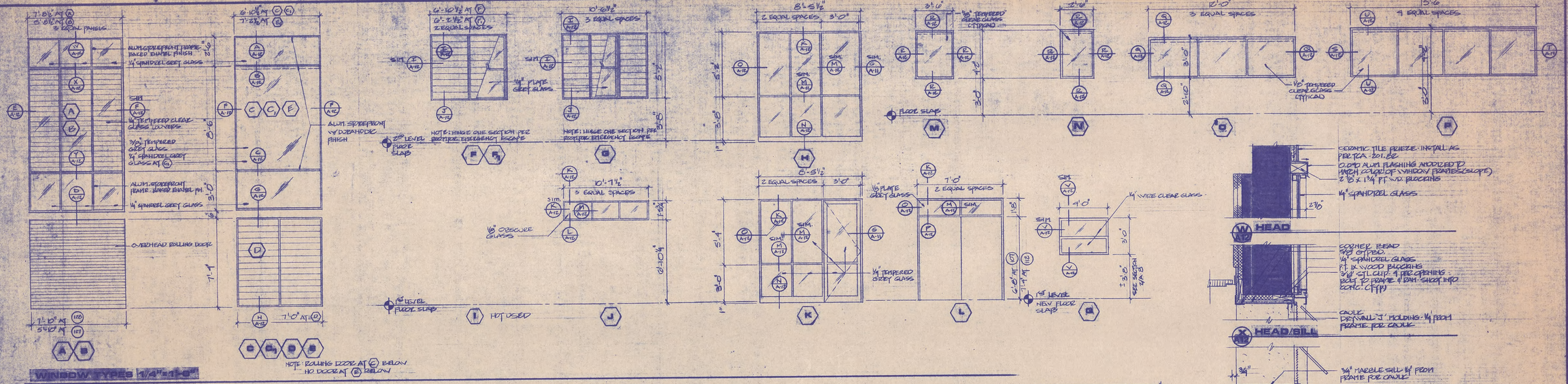
MISCELLANEOUS DETAILS

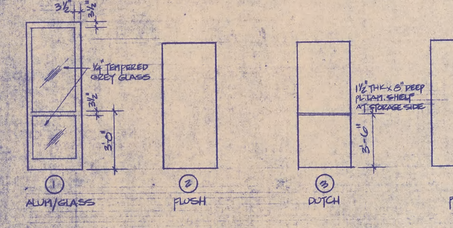
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COMM. NO. 67-68

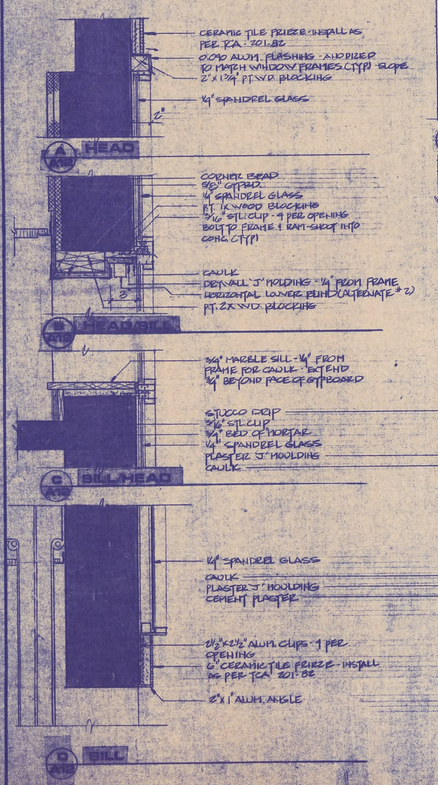
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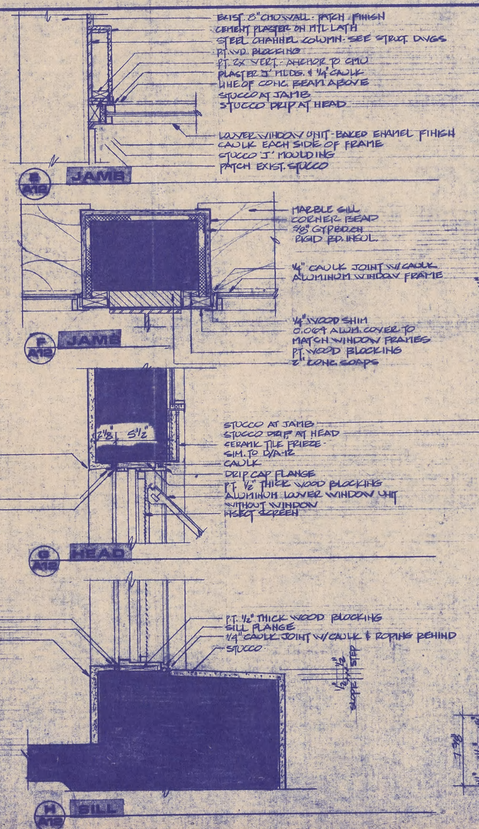
WINDOW TYPES 1/4"=1'-0"

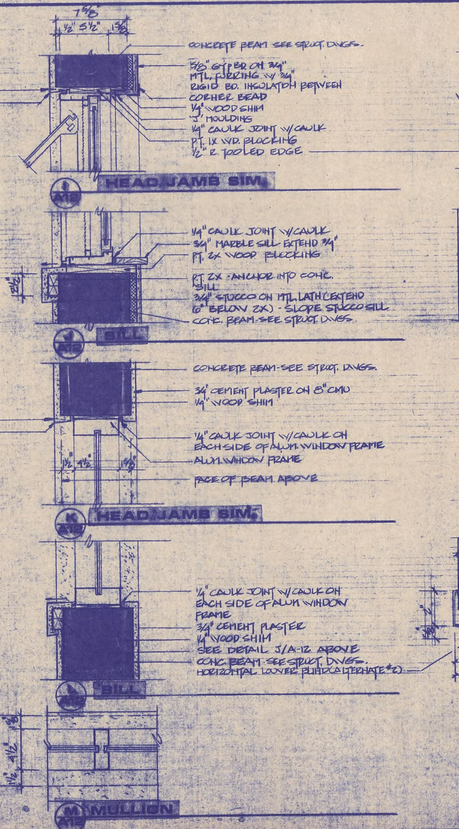


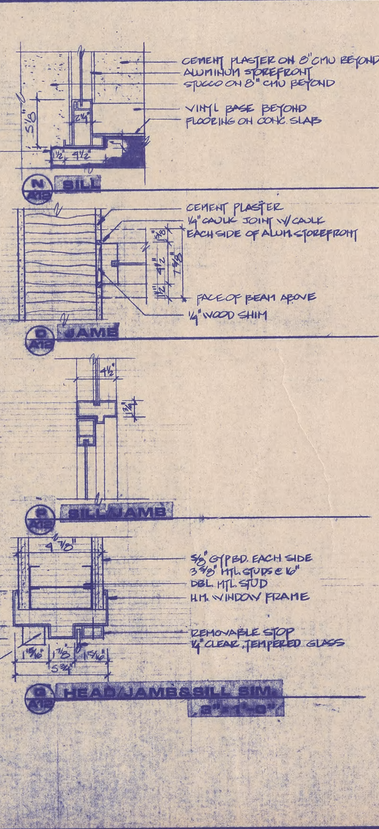


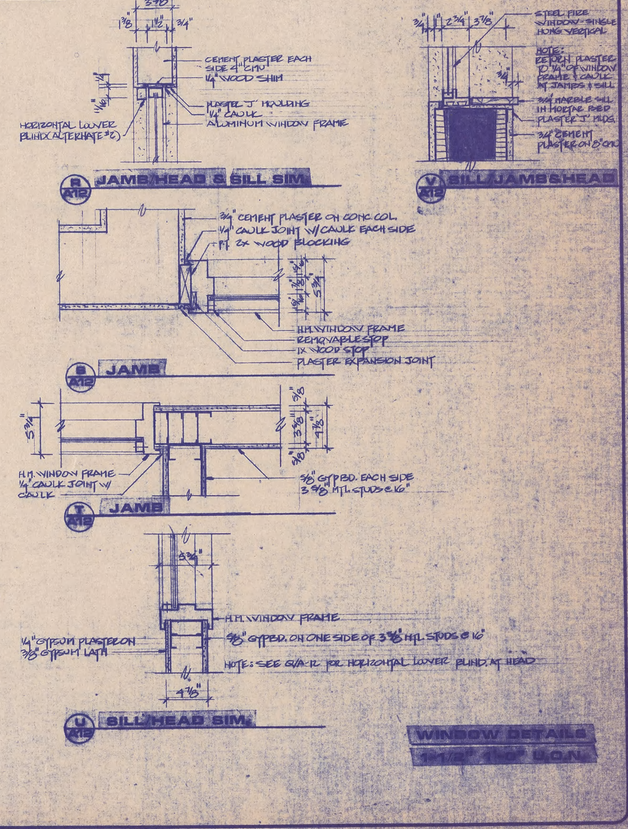
DOOR TYPES 1/4"=1'-0"











WINDOW DETAILS
1½"=1'-0" & ¾"=1'-0"

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ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

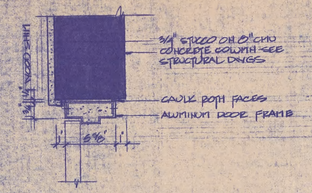
DOOR/WINDOW TYPES & DETAILS

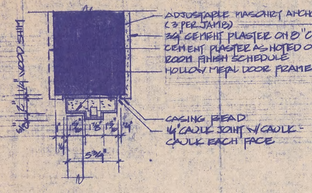
REVISIONS

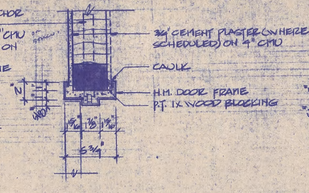
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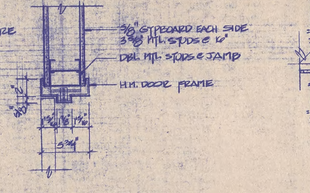
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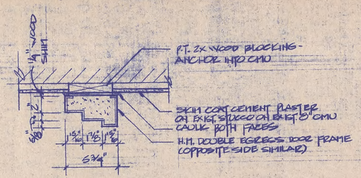
SHEET NO. A-12
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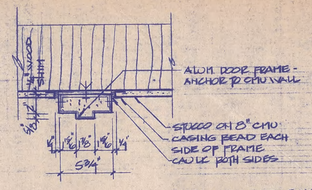












NOTE: SOLID GROUT ALL DOOR FRAMES AT CMU OR CONC. WALLS SOLID FILL ALL CMU CELLS AT DOOR JAMBS W/ CONC. @ 1'-0" VERTICAL

A JAMB/HEAD SIM — A-13 — 1 1/2" = 1'-0"

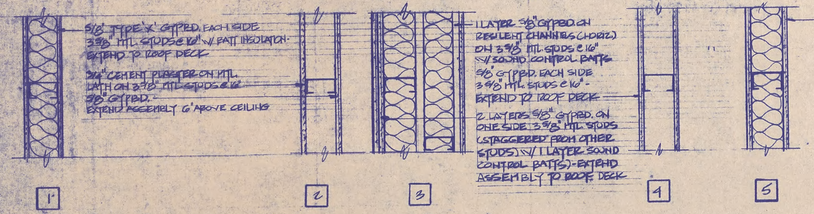
B JAMB/HEAD SIM — A-13 — 1 1/2" = 1'-0"

C JAMB/HEAD SIM — A-13 — 1 1/2" = 1'-0"

D JAMB/HEAD SIM — A-13 — 1 1/2" = 1'-0"

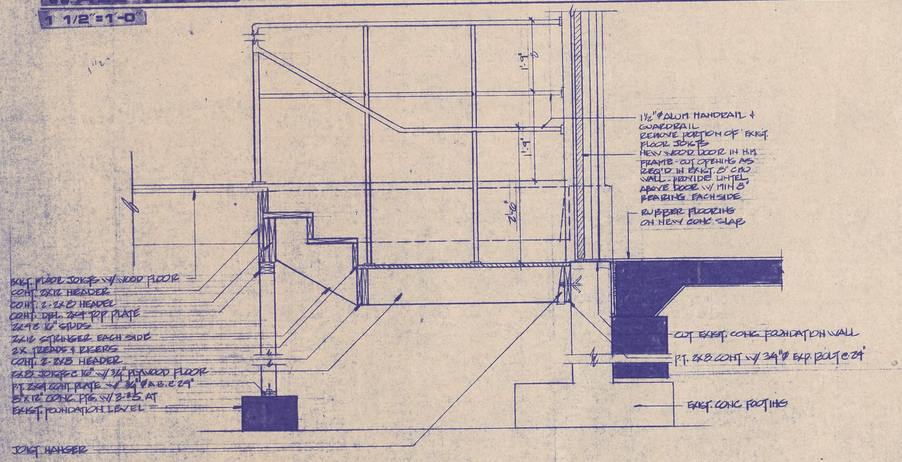
E JAMB — A-13 — 1 1/2" = 1'-0"

F JAMB — A-13 — 1 1/2" = 1'-0"

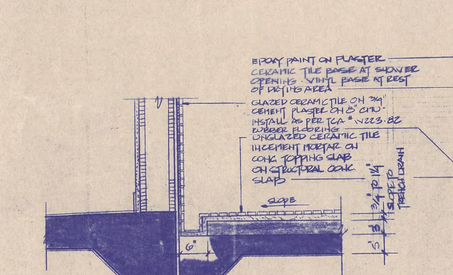


WALL TYPES

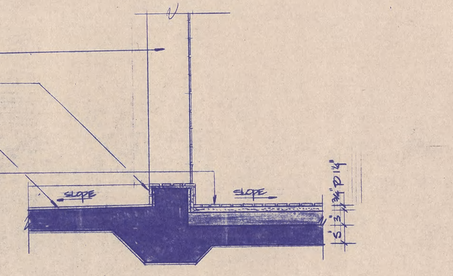
1 1/2" = 1'-0"



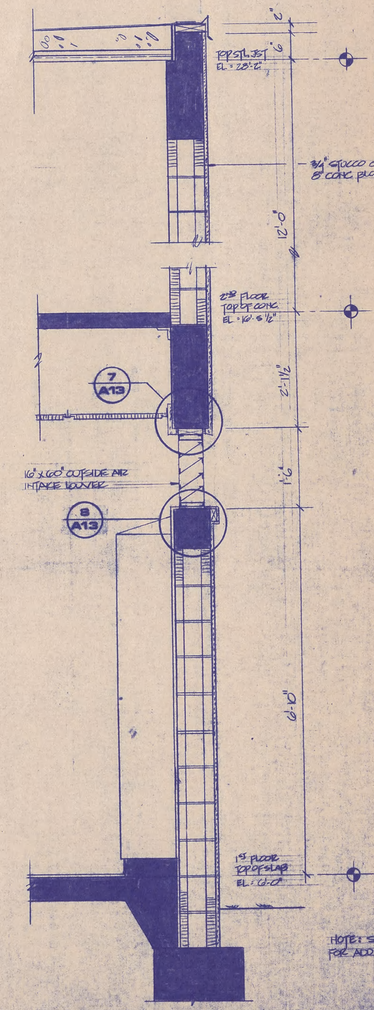
2 SECTION AT STAIR — A-13 — 3/4" = 1'-0"



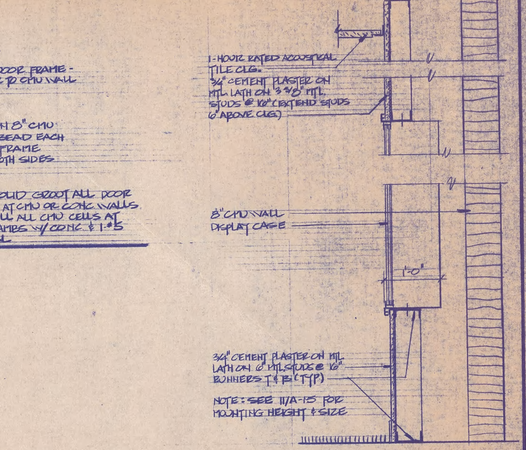
3 DETAIL AT SHOWER — A-13 — 3/4" = 1'-0"



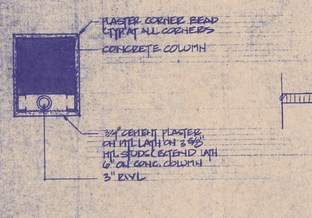
4 DETAIL AT SHOWER — A-13 — 3/4" = 1'-0"



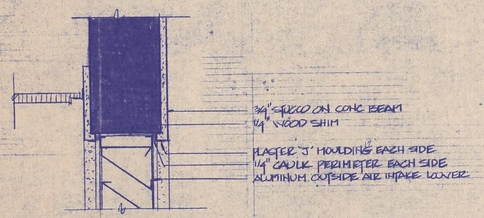
6 SECTION AT WEST WALL — A-13 — 3/4" = 1'-0"



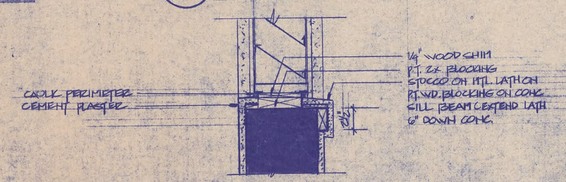
1 DISPLAY CASE — A-13 — 1 1/2" = 1'-0"



5 COLUMN — A-13 — 3/4" = 1'-0"



7 HEAD/JAMB SIM. — A-13 — 1 1/2" = 1'-0"



8 SILL — A-13 — 1 1/2" = 1'-0"

PEACOCK & LEWIS AIA
ARCHITECTS AND PLANNERS INC.
WEST PALM BEACH, FLORIDA

ADDITIONS & ALTERATIONS TO
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

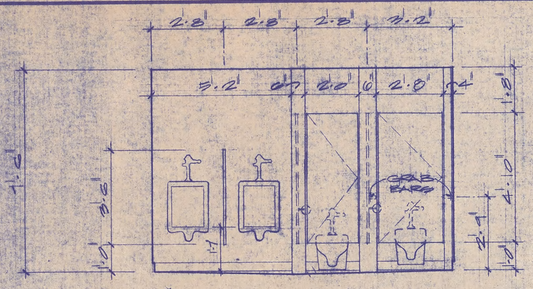
WALL TYPES & MISC. DETAILS

REVISIONS:

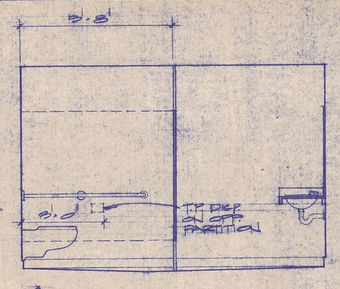
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DATE 8-15-91
COMM. NO. 8-91-15

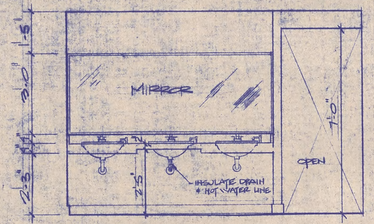
SHEET NO. A-13
OF 15



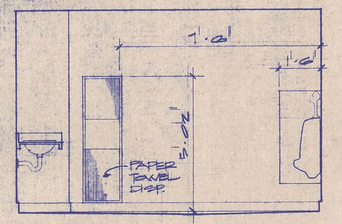
1 A14 BOYS



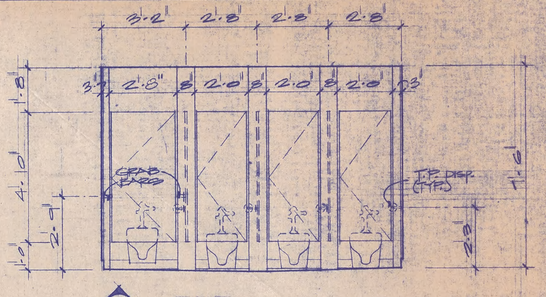
2 A14 BOYS (GIRLS OPP. HAND)



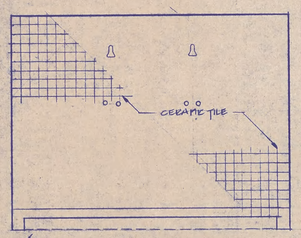
3 A14 BOYS (GIRLS OPP. HAND)



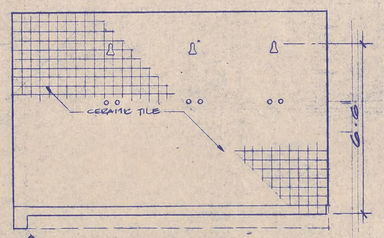
4 A14 BOYS (GIRLS OPP. HAND)



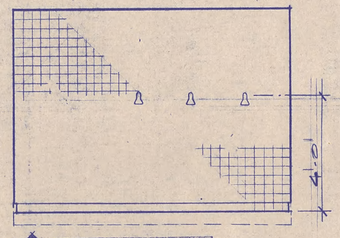
5 A14 GIRLS



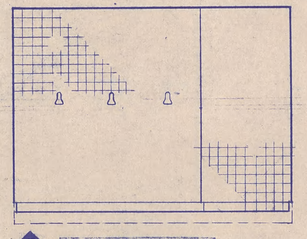
6 A14 BOYS SHOWER



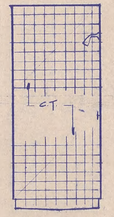
7 A14 BOYS SHOWER



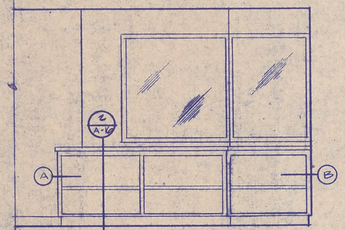
8 A14 GIRLS SHOWER



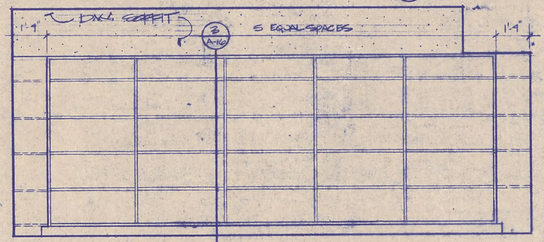
9 A14 GIRLS SHOWER



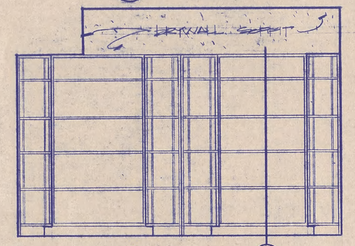
10 A14 SHOWER



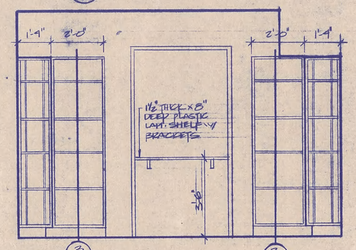
11 A14 OFFICE



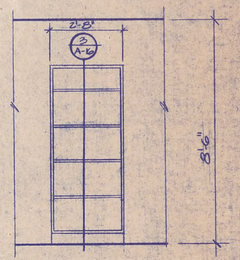
12 A14 STORAGE ROOM



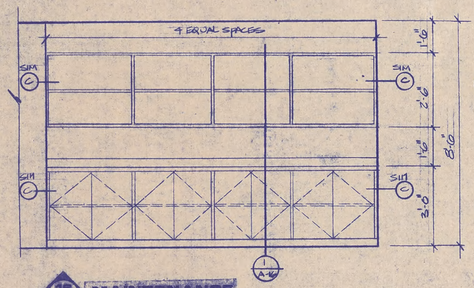
13 A14 STORAGE ROOM



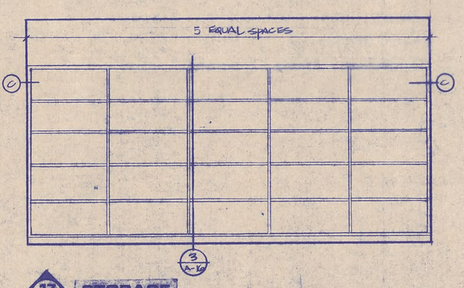
14 A14 STORAGE ROOM



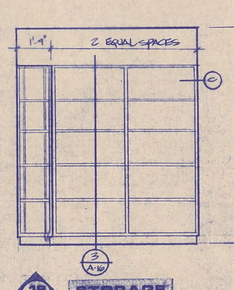
15 A14 STOR. RM.



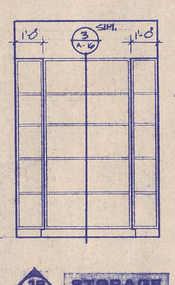
16 A14 MAINTENANCE



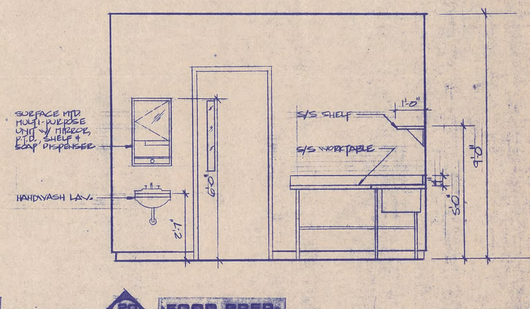
17 A14 STORAGE



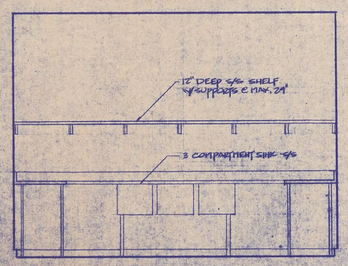
18 A14 STORAGE



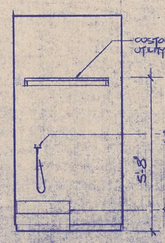
19 A14 STORAGE



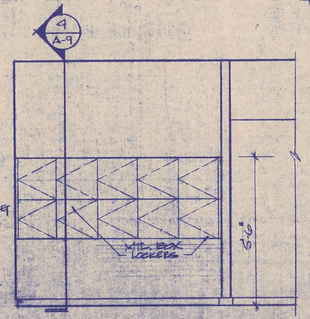
20 A14 FOOD PREP.



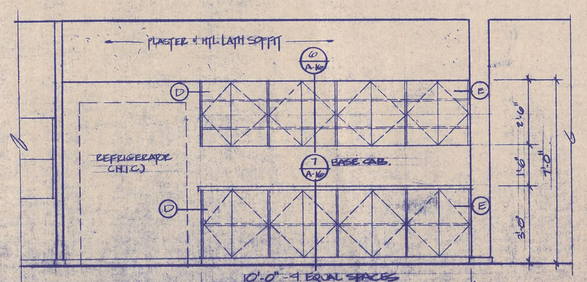
21 A14 FOOD PREP.



22 A14 JAN.

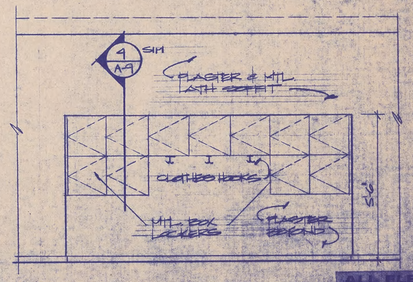


23 A14 LUNCH ROOM LOCKERS



24 A14 LUNCH ROOM

NOTE: MILLWORK DETAILS REFER TO SHEET A-16



25 A14 TYPICAL BOOK LOCKERS

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

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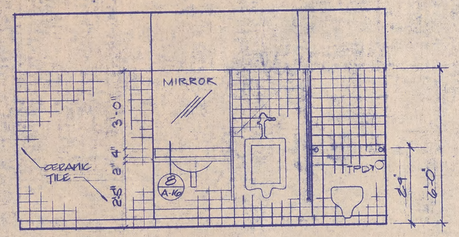
ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

INTERIOR ELEVATIONS

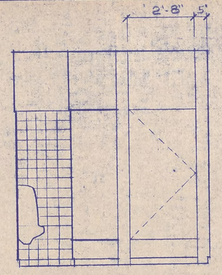
REVISIONS

DRAWN
CHECKED
DATE
JOB NO.

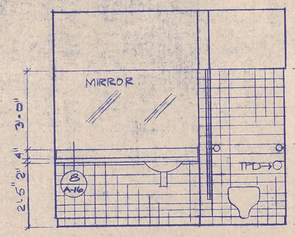
SHEET NO. A-14
OF



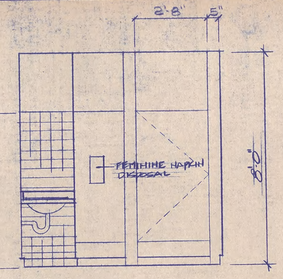
7 A15 BOYS



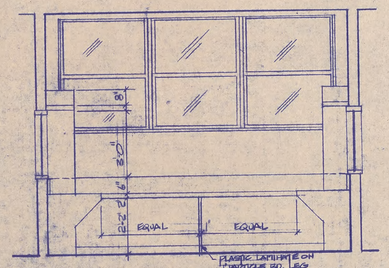
8 A15 BOYS



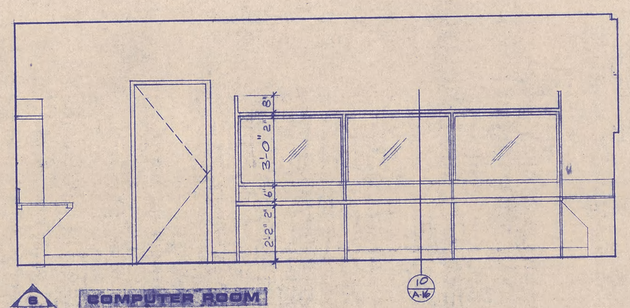
3 A15 GIRLS



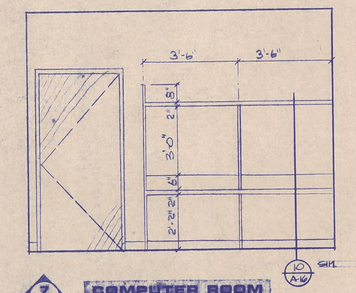
4 A15 GIRLS



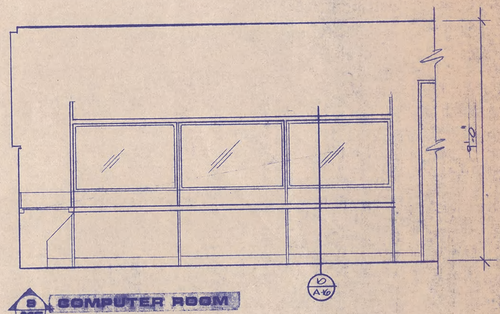
5 A15 COMPUTER ROOM



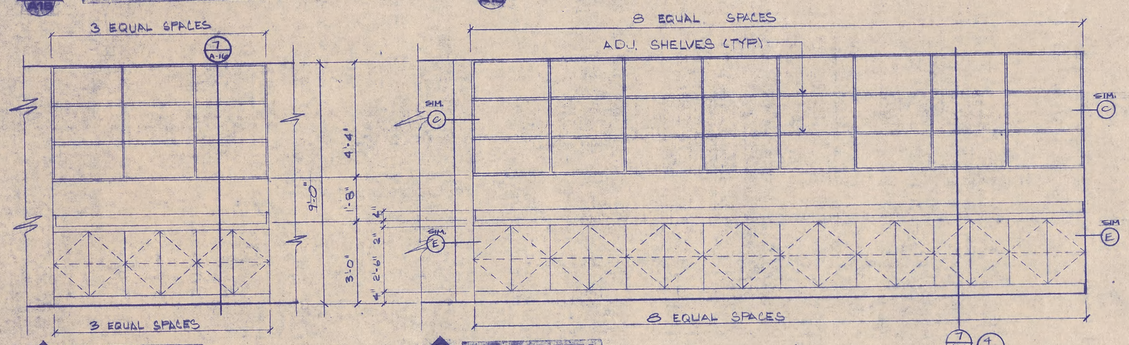
6 A15 COMPUTER ROOM



7 A15 COMPUTER ROOM

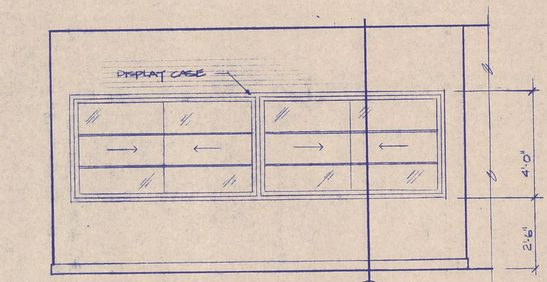


8 A15 COMPUTER ROOM

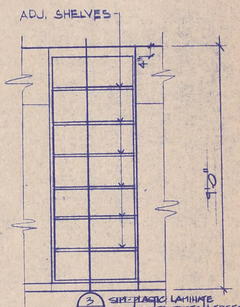


9 A15 MUSIC ROOM

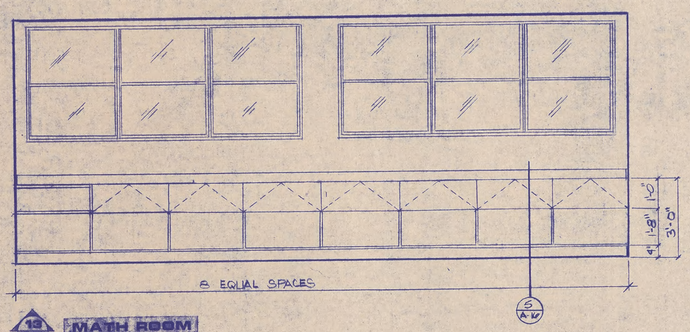
10 A15 MUSIC ROOM



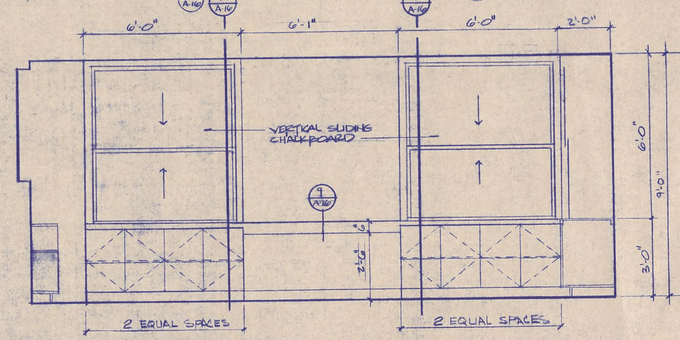
11 A15 DISPLAY IN VESTIBULE



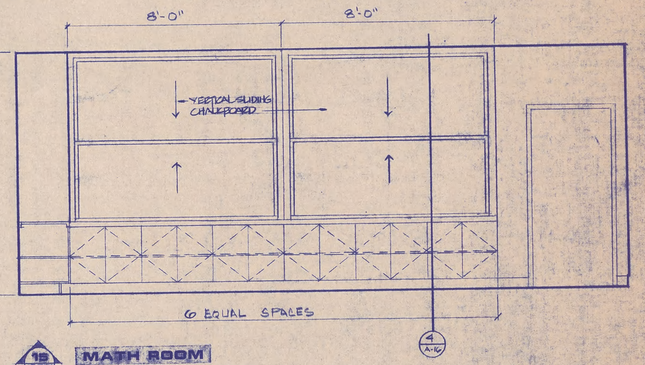
12 A15 SCIENCE ROOM



13 A15 MATH ROOM



14 A15 MATH ROOM



15 A15 MATH ROOM

ALL ELEVATIONS 3/8"=1'-0"

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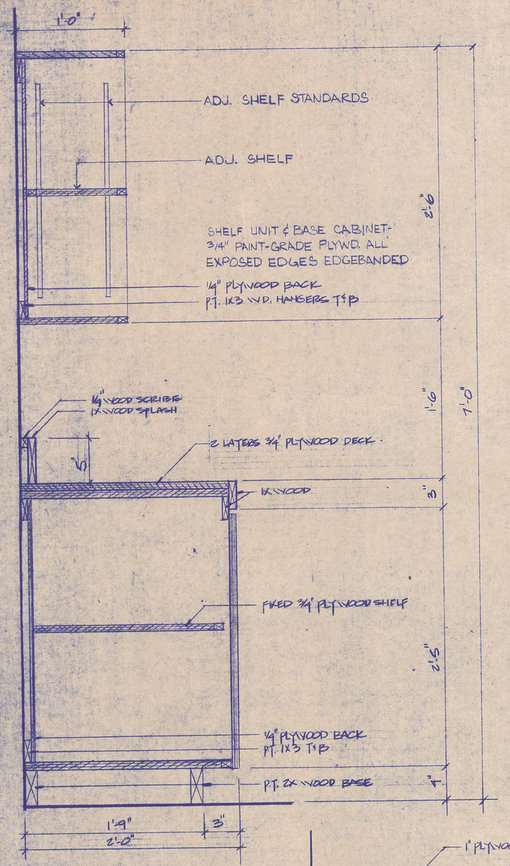
INTERIOR ELEVATIONS

REVISIONS

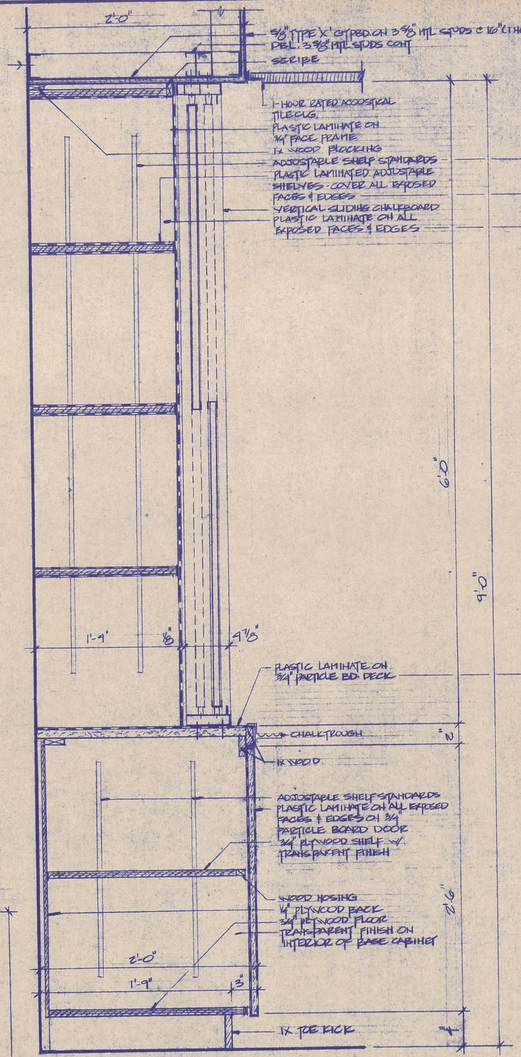
DRAWN
CHECKED

DATE
SCALE
JOB NO.

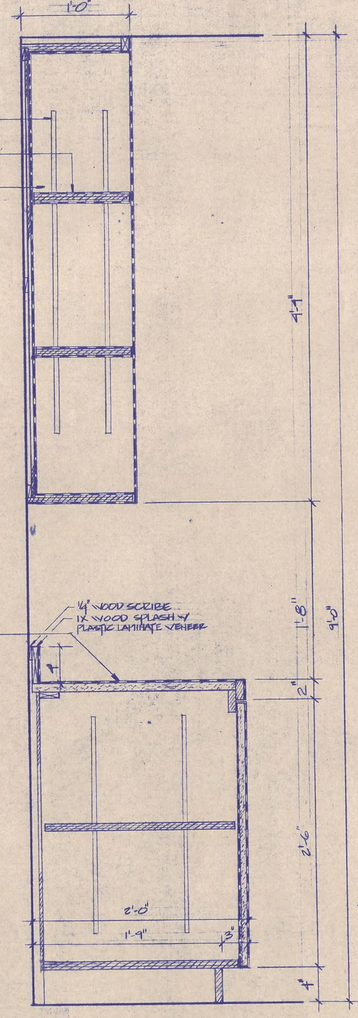
SHEET NO.
A-15
OF 18



1 A16 **MAINTENANCE ROOM**

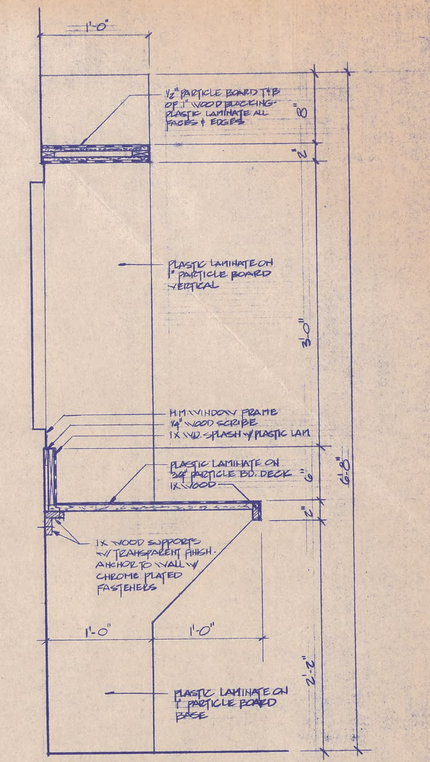


4 A16 **MATH ROOM**

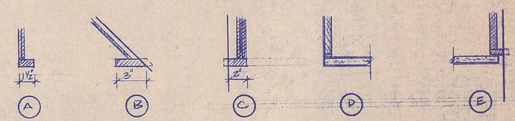


NOTE: SEE SECTION 4/A-16 FOR ADDITIONAL NOTES

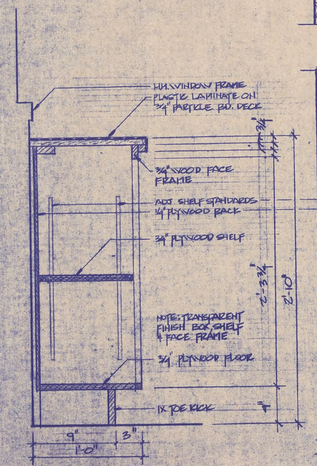
7 A16 **MUSIC ROOM**



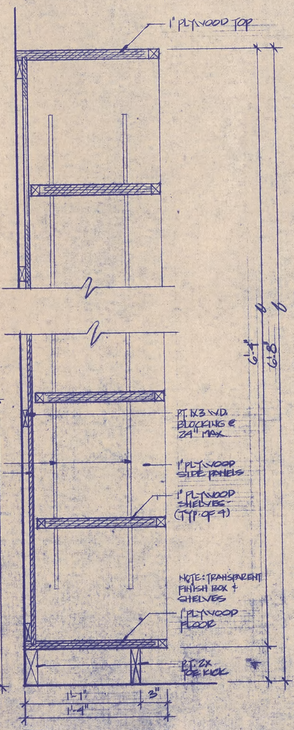
10 A16 **COMPUTER ROOM**



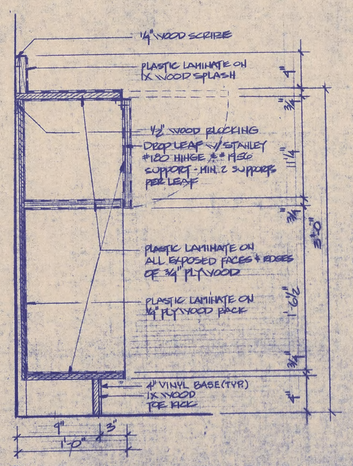
MILLWORK DETAILS



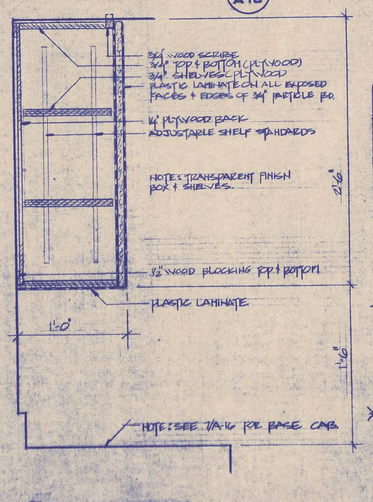
2 A16 **OFFICE**



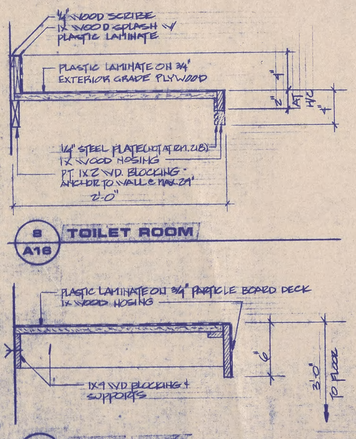
3 A16 **STORAGE ROOM**



5 A16 **MATH ROOM**



6 A16 **LUNCH ROOM**



8 A16 **TOILET ROOM**

9 A16 **MATH ROOM**

SCALE: 1 1/2" = 1'-0" U.O.N.

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PALM BEACH FLORIDA

MILLWORK DETAILS

REVISIONS

DRAWN J.C.
CHECKED

DATE 8-15-83
SCALE 1/2"=1'-0"

SHEET NO. A-16
OF 23

PARTIAL SECOND FLOOR REFLECTED CEILING PLAN

1/4"=1'-0"

PARTIAL FIRST FLOOR REFLECTED CEILING PLAN

1/4"=1'-0"

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ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

PARTIAL 1ST & 2ND FLOOR REFLECTED CEILING PLANS

REVISIONS

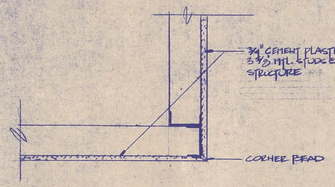
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COMM. NO. 89-19

DRAWN
CHECKED

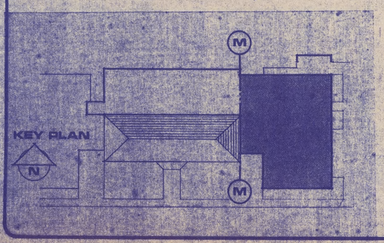
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OF

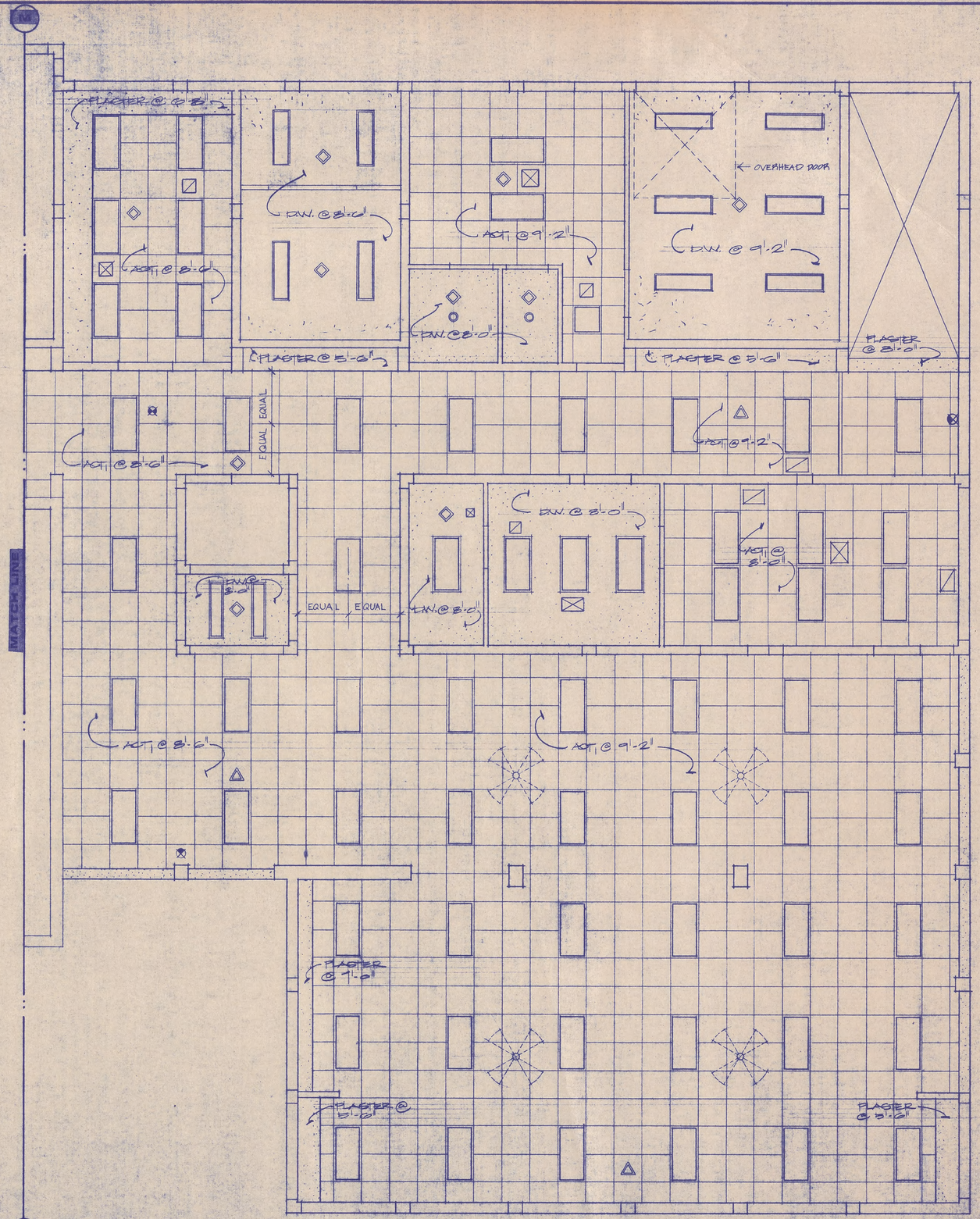
CEILING PLAN SYMBOL LEGEND

- RECESSED 2'x4' FLUORESCENT LIGHTING FIXTURE
- SURFACE MOUNTED 1'x4' FLUORESCENT LIGHTING FIXTURE
- RECESSED 2'x2' FLUORESCENT LIGHTING FIXTURE
- RECESSED INCANDESCENT LIGHTING FIXTURE
- SMOKE OR HEAT DETECTOR
- VISUAL FIRE ALARM SIGNAL
- EXIT SIGN FIXTURE
- SUPPLY AIR DIFFUSER
- RETURN AIR GRILLE
- CEILING FAN



A.18 SECTION AT DROPPED CEILING
1 1/2"=1'-0"





PARTIAL FIRST FLOOR REFLECTED CEILING PLAN
1/8"=1'-0"

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PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

PARTIAL FIRST FLOOR REFLECTED CEILING PLAN

DATE: 5-10-91
COMM. NO. 87-18

DRAWN: J.M.M.
CHECKED: R.L.E.

REVISIONS

SHEET NO. A-18
OF 18

PARTIAL SECOND FLOOR REFLECTED CEILING PLAN

1/4"=1'-0"

PEACOCK & LEWIS AIA
ARCHITECTS AND PLANNERS INC.
WEST PALM BEACH, FLORIDA

ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

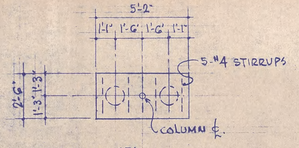
PARTIAL SECOND FLOOR REFLECTED CEILING PLAN

REVISIONS

DRAWN JM
CHECKED MLL

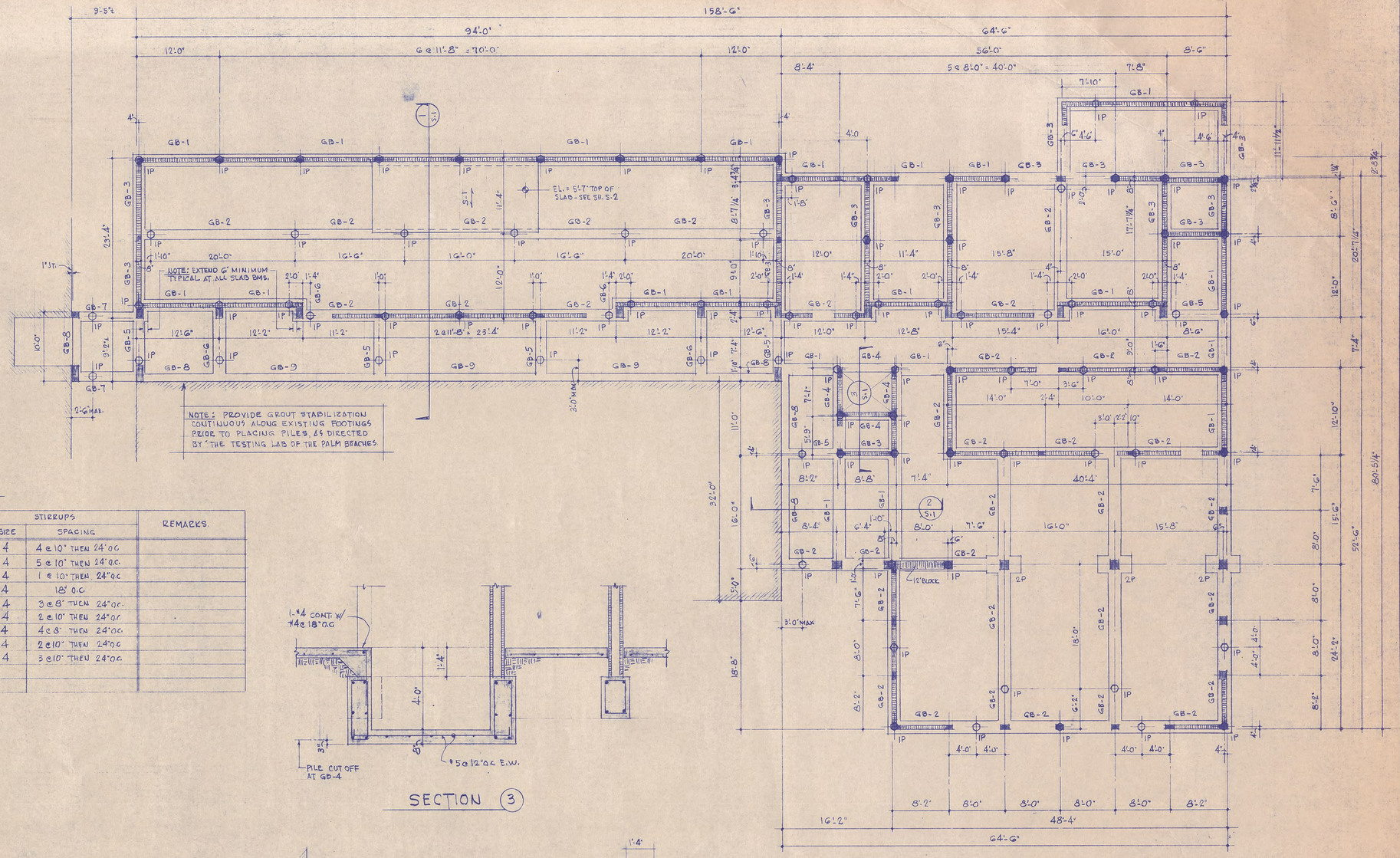
DATE
COMM. NO. 9411.88

SHEET NO. A-19 OF



THICKNESS = 27"
REINF. W/ 2-#5 TOP, 4-#7 BOTTOM.

2P CAP DETAIL



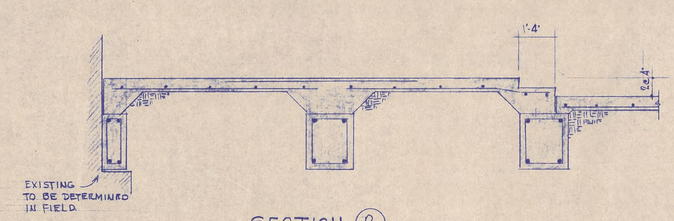
GRADE BEAM SCHEDULE

MARK	TOP OF BEAM ELEVATION	SIZE	REINFORCING					STIRRUPS		REMARKS
			'B' BARS	'T' BARS	'C' BARS	'E' BARS	'M' BARS	SIZE	SPACING	
GB-1	4'-8"	20"x24"	2-8	2-7	1-7	1-7	-	4	4 @ 10" THEN 24" O.C	
GB-2	"	20"x24"	3-8	2-7	2-7	2-7	-	4	5 @ 10" THEN 24" O.C.	
GB-3	"	20 x24	2-7	2-7	-	-	-	4	1 @ 10" THEN 24" O.C	
GB-4	"	14 x40	2-7	2-7	-	-	2-7	4	18" O.C	
GB-5	"	20 x24	2-7	4-7	-	-	-	4	3 @ 8" THEN 24" O.C.	
GB-6	"	24 x24	2-7	3-7	-	-	-	4	2 @ 10" THEN 24" O.C	
GB-7	"	20 x24	2-7	5-7	-	-	-	4	4 @ 8" THEN 24" O.C	
GB-8	"	12 x24	2-7	2-7				4	2 @ 10" THEN 24" O.C	
GB-9	4'-8"	12 x24	2-8	2-7	1-7	-	-	4	3 @ 10" THEN 24" O.C	

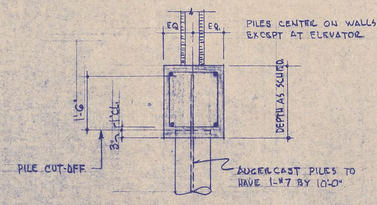
BEAM NOTES

1. SEE SHEET S-2 FOR ALL TYPICAL BEAM DETAILS & NOTES.

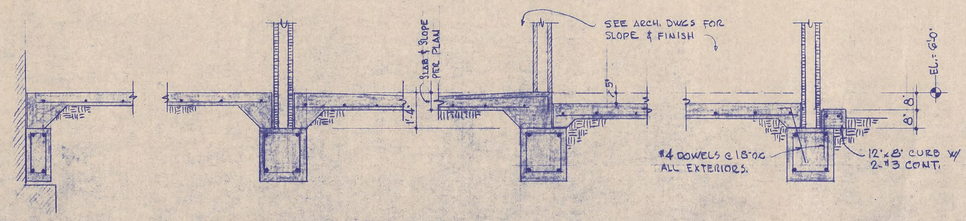
SECTION (3)



SECTION (2)



TYPICAL GRADE BEAM SECTION



SECTION (1)

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

FOUNDATION PLAN

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

STRUCTURAL NOTES

1. ALL PILING TO BE OF 40 TON CAPACITY AND SHALL BE INSTALLED AS DIRECTED BY THE TESTING LAB OF THE PALM BEACHES' SUCH THAT NO DAMAGE OF EXISTING FACILITIES IS ALLOWED. BID LENGTHS AS SPECIFIED BY THE ARCHITECT.
2. ALL CONCRETE MATERIALS AND CONSTRUCTION REQUIREMENTS SHALL CONFORM TO THE ACI 318-77 BUILDING CODE FOR CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
3. ALL REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A 615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM. A-185. ALL DETAILS OF REINFORCING SHALL BE IN ACCORD WITH THE ABOVE A.C.I. STANDARD.
4. ALL MASONRY WALLS SHALL BE OF CONCRETE BLOCK UNITS CONFORMING TO A.S.T.M. C-90, PLACED IN FULL MORTAR BEDMENT IN RUNNING BOND PATTERN AND REINFORCED WITH DUR-A-WAL EVERY SECOND COURSE OR EQUAL.
5. ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. A-36 WITH ALL DETAILS OF CONSTRUCTION IN ACCORD WITH A.I.S.C. STANDARDS.
6. ALL STEEL JOISTS SHALL CONFORM TO STANDARD SPECIFICATIONS AS ADOPTED BY A.I.S.C. IN ALL DETAILS OF FABRICATION AND ALL INSTALLATION DETAILS.
7. METAL DECK SHALL BE AS SPECIFIED ON THE PLANS, OR EQUAL WITH FULL WELDED INSTALLATION IN ACCORD WITH MANUFACTURER.

PEACOCK & LEWIS AIA
ARCHITECTS AND PLANNERS INC.
WEST PALM BEACH, FLORIDA

ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

FOUNDATION PLAN

REVISIONS
DRAWN
CHECKED
DATE
BOARD COMM. NO.

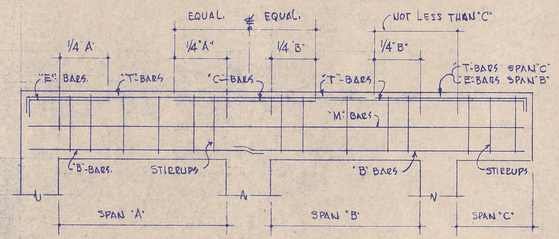
SHEET NO. S-1 OF 5

SLAB SCHEDULE

MARK	TOP ELEVATION	THICKNESS	BOTTOM BARS	TEMPERATURE	REMARKS
S-1	5'-7"	5"	#5 @ 12"	#4 @ 18"	
S-2,3	6'-0"	5" MIN.	#4 @ 12"	#4 @ 18"	
S-4	VARIES.	6" MIN.	#5 @ 12"	#4 @ 18"	
S-5	6'-0"	5"	#4 @ 12"	#4 @ 12"	
S-6	6'-0"	9"	#4 @ 12"	#4 @ 12"	
S-7,10	6'-0"	5"	#4 @ 12"	#4 @ 12"	
S-8,9	6'-0"	6"	#5 @ 12"	#4 @ 18"	
S-11,13	5'-4"	7"	#5 @ 11"	#4 @ 16"	
S-12,14	5'-4"	7"	#5 @ 12"	#4 @ 16"	
S-15	5'-4"	5"	#4 @ 12"	#4 @ 12"	
S-16	5'-4"	6"	#5 @ 12"	#4 @ 18"	

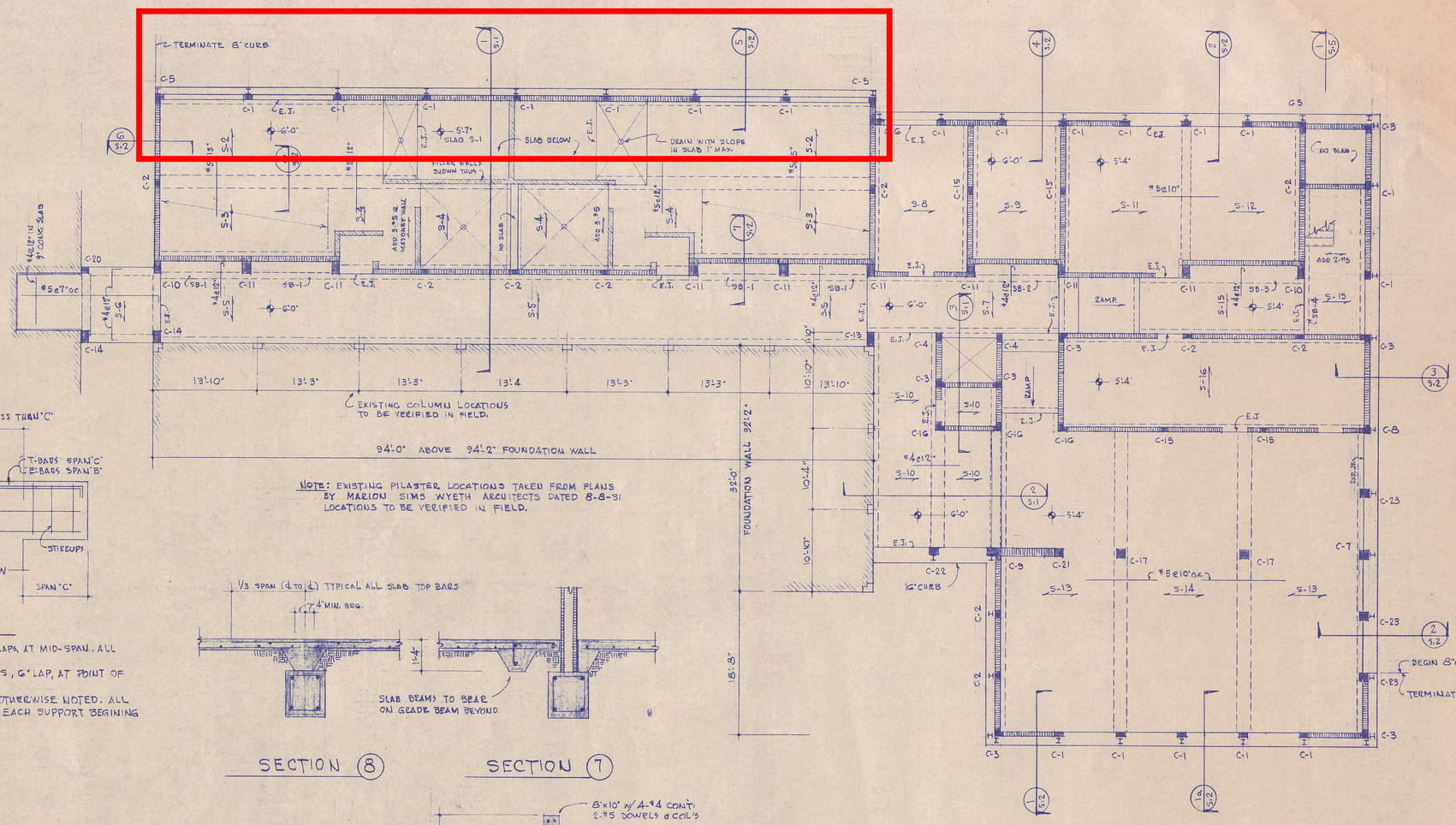
NOTES

1. ALL SLAB TOP BARS, INDICATED ON PLAN TO HAVE 3/4" CONCRETE COVER WITH #4 SUPPORT BARS AT 3'-0" O.C. MAX.
2. ALL SLAB BOTTOM BARS TO HAVE 1" CONCRETE COVER OVER VAPOR BARRIER CAST ON EARTH FILL.
3. SLAB BEAMS: SB-1 6"x16" WITH 1-#7 BOTTOM & 1-#7 T.-BAR.; SB-2 6"x16" W/ 1-#8 BOTTOM.; SB-3 26"x8" W/ 6-#6 BOTTOM; SB-4 8"x 8" W/ 2-#5 BOTTOM.



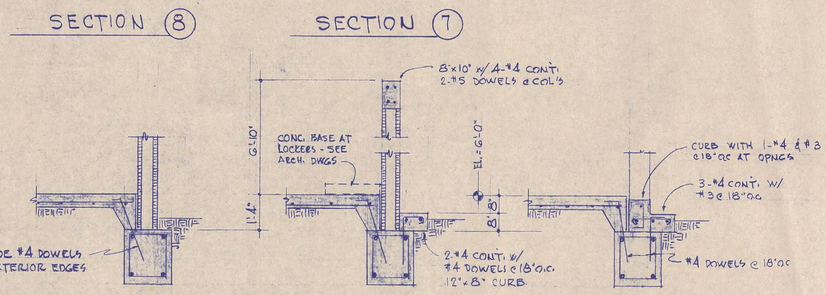
TYPICAL BEAM DETAIL & NOTES

1. ALL 'T' BARS TO BE CONTINUOUS WITH NECESSARY SPLICES, 2'-0" LAPS AT MID-SPAN. ALL NON-CONTINUOUS ENDS TO BE HOOKED.
2. ALL 'B' BARS TO BE CONTINUOUS WITH NECESSARY SPLICES, 6" LAP, AT POINT OF SUPPORT.
3. ALL STIRRUPS TO HAVE 1 1/2" CONCRETE COVER, EXCEPT AS OTHERWISE NOTED. ALL STIRRUPS OF SIZED SCHEDULED SHALL BE SPACED FROM EACH SUPPORT BEGINING ONE HALF SPACE FROM FACE OF SUPPORT.

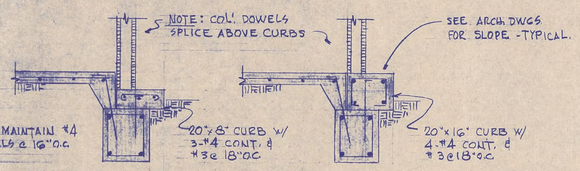


NOTE: EXISTING PILASTER LOCATIONS TAKEN FROM PLANS BY MARION SIMS WYETH ARCHITECTS DATED 8-8-31 LOCATIONS TO BE VERIFIED IN FIELD.

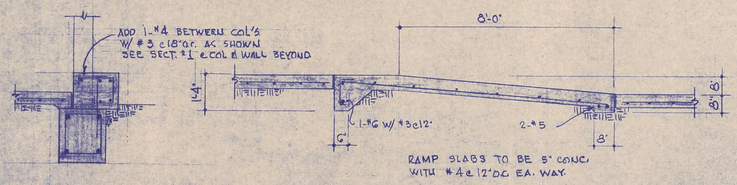
SECTION (8)



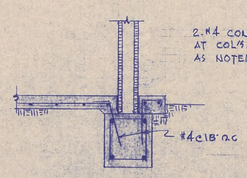
SECTION (7)



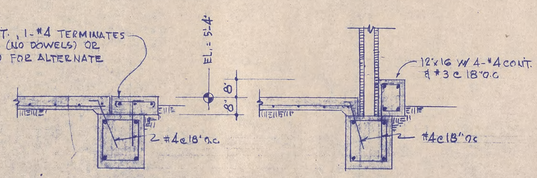
ALTERNATE CURB DETAILS



SECTION (6)



SECTION (5)



SECTION (4)

SECTION (1a)

TYPICAL RAMP SLAB

SECTION (3)

SECTION (2)

SECTION (1)

Scale: 3/8"=1'-0"

GROUND FLOOR FRAMING PLAN

NOTES

1. LOCKER ROOMS ARE DESIGNED FOR A LIVE LOAD OF 50 #/sf, ALL OTHER AREAS OF GROUND FLOOR ARE DESIGNED FOR A LIVE LOAD OF 100 #/sf.
2. CONCRETE SLABS TO BE AS SCHEDULED, WITH 1/2" EXPANSION JOINTS AT ALL MASONRY BEARING WALLS SHOWN ON PLAN, AND WHERE INDICATED E.J. DIRECTION OF SPAN IS INDICATED, AND BEARING EDGES ARE SHOWN BY DASHED LINES.
3. ALL EXTERIOR EDGES OF SLABS TO HAVE #4 DOWELS @ 18" O.C, EXTEND FROM GRADE BEAMS. DROP SLAB EDGES, NON-BEARING, NOT SHOWN ON PLAN.

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

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WEST PALM BEACH, FLORIDA

ADDITIONS & ALTERATIONS
PALM BEACH HIGH SCHOOL
PALM BEACH FLORIDA

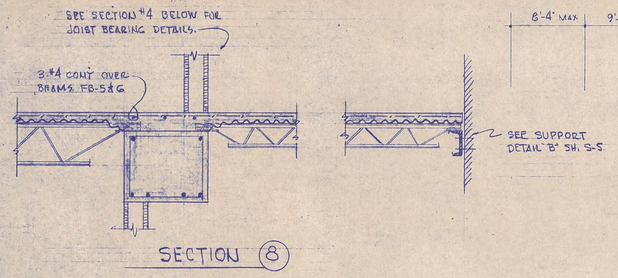
GROUND FLOOR FRAMING PLAN

REVISIONS

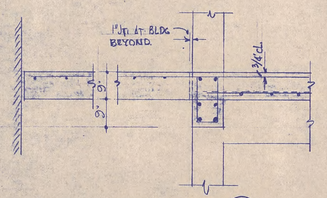
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DATE
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DWG. NO.

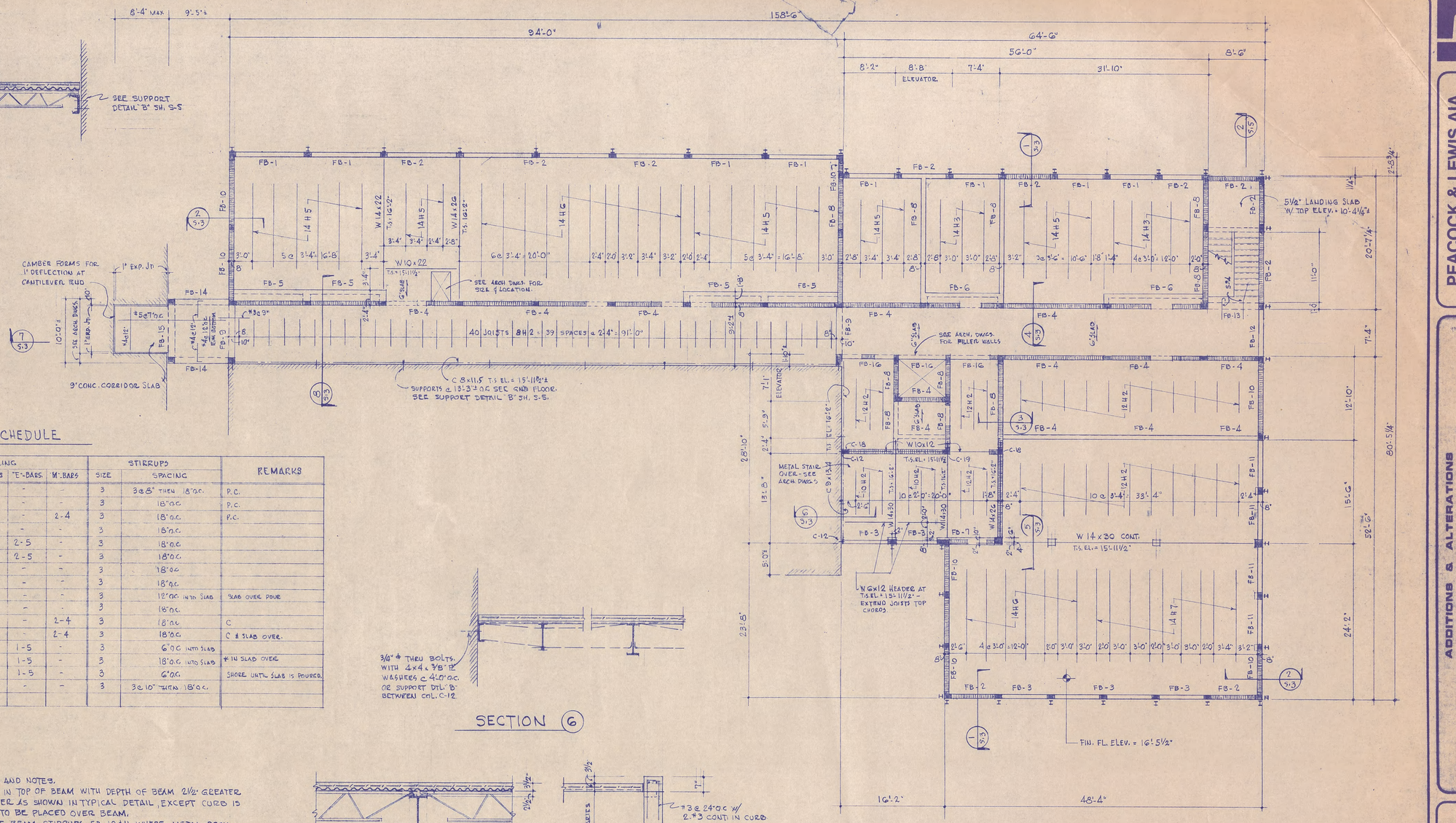
SHEET NO.
S-2
OF



SECTION (8)



SECTION (7)



FLOOR BEAM SCHEDULE

MARK	TOP OF BEAM ELEVATION	SIZE	REINFORCING "B"-BARS	"T"-BARS	"C"-BARS	"E"-BARS	"M"-BARS	STIRRUPS SIZE	STIRRUPS SPACING	REMARKS
FB-1	15'-11½"	8 x 19½"	2-5	2-5	-	-	-	3	3@8" THEN 18" O.C.	P.C.
FB-2	Do.	8 x 15½"	2-5	2-5	-	-	-	3	18" O.C.	P.C.
FB-3	Do.	8 x 31½"	2-5	2-5	-	-	2-4	3	18" O.C.	P.C.
FB-4	Do.	8 x 15½"	2-5	2-5	-	-	-	3	18" O.C.	
FB-5	Do.	28 x 23½"	4-5	2-5	2-5	2-5	-	3	18" O.C.	
FB-6	Do.	28 x 23½"	4-7	2-5	-	2-5	-	3	18" O.C.	
FB-7	15'-11½"	12 x 24"	2-5	3-5	-	-	-	3	18" O.C.	
FB-8	16'-2"	8 x 18"	2-5	2-5	-	-	-	3	18" O.C.	
FB-9	15'-11½"	10 x 12	2-6	2-5	-	-	-	3	12" O.C. INTO SLAB	SLAB OVER POUR
FB-10	16'-2	8 x 18	2-5	2-5	-	-	-	3	18" O.C.	
FB-11	16'-2	8 x 34"	2-5	2-5	-	-	2-4	3	18" O.C.	C
FB-12	15'-11½"	8 x 31½"	2-5	2-5	-	-	2-4	3	18" O.C.	C & SLAB OVER.
FB-13	15'-11½"	12 x 14½"	3-6	1-7 & 1-5	2-5	1-5	-	3	6" O.C. INTO SLAB	
FB-14	15'-8½"	10 x 18"	2-6	2-5 2-5#	-	1-5	-	3	18" O.C. INTO SLAB	# IN SLAB OVER
FB-15	15'-8½"	10 x 9"	2-7	2-5 2-5#	-	1-5	-	3	6" O.C.	SHORE UNTIL SLAB IS POURED.
FB-16	15'-11½"	8 x 24	2-5	2-5	-	-	-	3	3@10" THEN 18" O.C.	

SECTION (6)

BEAM NOTES

1. SEE SHEET S-2 FOR TYPICAL BEAM DETAILS AND NOTES.
2. IN REMARKS 'P' INDICATES JOIST POCKETS IN TOP OF BEAM WITH DEPTH OF BEAM 2½" GREATER THAN SCHEDULED. 'C' INDICATES CURB OVER AS SHOWN IN TYPICAL DETAIL, EXCEPT CURB IS TO BE OMITTED WHERE MASONRY WALL IS TO BE PLACED OVER BEAM.
3. MAINTAIN 2½" CONCRETE COVER IN TOP OF BEAM STIRRUPS FB-10 & 11 WHERE METAL DECK SUPPORT ANGLE IS TO BE PLACED ON FACE OF BEAM.
4. PROVIDE DOWELS AND 1-#3 CONTINUOUS AS SHOWN SECT. #3 OVER ALL BEAMS FB-8.

SECTION (5)

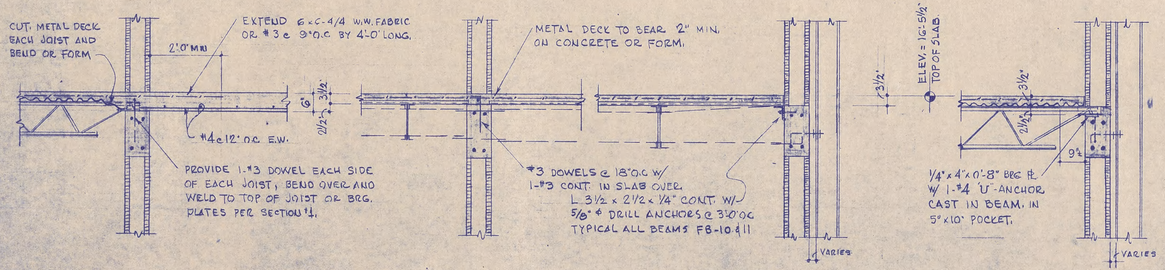
TYPICAL CURB DETAIL.

2ND FLOOR FRAMING PLAN

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

NOTES

1. FLOOR DESIGN LOADS ARE AS FOLLOWS: LIVE LOAD = 50 #/SQ.FT. ; 100 #/SQ.FT. AT STAIRS AND CORRIDORS. DEAD LOAD ALLOWANCE IS 60 #/SQ.FT. IN ADDITION TO PARTITIONING (SEE ARCHITECTS DWGS. MAXIMUM WEIGHT TO BE 15% AT 9'-0" HEIGHT = 135 #/L.F.). DEAD LOAD TO INCLUDE DECK AND JOISTS = 50 #/SQ.FT. WITH FINISH & CEILING = 10 #/SQ.FT.
2. CONSTRUCTION TO BE 3½" CONCRETE SLAB ON METAL DECK ON STEEL JOISTS AS INDICATED ON PLAN, EXCEPT WHERE CONCRETE CORRIDOR AND STAIR SLABS ARE INDICATED. TOP OF STEEL JOISTS TO BE AT ELEV. = 16'-2".
3. METAL DECK TO BE CONSOLIFORM, 28 GAGE, STANDARD (S). USED AS FORM MATERIAL ONLY. 3½" CONCRETE SLAB ON METAL DECK TO BE REINFORCED WITH 6"x6"-4/4 WELDED WIRE FABRIC OR 6"x6"-10/10 W.W. FABRIC WITH #3 @ 18" O.C. PLACED EACH WAY. #3 PARALLEL WITH JOIST, BOTTOM, WELDED WIRE FABRIC AT MID-DEPTH AND #3 @ 18" O.C. PERPINDICULAR TO JOIST PLACED ON TOP.
4. SEE PLAN AND SECTIONS FOR CONCRETE SLABS. 6" SLABS TO HAVE #4 @ 12" O.C. E.W. BOTTOM. WITH #3 @ 9" O.C. OR AS NOTED, TOP ALL ADJACENT EDGES. SEE SECTION #4.



SECTION (4) SECTION (3) SECTION (2) SECTION (1)

TYPICAL SECTIONS

SCALE : 1½" = 1'-0"

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WEST PALM BEACH, FLORIDA

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PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

SECOND FLOOR FRAMING PLAN

REVISIONS

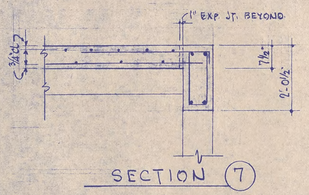
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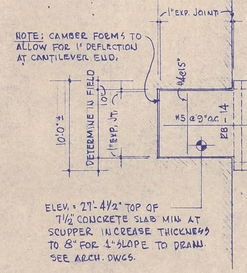
SHEET NO.
S-3

JOIST SCHEDULE

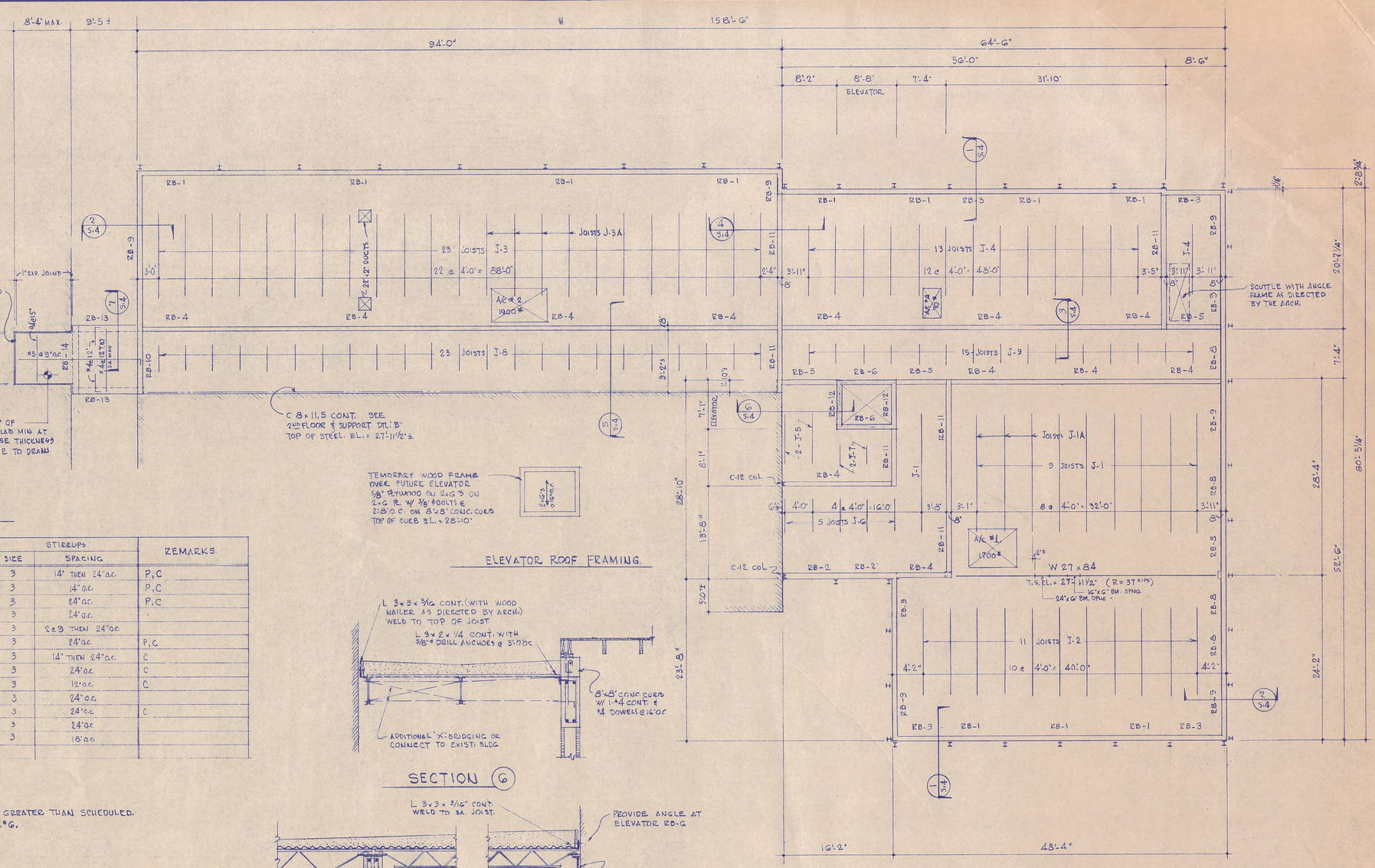
MARK	JOISTS
J-1	14 H7
J-2	14 H5
J-3	14 H5
J-4	12 H4
J-5	12 H2
J-6,7,8,9	8 H2
J-1A, J-3A	DOUBLE JOISTS OR ADAPT SHEAR CAPACITY FOR A/C UNITS WITH LOADS AS SHOWN. SEE MECH. DWGS FOR LOCATION.



SECTION (7)



NOTE: CAMBER FORMS TO ALLOW FOR 1" DEFLECTION AT CANTILEVER END.



TEMPORARY WOOD FRAME OVER FUTURE ELEVATOR 5/8" PLYWOOD ON 2x6 S ON 2x6 R. W/ 3/8" ϕ BOLTS @ 2'-0" O.C. ON 8"x8" CONC. CURB TOP OF CURB EL. = 28'-10"

ELEVATOR ROOF FRAMING.

ROOF BEAM SCHEDULE

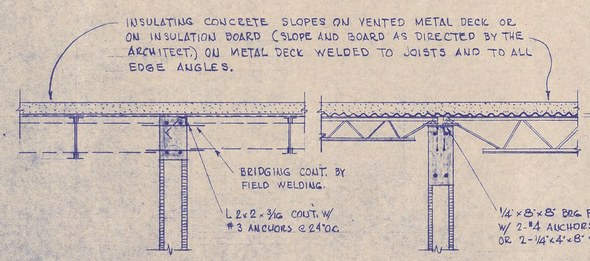
MARK	TOP OF BEAM ELEVATION	SIZE	REINFORCING "B" BARS	"T" BARS	"C" BARS	"E" BARS	"M" BARS	STIRRUPS SIZE	STIRRUPS SPACING	REMARKS
RB-1	27'- 11½"	8 x 31½"	2-5	3-5	-	-	2-4	3	14" THEN 24" o.c.	P,C
RB-2	D.	10 x 31½"	2-5	3-5	-	-	2-4	3	14" o.c.	P,C
RB-3	D.	8 x 17½"	2-5	2-5	-	-	-	3	24" o.c.	P,C
RB-4	D.	8 x 18"	2-5	2-5	-	-	-	3	24" o.c.	
RB-5	D.	8 x 22"	2-5	2-5	-	-	-	3	2@9 THEN 24" o.c.	
RB-6	27'- 11½"	8 x 18"	2-5	2-5	-	-	-	3	24" o.c.	P,C
RB-8	28'-2"	8 x 34"	2-5	2-5	-	-	2-4	3	14" THEN 24" o.c.	C
RB-9	D.	8 x 20"	2-5	2-5	-	-	-	3	24" o.c.	C
RB-10	D.	8 x 18"	2-5	2-5	-	-	2-4	3	12" o.c.	C
RB-11	28'-2"	8 x 20½"	2-5	2-5	-	-	-	3	24" o.c.	
RB-12	28'-2"	8 x 20½"	2-5	2-5	-	-	-	3	24" o.c.	C
RB-13	27'- 4½"±	10 x 24½"	2-6	2-5	-	1-5	-	3	24" o.c.	
RB-14	27'- 4½"±	10 x 18"	2-6	2-5	-	1-5	-	3	18" o.c.	

BEAM NOTES

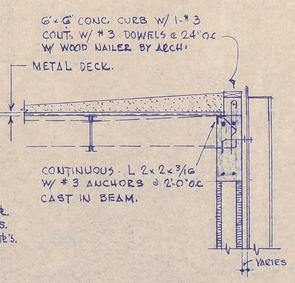
1. SEE SHEET S-2 FOR TYPICAL BEAM DETAILS AND NOTES.
2. IN REMARKS "P" INDICATES JOISTS POCKETS IN BEAM DEPTH 2½" GREATER THAN SCHEDULED. "C" INDICATES CURB OVER, REINFORCED AS SHOWN SECTION #2, OR #6.

SECTION (6)

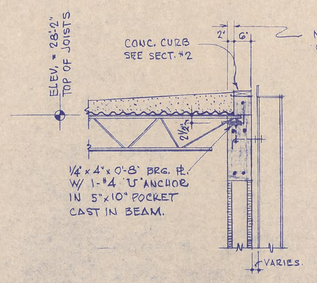
SECTION (5)



SECTION (4)



SECTION (3)



NON-BEARING (2) BEARING (1)

TYPICAL SECTIONS

Scale: 1½" = 1'-0"

ROOF FRAMING PLAN

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

NOTES

1. ROOF DESIGN LOADS ARE AS FOLLOWS: LIVE LOAD = 30 #/01, DEAD LOAD ALLOWANCE IS 40 #/01. DEAD LOAD TO INCLUDE 25 #/01 FOR ROOF INSULATION AND DECK AND 15 #/01 FOR JOISTS, MECHANICAL AND CEILING.
2. CONSTRUCTION TO BE ROOFING ON 7" MAXIMUM THICKNESS INSULATING CONCRETE (30 #/FT.³ MAXIMUM DENSITY) ON METAL DECK, ON STEEL JOISTS AS SCHEDULED. TOP OF JOISTS TO BE AT ELEV. = 28'-2"
3. METAL ROOF DECK TO BE GALVANIZED, TYPE 'F', 24 GAGE DECK BY CONSOLIDATED SYSTEMS, INC. OR EQUAL.
4. FRAME OPENINGS THRU ROOF WITH L 3x3x¼ AT DUCTS AND A/C OPENINGS AND SCUTTLE AS DETAILED BY ARCH. OR BY MECHANICAL DWGS. SEE JOISTS SCHEDULE FOR ADJUSTED LOADS.

PEACOCK & LEWIS AIA
ARCHITECTS AND PLANNERS INC.
WEST PALM BEACH, FLORIDA

ADDITIONS & ALTERATIONS
PALM BEACH
PALM BEACH DAY SCHOOL
FLORIDA

ROOF FRAMING PLAN

REVISIONS

DRAWN
CHECKED

DATE
JOB NO.
COMM. NO.

SHEET NO. S-4 OF 5

COLUMN SCHEDULE

	C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	C-9	C-10	C-11	C-12	C-13	C-14	C-15	C-16	C-17	C-18	C-19	
2ND FLOOR EL.=28'-2"	8"x12" 4-#5	8"x12" 4-#5	8"x12"x12" 6-#5	8"x16" 4-#5	8"x16"x10" 6-#5	8"x16"x18" 6-#5	12"x12" 4-#6	8"x12" 4-#5	25"x14"x22" 8-#5	8"x12"x12" 6-#5	8"x12" 4-#5	C8x11.5	10"x22" 8-#5	10"x22" TO MATCH EXIST. 8-#5	8"x12"	8"x16"x16"	12"x12" 4-#6	8"x12" 4-#5	8"x16"x16" 6-#5	11'-8½"
GND. FLOOR EL.=4'-8"	8"x12" 4-#5	8"x12" 4-#5	8"x12"x12" 6-#5	8"x16" 4-#5	8"x16"x10" 6-#5	8"x16"x18" 6-#5	12"x12" 4-#6	8"x12"x12" 6-#5	8"x14"x12"x22" 8-#5	10"x20" 8-#5	10"x20" 8-#5		10"x22" 8-#5	10"x22" TO MATCH EXIST. 8-#5	8"x12"	8"x16"x16"				11'-9½"

	C-23	C-22	C-21	C-20	
2ND FLOOR EL.= 28'-2"	8"x12" 4-#5	10"x12" 4-#5	10"x10" 4-#5		11'-8½"
GND. FLOOR EL.= 16'-5½" 4'-8" JW EL.= 8'-4"	12"x12" 4-#6	12"x12" 4-#6	12"x12" 4-#6	10"x10" 4-#5	11'-9½"



C-1, C-2, C-4 C-15, C-18. C-22, C23, C-8 @ 1ST & 2ND FLOOR

C-3, C-5, C-6 C-16, C-19 C-9 @ 10 @ 2ND FLOOR

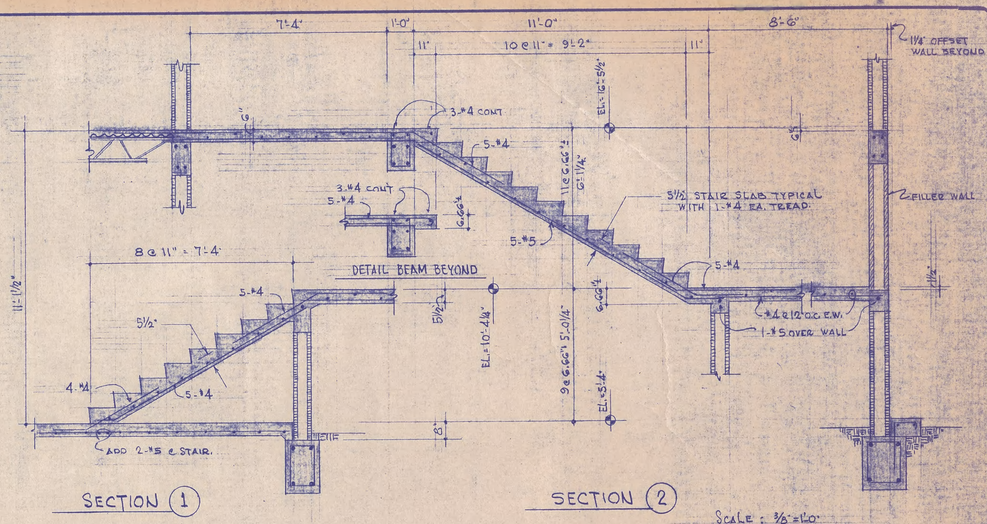
C-7, 17 C-20, 21 C-22@3 @ 1ST FLOOR

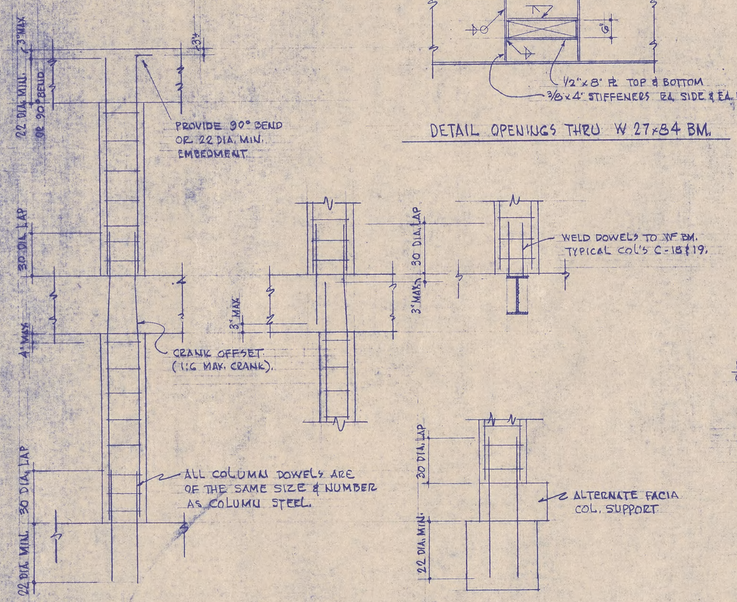
C-9

C-10, 11 & 13 & 14

TYPICAL COLUMN SECTION DETAILS & NOTES

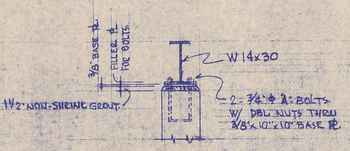
1. ALL COLUMN TIES TO BE #3 @ 10" O.C. , EXCEPT COLUMNS C-1 TO HAVE #3 @ 8" O.C.



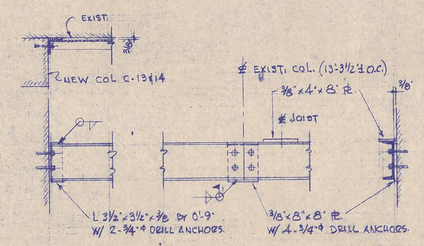


TYPICAL COLUMN DETAILS

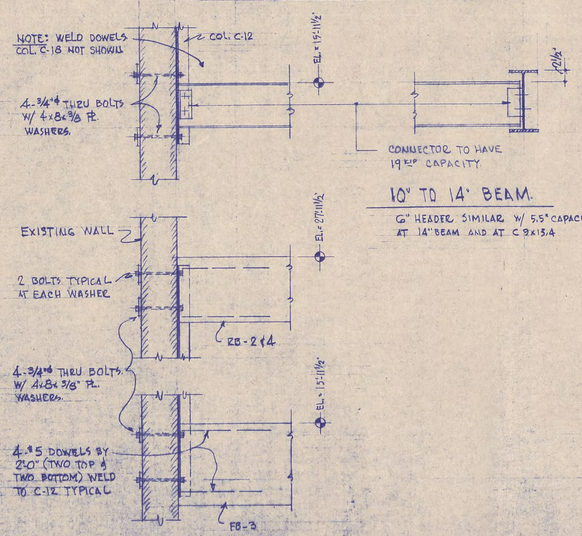
DETAIL OPENINGS THRU W 27x84 BM.



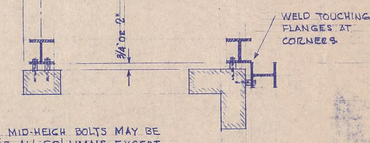
DETAIL COLUMN C-17



CHANNEL SUPPORT DETAIL "B"

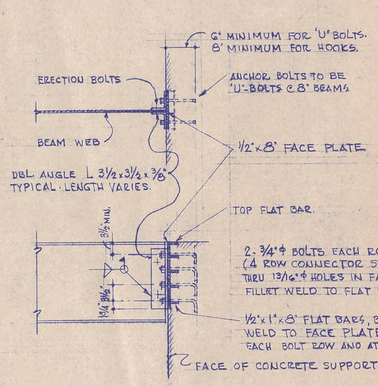


DETAIL COLUMN C-12



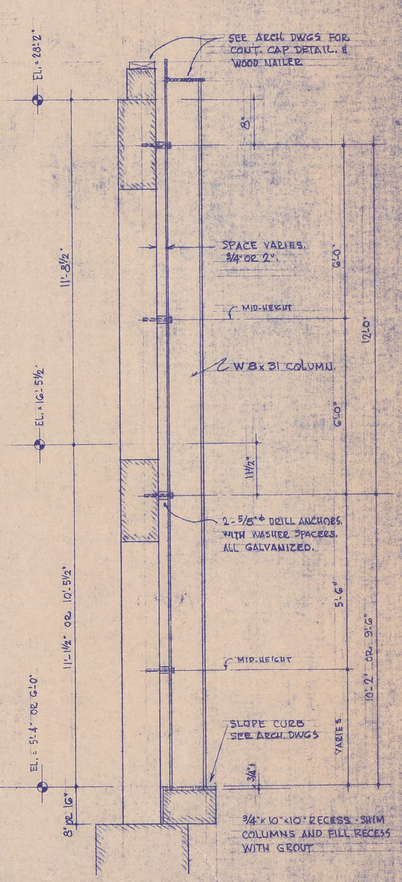
NOTE: MID-HEIGH BOLTS MAY BE OMITED ALL COLUMNS EXCEPT COL'S C-1.

FACIA COLUMN SECTION DETAILS



BEAM SUPPORT DETAIL "A" @ CONCRETE

W 27 x 84 TO HAVE 5 ROW CONNECTOR 37K CAPACITY
W 14 x 22, 26 & 30 TO HAVE 3 ROW CONNECTOR 22K CAPACITY



FACIA COLUMN ANCHORAGE DETAIL

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ARCHITECTS AND PLANNERS INC.
WEST PALM BEACH, FLORIDA

ADDITIONS & ALTERATIONS
PALM BEACH DAY SCHOOL
PALM BEACH FLORIDA

COLUMN SCHEDULE AND DETAILS

REVISIONS

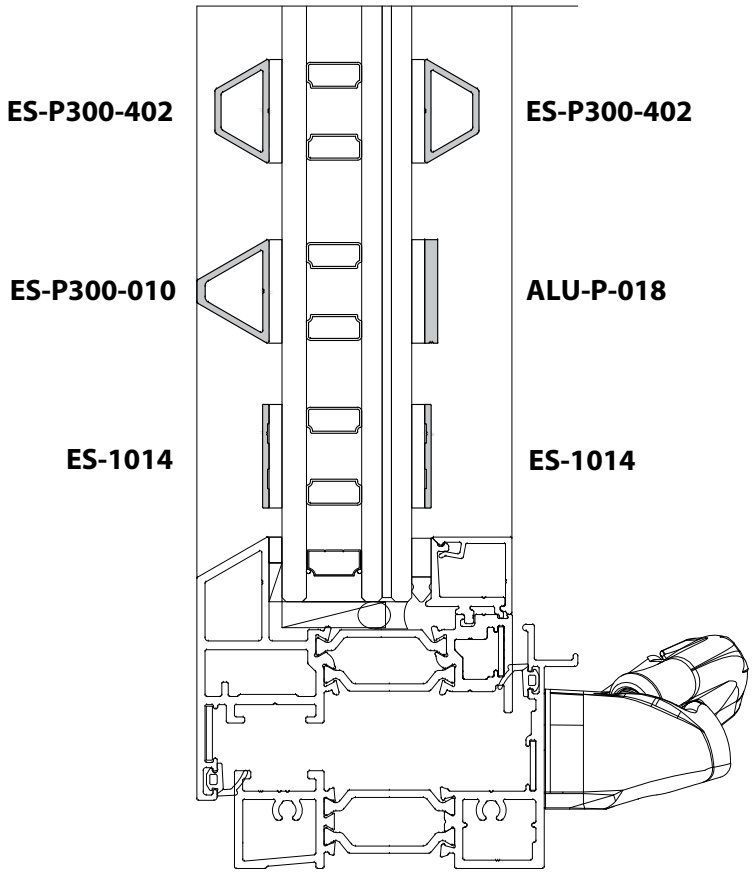
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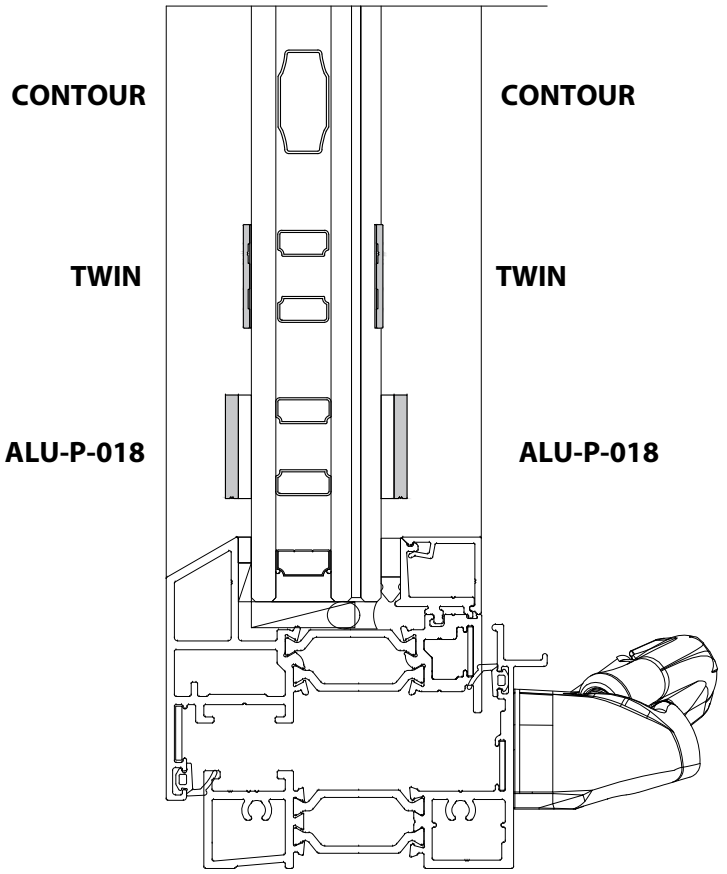
DATE
JOB NO.

SHEET NO. S-5
OF S

ES-P300

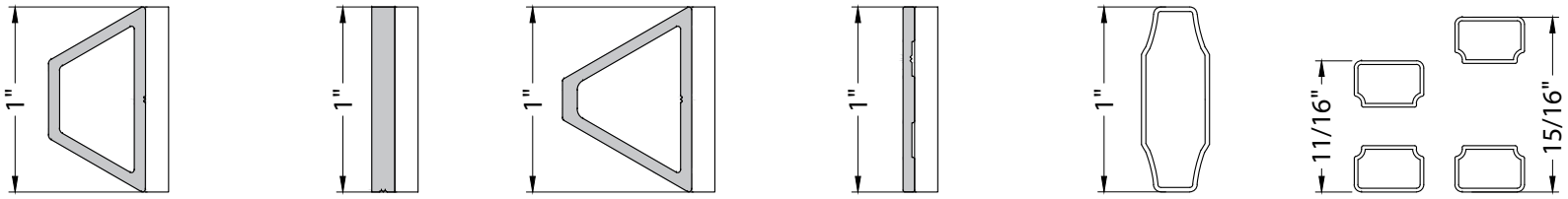
PROJECT GLASS SYSTEM
INSULATED-LAMINATED GLASS





EXTERIOR

INTERIOR

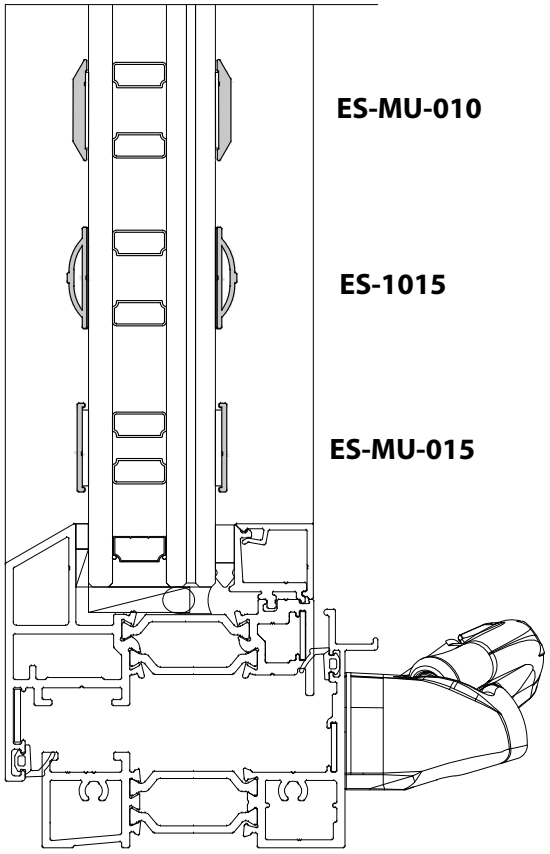


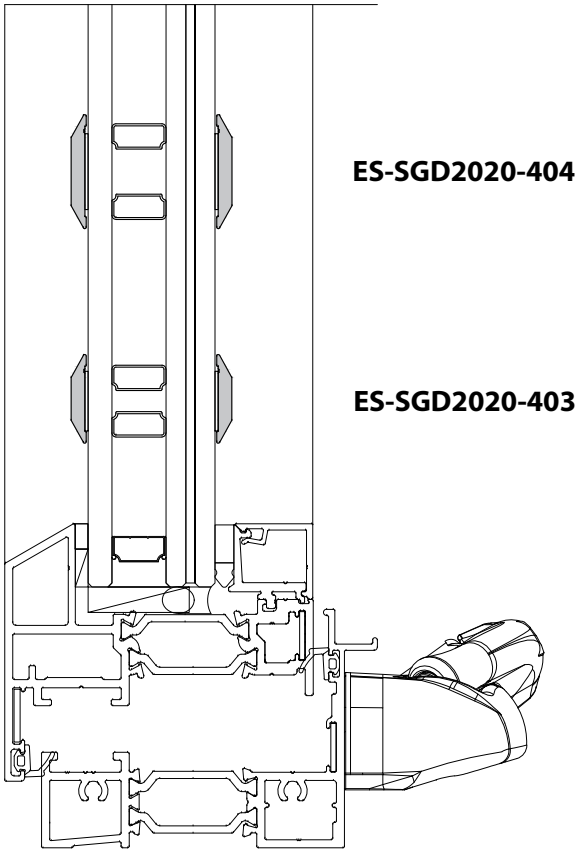
ES-P300-402 | ALU-P-018 | ES-P300-010 | ES-1014 | CONTOUR | TWIN MUNTIN

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ES-P300

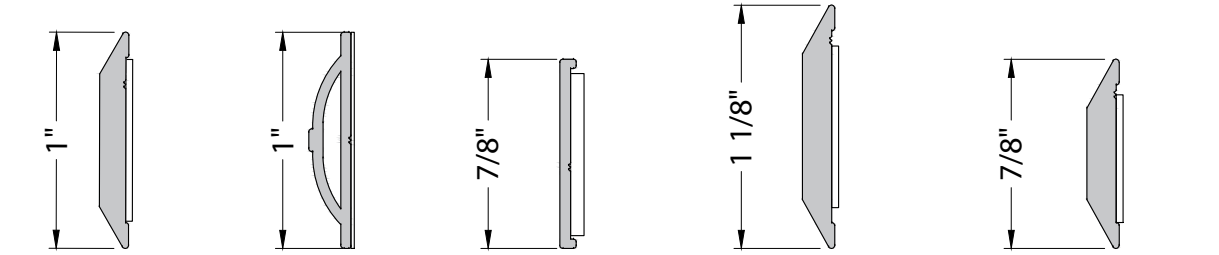
PROJECT GLASS SYSTEM
INSULATED-LAMINATED GLASS





EXTERIOR

INTERIOR

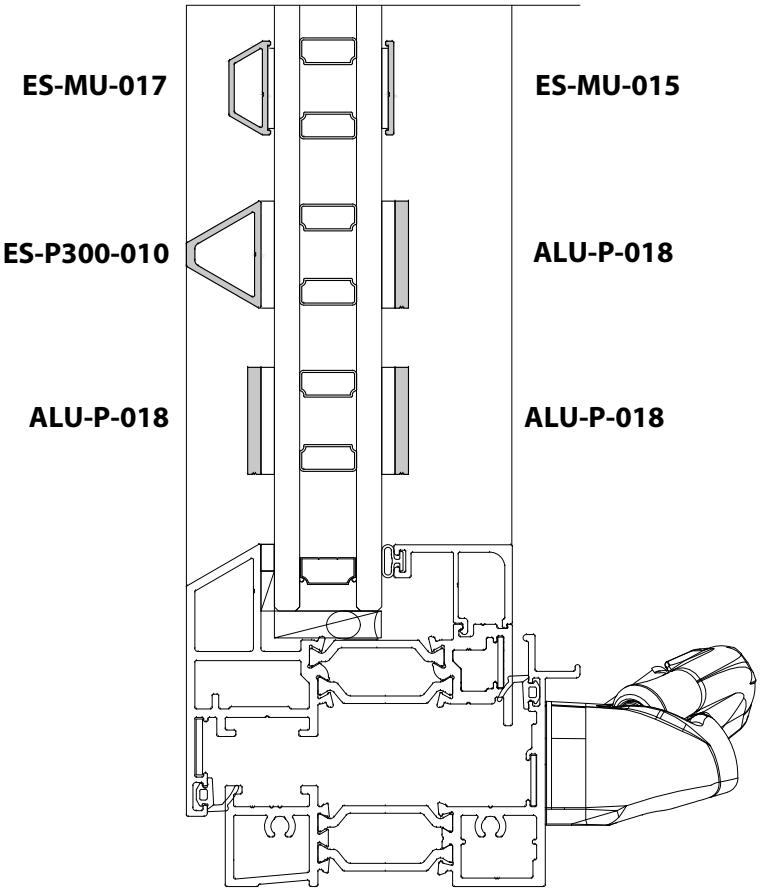


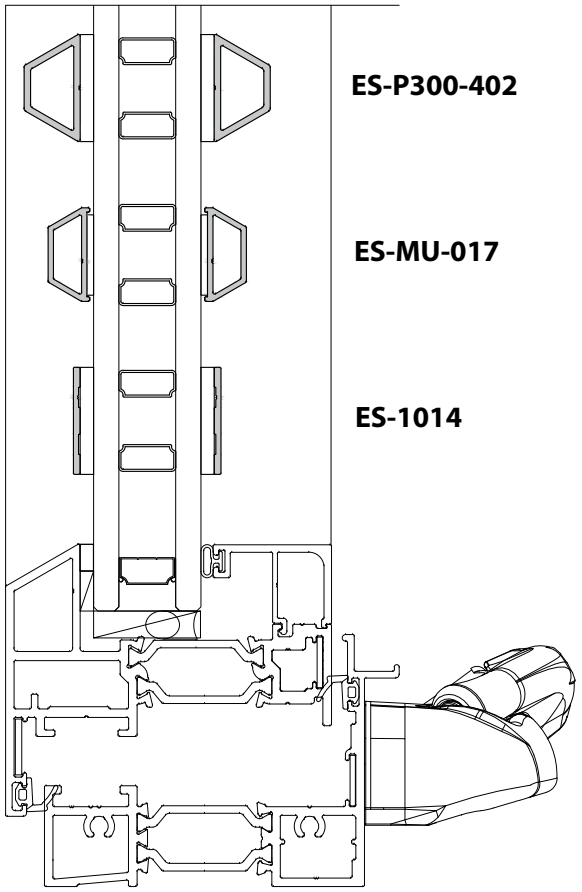
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ES-P300

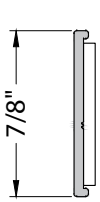
PROJECT GLASS SYSTEM
INSULATED GLASS



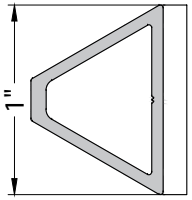


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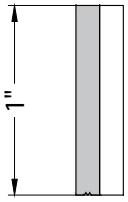
INTERIOR



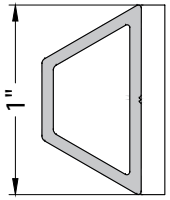
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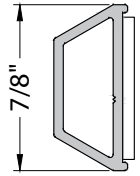
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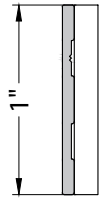
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ES-P300-402



ES-MU-017

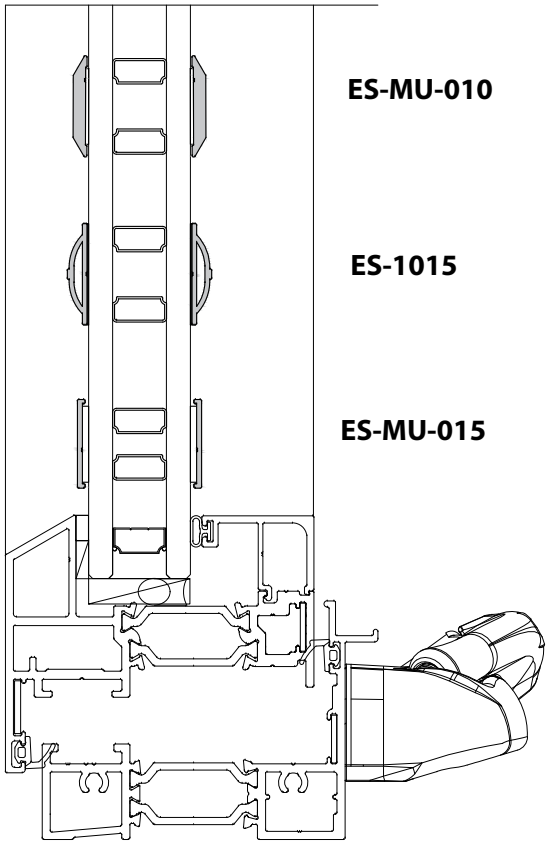


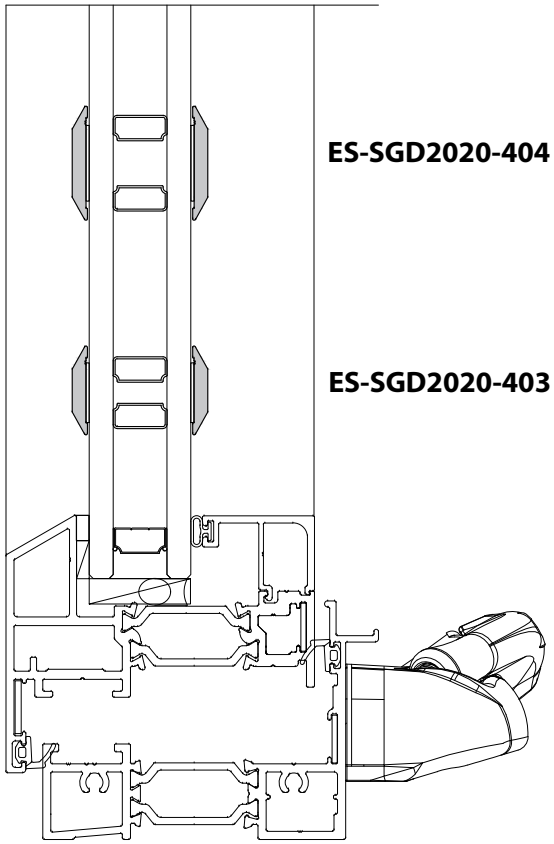
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ES-P300

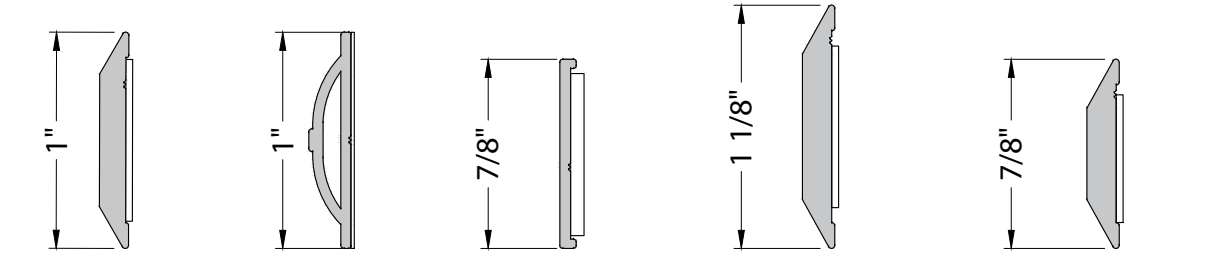
PROJECT GLASS SYSTEM
INSULATED GLASS





EXTERIOR

INTERIOR

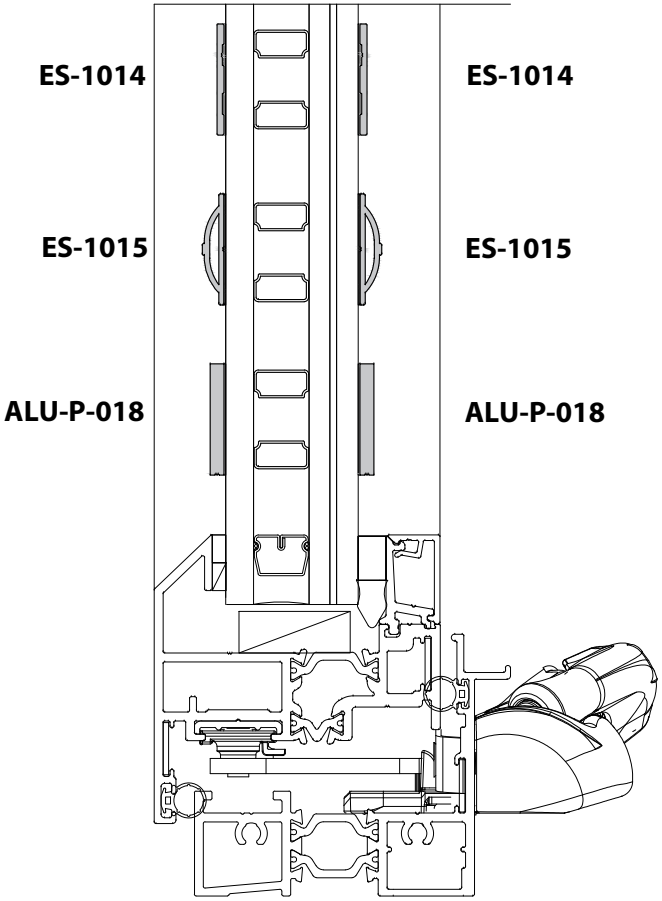


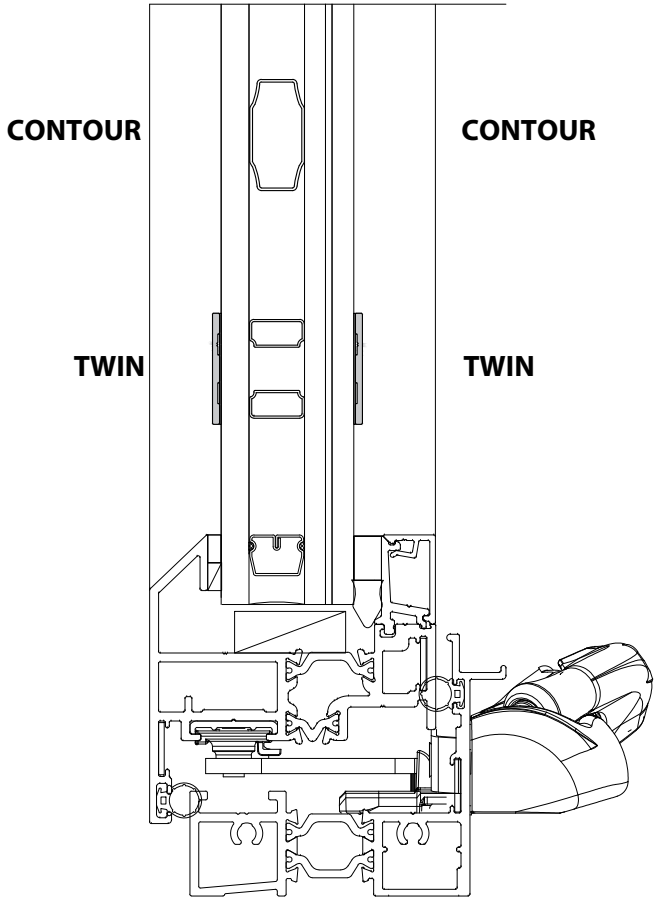
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ES-P252

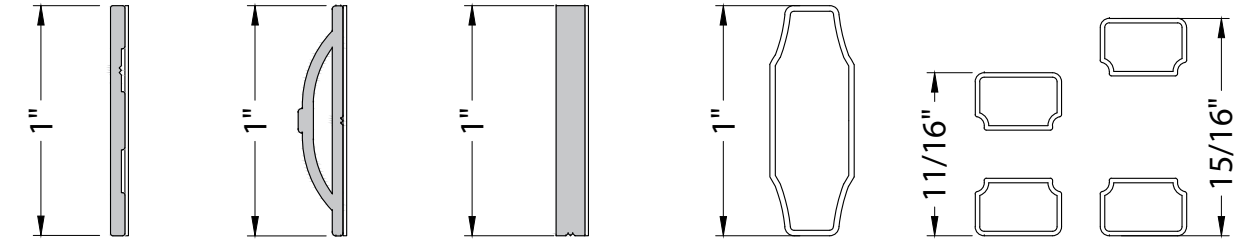
PROJECT GLASS SYSTEM
INSULATED-LAMINATED GLASS





EXTERIOR

INTERIOR



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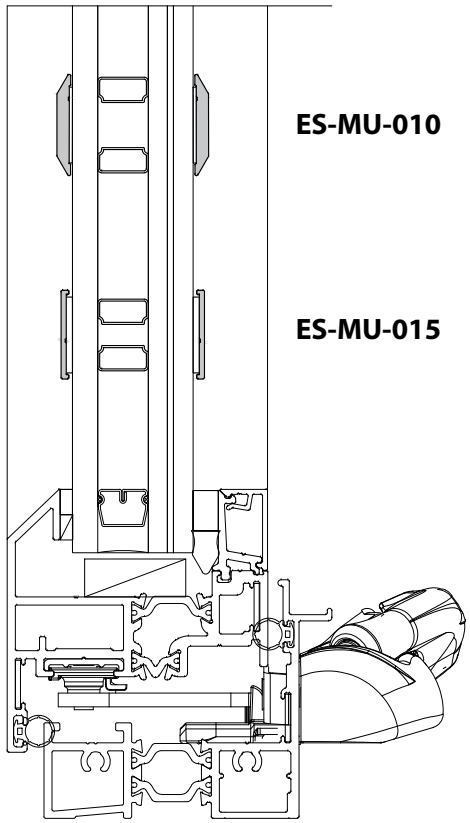
PROJECT GLASS SYSTEM
INSULATED-LAMINATED GLASS

ES-MU-010

ES-MU-010

ES-MU-015

ES-MU-015

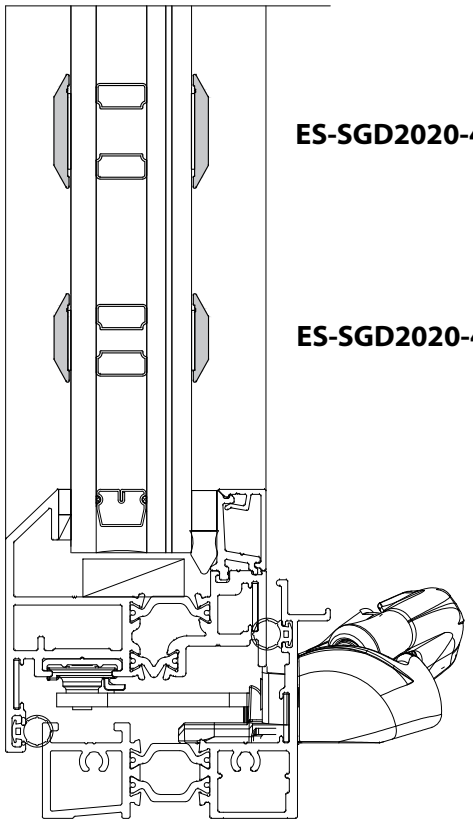


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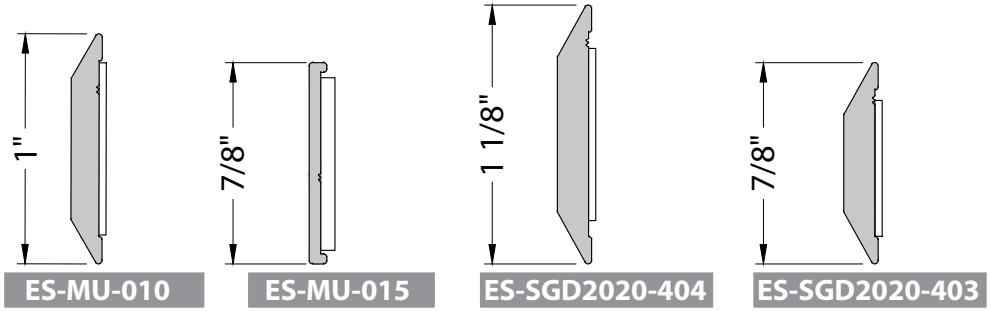
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EXTERIOR

INTERIOR

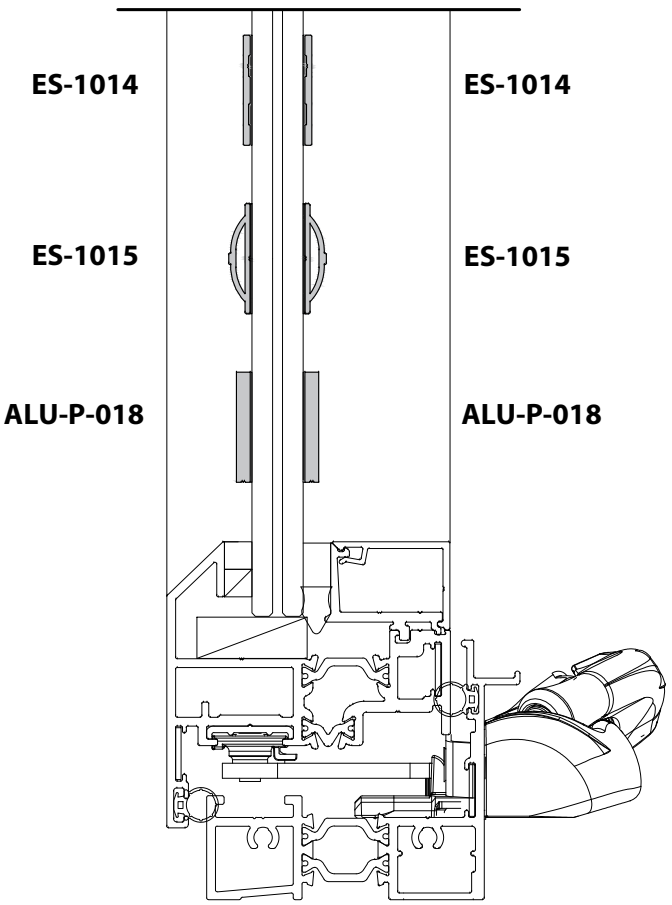


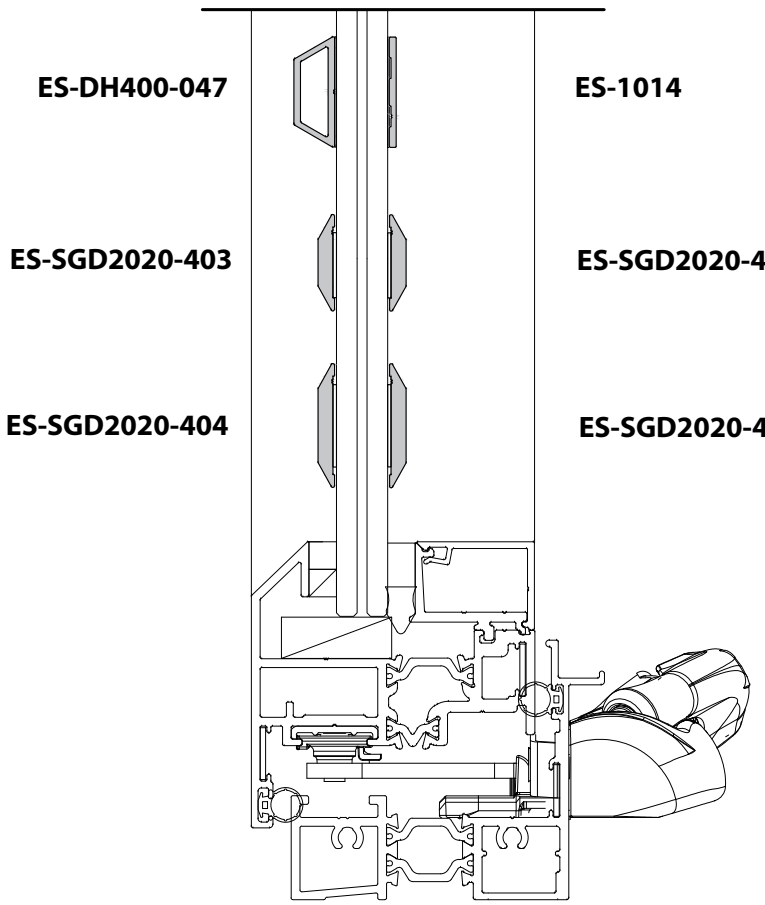
ES-MU-010 | ES-MU-015 | ES-SGD2020-404 | ES-SGD2020-403

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ES-P252

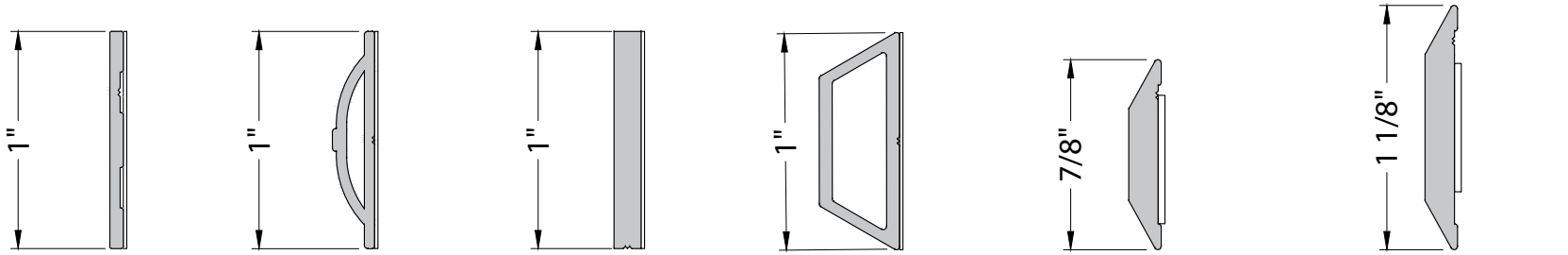
PROJECT GLASS SYSTEM
LAMINATED GLASS





EXTERIOR

INTERIOR

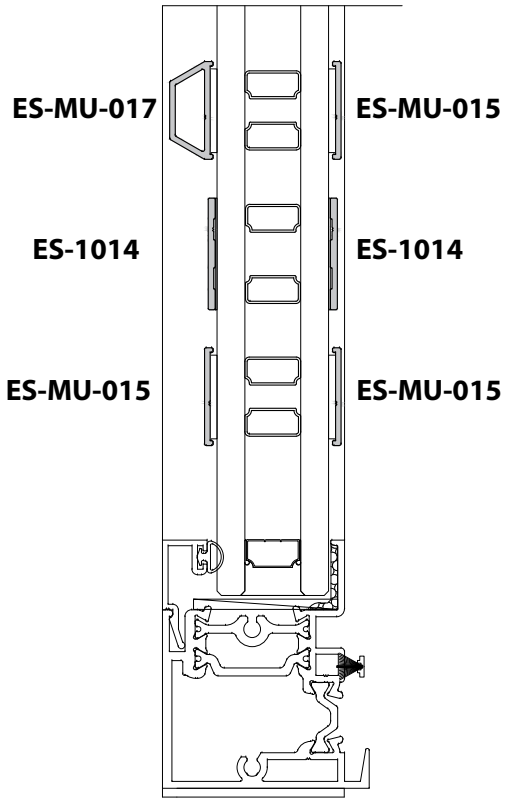


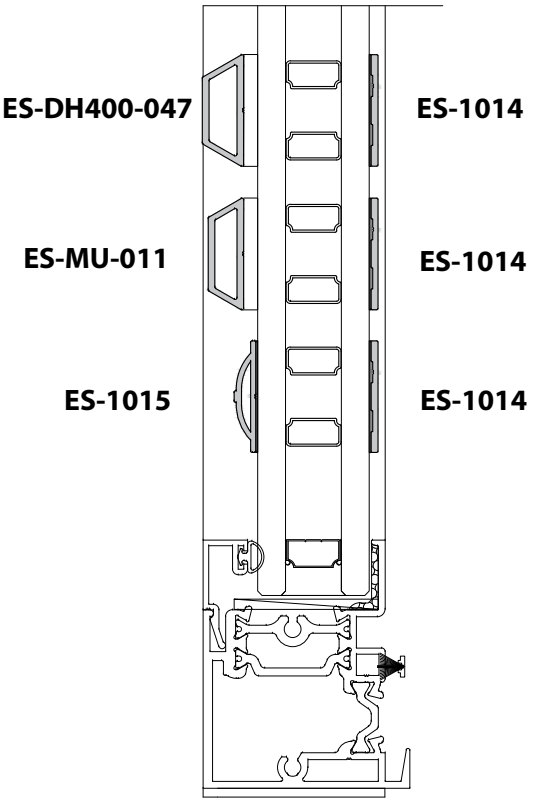
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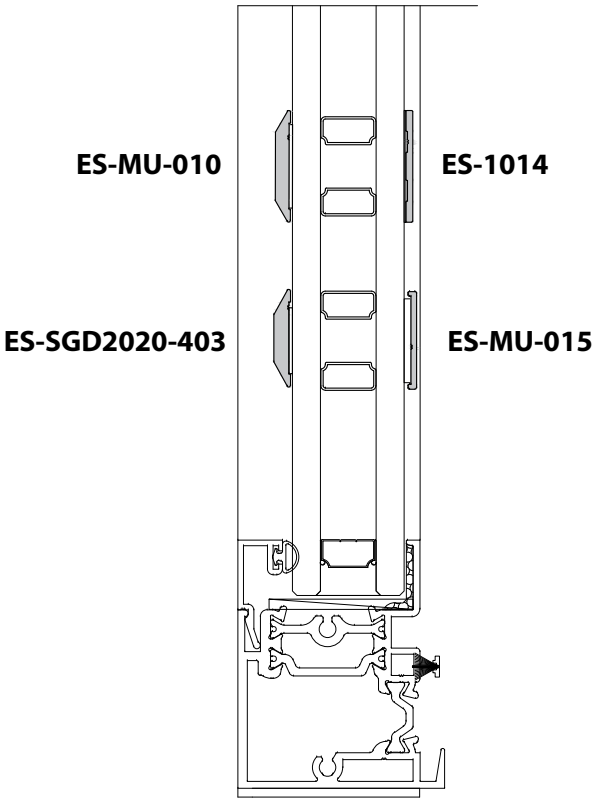
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ES-DH400

PROJECT GLASS SYSTEM
INSULATED GLASS

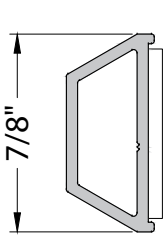




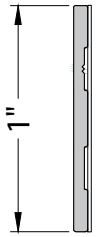


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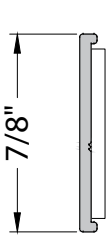
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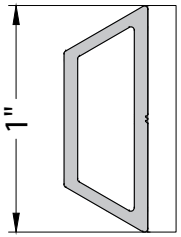
ES-MU-017



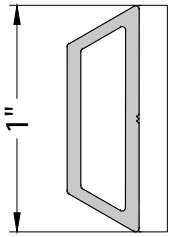
ES-1014



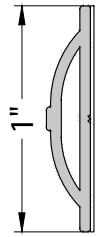
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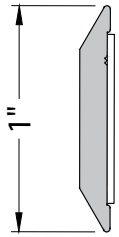
ES-DH400-047



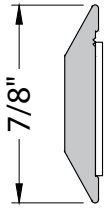
ES-MU-011



ES-1015



ES-MU-010

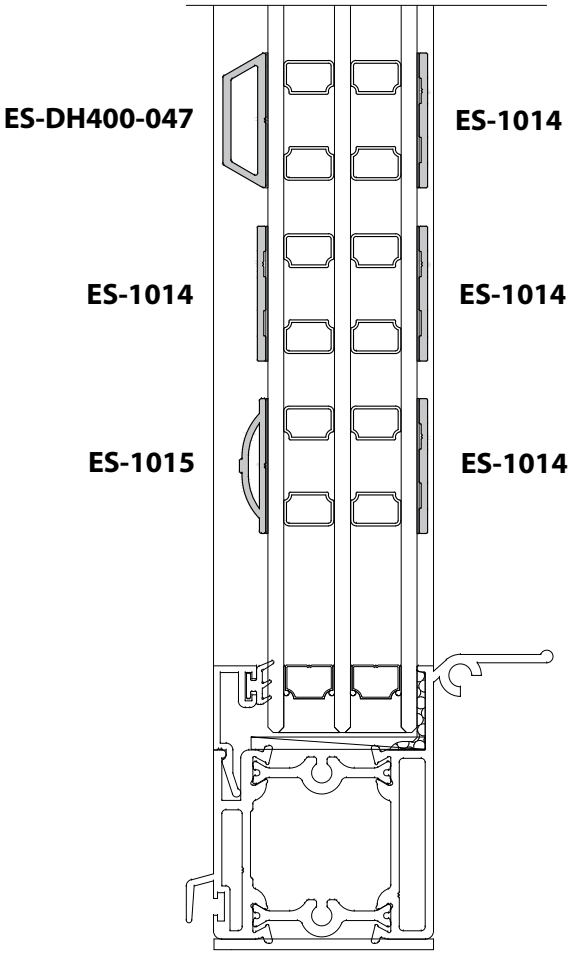


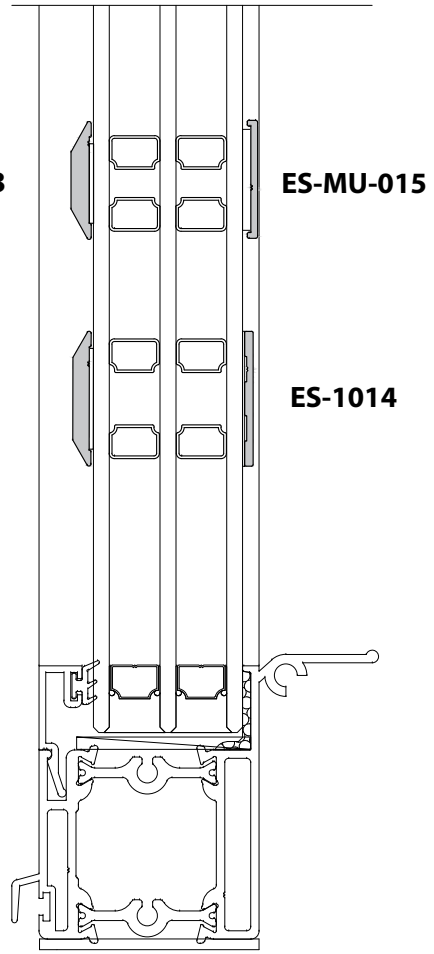
ES-SGD2020-403

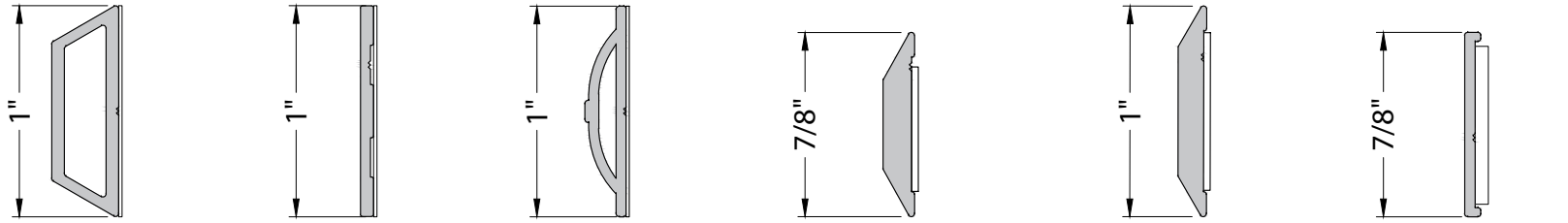
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ES-DH400

PROJECT GLASS SYSTEM
DOUBLE-INSULATED GLASS





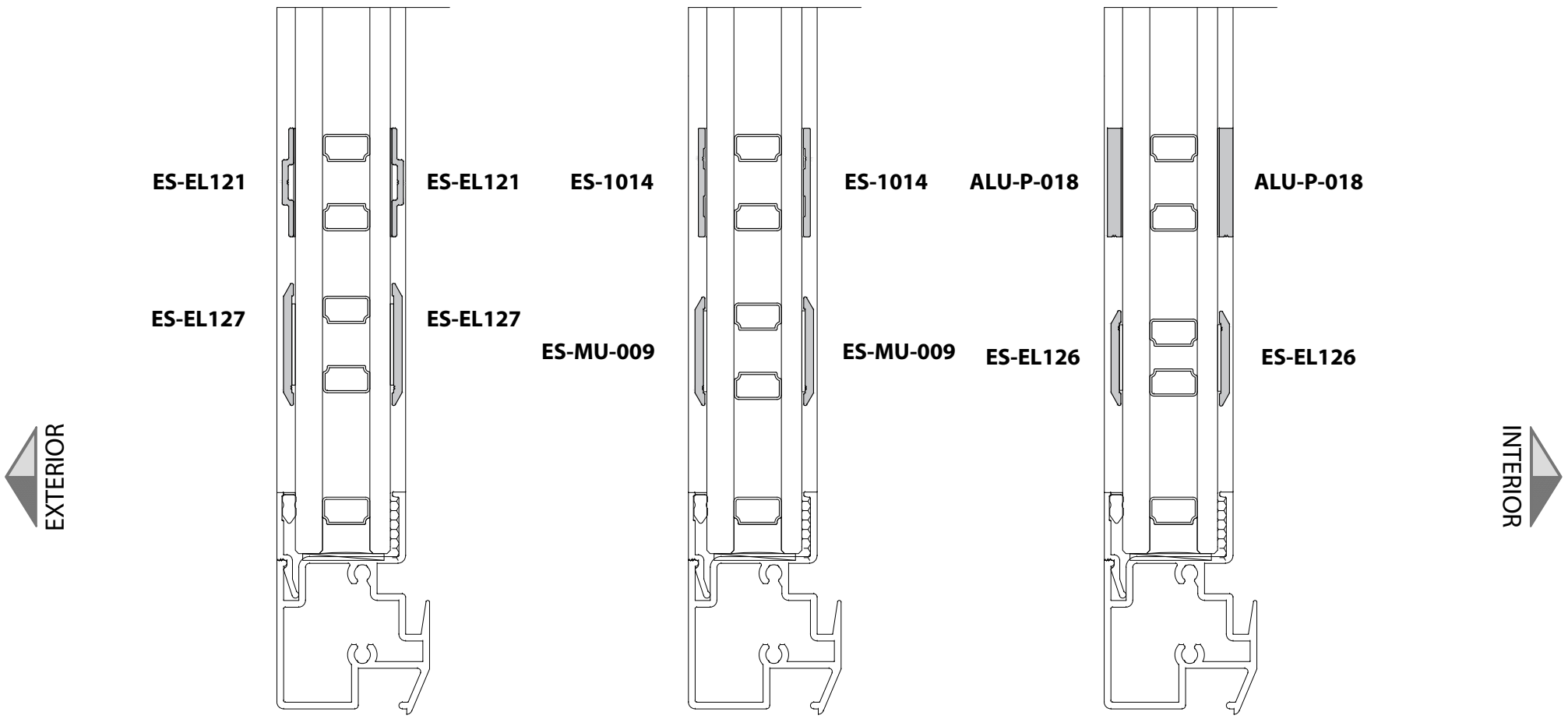


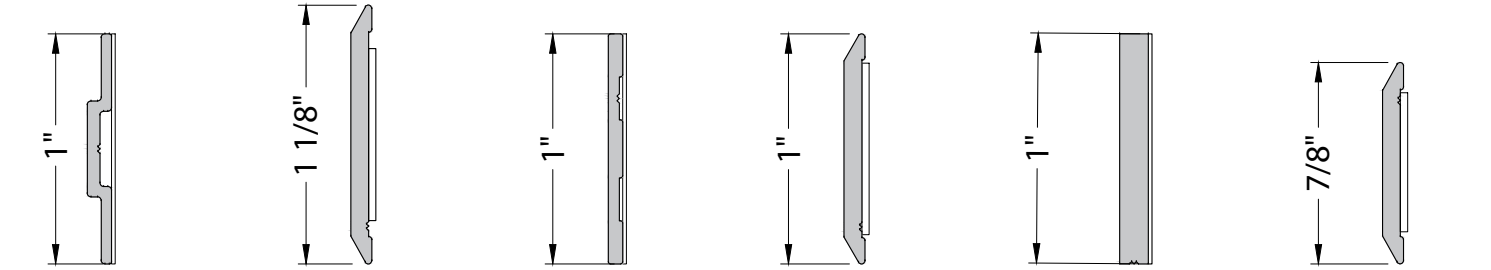
ES-DH400-047 | ES-1014 | ES-1015 | ES-SGD2020-403 | ES-MU-010 | ES-MU-015

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ES-EL100

PROJECT GLASS SYSTEM
INSULATED GLASS

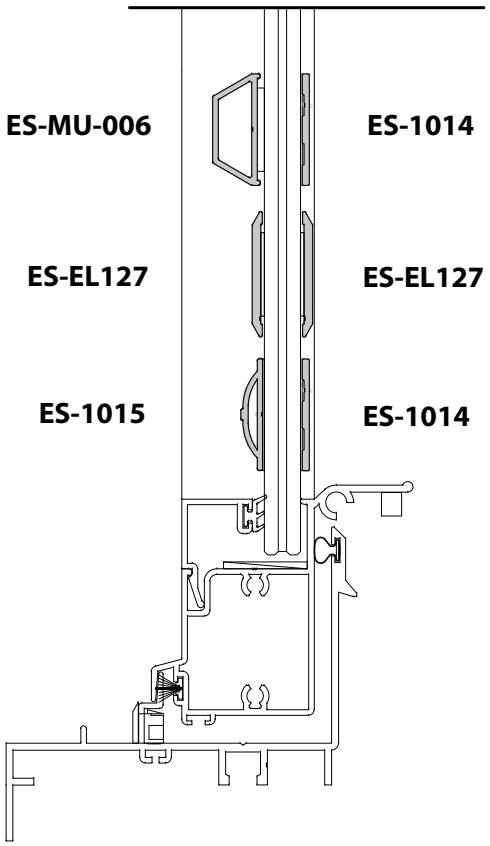


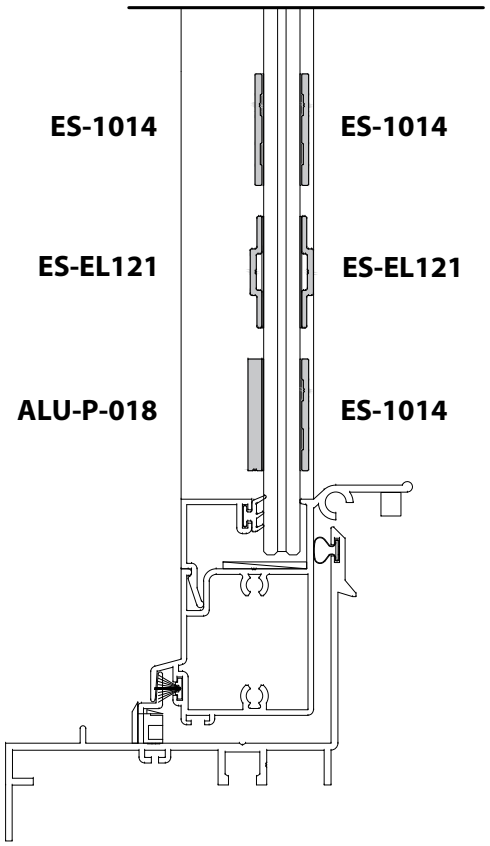


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ES-EL100

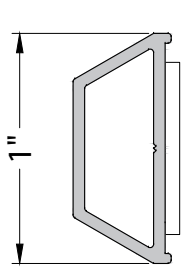
PROJECT GLASS SYSTEM
LAMINATED GLASS



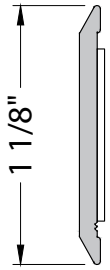


EXTERIOR

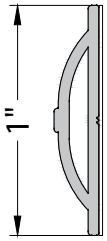
INTERIOR



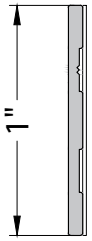
ES-MU-006



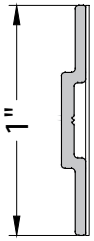
ES-EL127



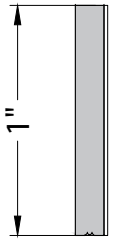
ES-1015



ES-1014



ES-EL121

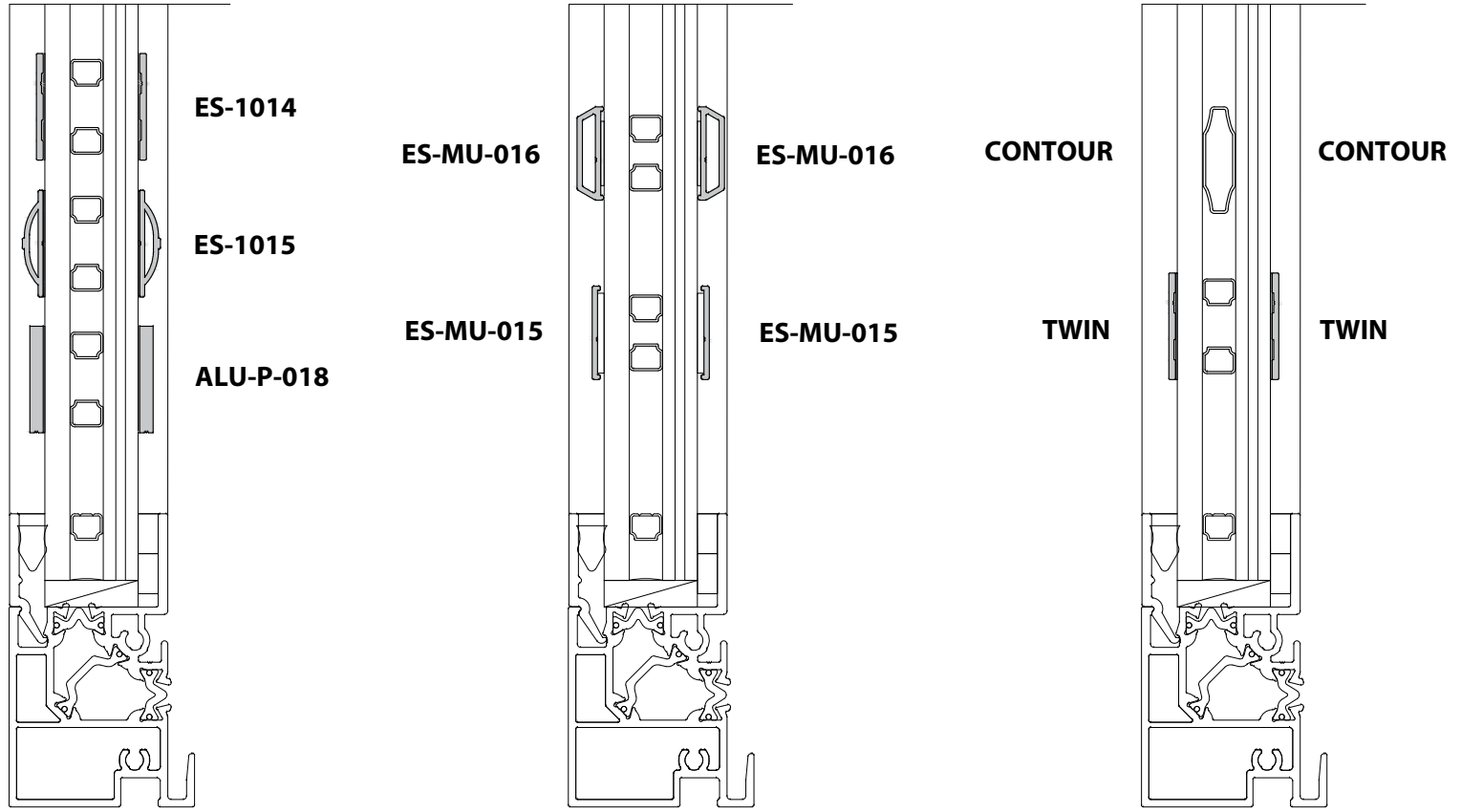


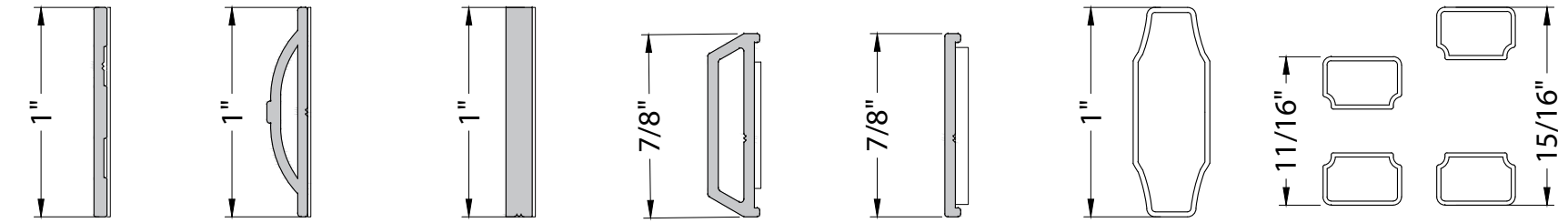
ALU-P-018

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ES-H340

PROJECT GLASS SYSTEM
INSULATED-LAMINATED GLASS

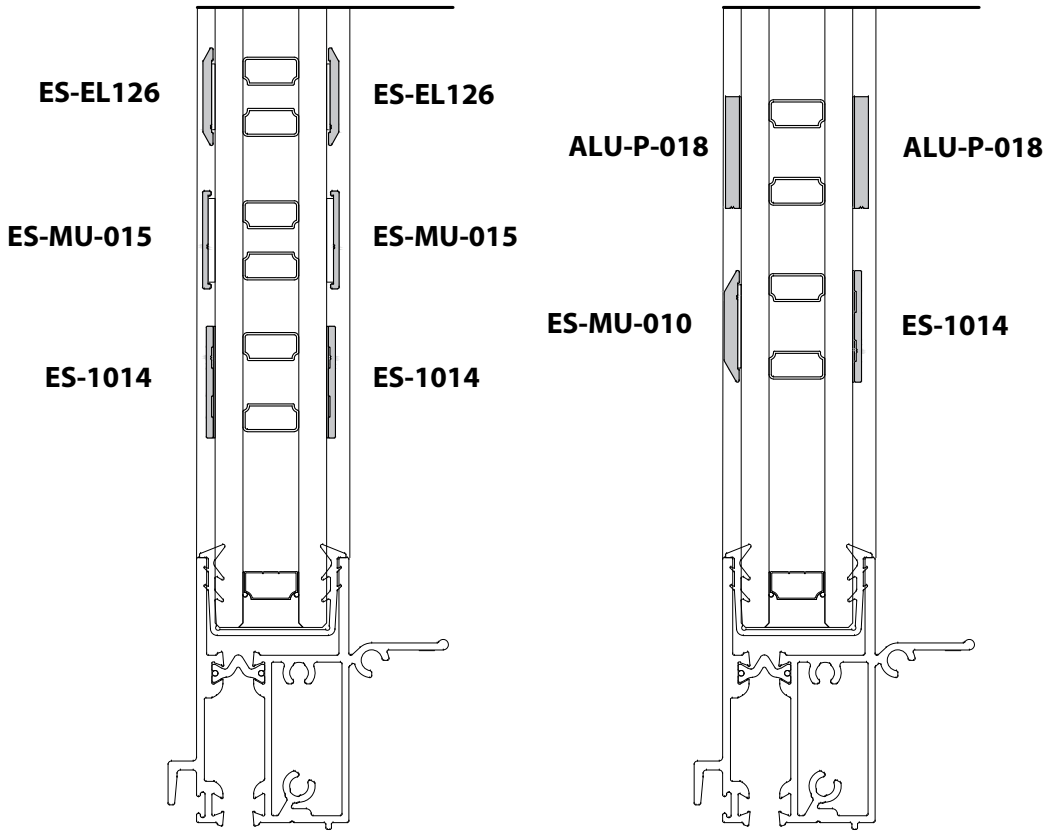




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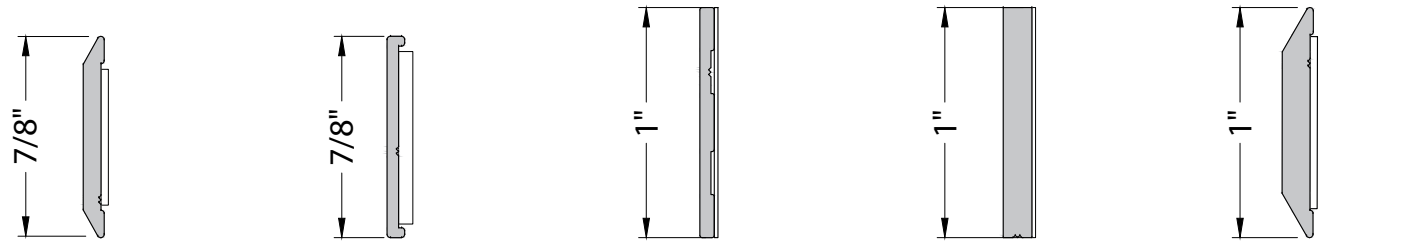
ES-H340

PROJECT GLASS SYSTEM
INSULATED GLASS



EXTERIOR

INTERIOR

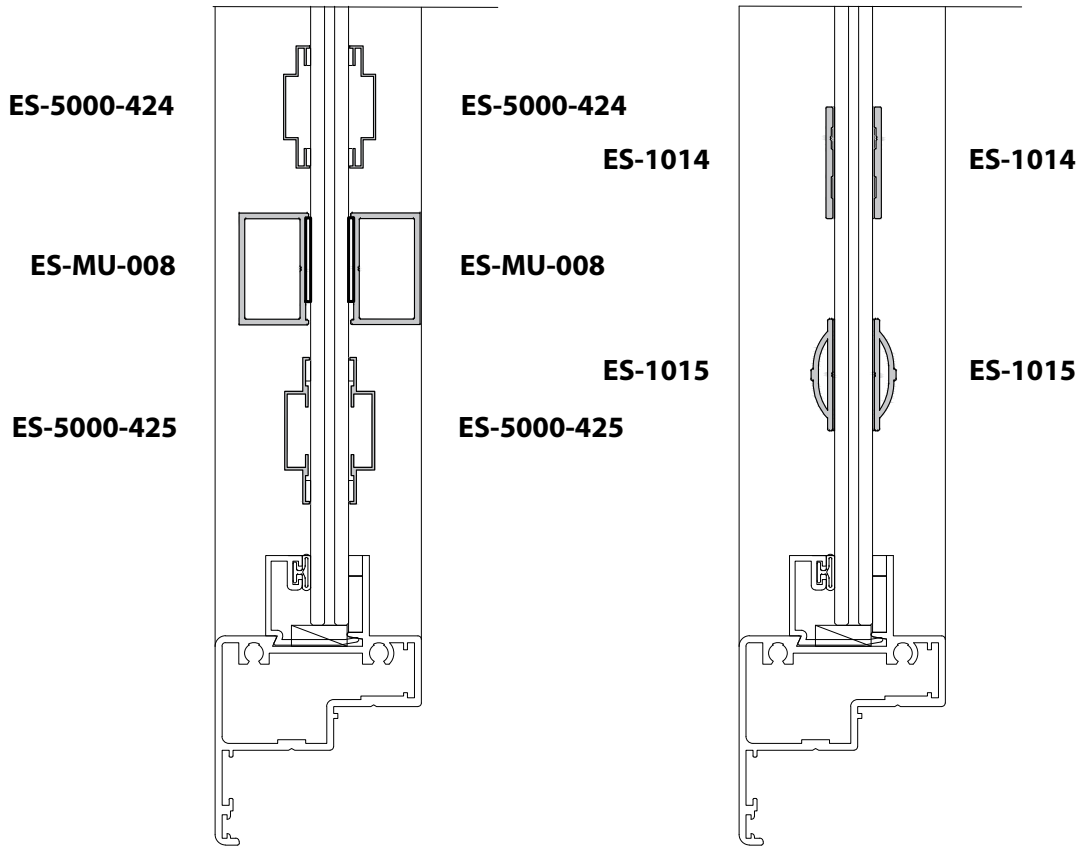


ES-EL126 | ES-MU-015 | ES-1014 | ALU-P-018 | ES-MU-010

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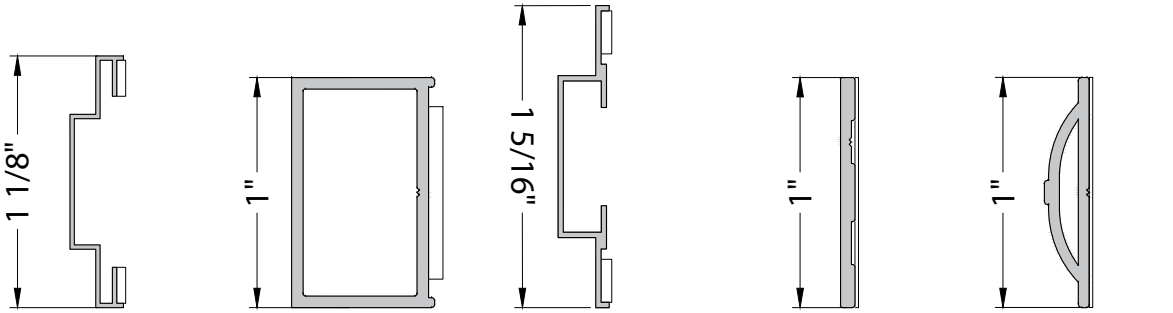
ES-5000

PROJECT GLASS SYSTEM
LAMINATED GLASS



EXTERIOR

INTERIOR

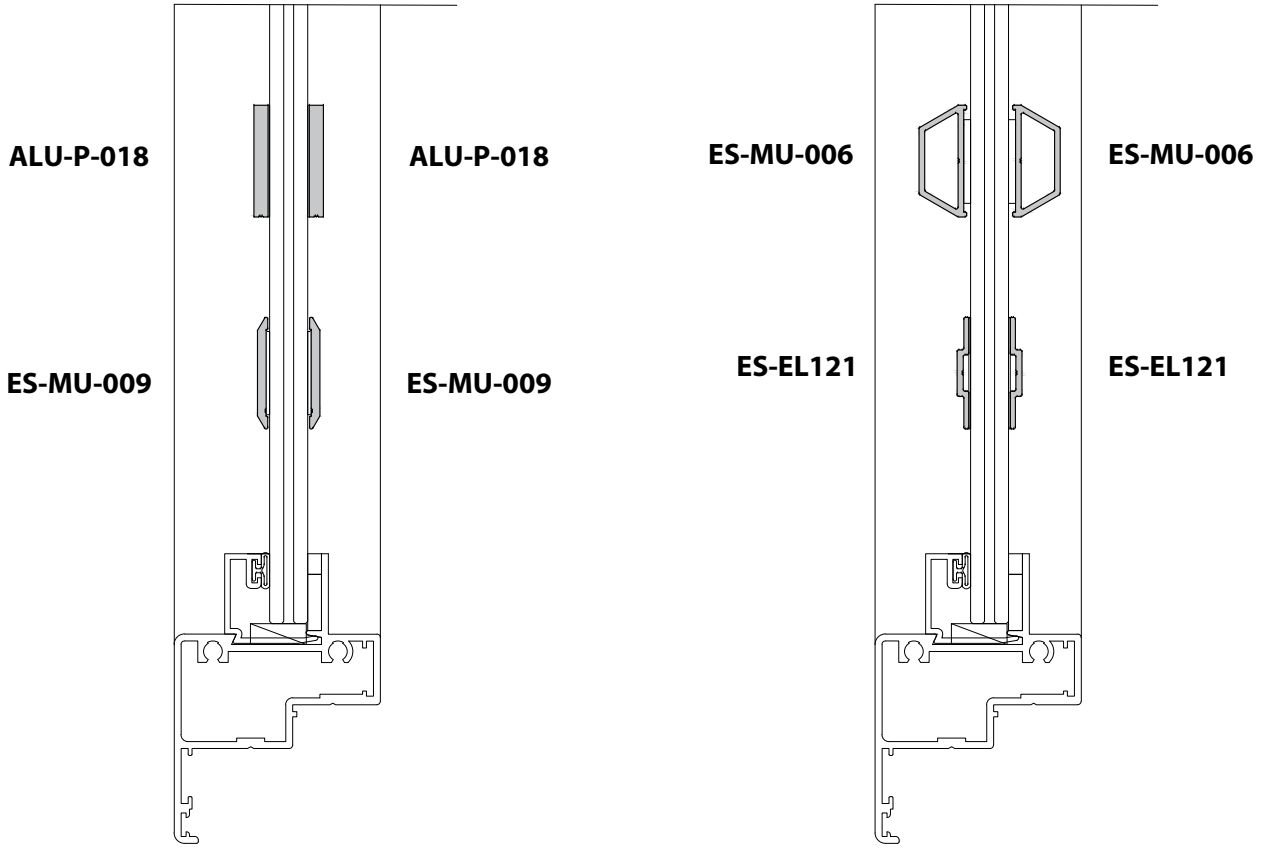


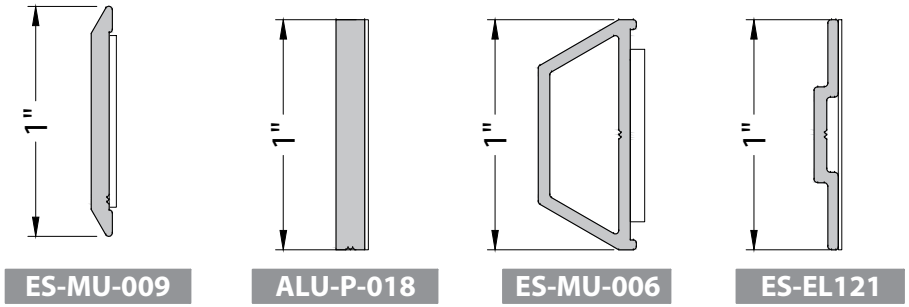
ES-5000-424 | ES-MU-008 | ES-5000-425 | ES-1014 | ES-1015

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ES-5000

PROJECT GLASS SYSTEM
LAMINATED GLASS

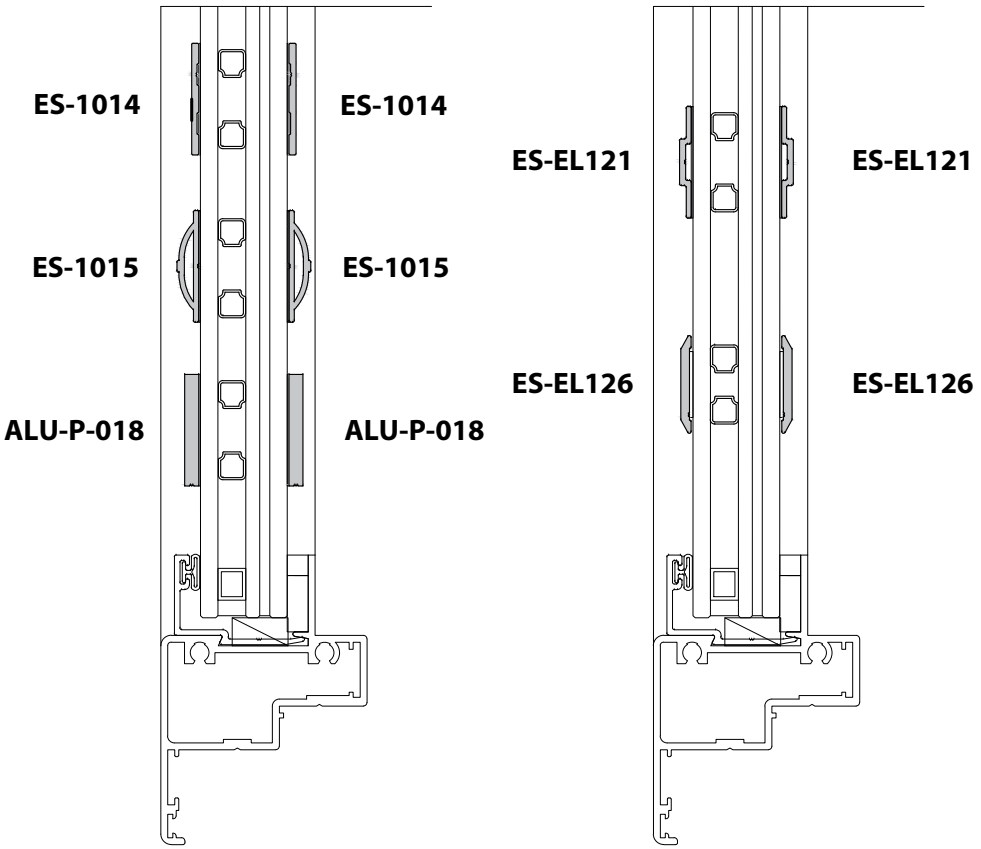




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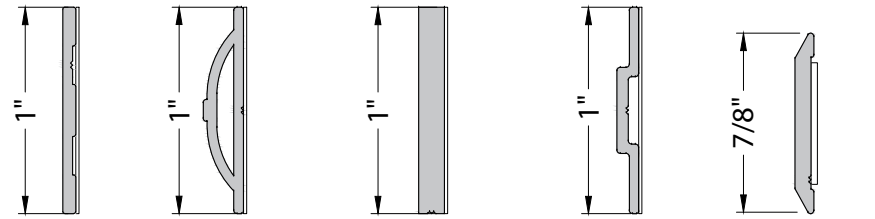
ES-5000

PROJECT GLASS SYSTEM
INSULATED-LAMINATED GLASS



EXTERIOR

INTERIOR

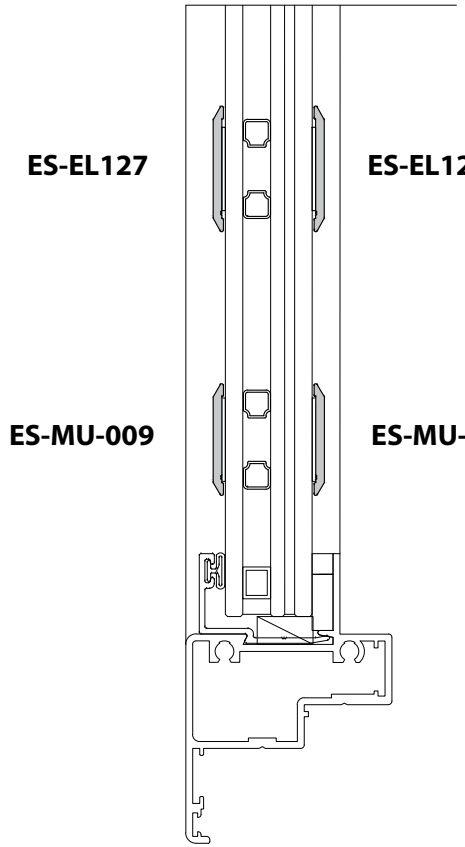


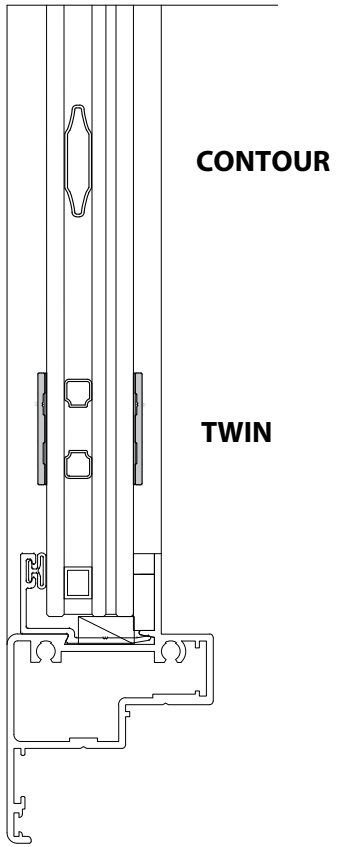
ES-1014 | ES-1015 | ALU-P-018 | ES-EL121 | ES-EL126

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ES-5000

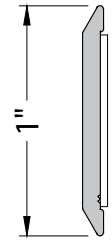
PROJECT GLASS SYSTEM
INSULATED-LAMINATED GLASS



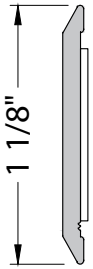


EXTERIOR

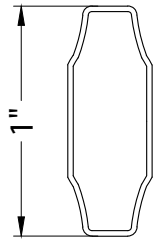
INTERIOR



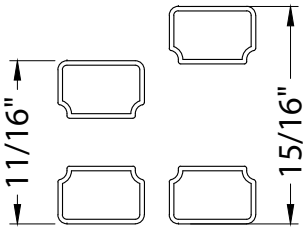
ES-MU-009



ES-EL127



CONTOUR

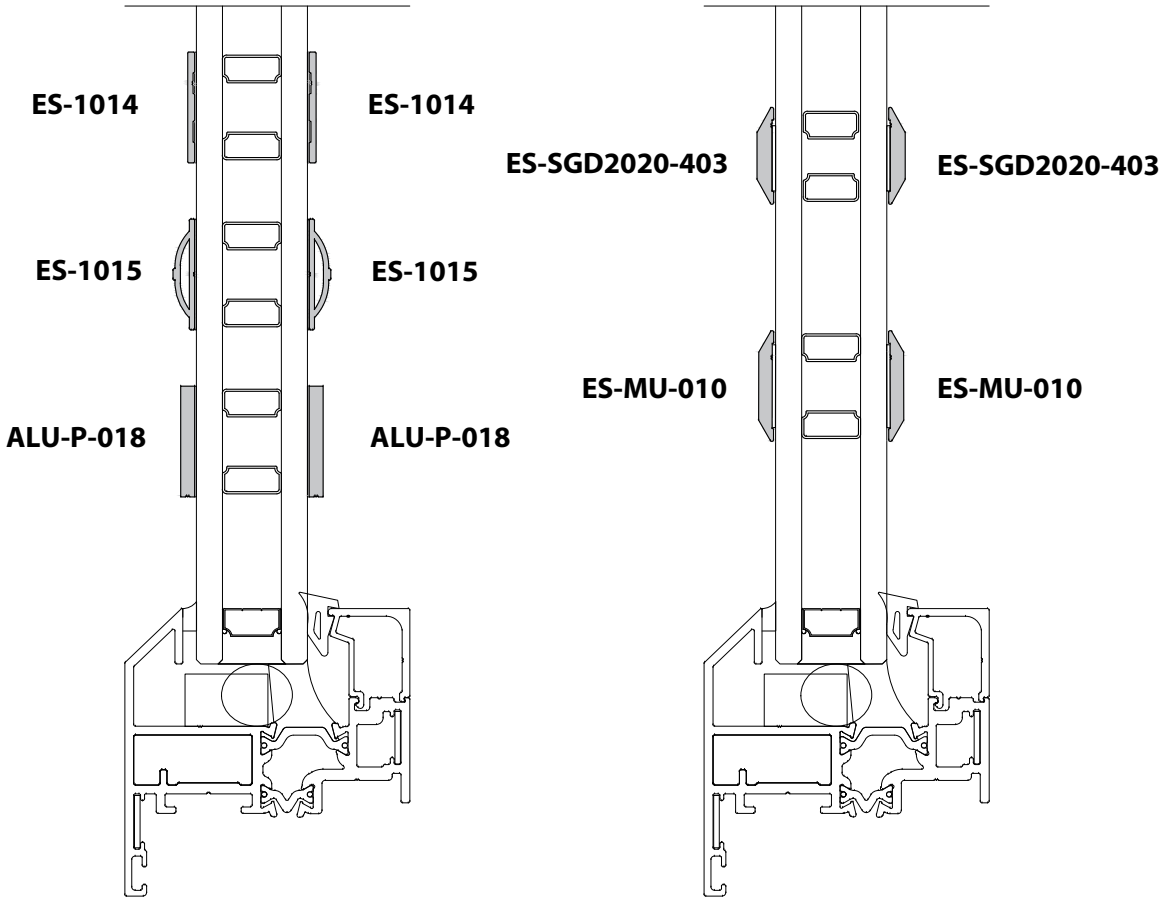


TWIN MUNTIN

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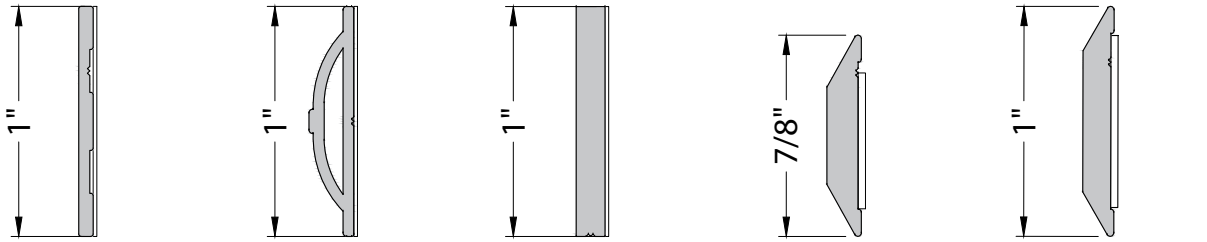
ES-P450

PROJECT GLASS SYSTEM
INSULATED GLASS



EXTERIOR

INTERIOR

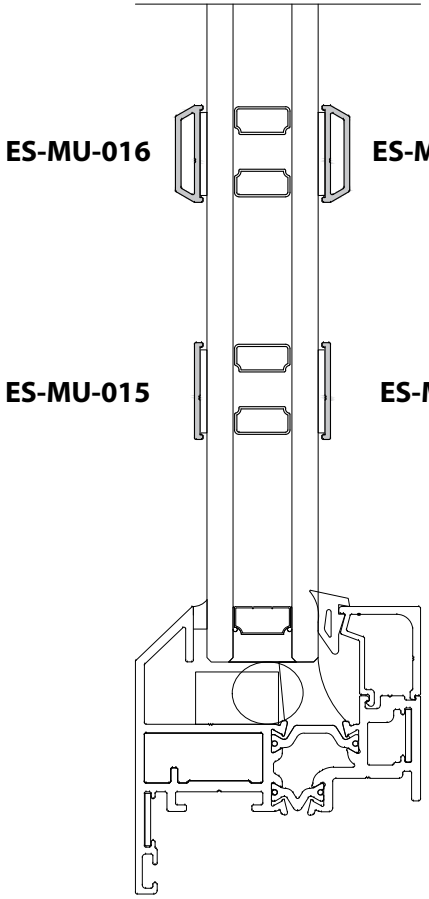


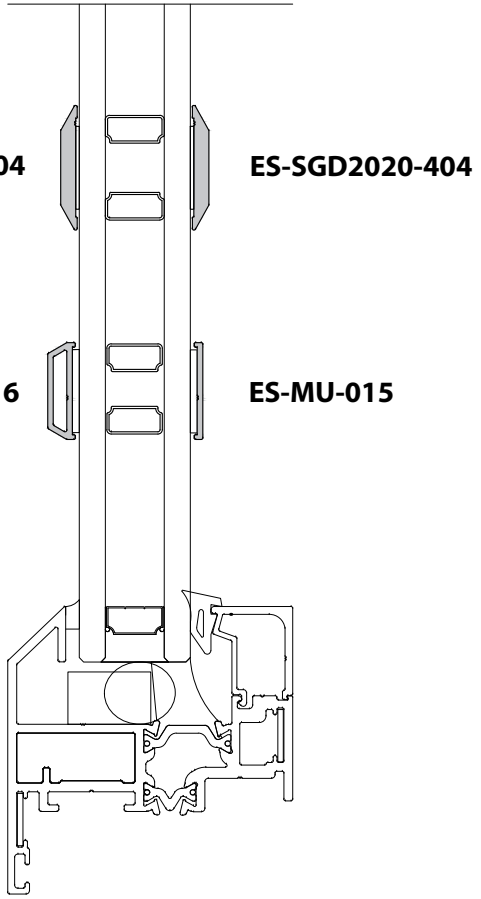
ES-1014 | ES-1015 | ALU-P-018 | ES-SGD2020-403 | ES-MU-010

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ES-P450

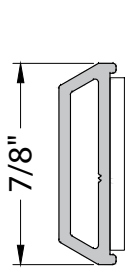
PROJECT GLASS SYSTEM
INSULATED GLASS



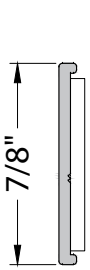


EXTERIOR

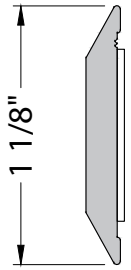
INTERIOR



ES-MU-016



ES-MU-015

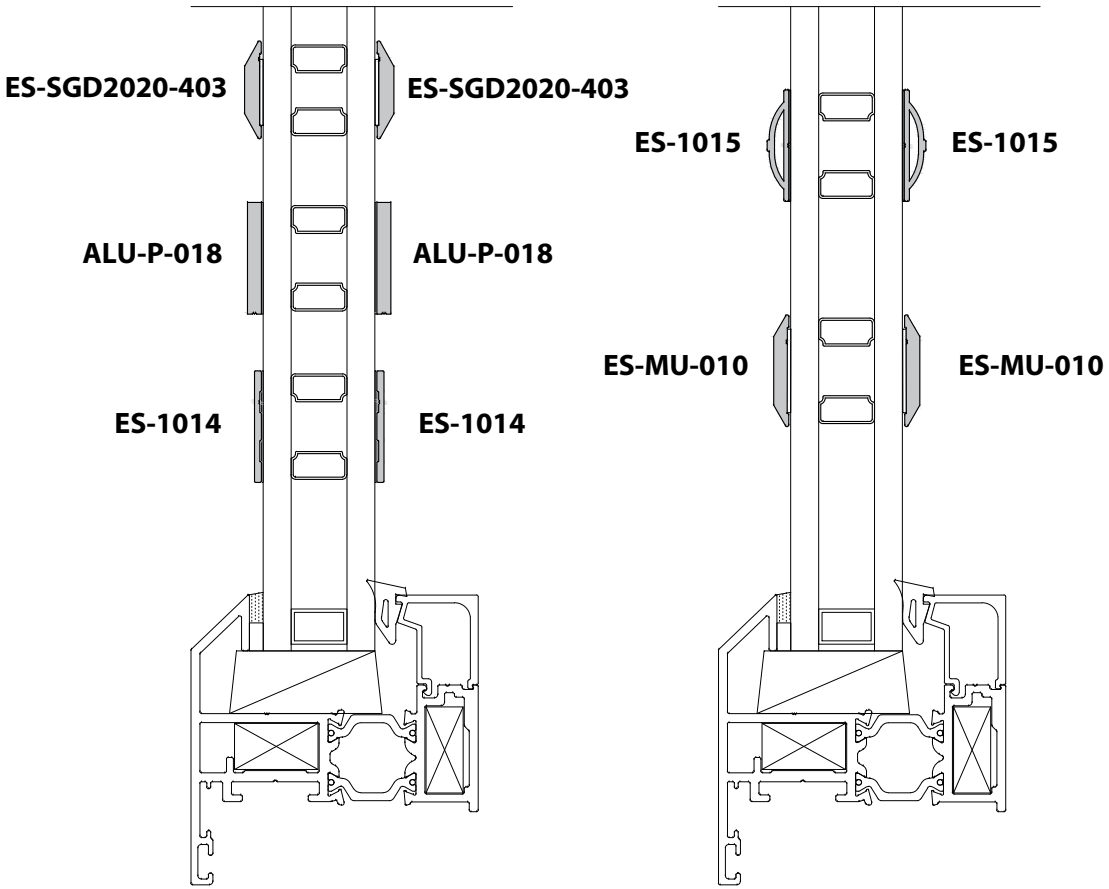


ES-SGD2020-404

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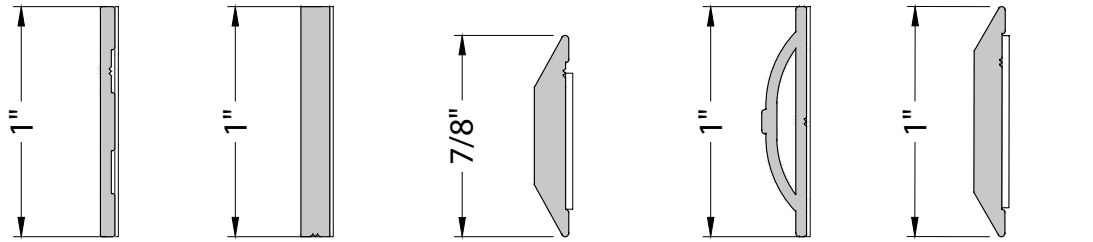
ES-P250

PROJECT GLASS SYSTEM
INSULATED GLASS



EXTERIOR

INTERIOR

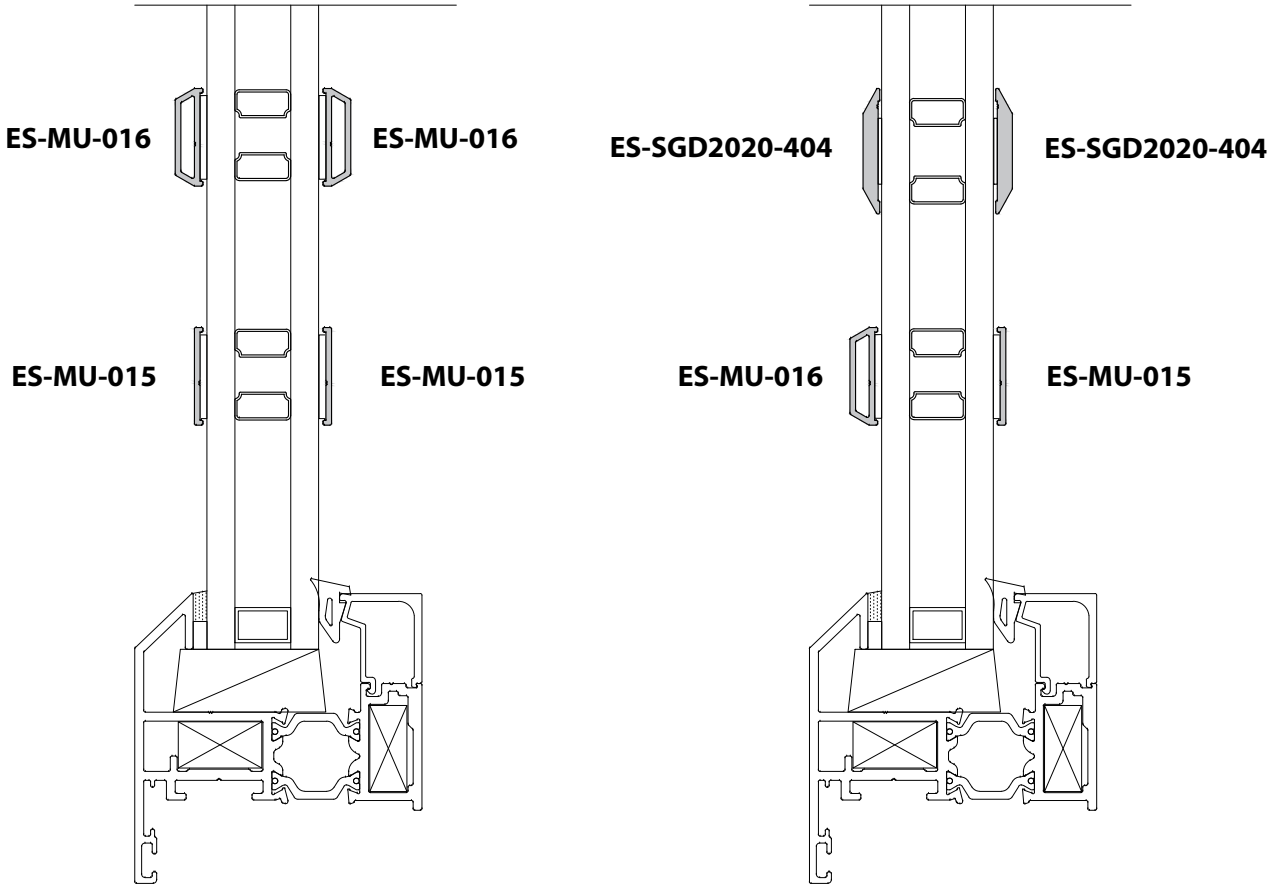


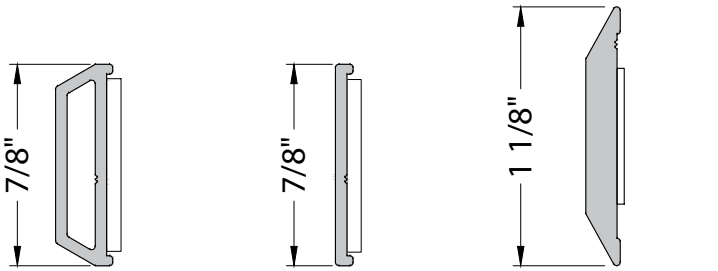
ES-1014 | ALU-P-018 | ES-SGD2020-403 | ES-1015 | ES-MU-010

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ES-P250

PROJECT GLASS SYSTEM
INSULATED GLASS



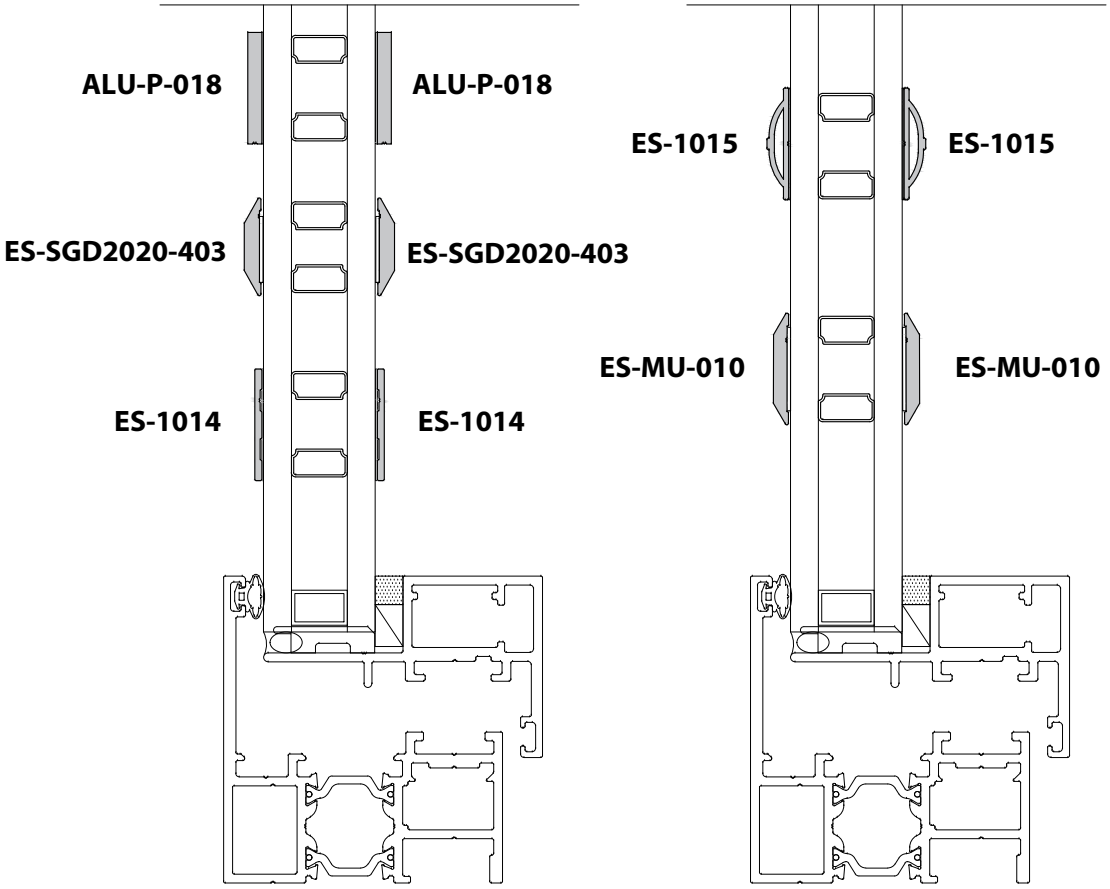


ES-MU-016 | ES-MU-015 | ES-SGD2020-404

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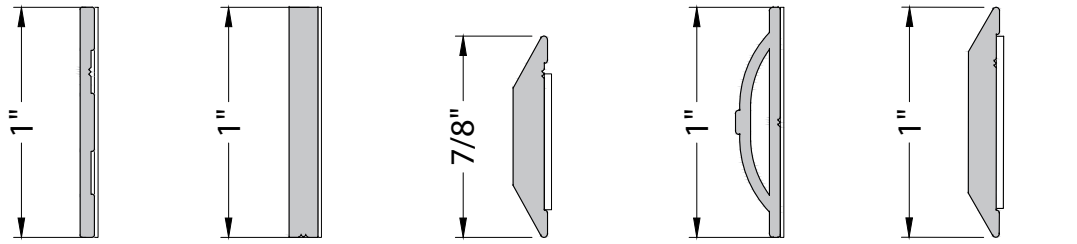
ES-P251

PROJECT GLASS SYSTEM
INSULATED GLASS



EXTERIOR

INTERIOR

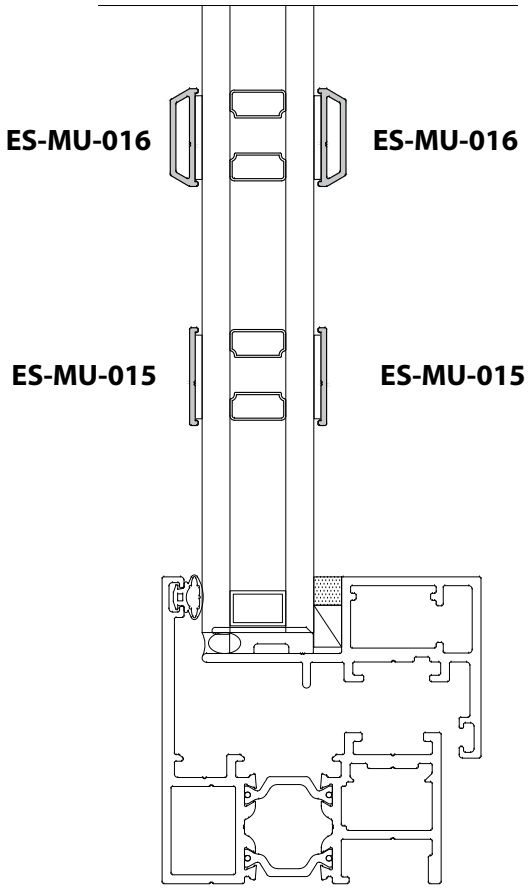


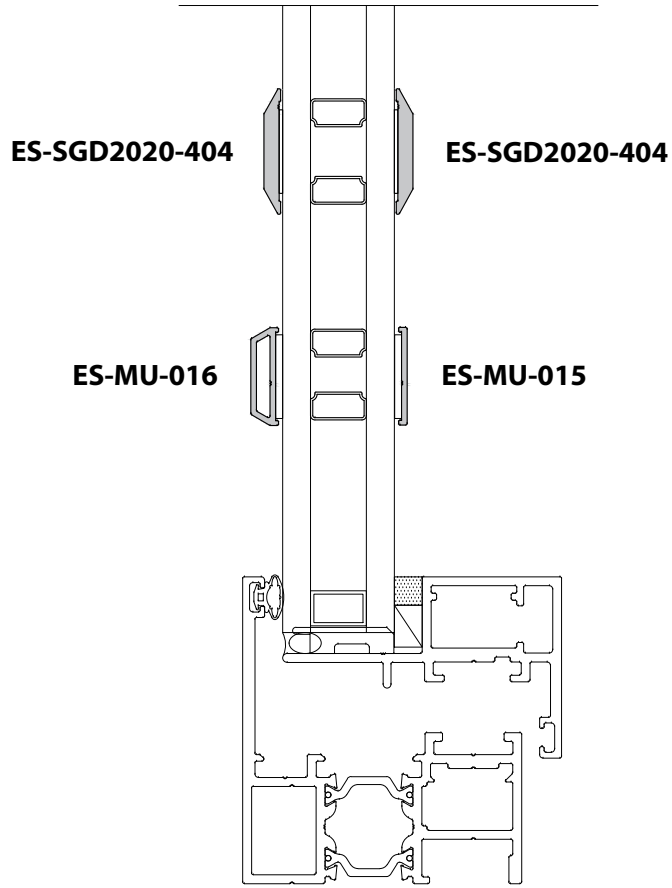
ES-1014 | ALU-P-018 | ES-SGD2020-403 | ES-1015 | ES-MU-010

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ES-P251

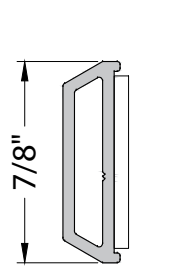
PROJECT GLASS SYSTEM
INSULATED GLASS



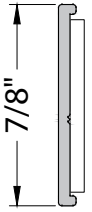


EXTERIOR

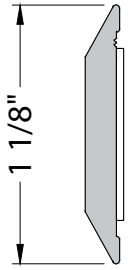
INTERIOR



ES-MU-016



ES-MU-015

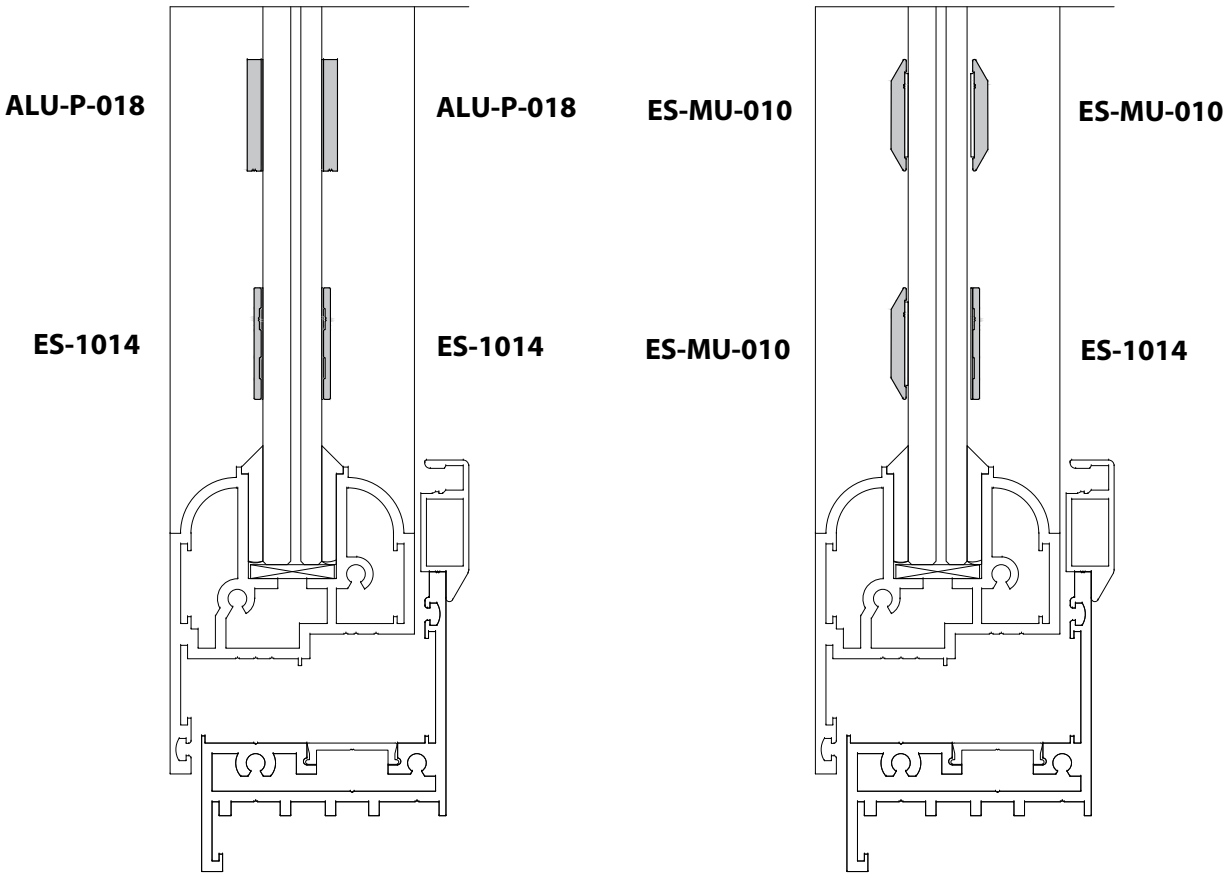


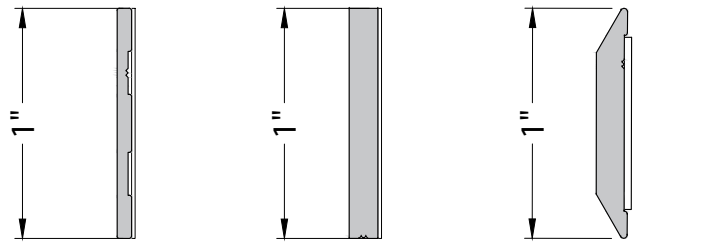
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HC-200

PROJECT GLASS SYSTEM
LAMINATED GLASS





ES-1014 | ALU-P-018 | ES-MU-010

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PALM BEACH DAY SCHOOL



DESIGNATION REPORT: 241 Seaview Avenue

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Report prepared August 1989 Eric Egan, Student Intern, Brown University.

Report edited by Timothy M. Frank, AICP, Planner/Projects Coordinator, Town of Palm Beach, and James Edward Sved, AS, Preservation Consultant.

I. General Information

Location: 241 Seaview Avenue, Palm Beach, Florida

Date of Construction: 1931

Architect: Marion Sims Wyeth

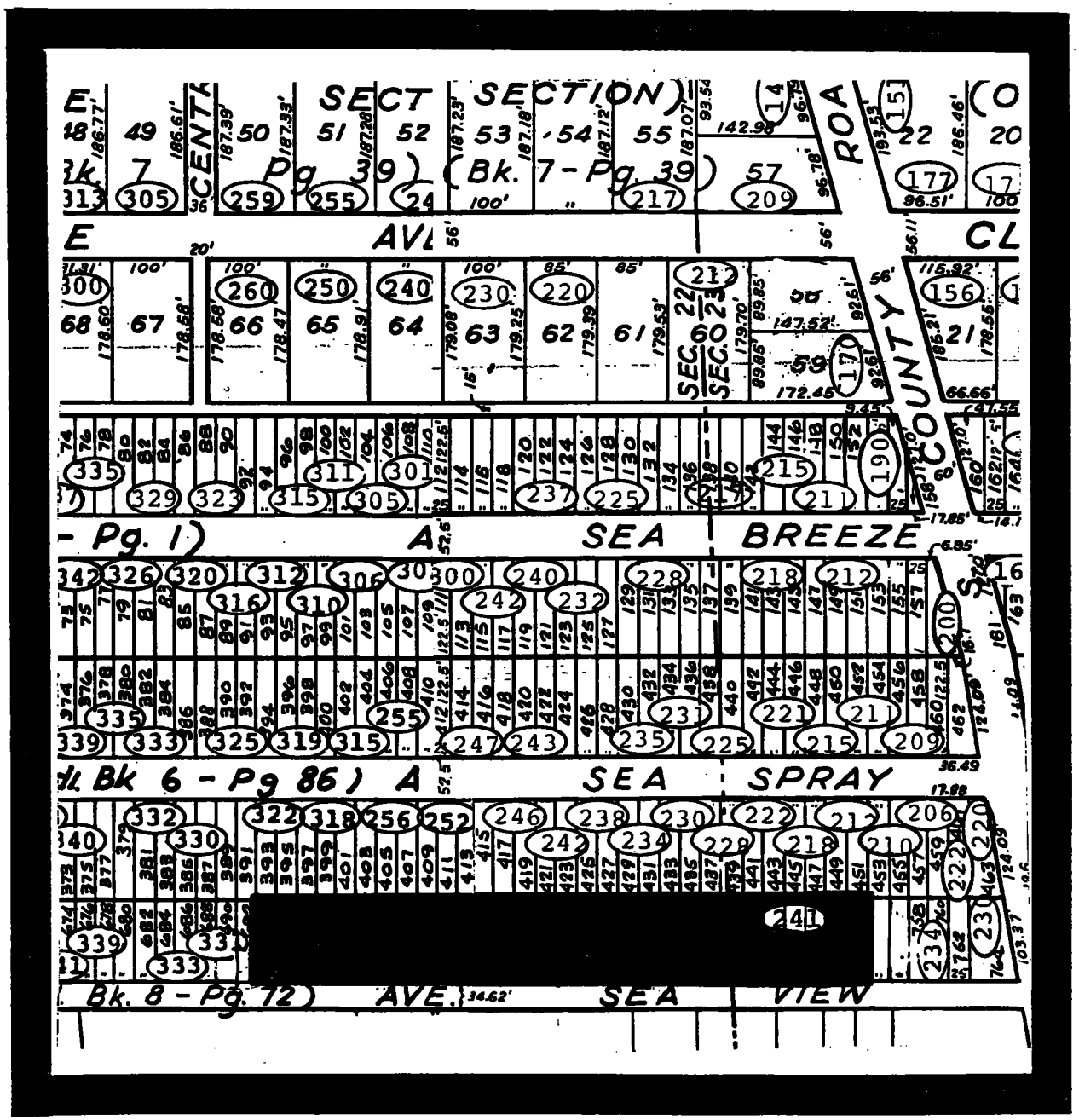
Present Owner: Palm Beach Private School

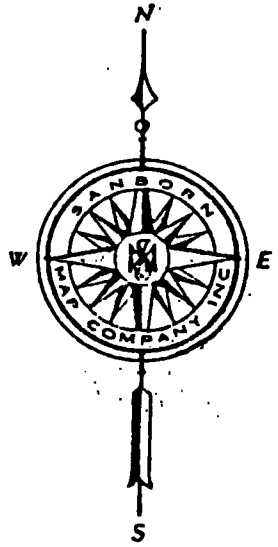
Present Use: Palm Beach Private Schools

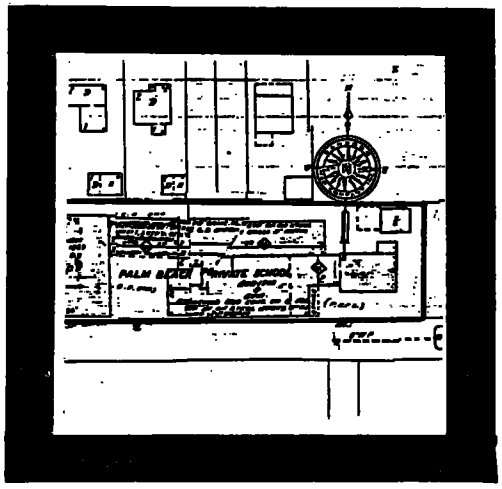
Present Zoning: R-B

Palm Beach County Tax Folio #: 50-34-43-22-08-000-6920

Classification in the Historic Building Survey of Palm Beach": An excellent example of the Art Moderne style in an educational building by a master architect that is eligible for local designation."







LOCATION MAP 241 SEAVIEW AVENUE

III. Architectural Information

The Palm Beach Private School is the premier Art-Moderne building on the island. The street facade ia a symmetrical five bay design. The center element contains the entrance, projected slightly from the facade. Stylized pilasters flank the double door with the smooth wrought iron grille. The transom contains a painted cast cement bas-relief design. Town eagles are perched upon the lintel. The sides of the entrance are fluted and step back to the wall. On the second floor are two tall jalousie windows, where fluting replaces the traditional shutters.

The white stucco facade contrasts with the dark vertical elements. First and second floor windows are aligned with decorated metal panels, uniting to give the structures vertical rise. There are four groups of these paired vertical elements.

The moulded cornice is, like the rest of the building, simple and restrained. There is virtually no overhang from the hipped roof. The simple, efficient design of the Palm Beach Private School incorporates "moderne" styling elements with functional elements of proportion and design.

There have been many alterations to the Palm Beach Private School. The majority of these have been done in a truly Modern style, leaving Wyeth's original facade untouched.

IV. Historical Information

241 Seaview was built as the Palm Beach Private School, and continues to serve in that capacity today.

V. Statement of Significance and Criteria for Designation

Statement of Significance

241 Seaview has served as the Palm Beach Private School since it was built in 1931. The original building wa designed by Marion Sims Wyeth and is one of the few remaining Art Moderne buildings in Palm Beach. Wyeth's original facade remains today as it was when the building was opened. Because of the high quality of

its design, the rarity of the style here in Palm Beach, and the tremendous educational role of Palm Beach Private School has served in Palm Beach. This building is worthy of the protection and special consideration it would be afforded if designated a Town Landmark.

Criteria for Designation

Section 16-38 (a) of the town of Palm Beach Landmarks Preservation Ordinance #2-84 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.

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

The Palm Beach Private School is the finest example of the Art Moderne style found in Palm Beach. The building employs a fantastic entrance decorated with fluting, "modern" lettering, angular eagle sculptures and decorative wrought iron gates. The metal panels used between the windows have equally beautiful, clean designs etched into them.

Unlike many "Moderne" buildings, the Palm Beach Private School is quite symmetrical. The windows serve the dual purpose of admitting light and air as well as creating an effective solid-void, giant column composition.

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

PLEASE SEE MARION SIMS WYETH BIOGRAPHY, AS ATTACHED.

MARION SIMS WYETH (1889-1982) BIOGRAPHY

The architect of more than 100 Palm Beach houses since 1919, Marion Sims Wyeth established himself as one of Palm Beach's foremost architects.

Wyeth was born in New York City, and his father was a pioneer in the field of graduate education for physicians. He attended the Lawrenceville School and graduated from Princeton in 1910. From 1920 to 1914, he was a student at the Ecole des Beaux Arts in Paris and then served one year as secretary to the American Ambassador in Rome. Between 1915 and 1917, he was associated first with the office of Bertram Grosvenor Goodhue and then Carrere and Hastings. He opened his Palm Beach office in 1919.

After completing the original Good Samaritan Hospital in West Palm Beach, he designed a number of houses on Golf Road, including houses for Clarence Geist and Mr. and Mrs. Edward F. Hutton. When the Huttons decided to build Mar-A-Lago, they again asked Wyeth to be their architect. Before he had finished the plans, the Huttons had brought in Joseph Urban to complete the detailed designs. Wyeth later designed some alterations and additions to Mar-A-lago including the ballroom, scene of Mrs. Post's famous square dances.

In 1920, Wyeth formed a partnership with Frederic Rhinelander King (1887-?) in New York City. King, a Harvard and Columbia Architecture graduate, attended the Ecole des Beaux Arts at the same time as Wyeth. William Royster Johnson joined the firm as a draftsman in 1925. In 1944, he was made a partner with the firm name changed to Wyeth, King and Johnson.

Wyeth's largest Palm Beach house was the residence for James F. Donahue, just north of Mar-A-Lago on the Ocean Blvd. Today, the estate has been subdivided as the house itself, forming five different residences. In a career that spanned over fifty years, Wyeth designed houses that can be found on almost every street in Palm Beach. Among his commissions were the rectory of Bethesda-by-the-Sea, Florida's Governor's Mansion in Tallahassee, and the Norton Gallery of Art.

Wyeth became a Fellow of the American Institute of Architects in 1954, and in 1981, the Palm Beach Chapter of the AIA presented him an award for architecture "that stood the test of time". He retired from active practice in 1973, and died in Good Samaritan Hospital on February 7, 1982.

VIII. Selected Bibliography

Curl, Donald W. Palm Beach County: An Illustrated History, Northridge, CA: Windsor Publications, 1986.

Fletcher, Sir Bannister A History of Architecture Glasgow: Robert Maclehouse & Co. Ltd. 1896 (17th Edition) New York: Charles Scribner's Son's, 1967.

Hoffstot, Barbara D. Landmark Architecture of Palm Beach Pittsburgh: Ober Park Associates, 1980.

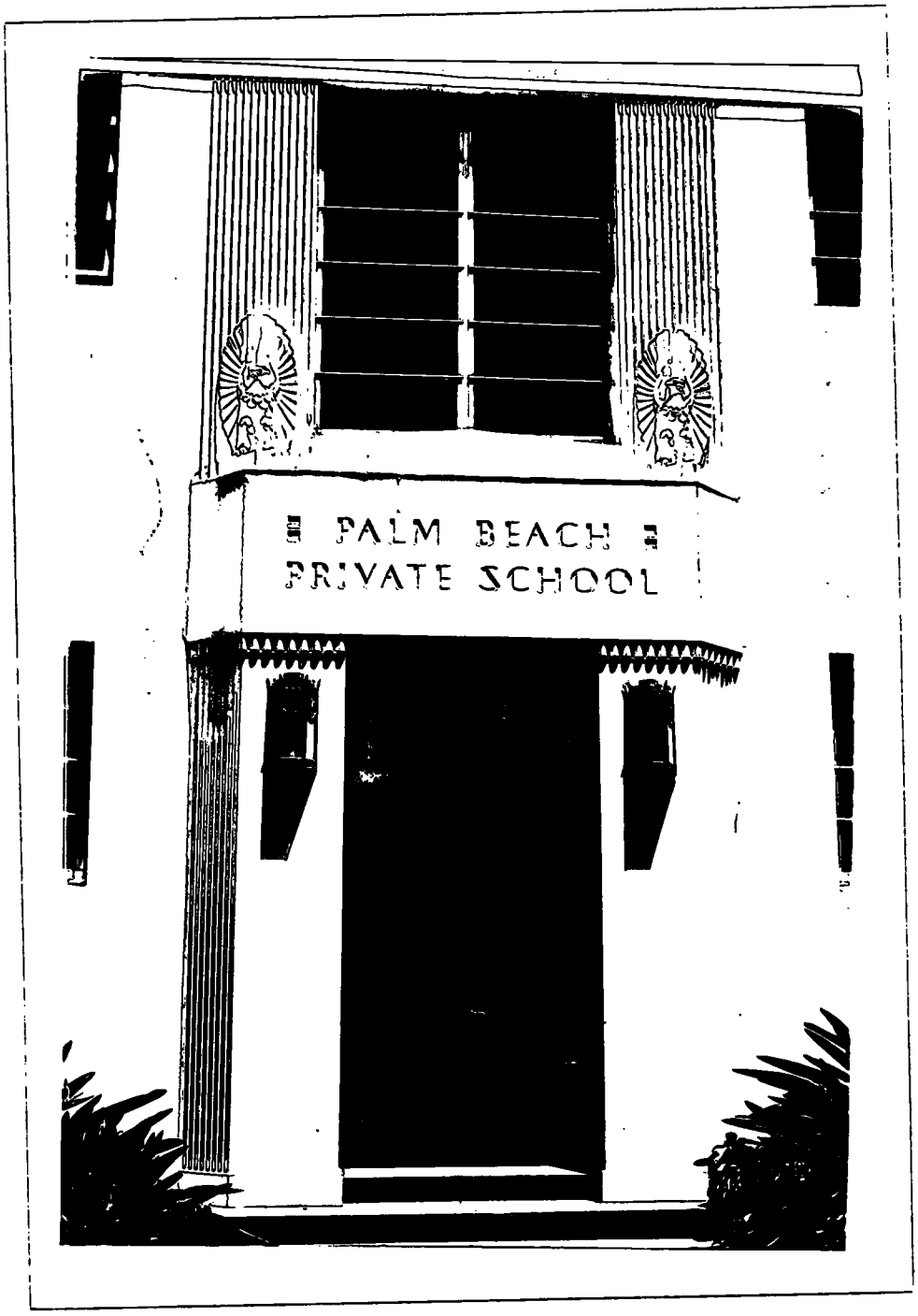
Kidney, Walter C. Historic Building Survey of Palm Beach Pittsburgh: Landmarks Planning, Inc., 1981.

Palladio, Andrea The Four Books of Architecture (Issac Ware translation) (Adolph Pleczak, editor) New York: Dover Publications, 1961.

Additional information from the Town of Palm Beach Building and Zoning Department records office.



241 Seaview Avenue, North Elevation



241 Seaview Avenue, Entry Detail


PALM BEACH
PRIVATE SCHOOL


PALM BEACH
PRIVATE SCHOOL


PALM BEACH
PRIVATE SCHOOL



TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 16, 2026

To: Landmarks Preservation Commission
Via: Wayne Bergman, Director of Planning, Zoning & Building
From: Planning, Zoning & Building
Re: 160 Barton Avenue - Request to be Placed Under Consideration

Date: 9/9/2026

ATTACHMENT

- Letter from Property Owner

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

From: madeleineparker1@gmail.com <madeleineparker1@gmail.com>
Sent: Thursday, September 3, 2026 4:16 PM
To: Friederike Mittner <fmittner@TownOfPalmBeach.com>
Subject: Landmark Parker

******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.******

Madeleine Parker
160 Barton Avenue
Palm Beach, Florida 33480

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

Dear Landmarks Preservation Commission,

I am writing to request that the residence and grounds at 160 Barton Avenue be considered for historic landmark status.

The property represents a valuable piece of Palm Beach's architectural history and contributes meaningfully to the distinctive character and quality of the community.

To continue the home's regular use and care, it is my intent to renovate the house while preserving and extending the historically significant qualities of the original home and I believe this provides a unique opportunity to recognize the address as a Palm Beach Landmark.

I appreciate the Commission's consideration of this request and look forward to working with the Town in pursuing this designation.

Sincerely

Madeleine Parker

TOWN OF PALM BEACH

Information for Landmarks Preservation Commission Meeting on:
September 16, 2026

To: Landmarks Preservation Commission
Via: Wayne Bergman, Director of Planning, Zoning & Building
From: Planning, Zoning & Building
Re: LPC Approval Guide Discussion

Date: 9/9/2026

ATTACHMENT

- LPC Approval Guide

STRATEGIC PLAN

Strategic Priorities:
Community Culture and Character

Strategic Focus Areas:
Community Preservation

FUNDING

No Fiscal Impact

TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5430 • www.townofpalmbeach.com

The LPC Approval Guide is intended to aid homeowners, design professionals, and Town staff in determining the eligible level of review for specific types of work.

To navigate the table, find the type of work you are proposing in the left column. The eligible review level is identified in the middle and right columns. If a project includes multiple types of work, the entire project will be reviewed at the highest eligible review level. A maximum of four (4) Administrative Reviews are permitted per site per calendar year.

All Administrative Reviews must comply with the Town of Palm Beach Zoning Code of Ordinances.

Key:

✓ Signifies eligible for that level of review.

___ Signifies not eligible for that level of review.

☐ Signifies the type of work may be elevated to higher level of review.

Terminology

- Major alterations: Changes that substantially alter the character, appearance, design, or significant features of a building or site.
- Minor alterations: Changes that do not substantially alter the character, appearance, design, or significant features of a building or site.
- In-kind replacement: Replacement with the same material, dimensions, configuration, design, and appearance as the existing feature.
- Neighbor consent is required for Administrative Reviews of work within required building setbacks. A completed Neighbor Consent Form provided by the Town shall be submitted with the Administrative Review application. Absent a completed Neighbor Consent Form the application must proceed to LPC Review.
- Alterations to multi-tenant buildings (condominiums, commercial, townhouses, etc.), require a signed approval letter from the building's governing body (HOA, Condo Association, etc.) as part of the application.
- Visible from right-of-way: Visible from a public right-of-way, including streets, sidewalks, and other public rights-of-way.

LANDMARKS PRESERVATION COMMISSION (LPC) APPROVAL GUIDE

Landmarks, Historically Significant Buildings, Historic Districts, and Scenic Vistas

LPC REVIEW	ADMINISTRATIVE REVIEW
Review conducted by the LPC Commission at a public hearing. See Development Review Instructions.	Review conducted by LPC Chair and/or Town staff without a hearing before the Landmarks Preservation Commission. An exterior change project determined to be incompatible with the historic resource, controversial, or precedent-setting shall be submitted to the Landmarks Preservation Commission for review.

TYPE OF WORK	LPC REVIEW	CHAIR REVIEW	STAFF REVIEW
NEW CONSTRUCTION			
New residential or commercial building	✓	___	___
1 or 2 story accessory structure (500 square feet or more)	✓	___	___
1 story accessory structure (500 square feet or less)	☐	✓	___
DEMOLITION			
Complete demolition of Landmarked structures and/or historic features	✓	___	___
Non-historic features	☐	✓	___
Non-historic buildings or additions not visible from right-of-way	☐	✓	___
ADDITIONS			
Additions visible from right-of-way	✓	___	___
First- and/or second-floor additions not visible from right-of-way (500 square feet or less)	☐	✓	___
BUILDING ALTERATIONS			
Major façade alterations impacting architectural style or original features	✓	___	___
Minor façade alterations impacting architectural style or original features	☐	✓	___
SOLAR PANELS	✓	___	___
ROOF REPLACEMENT			
Change in material	☐	✓	___
In-kind replacement	☐	☐	✓
WINDOW AND DOOR REPLACEMENT			
Change in material and design	☐	✓	___

TYPE OF WORK	LPC REVIEW	CHAIR REVIEW	STAFF REVIEW
In-kind replacement	☐	☐	✓
PAINT			
Change in color for multi-family residential and commercial structures	✓	___	___
Change in color for single-family residential structures	☐	✓	___
Repainting a commercial structure the same color	☐	☐	✓
SHUTTERS			
New or replacement	☐	✓	___
In-kind replacement	☐	☐	✓
SPORTS COURTS	✓	___	___
SIGNAGE			
Illuminated	✓	___	___
Non-illuminated	☐	✓	___
OUTDOOR SEATING			
New outdoor cafe seating furniture and associated lighting	✓	___	___
Replacement outdoor cafe seating furniture and associated lighting	☐	✓	___
Commercial furnishings not visible from right-of-way	☐	✓	___
AWNINGS			
New or replacement with change in color and design	☐	✓	___
Same color and pattern in-kind replacement	☐	☐	✓
MECHANICAL EQUIPMENT			
Air conditioning and pool equipment: New or replacement complying with required building setbacks	☐	☐	✓
Air conditioning and pool equipment: New or replacement located within required building setbacks	☐	✓ with neighbor consent	___
Generators and cooling towers: New or replacement complying with required building setbacks	☐	✓	___
Generators and cooling towers: New or replacement within required building setbacks	☐	✓ with neighbor consent	___
Generators: Generator with an output capacity that exceeds 100 KW or the combined output capacity of multiple generators exceeds 120 KW	✓	___	___
MODIFICATIONS TO ACTIVE DEVELOPMENT APPROVALS			
Major modifications	✓	___	___
Minor modifications	☐	✓	___
SITE ALTERATIONS: *Landscape & Hardscape*			
Major alterations	✓	___	___
Minor alterations	☐	✓	___
Alterations within required building setbacks	☐	✓ With neighbor consent	___
Artificial Turf	☐	✓	___
Landscape lighting with Town of Palm Beach Landscape Lighting Affidavit	☐	✓	___
FENCES, WALLS, and GATES			
New within required front yard	✓	___	___
New along property lines (side and rear)	☐	✓ With neighbor consent	___
In-kind replacement	☐	☐	✓
STATUARY			
Visible from right-of-way	✓	___	___
Over 6' in height	✓	___	___
Not visible from right-of-way and fully screened by landscaping	☐	✓	___
VARIANCES OR LANDMARK ADJUSTMENTS	✓	___	___

DRAFT