TOWN COUNCIL MEETING

TOWN OF PALM BEACH

OCTOBER 14, 2026

9:30 AM

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

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

AGENDA

CALL TO ORDER AND ROLL CALL

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF CONSENT AGENDA

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

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

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

PUBLIC HEARINGS

GENERAL BUSINESS

3. **MATTERS PULLED FROM CONSENT AGENDA**

UNFINISHED BUSINESS

NEW BUSINESS

4. ZON-26-0051 (ARC-26-0057) 542 N COUNTY RD. (COMBO) —SPECIAL EXCEPTION The applicant, Nelson & Claudia Peltz Trust (Maura Ziska, Representative; Kyle Fant, Architect), has filed an application requesting Architectural Commission review and approval for a new padel court that

requires Special Exception Review with Site Plan Approval. The Architectural Commission (ARCOM) shall perform design review of the application.

5. ZON-26-0052 (ARC-26-0050) 575 N LAKE WAY (COMBO) —VARIANCE The applicants, Diane C. Leyva & Leonel V. Leyva, have filed an application requesting Town Council review and approval of a variance to place a proposed swimming pool within the required front setback along S Woods Rd. The Architectural Commission shall perform design review of the application.

6. ZON-26-0053 218 ROYAL PALM WAY—SPECIAL EXCEPTION WITH SITE PLAN REVIEW The applicant, CSPB 218 LLC has filed an application requesting Town Council review and approval for a Special Exception to allow a bank use to occupy approximately +/- 5,725 SF office on the second floor of an existing three-story building in the C-OPI zoning district.

7. ZON-26-0055 212 BRAZILIAN AVE —VARIANCE AND SITE PLAN REVIEW The applicant, CSPB Brazilian LLC, has filed an application requesting Town Council review and approval for a variance to allow an approximately +/-1,800 square foot office for a real estate sales office on the first floor of a building located in the C-TS zoning district where office use is only allowed on the second floor if it doesn't meet the special exception criteria that would allow an office on the first floor.

8. ZON-26-0057 363 COCONUT ROW - THE VINETA HOTEL —VARIANCES The applicant, 363 COCOANUT ROW PROPCO LLC (Spina Orourke Representative), has filed an application requesting Town Council review and approval for variances to permit two (2) awnings on the south and east elevations of the Vineta Hotel in the R-C district, including two (2) variances for side setback encroachment and one (1) variance to exceed permitted lot coverage.

ORDINANCES

9. **FIRST READING**

10. **SECOND READING**

ANY OTHER BUSINESS

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.

September 3, 2026

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

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

Ladies and Gentlemen:

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

Please note the following as it relates to this application:

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

B. Architectural Review Criteria

C. Special Exception by Section 134-229.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The utility hook ups will remain the same.

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

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

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

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

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

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

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

Sincerely,

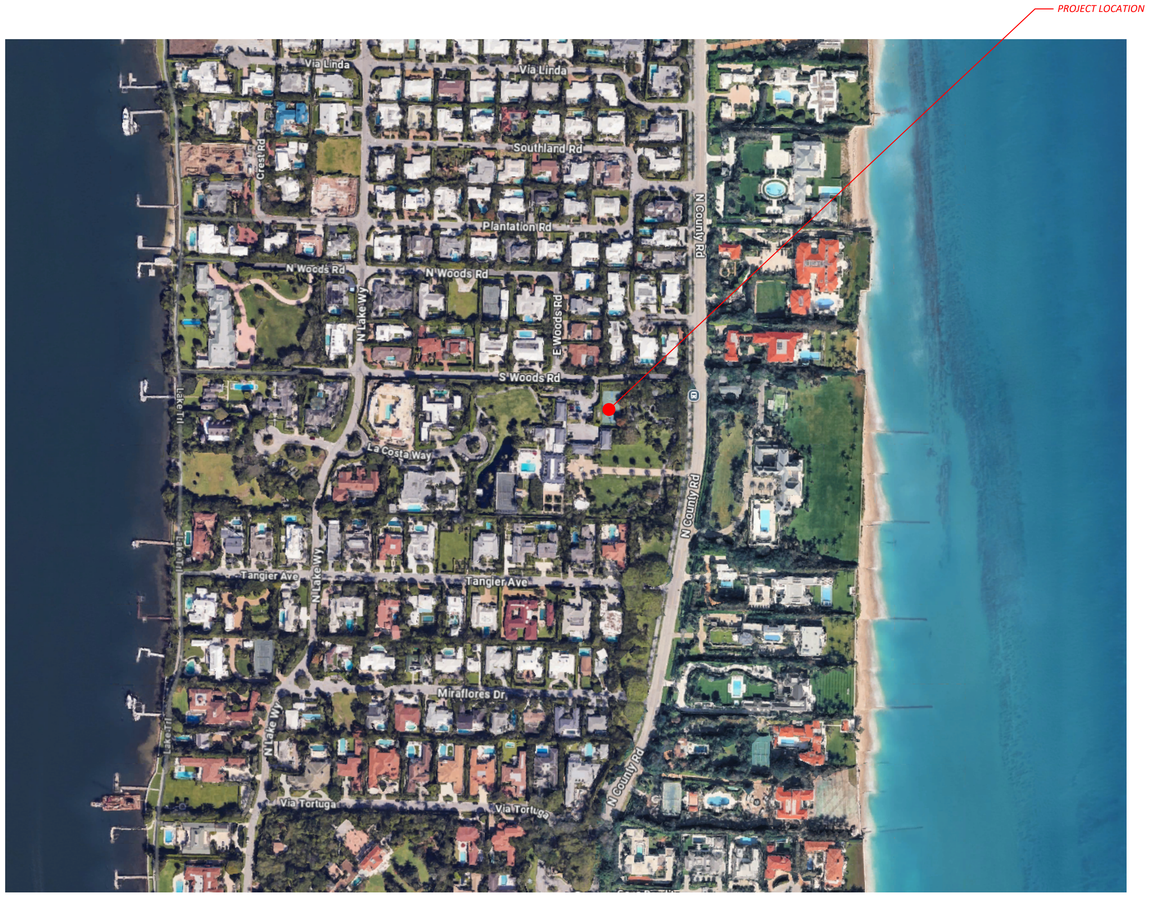
Maura Ziska

Maura Ziska

New Padel Court for The Peltz Family

542 N COUNTY ROAD

542 N County Road. Palm Beach, FL 33480



PRESENTATION SET
09.23.2026

Bartholemew +Partners

THE PLAZA CENTER
251 ROYAL PALM WAY, PENTHOUSE 600A
PALM BEACH, FLORIDA 33480

T: 561 461 0108
F: 561 461 0106

FL LIC. # AA26003943

WWW.BARTHOLEMEWPARTNERS.COM

KYLE BARTHOLEMEW FANT
ARCHITECT #AR99255
INTERIOR DESIGNER #ID6422

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SHEET INDEX

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

SCOPE OF WORK

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

ARCOM PRESENTATION 09.23.2026
TOWN COUNCIL PRESENTATION 10.14.2026

ARC-26-0057
ZON-26-0051

Bartholemew + Partners
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PROGETTO DI ARCHITETTURA

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NOT FOR CONSTRUCTION

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

Revisions:

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

542 N COUNTY ROAD

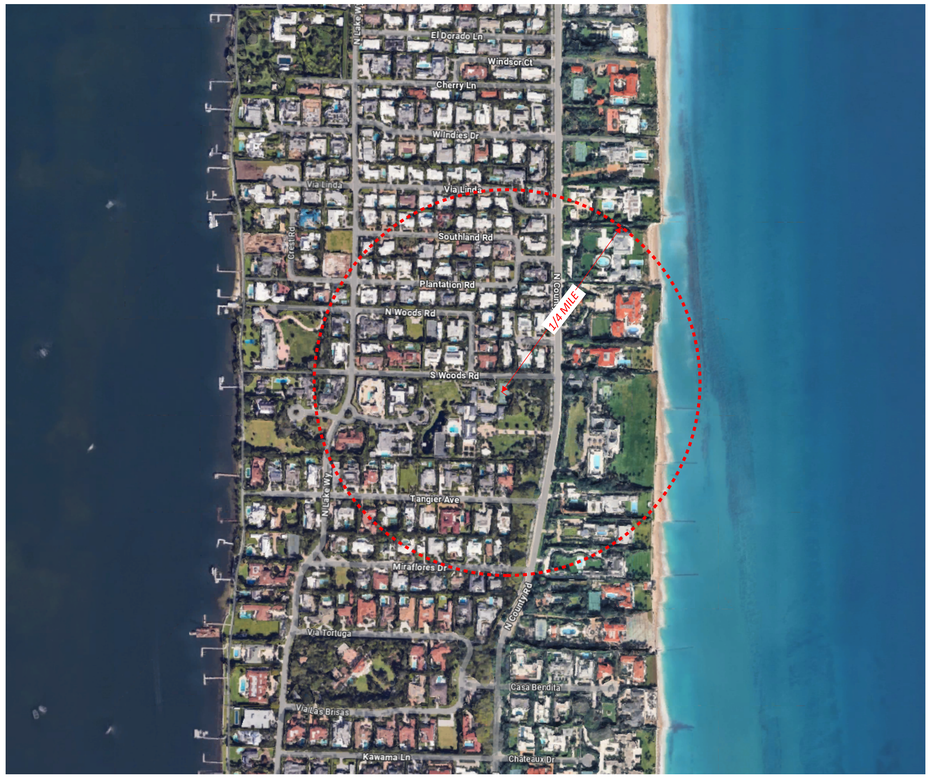
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SHEET NAME

COVER

SHEET NUMBER

CVR



1 VICINITY LOCATION MAP
N.T.S.



2 LOCATION MAP
N.T.S.

ARC-26-0057
ZON-26-0051

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SHEET NAME

VICINITY LOCATION MAP

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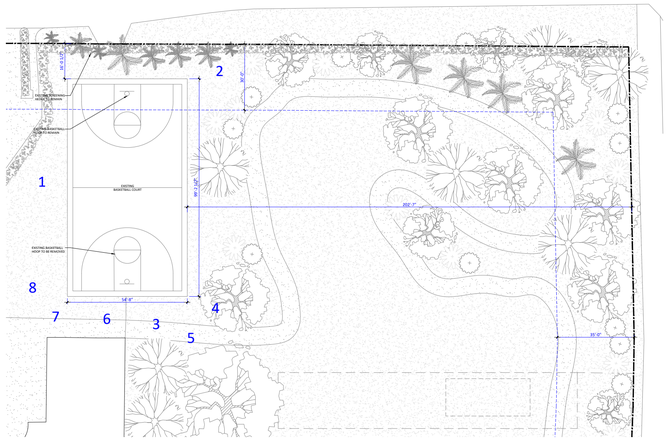
SUR0.1



1



2



KEY PLAN



3



4



5



6



7



8

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SHEET NAME

SITE IMAGES

SHEET NUMBER

SUR0.2











EXAMPLES OF PADEL COURTS (TINY TENNIS)

ARC-26-0057
ZON-26-0051

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SUR0.2

GOD BLESS AMERICA

* L E G E N D *

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

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

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

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

N01°06'38"E 4.00'

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

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

N00°23'52"W 4.00'

15.01'(D)

S88°53'22"E 75.00'(C)

R/W LINE

LOT 17A (PB 26 PG 100)

S88°53'22"E 274.84'

LOT 18A (PB 26 PG 100)

S88°53'22"E 137.88'

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

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

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

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

20.00'

(BEARING BASIS) S88°53'22"E 259.70'

165.00'(D) 164.70'(C)

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

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

LOT 2 PALAMA ESTATES (PB 62, PG 172)

N01°27'28"E 154.00'

N01°20'14"E 169.58'

LOT 3 PALAMA ESTATES (PB 62, PG 172)

ONE STORY ACCESSORY BUILDING FE = 7.11'

ONE STORY GARAGE FE = 6.73'

ONE STORY GARAGE FE = 6.70'

COVERED DRIVE-THRU

COVERED STONE

COV STONE

TWO STORY RESIDENCE FE = 9.69' #542

BASKETBALL COURT

TENNIS COURT

POOL

SPA

TRELLIS

POND

GREENHOUSE

FOUNTAIN

GRAVEL PATH

GRAVEL DRIVE

ASPHALT CART PATH

ASPHALT DRIVE

STONE STEPS

STONE WALK

STONE POOL DECK

COBBLESTONE

WOOD DECK

WOOD DOCK

COVERED SEATING AREA

TENNIS NET

BENCH

TRENCH DRAIN

COLUMN (TYPICAL)

CBS WALL

FENCE

CAMERA POST

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

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

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

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

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

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

S01°13'56"W(D) S01°07'16"W 0.40'

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

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

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

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

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

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

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

S00°23'52"E 115.52'

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

105'(D)(C)

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

PARCEL IV (ORB 35664, PG 790)

PARCEL VI (ORB 35664, PG 790)

L=208.58' Δ=23°53'18" R=500.00'

L=182.39'

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

ASPHALT CUL-DE-SAC

50.00' R/W LINE

1' CONC GUTTER

MEANDERS

131.7'

LOT 9 (PB 12, PG 16)

LOT 10 (PB 12, PG 16)

LOT 11 (PB 12, PG 16)

LOT 12 (PB 12, PG 16)

LOT 13 (PB 12, PG 16)

LOT 14 (PB 12, PG 16)

LOT 15 (PB 12, PG 16)

TANGIER ESTATES (PB 12, PG 16)

N COUNTY ROAD (70' R/W)

ZONE "X" (0.2% ANNUAL CHANCE)

ZONE "AE" (EL 6)

ZONE "X" (MINIMAL FLOOD HAZARD)

FLOODPLAIN BOUNDARY (TYPICAL)

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

NORTH

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

30 20 10 0 15 30 60
GRAPHIC SCALE

NAVD88

REVISIONS	BY

BOUNDARY & TOPOGRAPHIC SURVEY

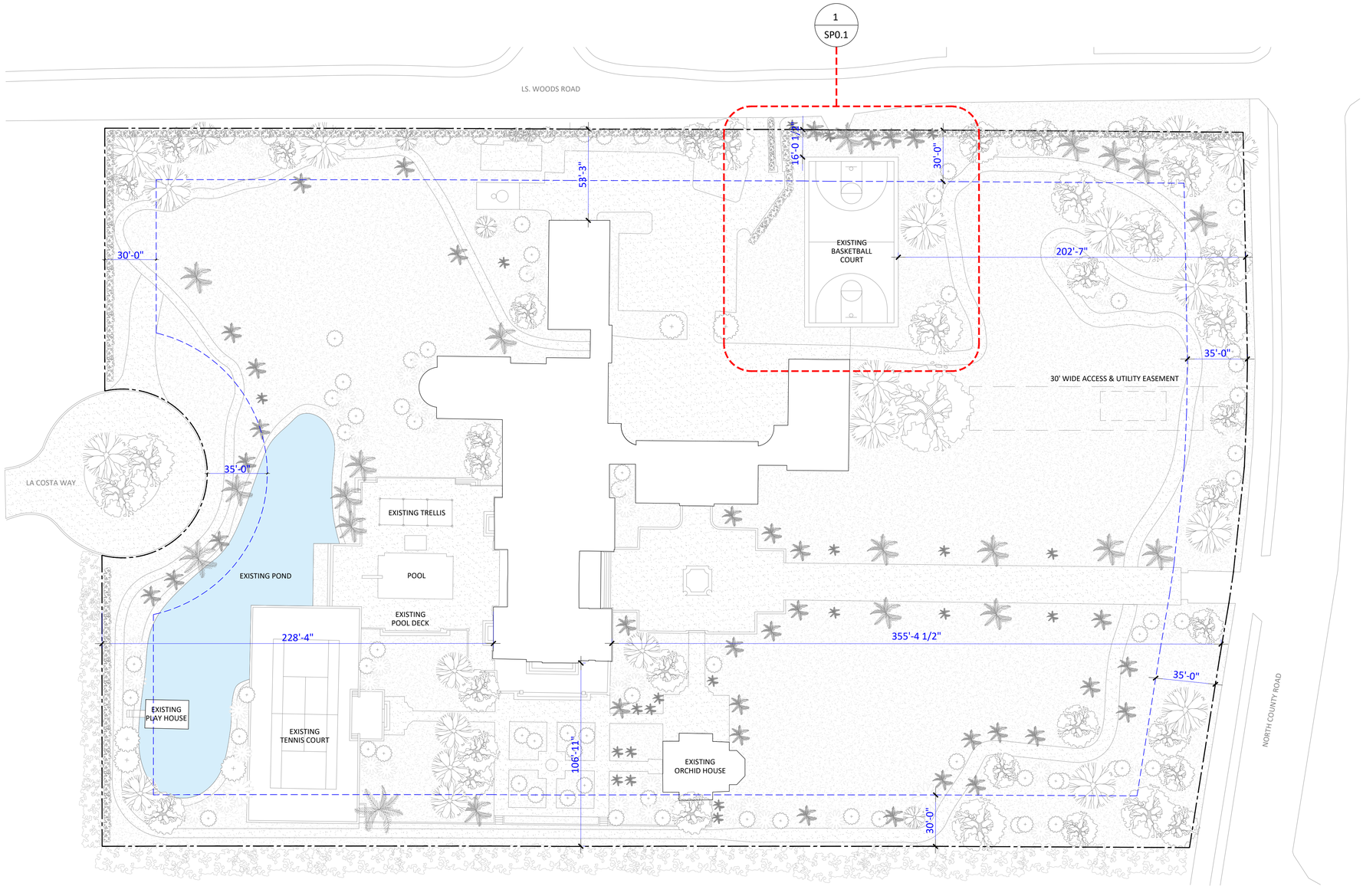
542 N. COUNTY ROAD
PALM BEACH, FLORIDA 33480
TOWN OF PALM BEACH

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

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

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

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



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

ARC-26-0057
ZON-26-0051

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

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

BARTHOLEMEWPARTNERS.COM

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PHONE: 772-545-8086
EMAIL: SURVEY@RLVAUGHT.COM

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

Revisions:

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL, INTERIOR DESIGN OR LANDSCAPE ARCHITECTURAL SERVICES DURING THE PERIOD OF SHOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS BARTHOLEMEW + PARTNERS FROM ANY LIABILITY ARISING FROM THE CONSTRUCTION OF THE PROJECT. THE CLIENT ALSO AGREES TO LIMIT ANY CONSULTATION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

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

542 N COUNTY ROAD

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

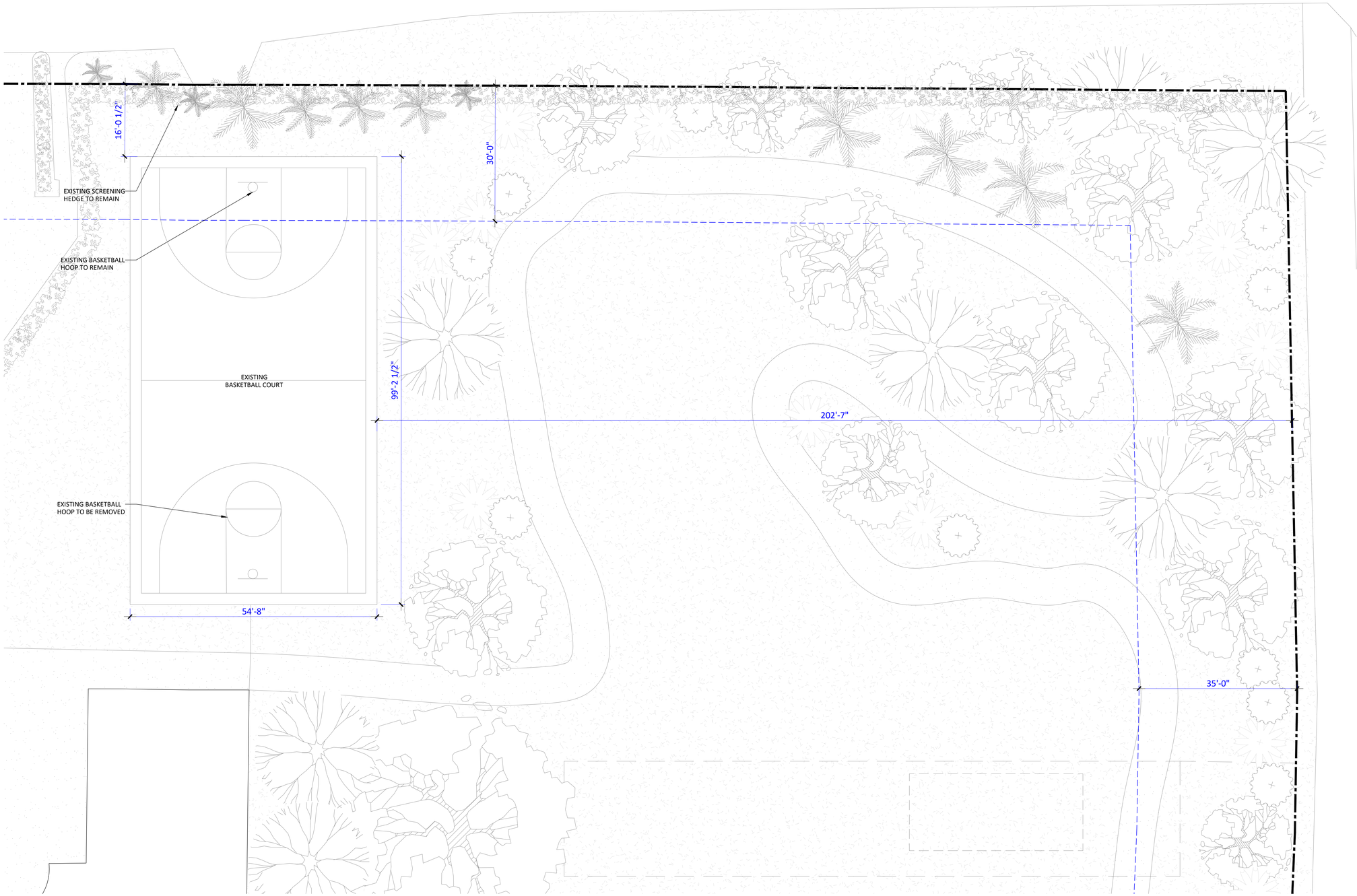
SHEET NAME

EXISTING SITE PLAN

SHEET NUMBER

SP0.0

NOT FOR CONSTRUCTION



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

ARC-26-0057
ZON-26-0051

Bartholemew + Partners

ARCHITECTURE AND DESIGN
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Project Manager: F. Rodriguez

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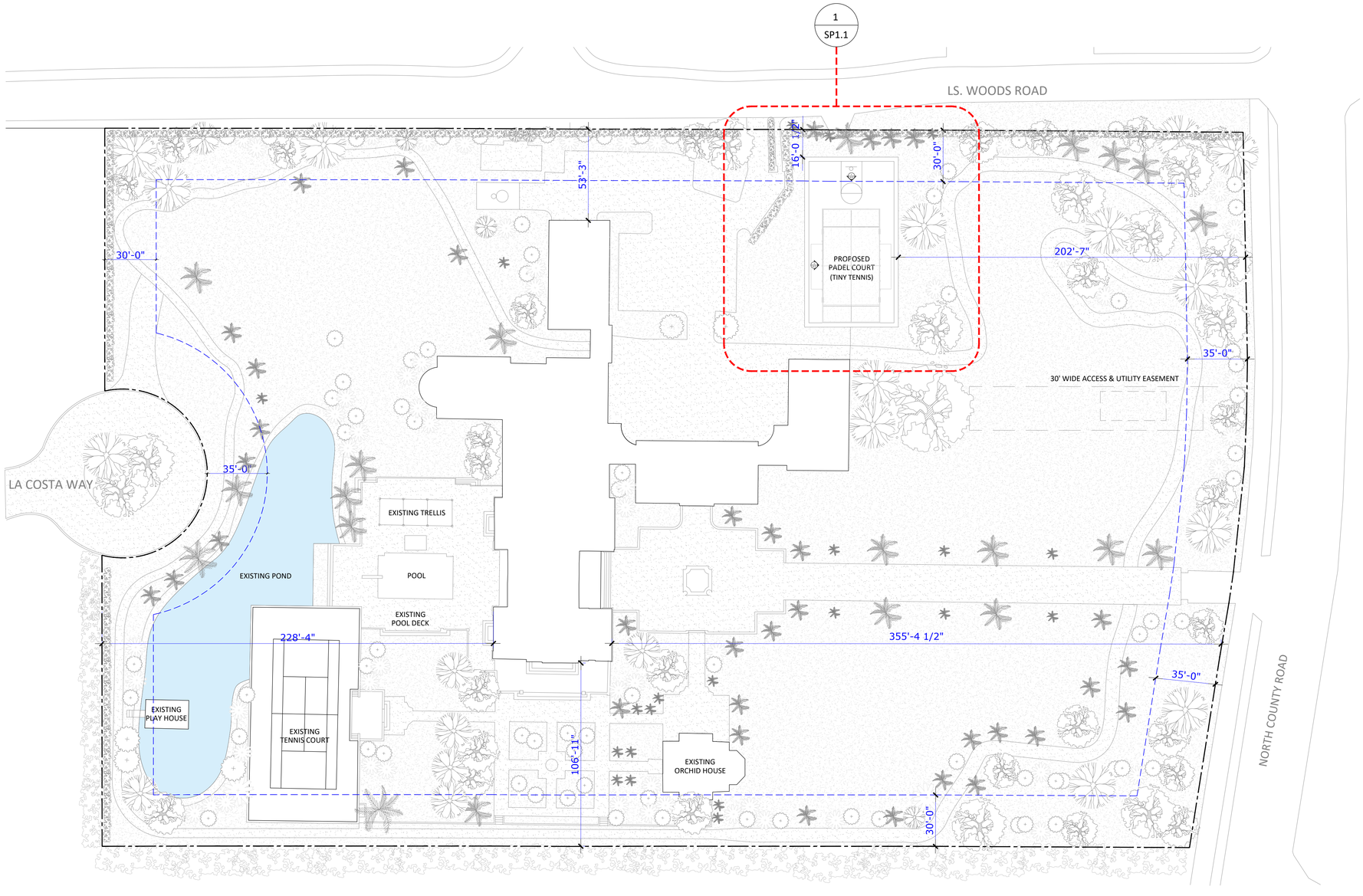
SHEET NAME

EXISTING ENLARGED SITE PLAN

SHEET NUMBER

SP0.1

N
W E
S



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

ARC-26-0057
ZON-26-0051

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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Project no: 26.05.191
Date: 07.23.2026
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Project Manager: F. Rodriguez

542 N COUNTY ROAD

Project Address:
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Palm Beach, FL, 33480

SHEET NAME

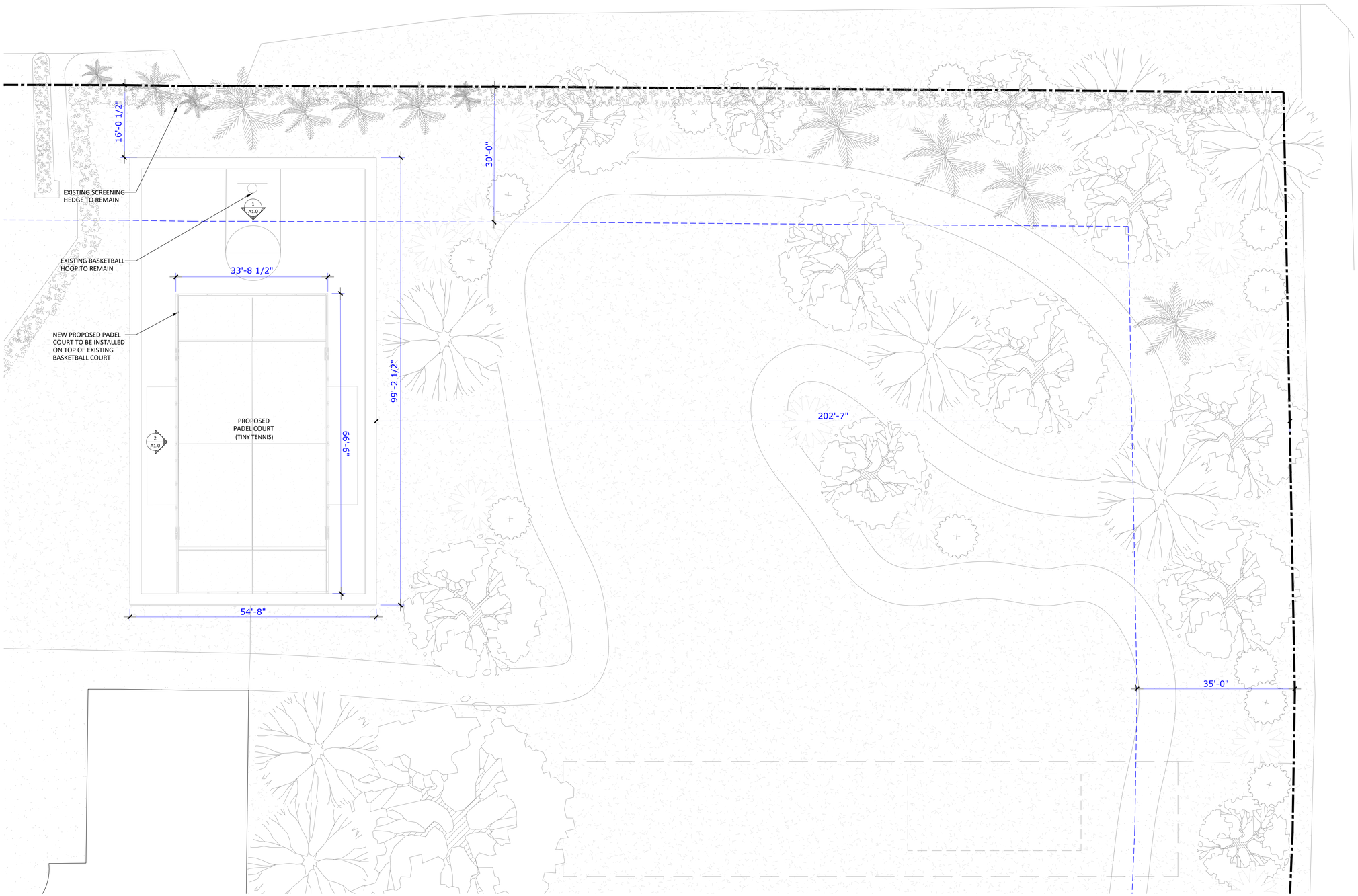
PROPOSED SITE PLAN

NOT FOR CONSTRUCTION

SHEET NUMBER

SP1.0

N
W E
S



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

ARC-26-0057
ZON-26-0051

Bartholemew + Partners
ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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KYLE B FANT ARCHITECT # AR99255
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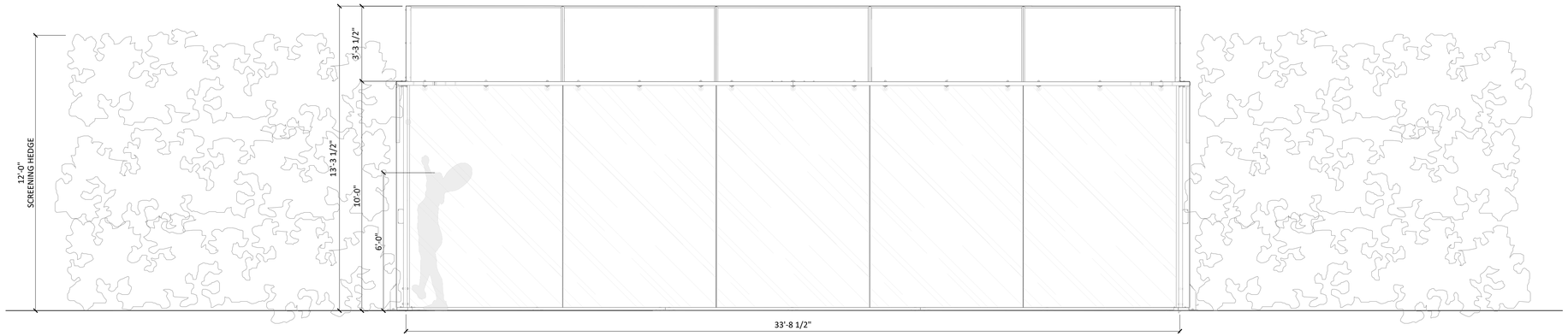
SHEET NAME

PROPOSED ENLARGED SITE PLAN

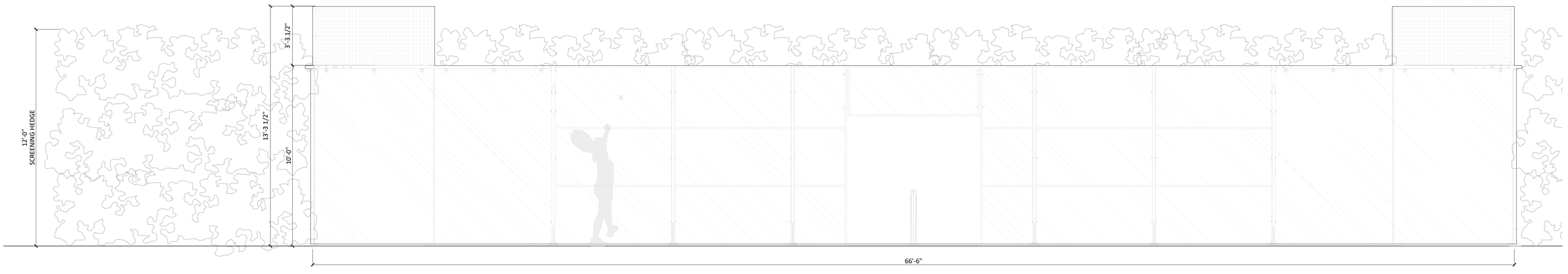
SHEET NUMBER

SP1.1

N
W E
S



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



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

ARC-26-0057
ZON-26-0051

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
251A ROYAL PALM WAY
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PALM BEACH, FLORIDA 33480
T: 561 461 0108
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FL LIC. # AA26003943

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HOBE SOUND, FL 33475
PHONE: 772-546-8086
EMAIL: SURVEY@RLVAUGHT.COM

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

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CONSTRUCTION ADMINISTRATION, AS THE TERM IS GENERALLY UNDERSTOOD, AND THAT IF BARTHOLEMEW + PARTNERS IS NOT CONTRACTED TO PROVIDE ARCHITECTURAL CONSTRUCTION ADMINISTRATION, THE CLIENT AGREES TO WAIVE ANY CLAIM TO STOP DRAWING REVIEW, DESIGN CLARIFICATION, ETC., THE CLIENT AGREES TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT FOR ANY AND ALL CLAIMS ARISING OUT OF ACTS OR OMISSIONS IN THE PERFORMANCE OF SAID SERVICES DURING CONSTRUCTION BY THE CLIENT, AND THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

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

542 N COUNTY ROAD

Project Address:

542 N County Rd
Palm Beach, FL, 33480

SHEET NAME

PROPOSED PADEL
COURT ELEVATIONS

SHEET NUMBER

A1.0



EXISTING STREETVIEW PERSPECTIVE - FROM COUNTY ROAD



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

NO HARDSCAPE OR LANDSCAPE CHANGES ARE BEING PROPOSED

ARC-26-0057
ZON-26-0051

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
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INTERIOR DESIGNER # IDA422
AIA # 30425933 NCARB # 87929

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

542 N COUNTY ROAD

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

SHEET NAME

EXISTIG AND PROPOSED STREETVIEW PERSPECTIVES

SHEET NUMBER

A2.0



EXISTING STREETVIEW PERSPECTIVE - FROM S WOODS ROAD



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

NO HARDSCAPE OR LANDSCAPE CHANGES ARE BEING PROPOSED

ARC-26-0057
ZON-26-0051

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

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SHEET NAME

EXISTIG AND PROPOSED STREETVIEW PERSPECTIVES

SHEET NUMBER

A2.1



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE

NO HARDSCAPE OR LANDSCAPE CHANGES ARE BEING PROPOSED

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Palm Beach, FL, 33480

SHEET NAME

EXISTIG AND PROPOSED PERSPECTIVES

SHEET NUMBER

A2.2

Date: Sep 08, 2026
Address: 575 N Lake Way
Re: Narrative
Case #: ARC-26-0050

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-655-7828
249 PERUVIAN AVE, SUITE F2, PALM BEACH, FL 33480

Revised Letter of Intent - Final Submit 09/08/26

A new two-story single-family residence of 4,498 square feet is proposed on an 11,130 square-foot corner lot fronting North Lake Way. The northern boundary of the property abuts the right-of-way designated as North Woods Road per the boundary survey prepared by Miller Land Surveying (Job No. Y260101); this frontage has been determined by the Town to be the front yard per Sec. 134-1576 based on building orientation, with North Lake Way designated as the street-side yard. Thirty-foot setbacks are maintained on both frontages. Situated in a low-elevation area, the site design carefully addresses fill and grading through stepped transitions around the perimeter. The program includes a main residence, above-garage cabana, and single-story pool house with outdoor kitchen. Design features include a concrete tile roof, European-style steel windows and doors, three loggias, and varied massing in keeping with the surrounding neighborhood character.

Variance Request: Applicant requests a variance pursuant to Sec. 134-1728 (Swimming pool and fountain equipment) to permit a swimming pool within the required front yard setback along North Woods Road (the northern boundary right-of-way per Miller Land Surveying, Job No. Y260101). The front yard has been determined by the Town to face North Woods Road per Sec. 134-1576. The proposed pool is located 18 feet from the North Woods Road right-of-way, where 25 feet is required. Applicant seeks the minimum variance necessary — 18 feet in lieu of 25 feet — as depicted on the Variance Diagram.

Variance Justification The subject lot is non-conforming in depth within the R-B Zoning District; Sec. 134-893 requires a minimum lot depth of 100 feet where this lot measures only 72.95 feet. Combined with the corner lot configuration and the Town's front yard designation along North Woods Road per Sec. 134-1576, no code-compliant pool location exists on the property. The reduced lot depth is a pre-existing condition not of the applicant's making. For these reasons, Applicant respectfully requests approval of the minimum variance necessary.

Variance Criteria per Sec. 134-201(a)1–7:

1. Special conditions exist peculiar to the land: The lot is 72.95 feet deep where 100 feet is required (Sec. 134-893), and the front yard faces North Woods Road per Sec. 134-1576 — together making a code-compliant pool location impossible.

2. The conditions are not the result of the applicant's actions: The non-conforming lot depth and corner configuration are pre-platted conditions from Wood's Landing (P.B. 26, Pg. 100), predating the applicant's ownership.

3. Literal interpretation would deprive the applicant of rights others in the district enjoy: R-B lots with conforming depths can accommodate a pool without a variance. Strict enforcement here effectively prohibits any pool on the property.

4. The variance requested is the minimum necessary: A 18-foot setback in lieu of 25 feet is the minimum required to fit a functional pool on the lot, as shown on the Variance Diagram.

5. Granting the variance will not confer special privilege: The relief sought is driven entirely by pre-existing lot constraints, not a desire to exceed what similarly situated properties could request under the same conditions.

6. The variance will not be injurious to the area or impair the Comprehensive Plan: The pool is screened by a site wall and hedge along the North Woods Road frontage per Sec. 134-1667(b) and is consistent with the residential character of the neighborhood.

7. The variance is consistent with the intent and purpose of the zoning code: The request addresses a documented physical hardship and does not seek to exceed the minimum relief necessary. It is consistent with the spirit of the Town's regulations.

Respectfully submitted,

Erik Broberg
Project Manager
SKA Architect + Planner

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH,
FL 33480



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

INDEX OF DRAWINGS:

- ARCHITECTURAL -

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

- LANDSCAPE -

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

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

A variance is requested per Sec. 134-1576 to permit a swimming pool in the front yard setback along South Woods Road-— 18'-0" setback in lieu of 25'-0". The lot's non-conforming depth of 72.95 ft — against a 100 ft minimum required under Sec. 134-893 — combined with the corner lot configuration, consists of the hardship to justify this variance request.

SKA
SKA ARCHITECT + PLANNER
240 PERUVIAN AVE SUITE F2 PALM

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

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

CONSULTANT:

REVISIONS:
2 DEV REVIEW: 08/09/26

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

PROJECT NO:
ARC-26-0050

SHEET NO.
CVR

08.10.26



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

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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and professional discretion. Unautho
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PROJECT NO:

SHEET NO.

A-6.0

08.10.26



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

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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use or reproduction is prohibited.

PROJECT NO:

SHEET NO.

A-6.1

08.10.26



PROPOSED FRONT (SOUTH) ELEVATION

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



PROPOSED REAR (NORTH) ELEVATION

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

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

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

PROPOSED NEW CONSTRUCTION FOR:

575 NORTH LAKE WAY

CONSULTANT:

REVISIONS:

△
△
△
△

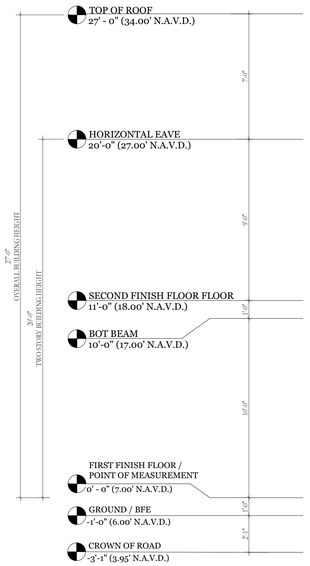
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PROJECT NO:

SHEET NO.

A-5.0

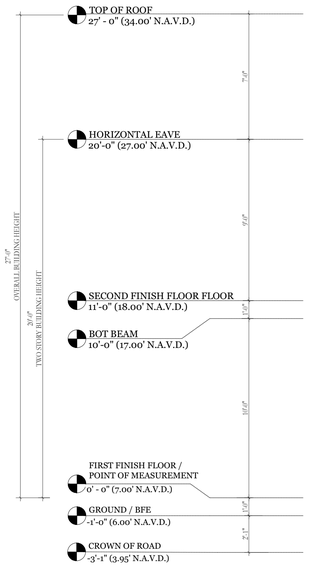
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PROPOSED SIDE (EAST) ELEVATION

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





PROPOSED STREETSIDE (WEST) ELEVATION

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

SKA

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL, 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-5.1

07.13.26

REVISIONS:

08/10/26 Added Schedule B2 Title Exceptions information.

TITLE COMMITMENT REVIEW

CLIENT: Diane and Leo Leyva	COMMITMENT NO. : 50140212-0341202e	EFFECTIVE DATE: April 2, 2026					
REVIEWED BY: Mike Miller	JOB NO. : Y 26-0175						

B2 ITEM NO.	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER	COULD NOT DETERMINE IF IT AFFECTS	SURVEYOR'S COMMENTS
1-7	Standard Exceptions				●		
8	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAT NO. 2 OF WOOD'S LANDING, as recorded in Plat Book 26, Page(s) 100, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).	●					
9	Declaration of Covenants, Conditions, Restrictions and Easements, recorded in Book 2263, Page 332, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).		●				
10	Easement recorded in Deed Book 87, Page 451.			●			
11	Terms and conditions of the Agreement between International Compro Corp., and the Town of Palm Beach, dated June 10, 1981, and recorded in Book 3574, Page 856.		●				
12	Easement recorded in Book 33221, Page 1455.	●					
13	Encroachments, encumbrances, violations, or adverse circumstances, if any, shown on the survey prepared by Miller Land Surveying, dated February 13, 2026, bearing Job # Y260101: a: 4' x 10' utility easement along the Northwesterly corner of the subject lot; b: 10' utility easement along the Easterly boundary of the subject lot; c: paver driveways extend beyond Southerly and Westerly boundaries of subject lot; d: wood retaining wall and chain link fence extend beyond Easterly and Northerly boundaries of subject lot, ownership of said wall and fence not identified on survey; e: CBS wall along Northerly boundary of subject lot, ownership of said wall not identified on survey; f: easement recorded in Deed Book 87, Page 451, which was not plotted on survey.		●				

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

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

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Digitally signed by Michael J Miller
Date: 2026.08.10 12:50:23 -04'00'

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

LEGEND:

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

BOUNDARY SURVEY

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	M.K. / S.P.
FIELD DATE:	01/29/2026

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

CRD. FILE	Y260101
REF:	Z-23/13
PREV. JOB NO'S.	Y260101
JOB NO.	Y260175

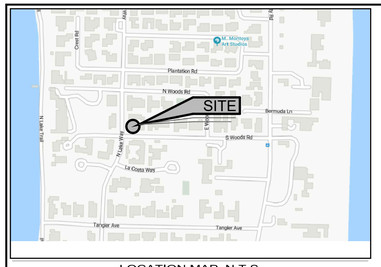
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SHEET 2 OF 2

REVISIONS:

08/10/26: Added Schedule B2 Title Exceptions information.



LOCATION MAP N.T.S.

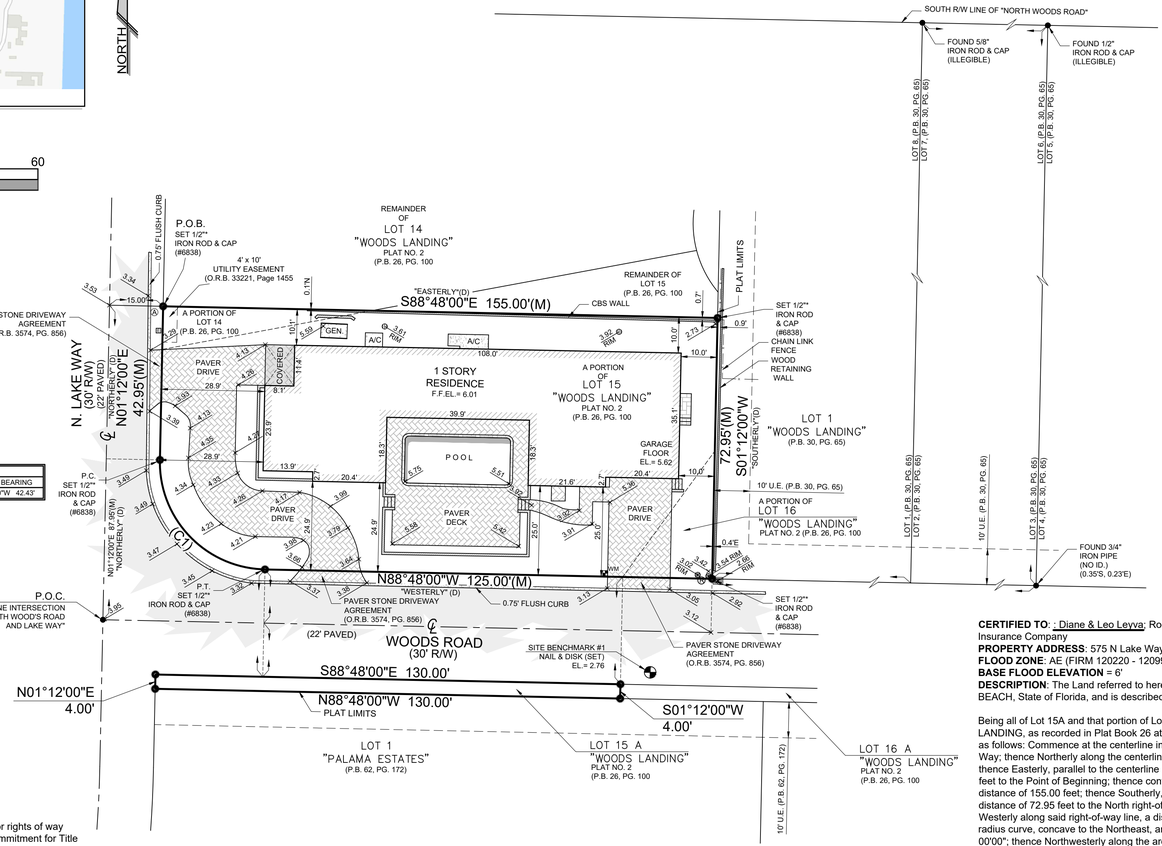
NORTH

20 0 20 40 60

Scale 1" = 20'

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

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



SURVEY NOTES:

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

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

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

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

5.) This firm's "Certificate of Authorization" number is "LB 6838

LEGEND:

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

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This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

MICHAEL J. MILLER ★ 4034 ★ STATE OF FLORIDA ★ SURVEYOR AND MAPPER

Digitally signed by Michael J Miller
Date: 2026.08.10 12:50:56 -04'00'

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

BOUNDARY SURVEY

CRD. FILE Y260101

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	M.K. / S.P.
FIELD DATE:	01/29/2026

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	Z-23/13
PREV. JOB NO'S.	Y260101
JOB NO.	Y260175
	M - Y260101-A

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STORMWATER RETENTION CALCULATIONS (Basin A)

A. SITE INFORMATION

Total Property Area = 11,114 sq.ft.

Total Basin Area = 4,236 sq.ft.

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

Drainage Area Pervious Surface = 1,906 sq.ft.*
*Minimum required without a variant.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 2,330 sq.ft. x 1 ft./12 in. = 388 cu.ft.

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

Total Volume to be Retained = 452 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

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

STORMWATER RETENTION CALCULATIONS (Basin B)

A. SITE INFORMATION

Total Property Area = 11,114 sq.ft.

Total Basin Area = 6,878 sq.ft.

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

Drainage Area Pervious Surface = 3,095 sq.ft.*
*Minimum required without a variant.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 3,783 sq.ft. x 1 ft./12 in. = 631 cu.ft.

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

Total Volume to be Retained = 734 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

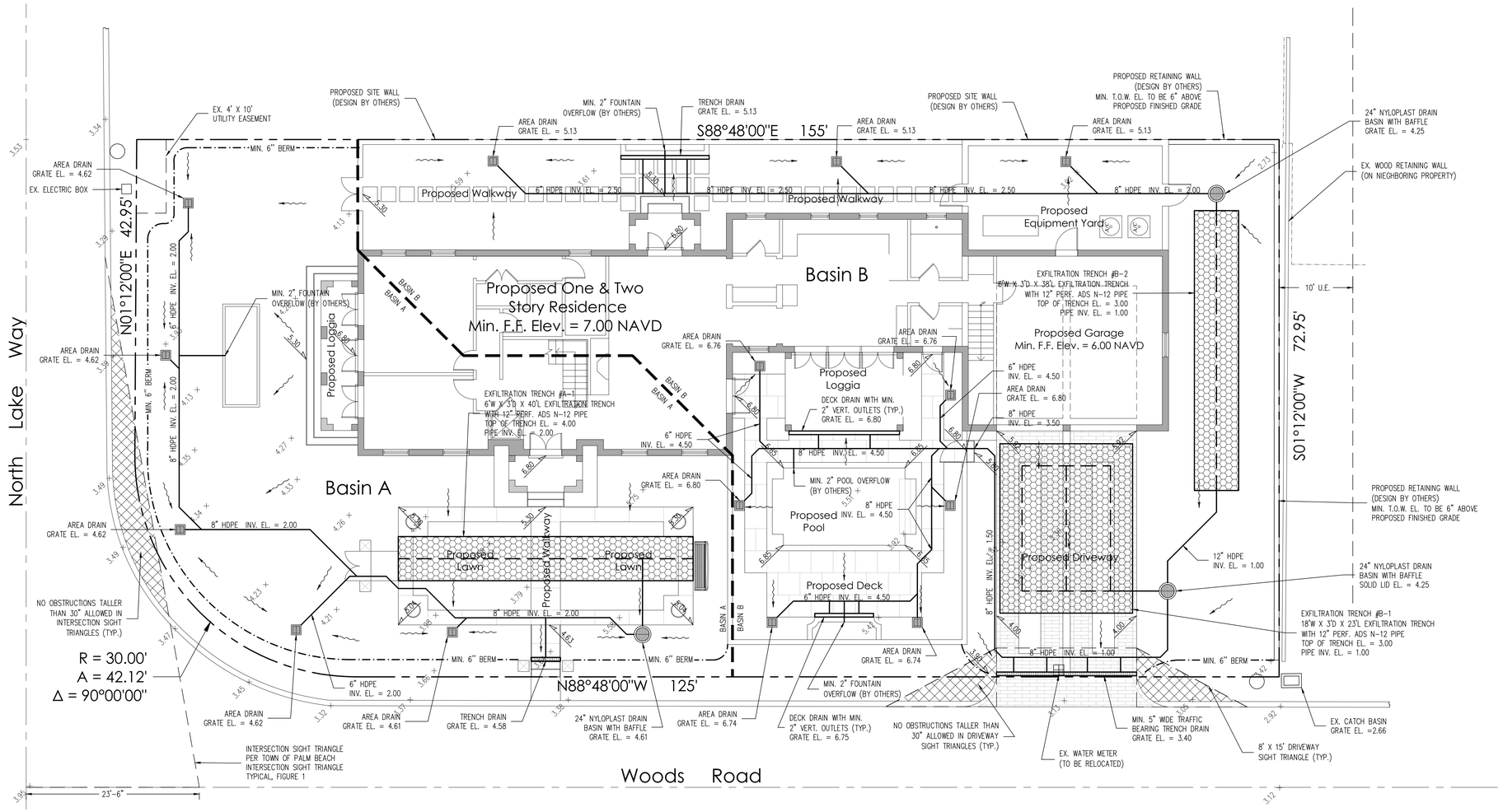
Exfiltration Trench #B-1

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

Exfiltration Trench #B-2

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

Total Volume Reatined = 808 cu.ft.



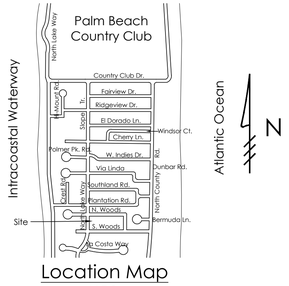
Legend

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

N

0 4 8 16 32

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



Location Map
N.T.S.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
5) Contractor is responsible for installing and maintaining erosion control measures during construction.
6) Video inspection of storm drainage system required prior to installation of sod.

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

ARC-26-____

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GRUBER CONSULTING ENGINEERS
2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

Know what's below. Call 811 before you dig.
Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities

Conceptual Site Grading & Drainage Plan For:

PROPOSED RESIDENCE

575 North Lake Way
Palm Beach, Florida

PROJECT INFORMATION:

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

REVISIONS:

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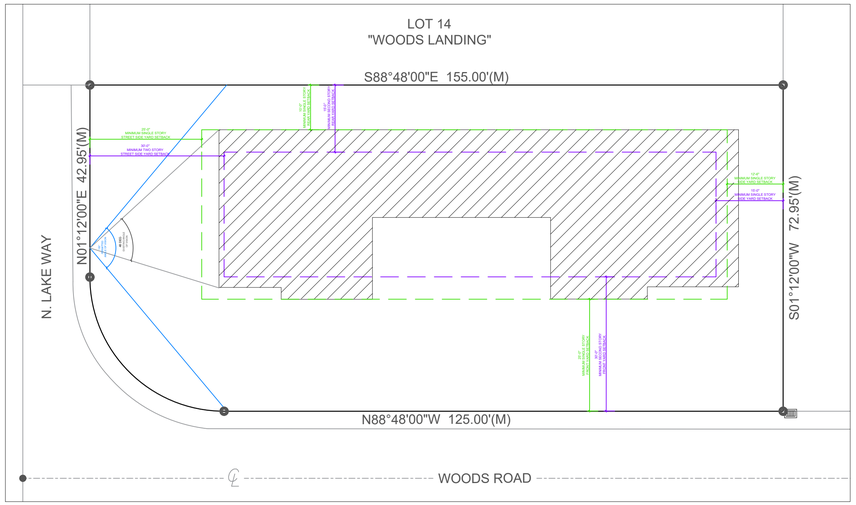
CHAD M. GRUBER
FLORIDA P.E. NO. 57466

Digitally signed by Chad M Gruber
Date: 2026.07.10 16:55:03 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

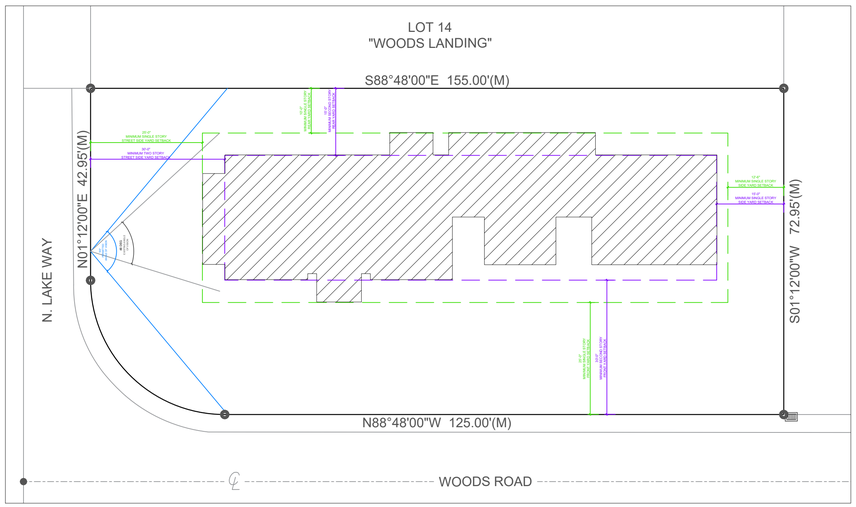
SHEET NUMBER:

C-1



2 EXISITING LOT COVERAGE

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



3 PROPOSED LOT COVERAGE

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

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

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

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

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

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

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

REV BF 20230626

1 ZONING LEGEND

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

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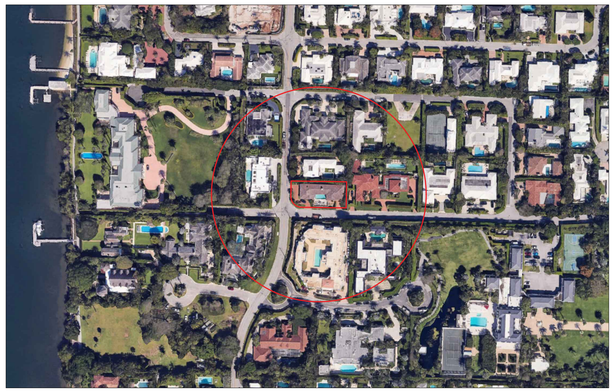
ZL

08.10.26



1 SOUTH WOODS ROAD, PROPOSED STREETSCAPE ELEVATION, FACING NORTH

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



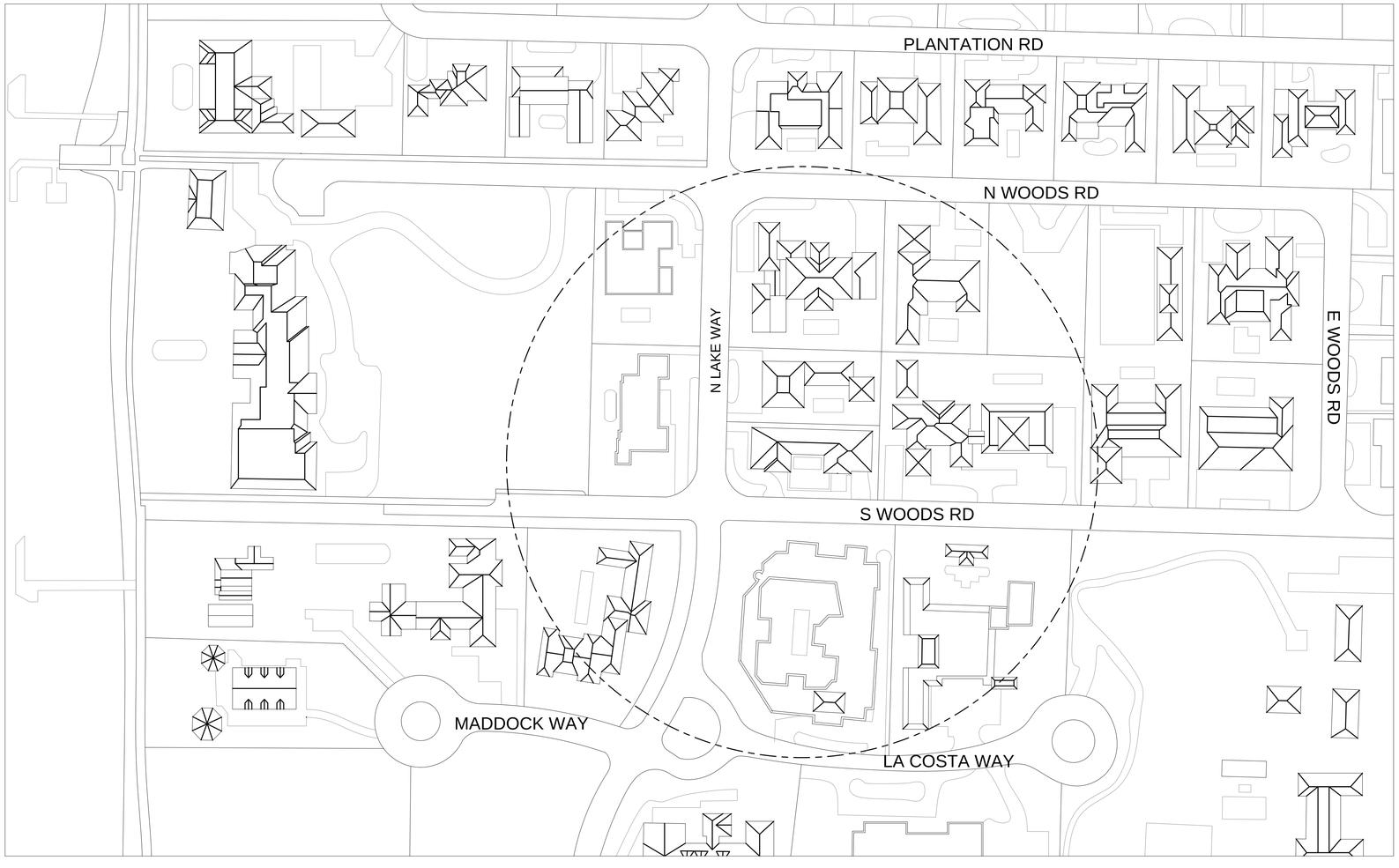
2 AERIAL MAP

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



4 LOCATION/VINCITY MAP

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



4 CONTEXTUAL SITE PLAN

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

R = 300'

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

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575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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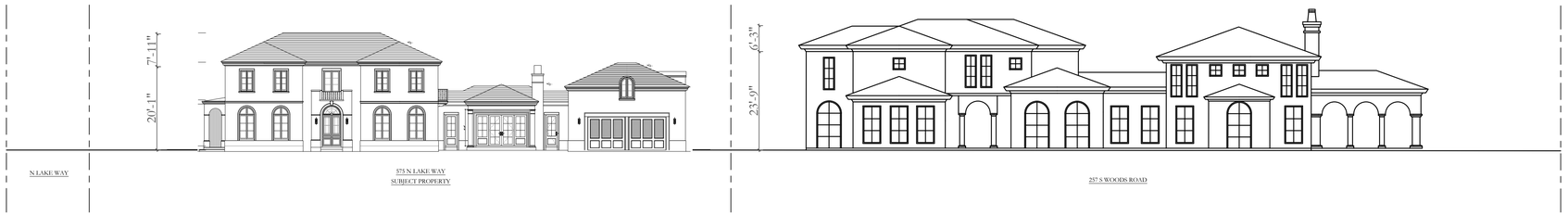
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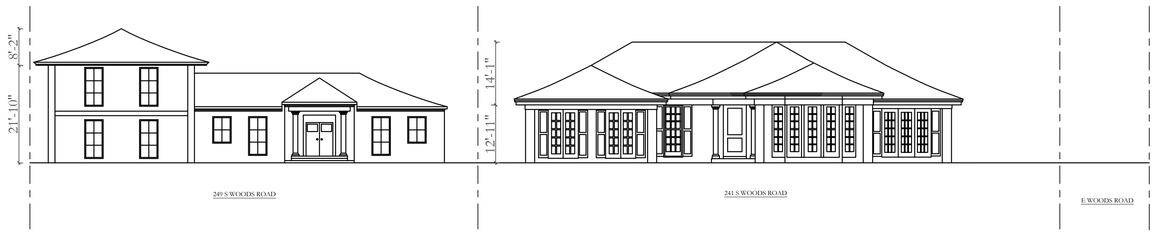
PR-0

07.13.26



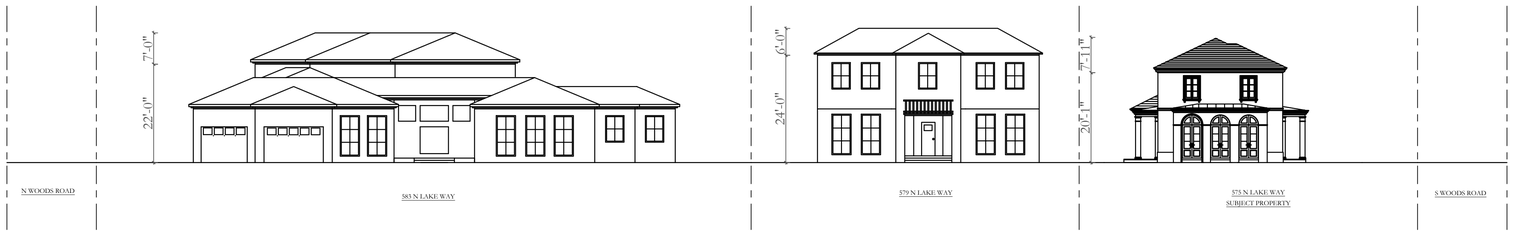
STREETSCAPE A

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



STREETSCAPE B

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



STREETSCAPE C

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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SHEET NO.

PR-1

06.25.26



VIEW FROM WOODS ROAD



VIEW FROM WOODS ROAD



VIEW FROM WOODS ROAD



VIEW FROM N LAKE WAY



VIEW OF INTERIOR POOL AREA



VIEW OF INTERIOR POOL AREA



VIEW OF NORTH SIDE REAR YARD



VIEW OF EAST SIDE REAR YARD



VIEW OF PLANTER ON SW CORNER OF BUILDING

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PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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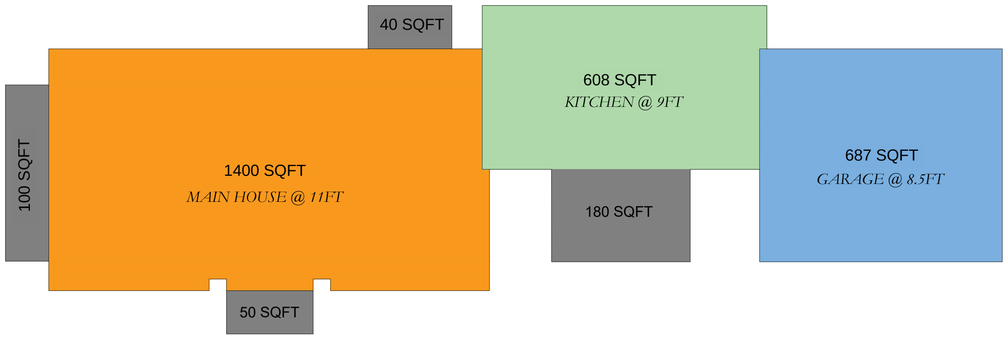
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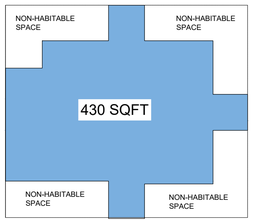
PR-2

06.25.26

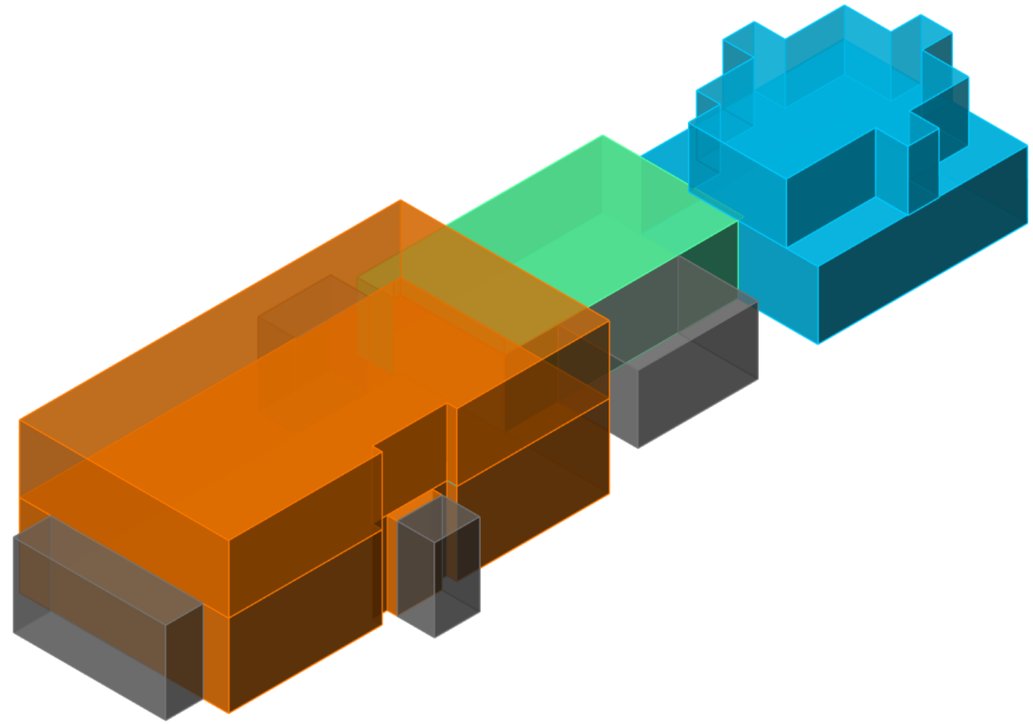


1ST STORY CCR AREA CALCULATIONS





2nd STORY CCR AREA CALCULATIONS



CCR AXONOMETRIC MASSING

PROPOSED

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

BUILDING DATA

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

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

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

GARAGE @ 8.5', GARAGE SUITE (VARIES)

SINGLE STORY @ 9FT

LOGGIAS @ 9FT

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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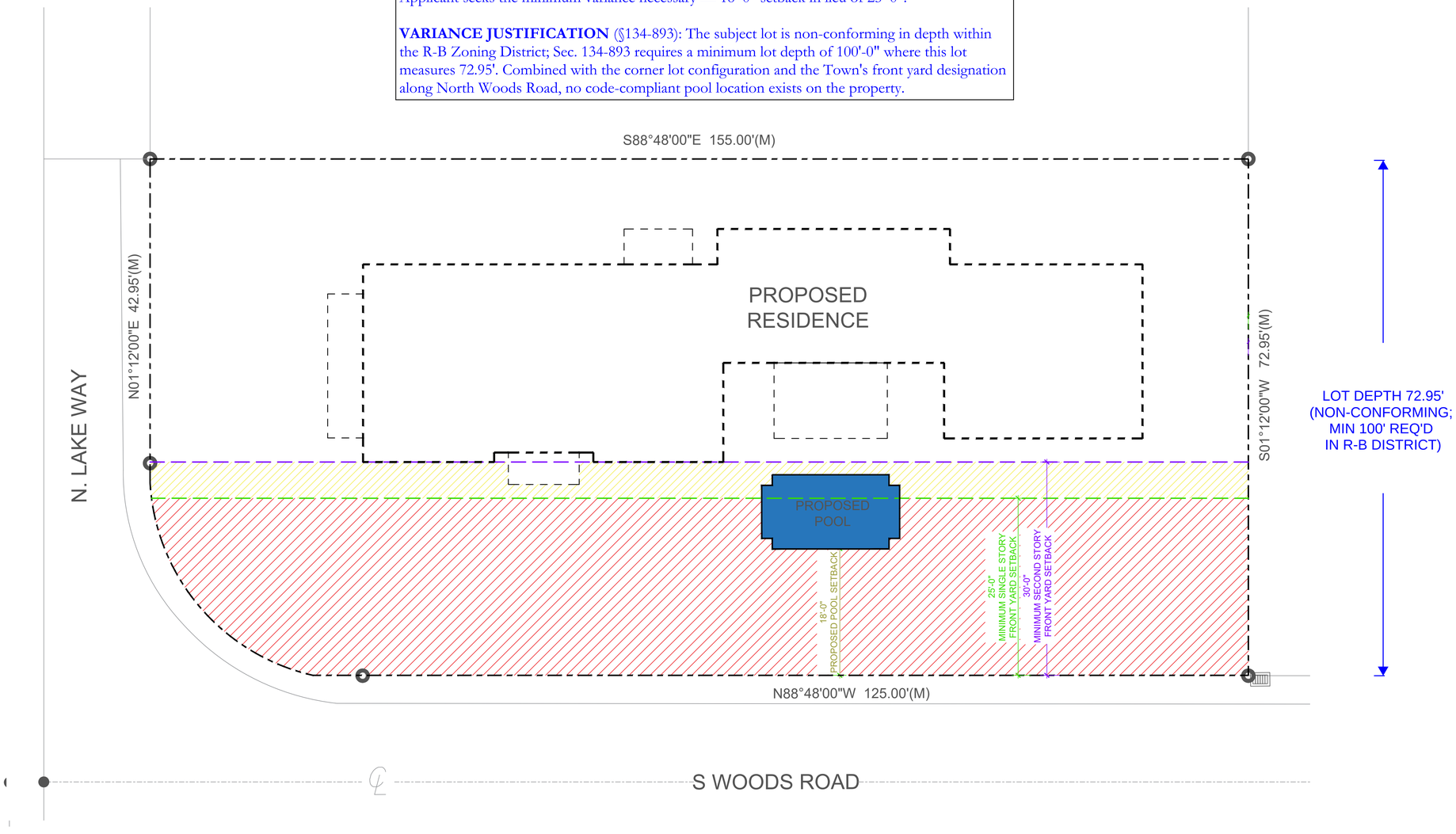
SHEET NO.

PR-3

08.10.26

VARIANCE REQUEST: Applicant requests a variance pursuant to Sec. 134-1728 to permit a swimming pool within the front yard setback along North Woods Road (northern boundary R/W per Miller Land Surveying, Job No. Y260101), designated as the front yard per Sec. 134-1576. Applicant seeks the minimum variance necessary — 18'-0" setback in lieu of 25'-0".

VARIANCE JUSTIFICATION (§134-893): The subject lot is non-conforming in depth within the R-B Zoning District; Sec. 134-893 requires a minimum lot depth of 100'-0" where this lot measures 72.95'. Combined with the corner lot configuration and the Town's front yard designation along North Woods Road, no code-compliant pool location exists on the property.



25' REQUIRED SETBACK ZONE

15' REQUIRED SETBACK ZONE (POOL)

PROPOSED POOL

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

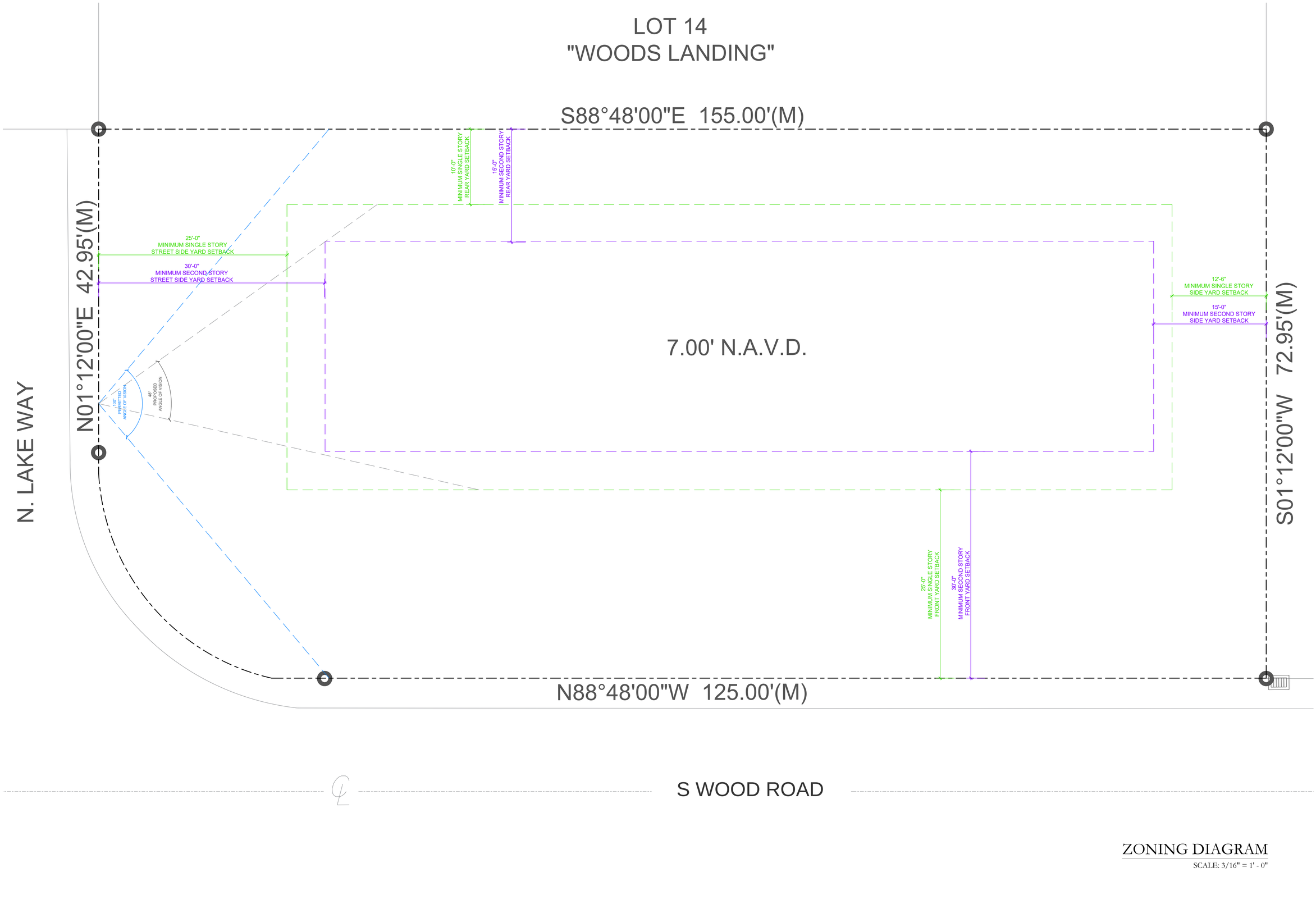
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PR-4

08.10.26



ZONING DIAGRAM

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

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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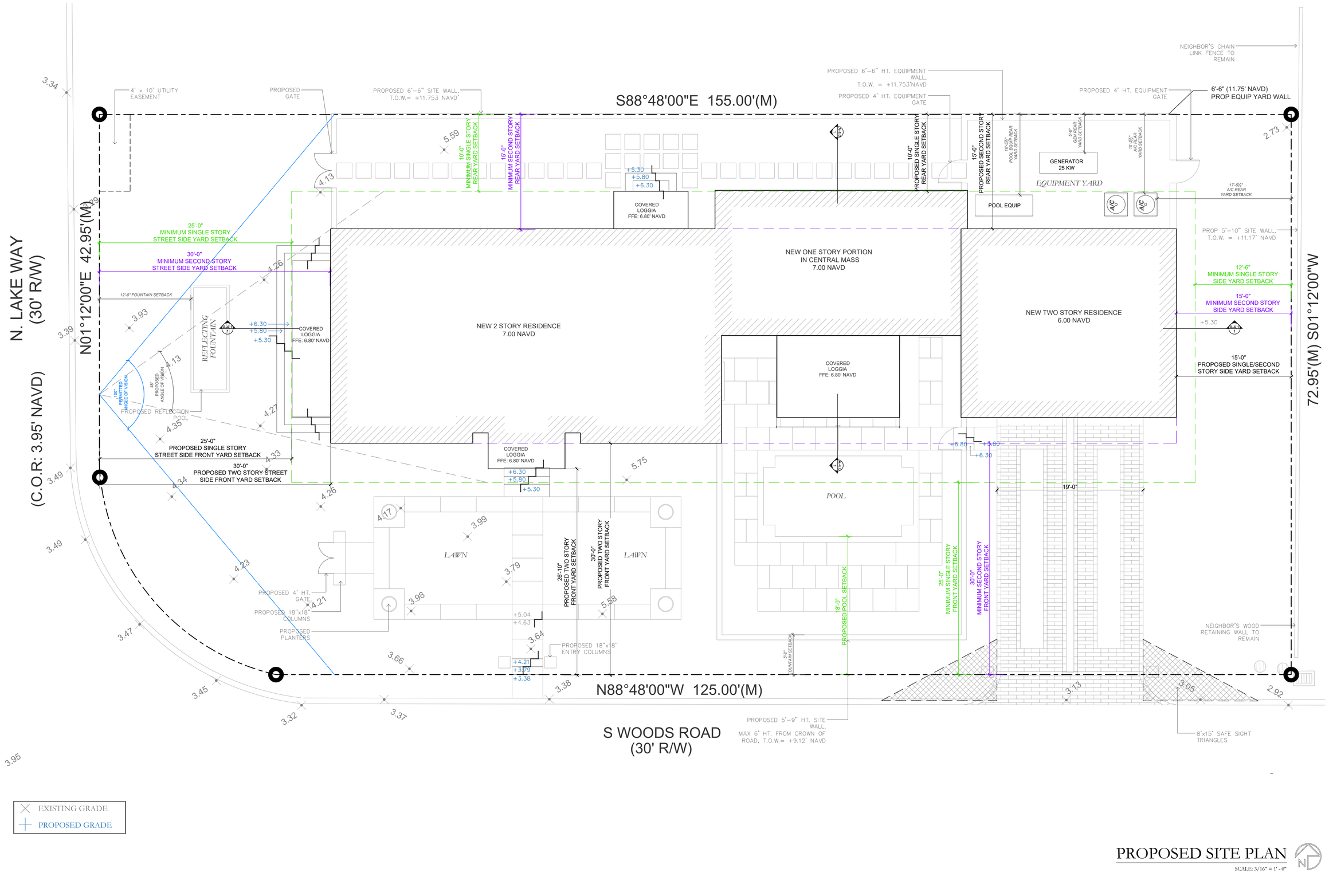
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Z-1

07.13.26



PROPOSED SITE PLAN

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

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A.R.#10,181

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

REVISIONS:

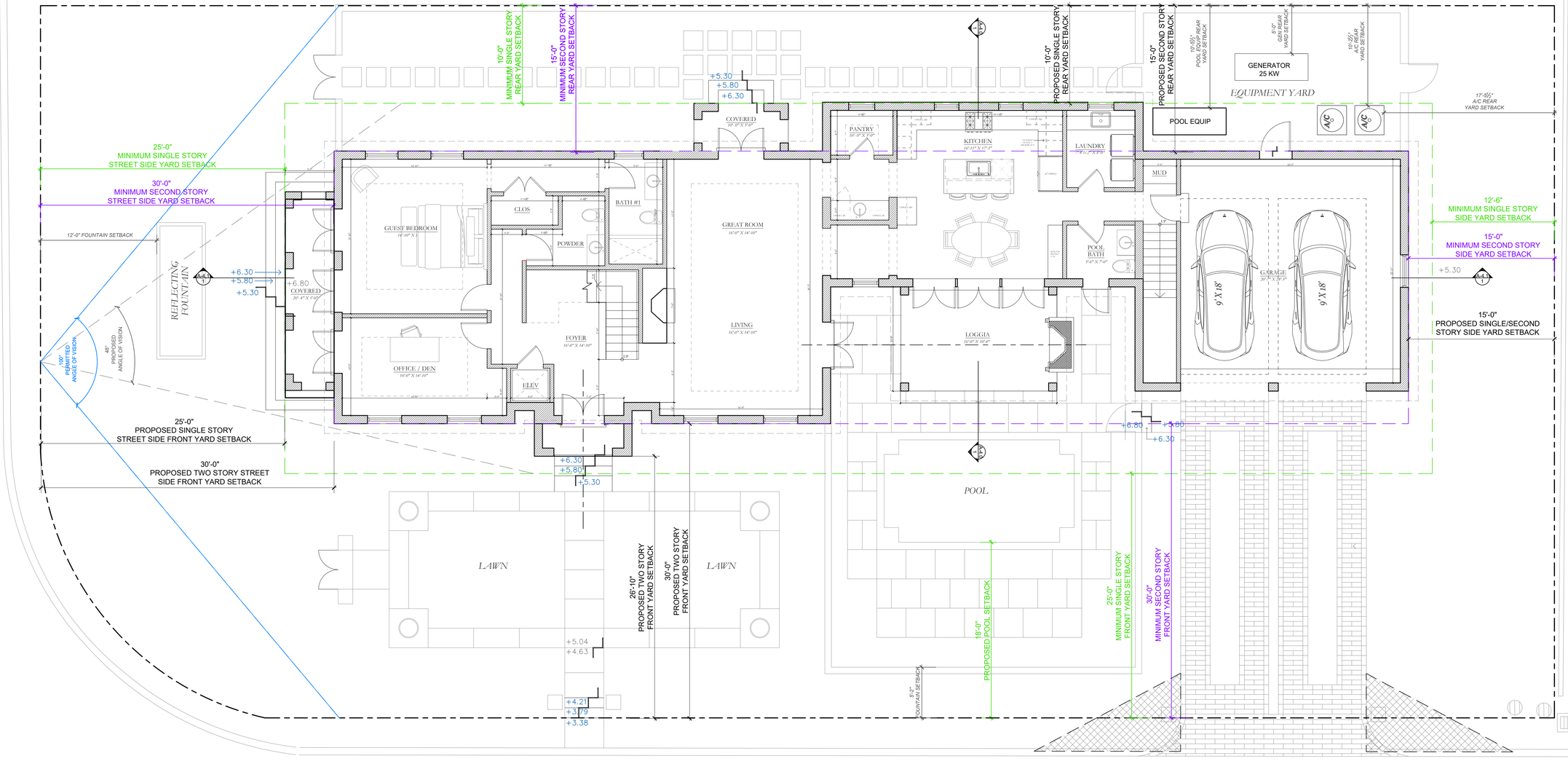
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PROJECT NO:

SHEET NO.

SP-1

09.07.26



PROPOSED FIRST FLOOR PLAN

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

REVISIONS:

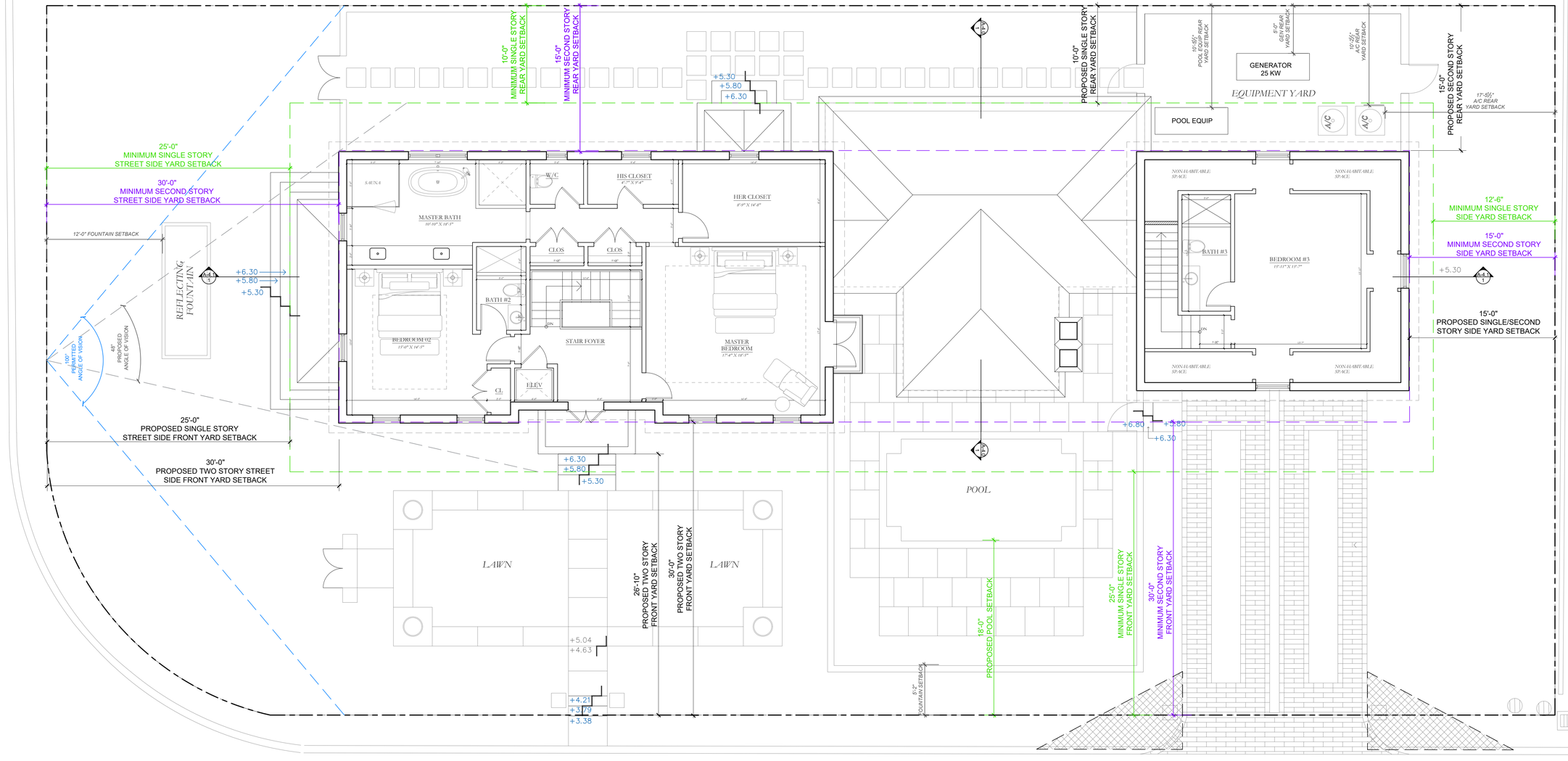
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PROJECT NO:

SHEET NO.

A-1.0

09.07.26



PROPOSED SECOND FLOOR PLAN

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

REVISIONS:

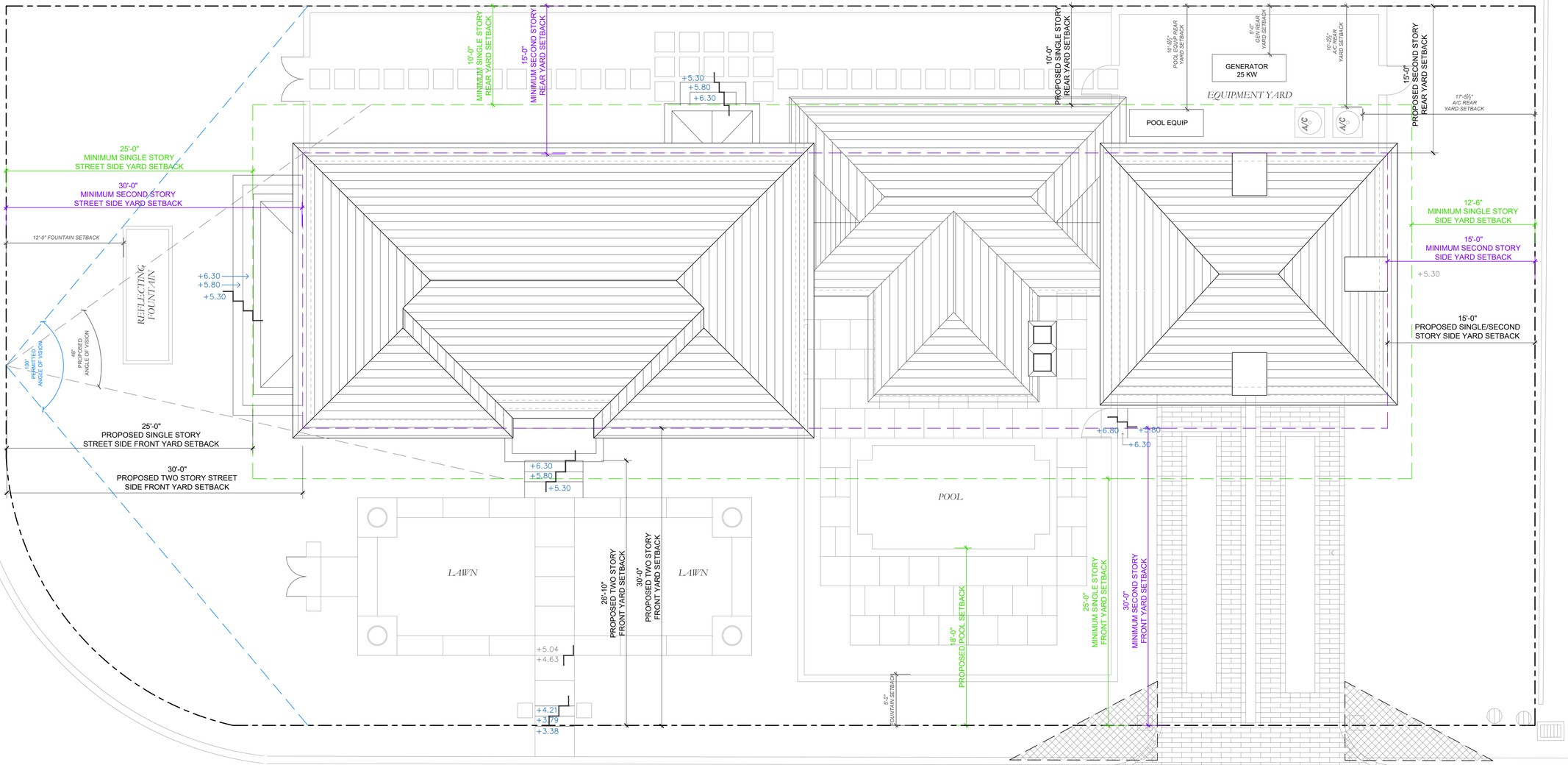
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PROJECT NO:

SHEET NO.

A-1.1

09.07.26



PROPOSED ROOF PLAN

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

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249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-1.2

09.07.26



PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-2.0

08.10.26



PROPOSED STREETSIDE ELEVATION

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



PROPOSED SIDE ELEVATION

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

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SHEET NO.

A-2.1

08.10.26



1. PROPOSED CROSS SECTION / ELEVATION

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

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PROJECT NO:

SHEET NO.

A-4.0

08.10.26

PROPOSED

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

BUILDING DATA

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

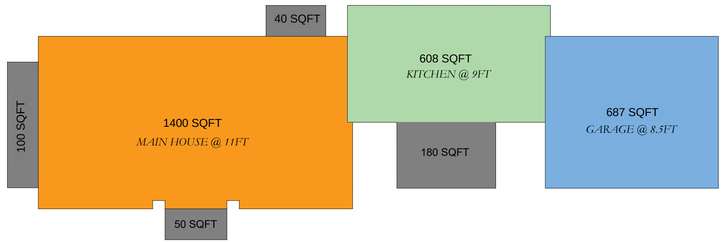
NET CU. FT. AFTER ALLOWABLE LOGGIA DEDUC	**43785.29**
CCR	**3.934**

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

GARAGE @ 8.5', GARAGE SUITE (VARIES)

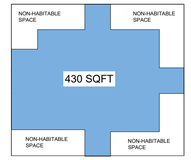
SINGLE STORY @ 9FT

LOGGIAS @ 9FT



1ST STORY CCR AREA CALCULATIONS





2nd STORY CCR AREA CALCULATIONS



2. PROPOSED LONGITUDINAL SECTION

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

SKA
SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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

PROJECT NO:

SHEET NO.

A-4.1

08.10.26



2. ENLARGED NORTH LOGGIA ELEVATION

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



1. ENLARGED WEST LOGGIA ELEVATION

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

SKA

SKA ARCHITECT + PLANNER
249 PERUVIAN AVE. SUITE F2, PALM BEACH, FL. 33480 PHONE: 561.655.1116

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL. 33480

CONSULTANT:

REVISIONS:

△

△

△

△

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PROJECT NO:

SHEET NO.

A-4.2

09.07.26



PROPOSED FRONT (SOUTH) ELEVATION

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



PROPOSED REAR (NORTH) ELEVATION

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

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

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

PROPOSED NEW CONSTRUCTION FOR:

575 NORTH LAKE WAY

CONSULTANT:

REVISIONS:

△
△
△
△

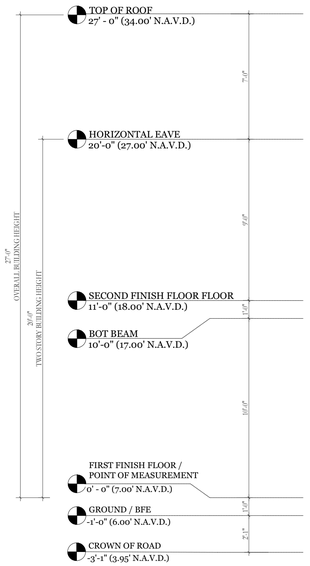
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use or reproduction is prohibited.

PROJECT NO:

SHEET NO.

A-5.0

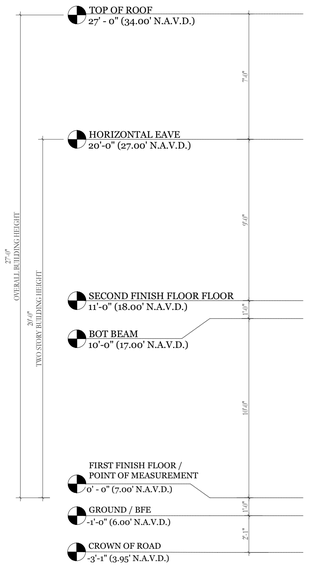
07.13.26





PROPOSED SIDE (EAST) ELEVATION

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





PROPOSED STREETSIDE (WEST) ELEVATION

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

SKA

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH FL, 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-5.1

07.13.26

MATERIALS:



ROOF: GREY TILE



WALL: SMOOTH STUCCO

BENJAMIN MOORE:
WHITE DOVE



EUROLINE TRUE STEEL CASEMENT WINDOWS AND DOORS



HORIZONTAL TRIM: STUCCO



BAY ROOF: COPPER

MATERIAL PALETTE ILLUSTRATIVE RENDER
SCALE: 1/4" = 1'-0"

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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and professional discretion. Unautho
use or reproduction is prohibited.

PROJECT NO:

SHEET NO.

A-5.2

08.10.26



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

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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and professional discretion. Unautho
use or reproduction is prohibited.

PROJECT NO:

SHEET NO.

A-6.0

08.10.26



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

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

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PROJECT NO:

SHEET NO.

A-6.1

08.10.26



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

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

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

PROPOSED NEW CONSTRUCTION FOR:

LEYVA RESIDENCE

575 N LAKE WAY, PALM BEACH, FL 33480

CONSULTANT:

REVISIONS:

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PROJECT NO:

SHEET NO.

A-6.2

08.10.26

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

FINAL SUBMITTAL - 09.08.26

MEETING DATE - 09.23.26

ARC-26-0050

SHEET LEGEND:

SURVEY
EX- EXISTING CONDITIONS PLAN
EX2- EXISTING LANDSCAPE PHOTOS
LAD- LANDSCAPE ALTERATION DIAGRAM
SITE PLAN RENDERING
RENDERED ELEVATIONS
L0- OVERALL SITE PLAN
L1- HARDSCAPE PLAN
LP1- LANDSCAPE PLAN
LP2- PLANT LIST AND DETAILS
OS1- OPEN SPACE DIAGRAMS
OS2- NATIVE PLANT DIAGRAM
EL1- ELEVATION
EL2 - ELEVATION
D1-D4 YARD FILL SECTION DIAGRAMS
D5-D6 - EQUIPMENT AND FOUNTAIN DETAILS
CSP- CONSTRUCTION SCREENING DIAGRAM

SCOPE OF WORK:

HARDSCAPE

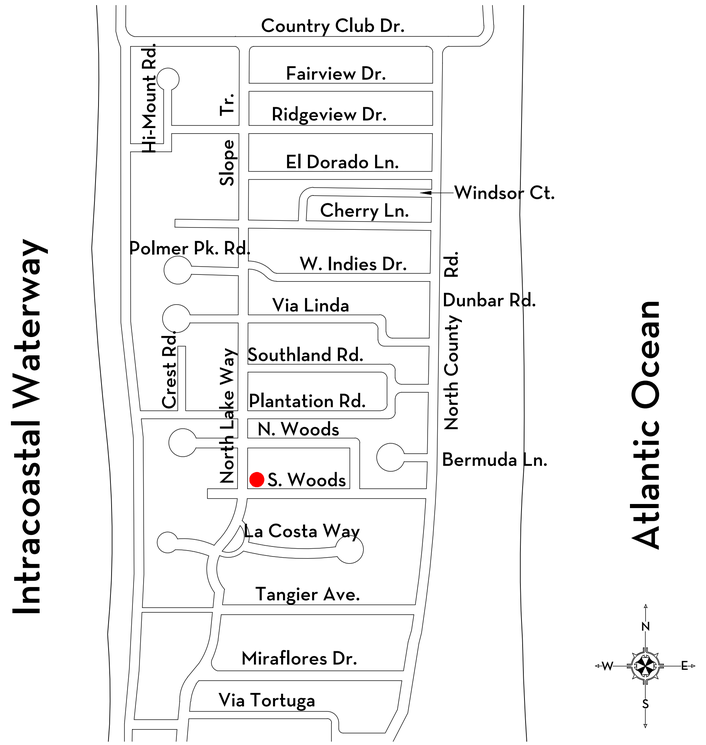
1A. DEMOLITION OF ALL EXISTING HARDSCAPE, SEE SHEET EX

1B. NEWLY PROPOSED HARDSCAPE, SEE SHEET L1

LANDSCAPE

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

2B. NEWLY PROPOSED LANDSCAPING, SEE SHEET LP1

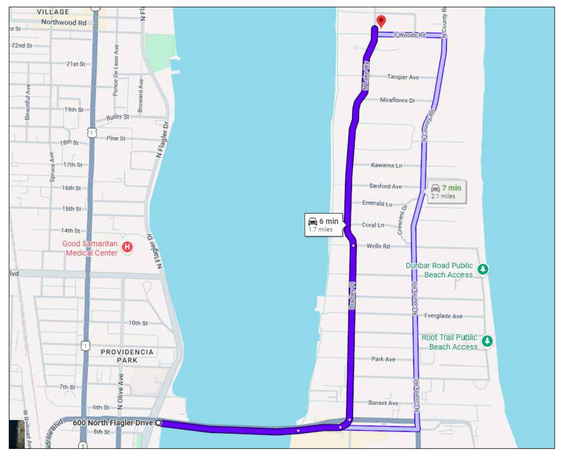


TRUCK LOGISTICS PLAN

MAXIMUM TRUCK SIZE: 30 FEET

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

ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 20



LANDSCAPE ARCHITECT
NIEVERA WILLIAMS DESIGN

NIEVERA WILLIAMS
DESIGN

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

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

EXISTING SHARED 18' HT. CLUSIA HEDGE TO REMAIN

EXISTING 9' HT. CLUSIA HEDGE TO BE REMOVED

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

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

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

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

S88°48'00"E 155.00'(M)

C.O.R. = +3.53'

3.34

A

E

4' x 10' UTILITY EASEMENT

3.29

EXISTING MONDO GRASS TO BE REMOVED

4.13

5.59

EX. GENERATOR

EX. A/C

3.61 RIM

10' EXISTING SINGLE STORY REAR YARD SETBACK

EXISTING A/C

EXISTING CBS WALL TO BE REMOVED

3.92 RIM

2.13

EXISTING 5' HT. ARECA PALM TO BE REMOVED

EXISTING 5' HT. CHINESE FAN PALM TO BE REMOVED

EXISTING 5' HT. SEA GRAPE TO BE REMOVED

NEIGHBOR'S CHAIN LINK FENCE TO REMAIN

EXISTING 14' HT. GUMBO LIMBO TO BE REMOVED

EXISTING STEPS AND LANDING TO BE REMOVED

NEIGHBOR'S WOOD RETAINING WALL TO REMAIN

EXISTING MONDO GRASS TO BE REMOVED

N01°12'00"E 42.95'(M)

EXISTING BRICK DRIVEWAY TO BE REMOVED

EXISTING COVERED FRONT ENTRY

EXISTING SINGLE-STORY RESIDENCE

FFE = 6.01

4.26

EXISTING HIBISCUS PLANTS TO BE REMOVED

3.93

3.39

4.13

EXISTING BOUGAINVILLEA SHRUBS TO BE REMOVED

4.35

4.27

25' EXISTING SINGLE STORY PRIMARY FRONT YARD SETBACK

EXISTING OYSTER PLANT TO BE REMOVED

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

EXISTING POOL TO BE REMOVED

GARAGE FLOOR

FFE = 5.62

10' EXISTING REAR YARD SETBACK

72.95'(M) S01°12'00"W

3.49

4.33

5.75

5.51

4.34

4.26

4.17

EXISTING BRICK DRIVEWAY TO BE REMOVED

EXISTING PAVERS TO BE REMOVED

EXISTING FLOWERING VINCA TO BE REMOVED

EXISTING SNAKE PLANTS TO BE REMOVED

EXISTING PENTAS TO BE REMOVED

5.36

3.92

3.92

3.91

5.58

5.42

3.99

3.79

4.23

4.21

3.98

3.66

3.64

3.47

3.45

3.37

3.32

3.38

25' EXISTING SINGLE STORY SIDE FRONT YARD SETBACK

N. LAKE WAY

N88°48'00"W 125.00'(M)

EXISTING 18' HT. GUMBO LIMBO TO BE REMOVED

EXISTING 6' HT. CHINESE FAN PALM TO BE REMOVED

EXISTING 25' HT. ROYAL PALM TO BE REMOVED

10' U.E.

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

3.42

3.64 RIM

3.02 RIM

2.66 RIM

R

3.13

3.05

2.92

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

EXISTING CURB TO REMAIN

EXISTING PITTOSPORUM HEDGE TO BE REMOVED

EXISTING 6' HT. CLUSIA HEDGE TO BE REMOVED

EXISTING FLOWERING VINCA TO BE REMOVED

EXISTING MEXICAN BLUE BELLS TO BE REMOVED

EXISTING OYSTER PLANT TO BE REMOVED

EXISTING WATER METER TO BE RELOCATED BY CONTRACTOR

EXISTING 6' HT. CLUSIA HEDGE TO BE REMOVED

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

SITE TRIANGLE

WOODS ROAD

3.12

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

Line #	Landscape Legend		
1	Property Address:	575 N Lake Way	
2	Lot Area (sq. ft.):	11,145 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,015 Sq. Ft. (45%)	5,773 Sq. Ft. (51.7%)
5	LOS to be altered (Sq FT and %)	N/A	3,891 Sq Ft. (34.9%)
6	Perimeter LOS (Sq Ft and %)	2,209 Sq. Ft. (50%)	3,329 Sq. Ft. (82.0%)
7	Front Yard LOS (Sq Ft and %)	1,790 Sq Ft. (40%)	2,891 Sq Ft. (64.6%)
8	Native Trees %	30% (number of trees)	50%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30%
10	Native Groundcover %	30% (groundcover area)	32%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood E-Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List
Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

Ord. 0003-2020 *REV 08/28/2017*

OVERALL R-B SITE CALCULATIONS:

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

FRONT SETBACK SITE CALCULATIONS:

EXISTING SINGLE STORY:

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

CURRENTLY PROPOSED TWO STORY RESIDENCE:

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

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,058	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 4058 SF) = 2029 SF REQUIRED			
EXISTING =	3,152	SQ FT	77.7%
PROPOSED =	3,329	SQ FT	82.0%

N
W E
S

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

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

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

EXISTING CONDITIONS PLAN

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

08 SEPTEMBER 2026 - FINAL SUB

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX

ARC-26-0050



VIEW FROM WOODS ROAD



VIEW FROM WOODS ROAD



VIEW FROM WOODS ROAD



VIEW FROM N LAKE WAY



VIEW OF INTERIOR POOL AREA



VIEW OF INTERIOR POOL AREA



VIEW OF NORTH SIDE REAR YARD



VIEW OF EAST SIDE REAR YARD



VIEW OF PLANTER ON SW CORNER OF BUILDING

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING LANDSCAPE PHOTOS

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

08 SEPTEMBER 2026 - FINAL SUB

NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

EX2

ARC-26-0050

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

EXISTING SHARED 18' HT. CLUSIA HEDGE TO REMAIN

EXISTING 9' HT. CLUSIA HEDGE TO BE REMOVED

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

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

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

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

S88°48'00"E 155.00'(M)

A

E

C.O.R. = +3.53'

4' x 10' UTILITY EASEMENT

EXISTING MONDO GRASS TO BE REMOVED

EX. GENERATOR

EX. A/C

10' EXISTING SINGLE STORY REAR YARD SETBACK

EXISTING A/C

EXISTING CBS WALL TO BE REMOVED

EXISTING 5' HT. ARECA PALM TO BE REMOVED

EXISTING 5' HT. CHINESE FAN PALM TO BE REMOVED

EXISTING 5' HT. SEA GRAPE TO BE REMOVED

NEIGHBOR'S CHAIN LINK FENCE TO REMAIN

EXISTING 14' HT. GUMBO LIMBO TO BE REMOVED

EXISTING STEPS AND LANDING TO BE REMOVED

NEIGHBOR'S WOOD RETAINING WALL TO REMAIN

EXISTING MONDO GRASS TO BE REMOVED

N01°12'00"E 42.95'(M)

EXISTING BRICK DRIVEWAY TO BE REMOVED

EXISTING COVERED FRONT ENTRY

EXISTING SINGLE-STORY RESIDENCE
FFE = 6.01

EXISTING HIBISCUS PLANTS TO BE REMOVED

EXISTING BOUGAINVILLEA SHRUBS TO BE REMOVED

EXISTING OYSTER PLANT TO BE REMOVED

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

EXISTING POOL TO BE REMOVED

GARAGE FLOOR
FFE = 5.62

72.95'(M) S01°12'00"W

10' EXISTING REAR YARD SETBACK

25' EXISTING SINGLE STORY PRIMARY FRONT YARD SETBACK

EXISTING BRICK DRIVEWAY TO BE REMOVED

EXISTING BRICK DRIVEWAY TO BE REMOVED

EXISTING 18' HT. GUMBO LIMBO TO BE REMOVED

EXISTING 6' HT. CHINESE FAN PALM TO BE REMOVED

EXISTING 25' HT. ROYAL PALM TO BE REMOVED

10' U.E.

25' EXISTING SINGLE STORY SIDE FRONT YARD SETBACK

EXISTING FLOWERING VINCA TO BE REMOVED

EXISTING PAVERS TO BE REMOVED

EXISTING SNAKE PLANTS TO BE REMOVED

EXISTING PENTAS TO BE REMOVED

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

R

N88°48'00"W 125.00'(M)

N. LAKE WAY

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

EXISTING CURB TO REMAIN

EXISTING PITTOSPORUM HEDGE TO BE REMOVED

EXISTING 6' HT. CLUSIA HEDGE TO BE REMOVED

EXISTING FLOWERING VINCA TO BE REMOVED

EXISTING MEXICAN BLUE BELLS TO BE REMOVED

EXISTING OYSTER PLANT TO BE REMOVED

EXISTING WATER METER TO BE RELOCATED BY CONTRACTOR

EXISTING 6' HT. CLUSIA HEDGE TO BE REMOVED

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

SITE TRIANGLE

WOODS ROAD

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

Line #	Landscape Legend		
1	Property Address:	575 N Lake Way	
2	Lot Area (sq. ft.):	11,145 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,015 Sq. Ft. (45%)	5,773 Sq. Ft. (51.7%)
5	LOS to be altered (Sq Ft and %)	N/A	3,891 Sq Ft. (34.9%)
6	Perimeter LOS (Sq Ft and %)	2,209 Sq. Ft. (50%)	3,329 Sq. Ft. (82.0%)
7	Front Yard LOS (Sq Ft and %)	1,790 Sq Ft. (40%)	2,891 Sq Ft. (64.6%)
8	Native Trees %	30% (number of trees)	58%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30%
10	Native Groundcover %	30% (groundcover area)	32%

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

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

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

See Ord. 009-2005 *REV 08 20240327*

OVERALL R-B SITE CALCULATIONS:

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

FRONT SETBACK SITE CALCULATIONS:

EXISTING SINGLE STORY:

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

CURRENTLY PROPOSED TWO STORY RESIDENCE:

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

10' PERIMETER SITE CALCULATIONS:

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

LANDSCAPE ALTERATION LEGEND

LANDSCAPE ALTERED AREA

0 1 2 4 8 12 FEET

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

N W E S

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

LANDSCAPE ALTERATION DIAGRAM

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

08 SEPTEMBER 2026 - FINAL SUB

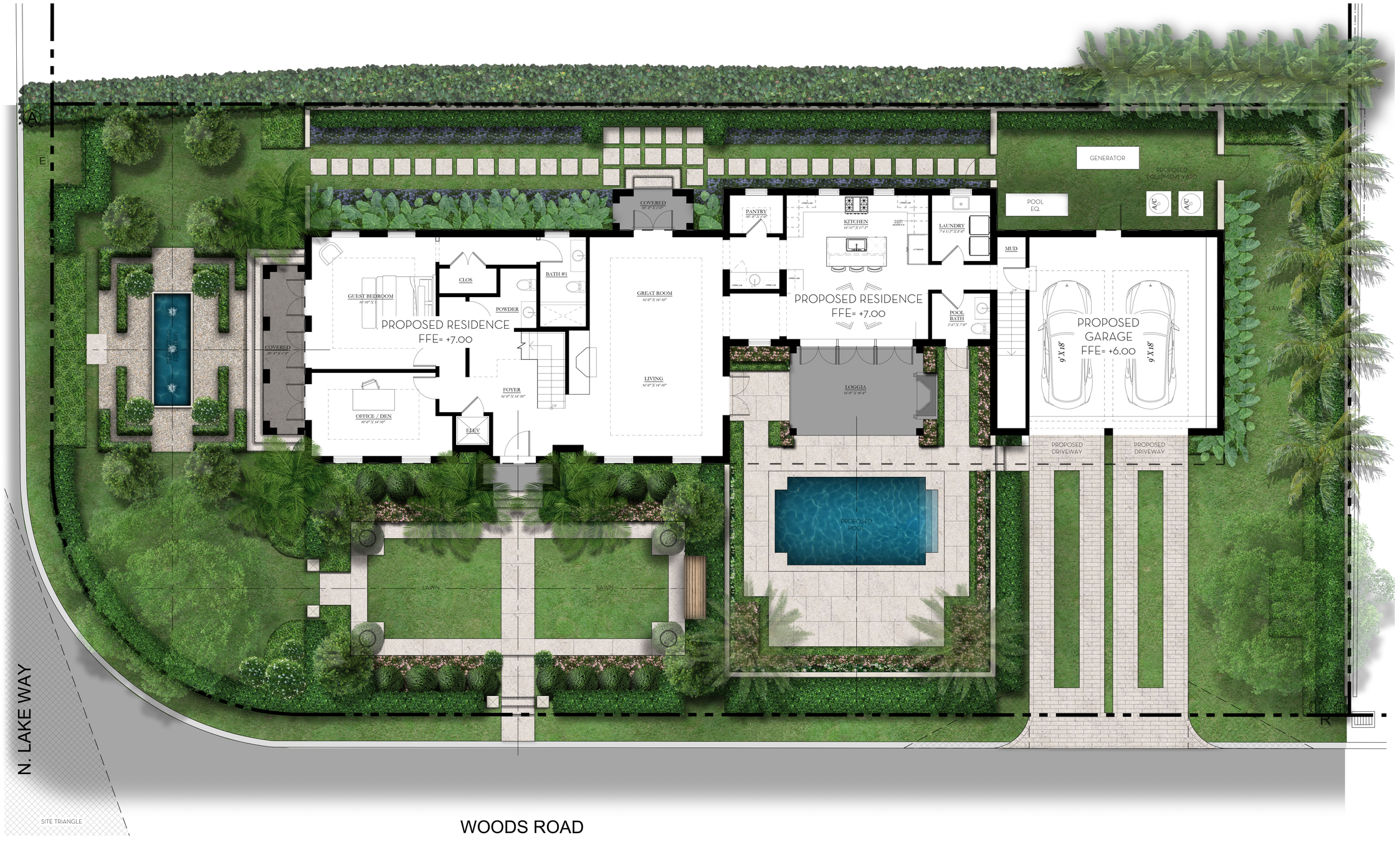
NIEVERA WILLIAMS
DESIGN

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

ARC-26-0050

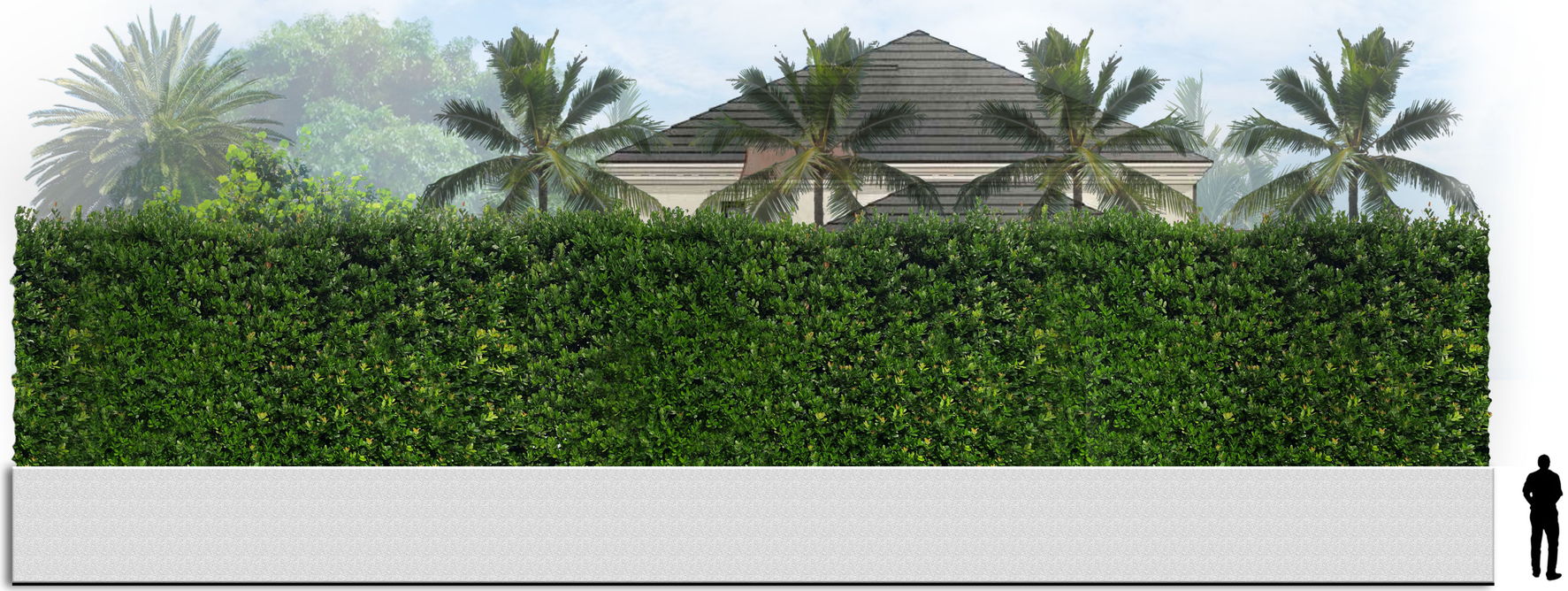

A
E
R
LAWN
EXISTING RESIDENCE
COVERED
20' 4" X 11' 0"
GUEST BEDROOM
14' 10" X
CLOS
BATH #1
POWDER
PROPOSED RESIDENCE
FFE= +7.00
OFFICE / DEN
10' 0" X 14' 10"
FOYER
16' 0" X 14' 10"
ELEV
COVERED
10' 4" X 17' 0"
GREAT ROOM
16' 0" X 14' 10"
LIVING
16' 0" X 14' 10"
PANTRY
10' 4" X 17' 0"
KITCHEN
16' 11"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



PROPOSED NORTH REAR YARD ELEVATION



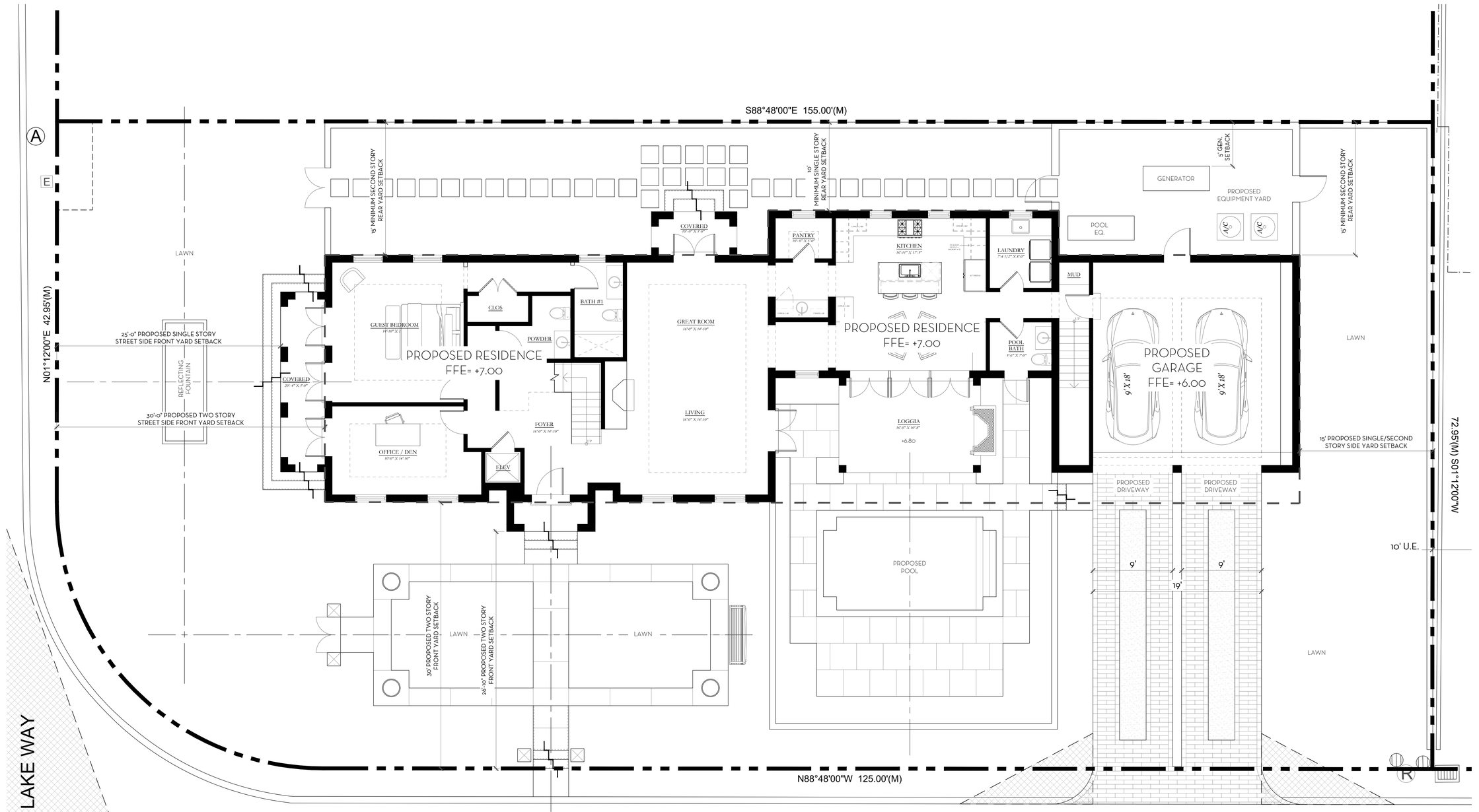
PROPOSED SOUTH FRONT YARD ELEVATION



PROPOSED EAST SIDE YARD ELEVATION



PROPOSED WEST SIDE YARD ELEVATION



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

Landscape Legend

Line #			
1	**Property Address:**	575 N Lake Way	
2	**Lot Area (sq. ft.):**	11,145 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,015 Sq. Ft. (45%)	5,773 Sq. Ft. (51.7%)
5	LOS to be altered (Sq FT and %)	N/A	3,891 Sq Ft. (34.9%)
6	Perimeter LOS (Sq Ft and %)	2,209 Sq. Ft. (50%)	3,329 Sq. Ft. (82.0%)
7	Front Yard LOS (Sq Ft and %)	1,790 Sq Ft. (40%)	2,891 Sq Ft. (64.6%)
8	Native Trees %	30% (number of trees)	58%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30%
10	Native Groundcover %	30% (groundcover area)	32%

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

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

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Ord. 089-2023 *REV 08 20260317*

OVERALL R-B SITE CALCULATIONS:

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

FRONT SETBACK SITE CALCULATIONS:

EXISTING SINGLE STORY:

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

CURRENTLY PROPOSED TWO STORY RESIDENCE:

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

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,058	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 4,058 SF) = 2,029 SF REQUIRED			
EXISTING =	3,153	SQ FT	77.7%
PROPOSED =	3,329	SQ FT	82.0%

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

N
W E
S

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

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

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

08 SEPTEMBER 2026 - FINAL SUB

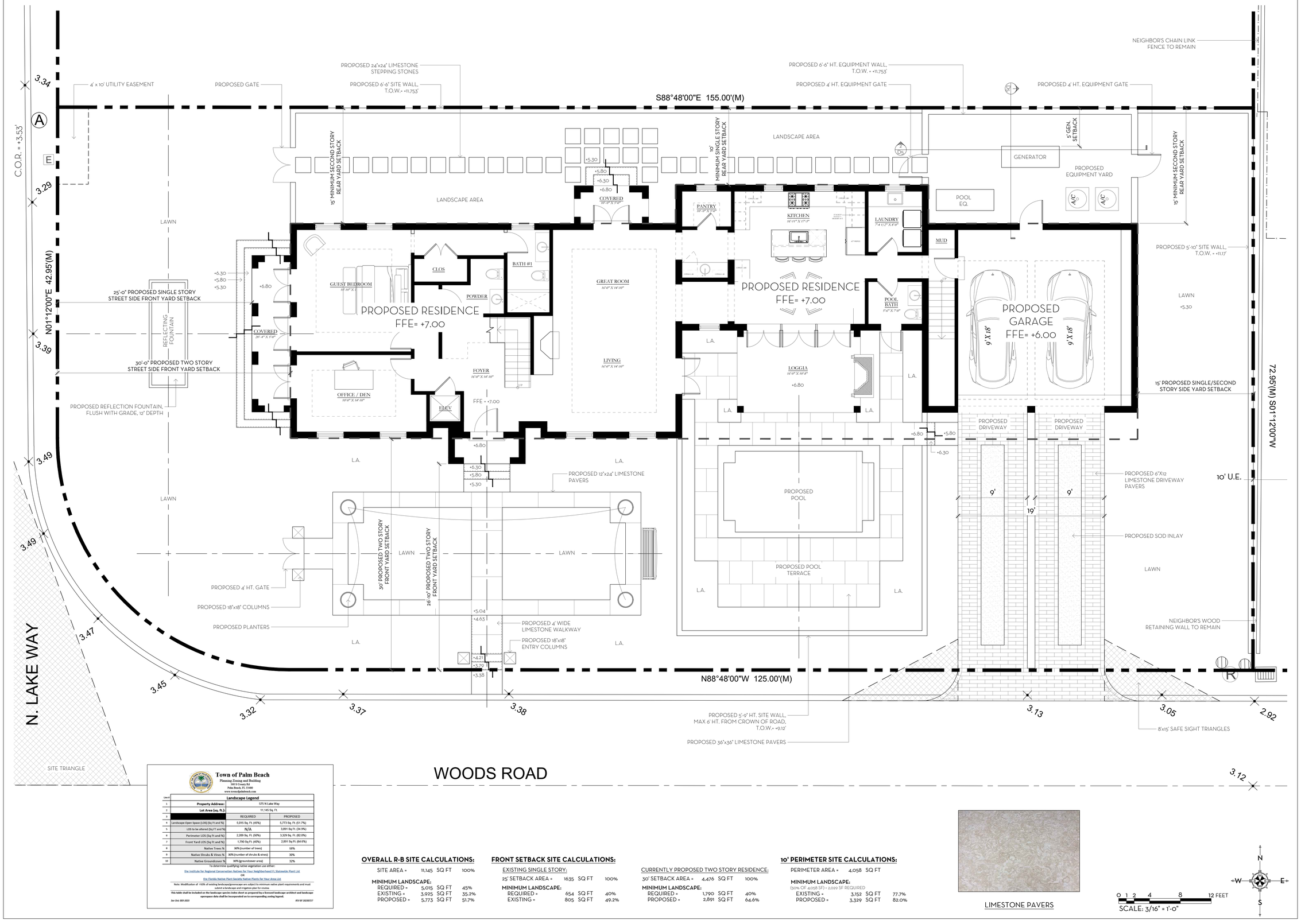
NIEVERA WILLIAMS
DESIGN

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SITE

ARC-26-0050



Town of Palm Beach
Planning Zoning and Building
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Palm Beach, FL 33480
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Sec Ord. 009-2020 *REV 8F 20180727*

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

LIMESTONE PAVERS

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

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

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

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

08 SEPTEMBER 2026 - FINAL SUB

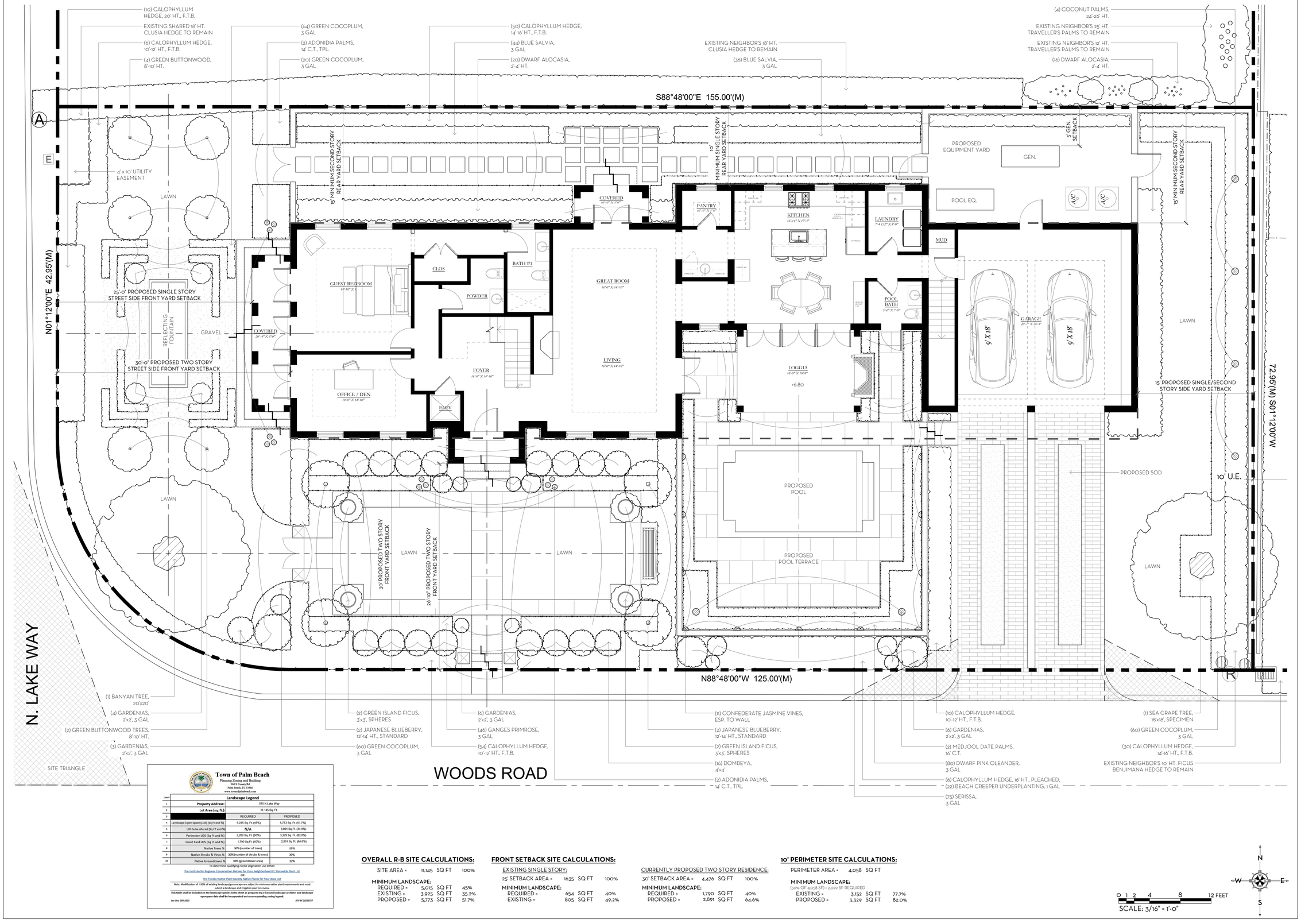
NIEVERA WILLIAMS
DESIGN

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L1

ARC-26-0050



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Palm Beach, FL 33480
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See Ord. 003-2019 *REV 08 20230327*

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

N
W E
S

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

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

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

08 SEPTEMBER 2026 - FINAL SUB

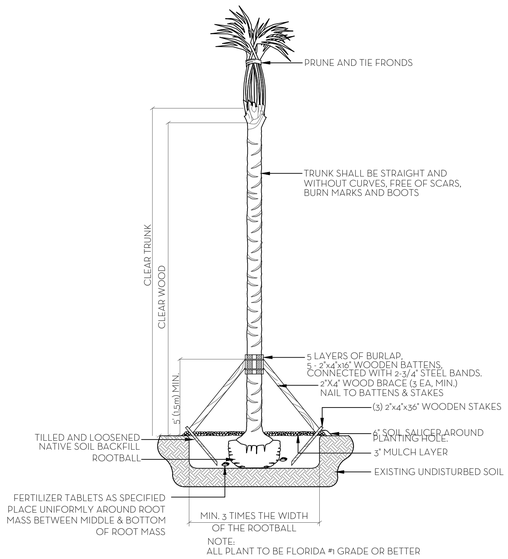
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DESIGN

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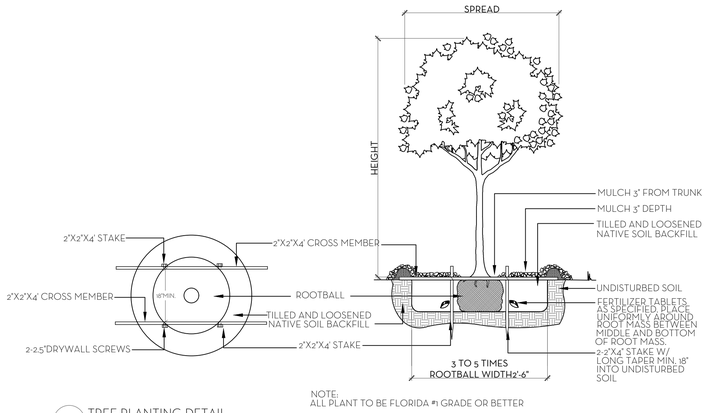
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ARC-26-0050



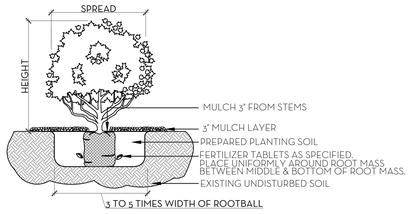
PALM PLANTING DETAIL
N.T.S.

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.



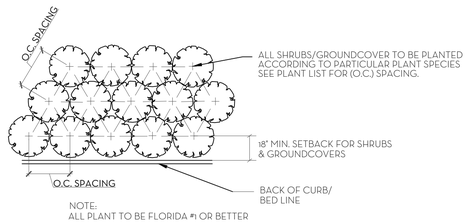
TREE PLANTING DETAIL
N.T.S.

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



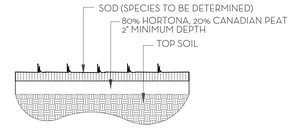
NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.



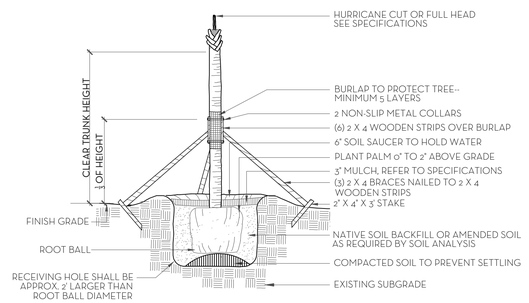
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
N.T.S.



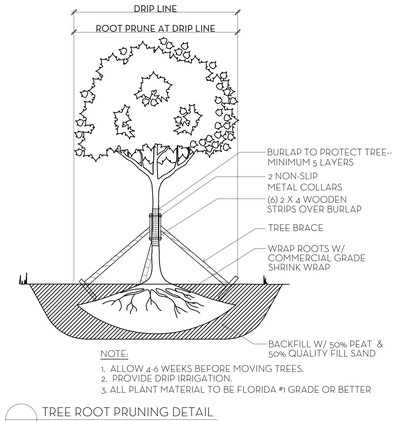
SOD PLANTING DETAIL
N.T.S.

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



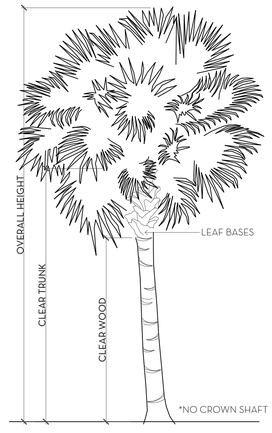
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

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



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

TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:

1 GALLON CAN:	1 - 21 GRAM TABLET
3 GALLON CAN:	2 - 21 GRAM TABLETS
5 GALLON CAN:	3 - 21 GRAM TABLETS
7 GALLON CAN:	4 - 21 GRAM TABLETS
TREES:	3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS:	7 - 21 GRAM TABLETS

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

NIEVERA WILLIAMS DESIGN

575 N Lake Way, Palm Beach, FL
9/8/2026

Landscape Material Schedule

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

Town of Palm Beach
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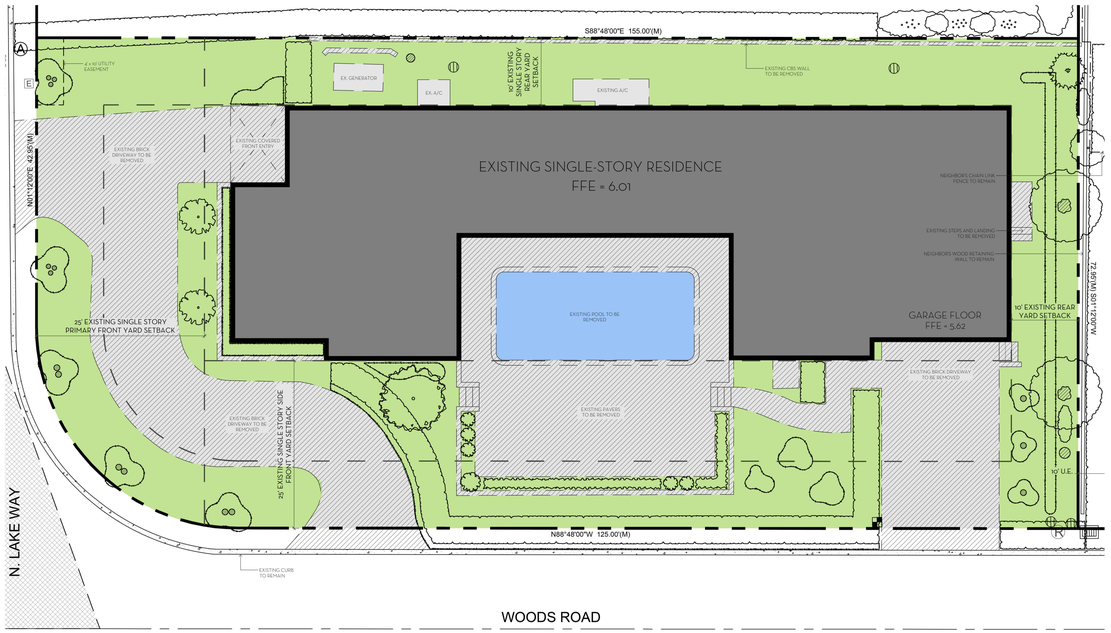
See Ord. 003-2023 *REV BF 20230727*

MARIO F. NIEVERA
State of Florida
Landscape Architect
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PLANT LIST AND DETAILS
PRIVATE RESIDENCE
575 N LAKE WAY, PALM BEACH, FL.
08 SEPTEMBER 2026 - FINAL SUB

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LP2
ARC-26-0050



EXISTING

OPEN SPACE LEGEND

LANDSCAPE	
HARDSCAPE	
WATER	
HOUSE	

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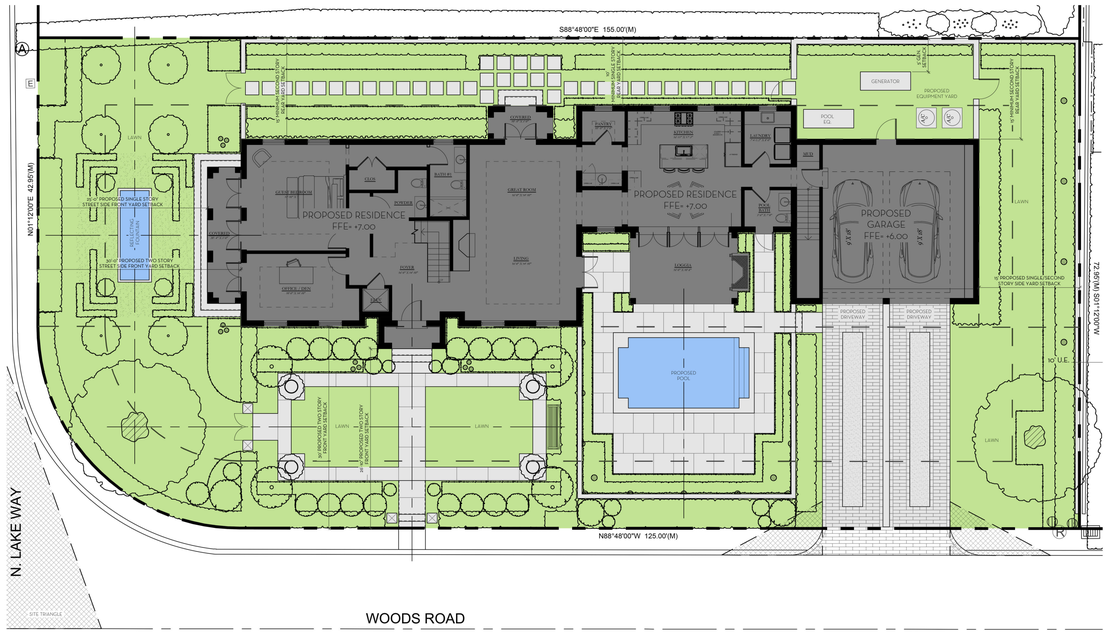
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PROPOSED

OPEN SPACE LEGEND

LANDSCAPE	
HARDSCAPE	
WATER	
HOUSE	

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EXISTING =	3,925	SQ FT	35.2%
PROPOSED =	5,773	SQ FT	51.7%

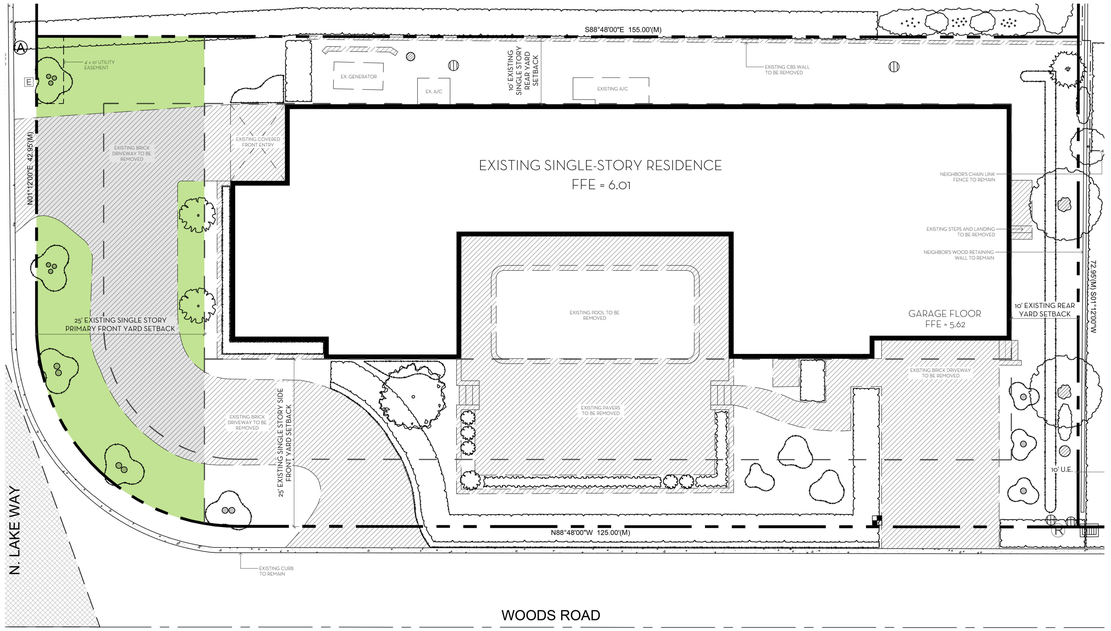
FRONT SETBACK SITE CALCULATIONS:

EXISTING SINGLE STORY:

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

CURRENTLY PROPOSED TWO STORY RESIDENCE:

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



EXISTING FRONT

OPEN SPACE LEGEND

LANDSCAPE	
HARDSCAPE	
WATER	
HOUSE	

OVERALL R-B SITE CALCULATIONS:

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

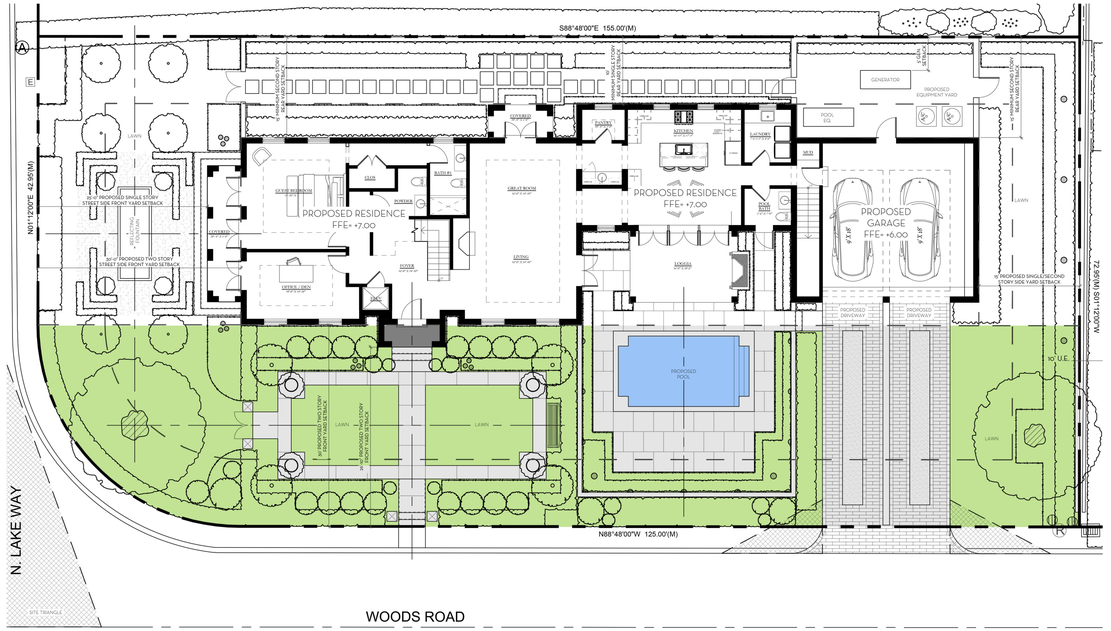
FRONT SETBACK SITE CALCULATIONS:

EXISTING SINGLE STORY:

25' SETBACK AREA =	1635	SQ FT	100%
MINIMUM LANDSCAPE:			
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PROPOSED =	2,891	SQ FT	64.6%



PROPOSED FRONT

OPEN SPACE LEGEND

LANDSCAPE	
HARDSCAPE	
WATER	
HOUSE	

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,145	SQ FT	100%
MINIMUM LANDSCAPE:			
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MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAMS

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

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

08 SEPTEMBER 2026 - FINAL SUB

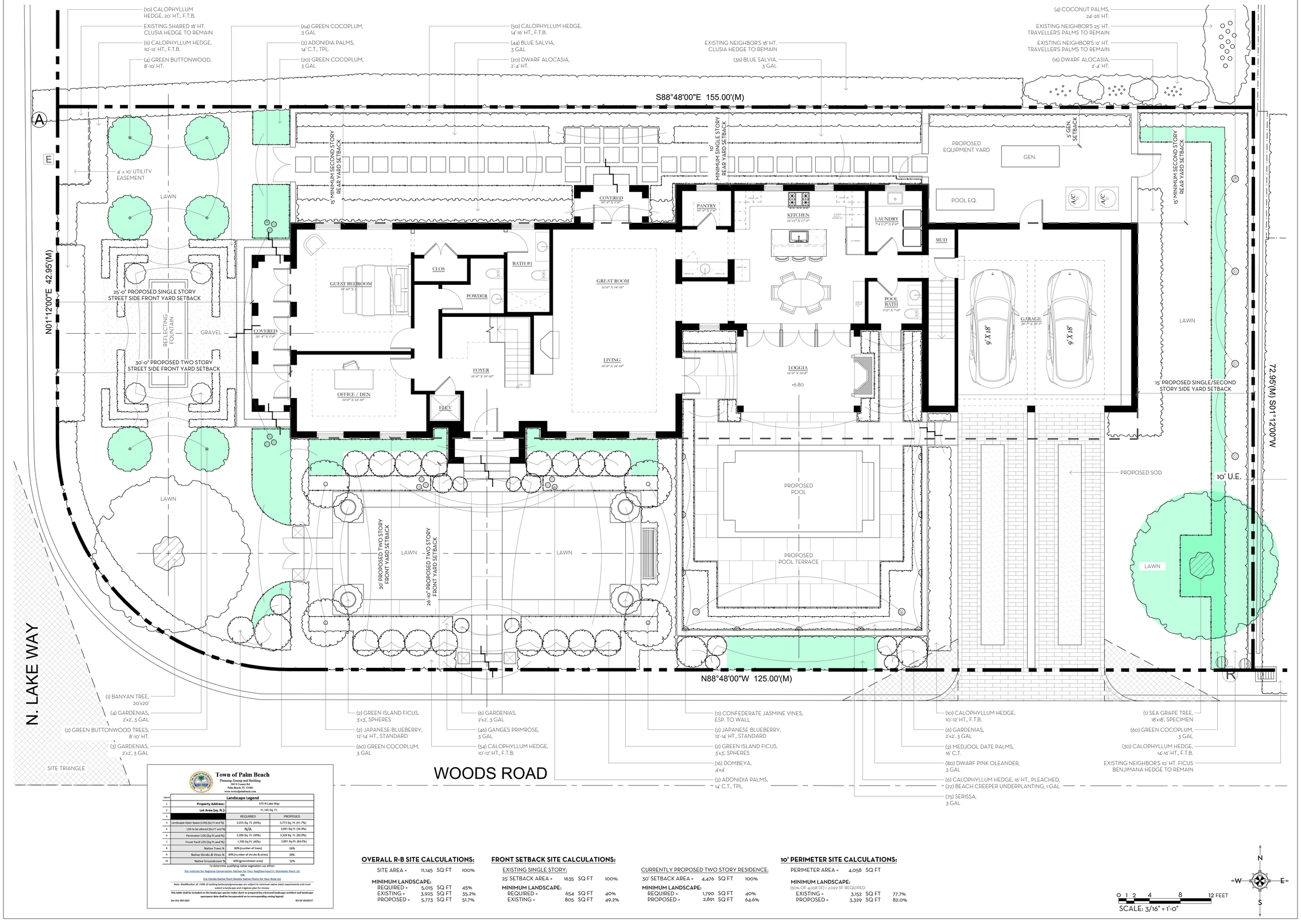
NIEVERA WILLIAMS
DESIGN

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OS1

ARC-26-0050



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

Line #	Landscape Legend		
1	Property Address:	575 N Lake Way	
2	Lot Area (sq. ft.):	11,145 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,015 Sq. Ft. (45%)	5,773 Sq. Ft. (51.7%)
5	LOS to be altered (Sq FT and %)	N/A	3,891 Sq Ft. (34.9%)
6	Perimeter LOS (Sq Ft and %)	2,209 Sq. Ft. (50%)	3,329 Sq. Ft. (82.0%)
7	Front Yard LOS (Sq Ft and %)	1,790 Sq Ft (40%)	2,891 Sq Ft. (64.6%)
8	Native Trees %	30% (number of trees)	58%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	30%
10	Native Groundcover %	30% (groundcover area)	32%

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

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

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

See Ord. 003-2019 *REV 08 20230317*

OVERALL R-B SITE CALCULATIONS:

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

FRONT SETBACK SITE CALCULATIONS:

EXISTING SINGLE STORY:

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

CURRENTLY PROPOSED TWO STORY RESIDENCE:

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

10' PERIMETER SITE CALCULATIONS:

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

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

N
W E
S

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

NATIVE PLANT DIAGRAM
PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

08 SEPTEMBER 2026 - FINAL SUB

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OS2

ARC-26-0050

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



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

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



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

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

MARIO F. NIEVERA

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

ELEVATIONS

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

08 SEPTEMBER 2026 - FINAL SUB

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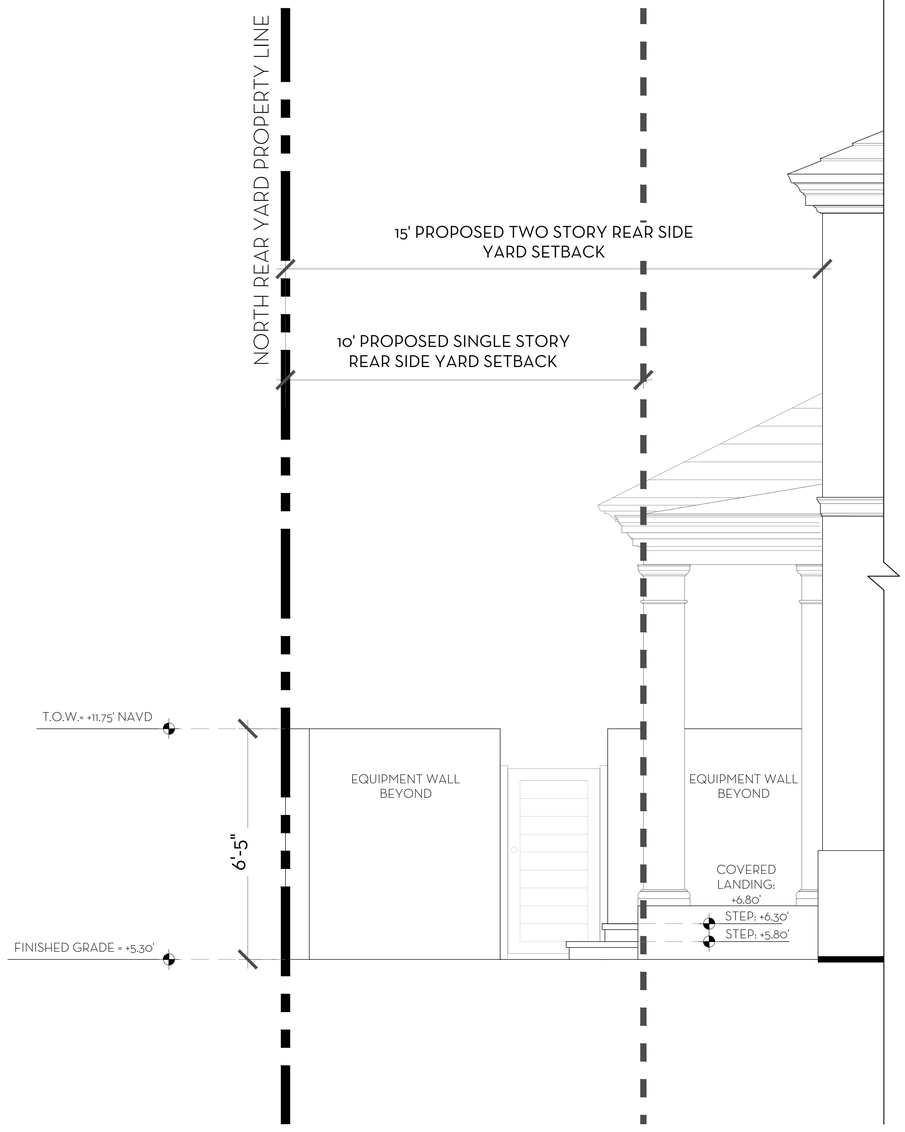
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EL1

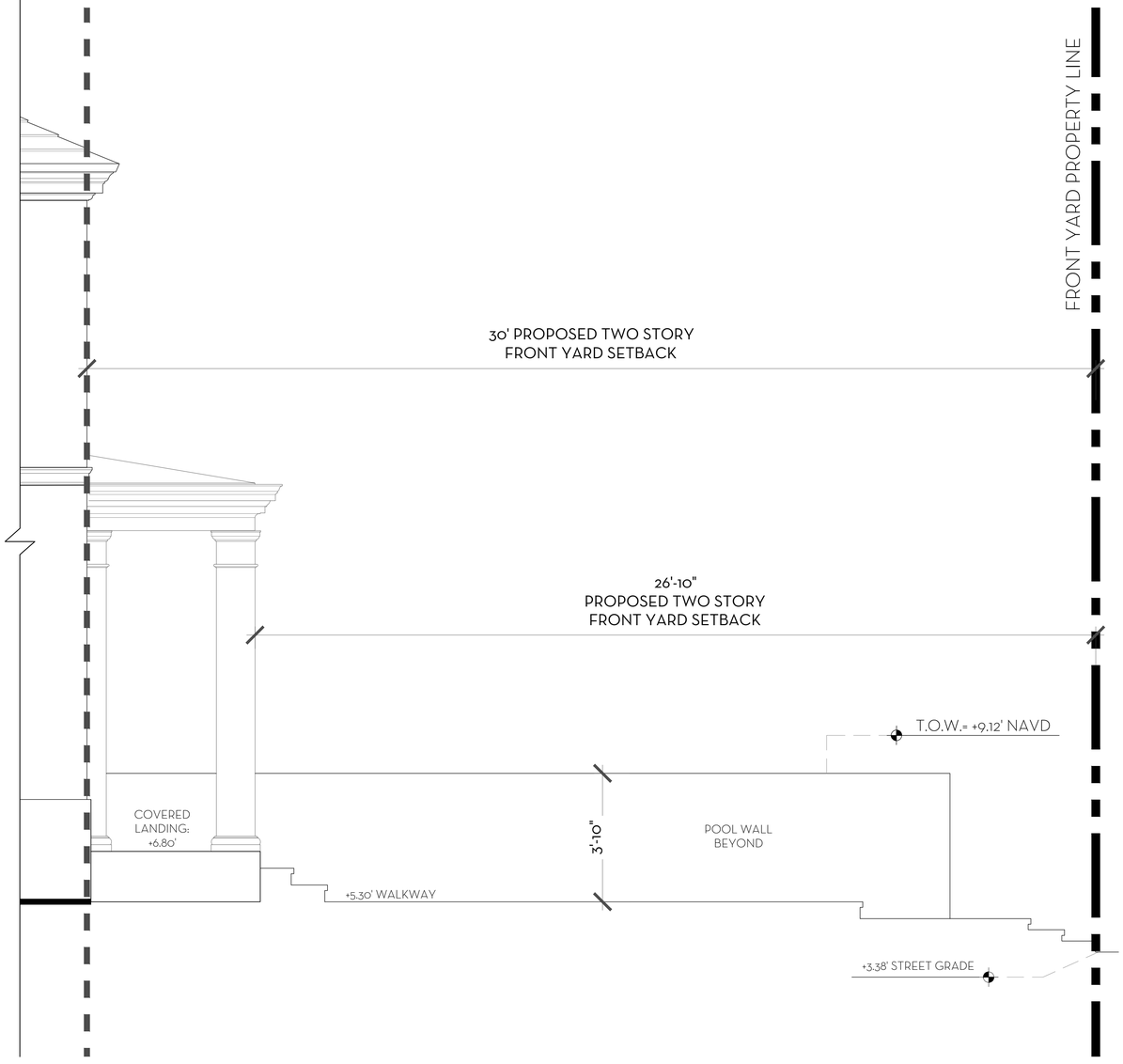
ARC-26-0050

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



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

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



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

MARIO F. NIEVERA

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ELEVATIONS

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

08 SEPTEMBER 2026 - FINAL SUB

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

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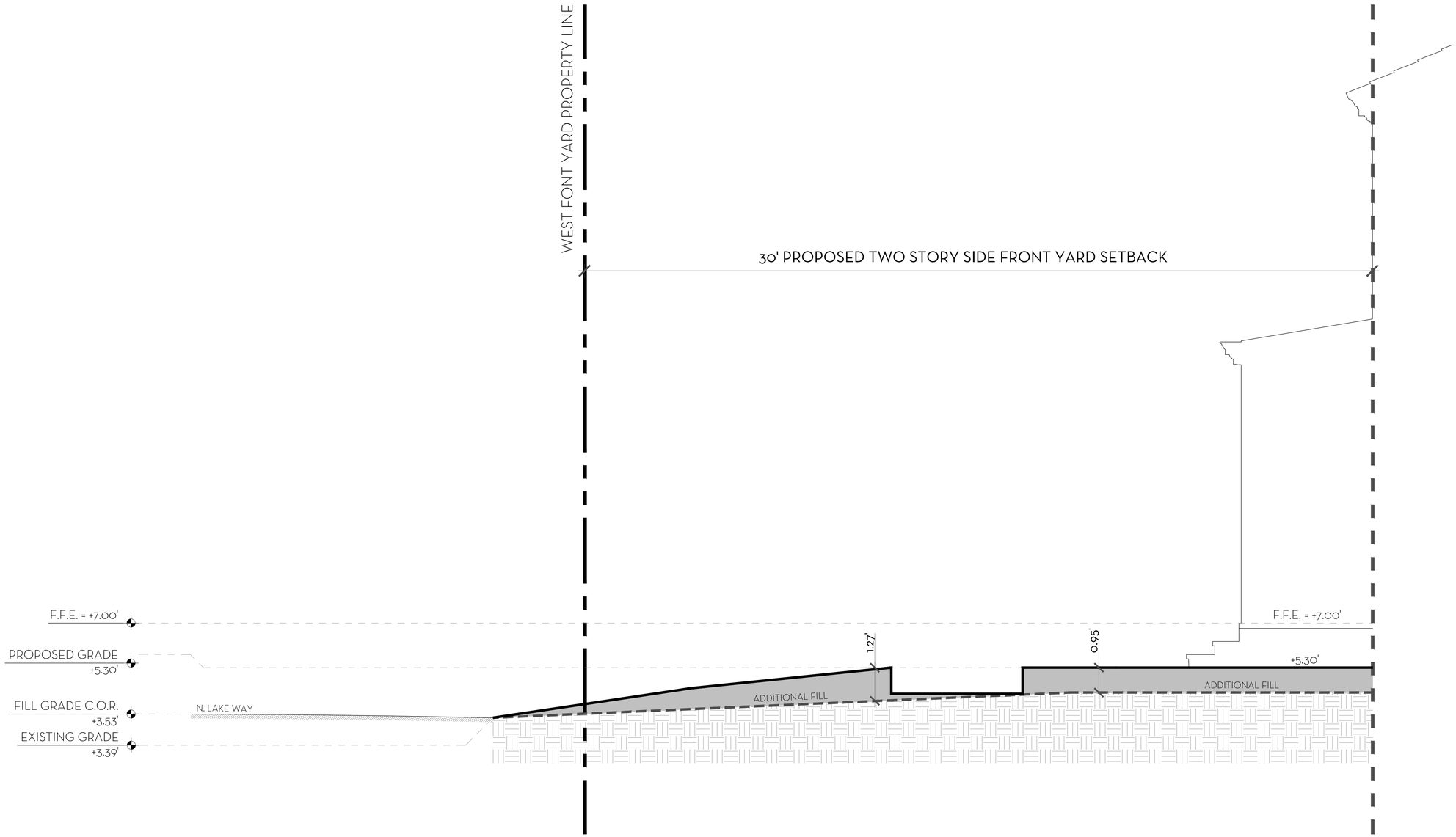
EL2

ARC-26-0050

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

FILL CALCULATION:

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



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

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WEST YARD FILL SECTION

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

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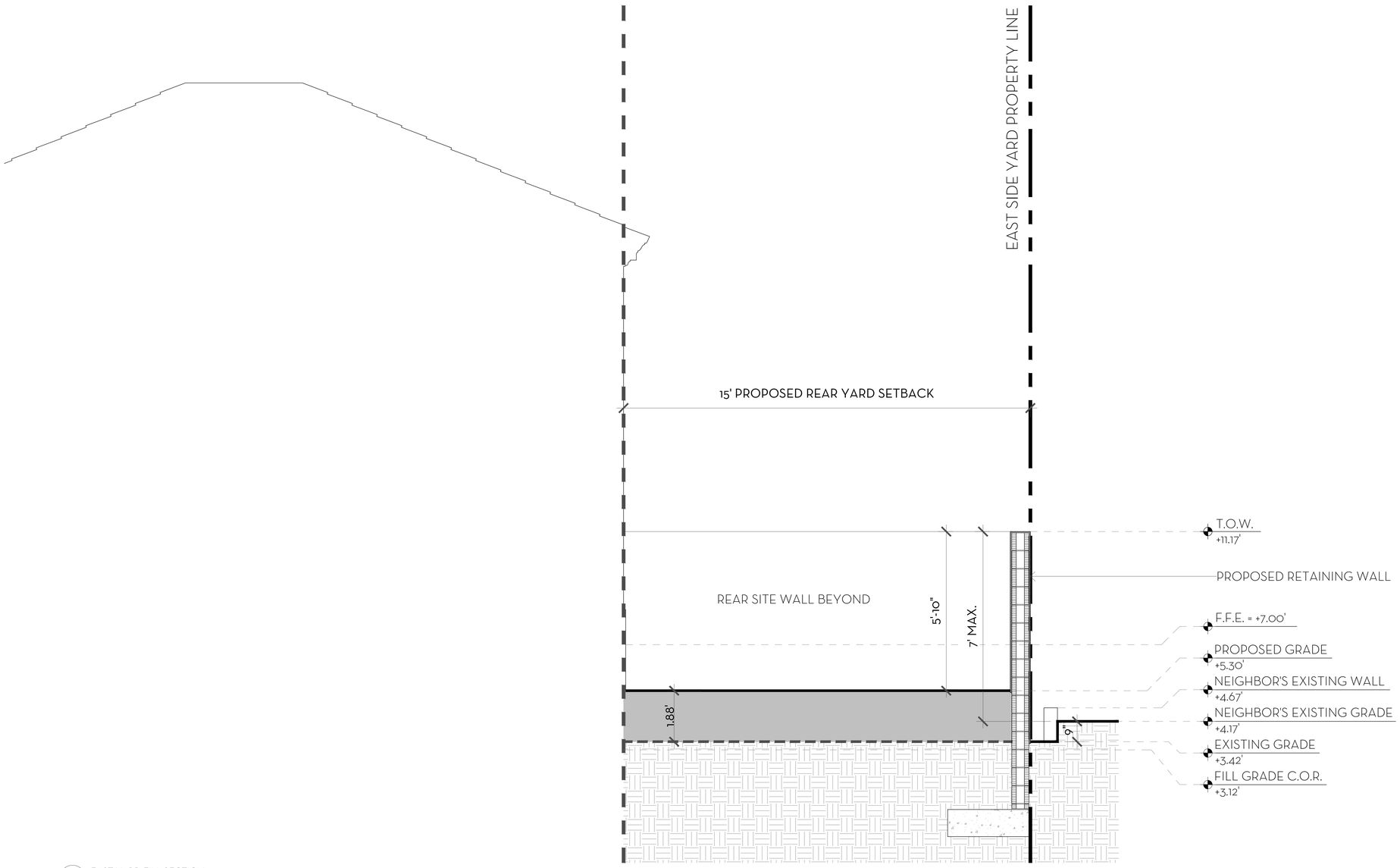
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ARC-26-0050

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

FILL CALCULATION:

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



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

MARIO F. NIEVERA

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EAST YARD FILL SECTION

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

08 SEPTEMBER 2026 - FINAL SUB

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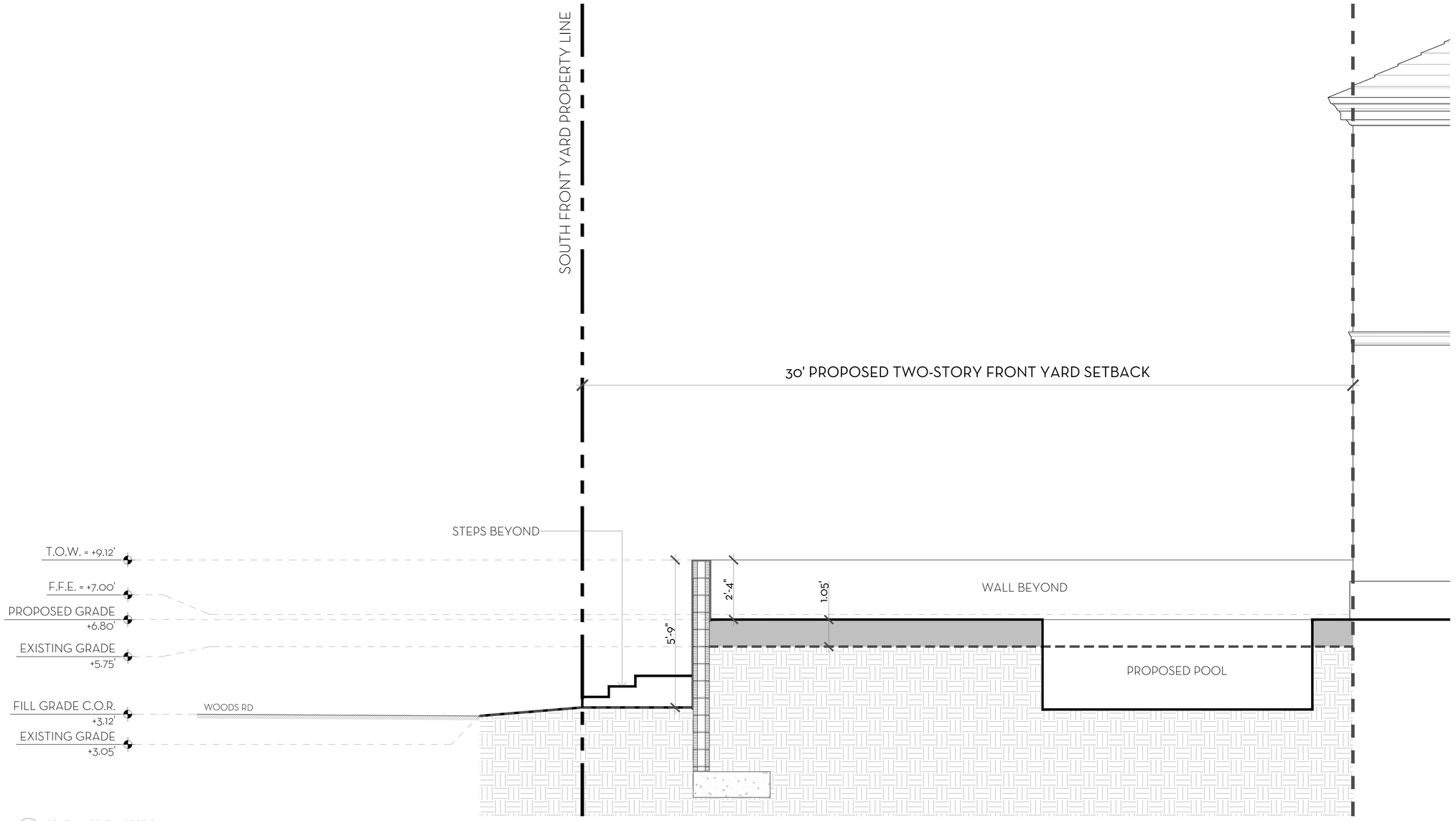
D2

ARC-26-0050

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

FILL CALCULATION:

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



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

MARIO F. NIEVERA

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SOUTH YARD FILL SECTION

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

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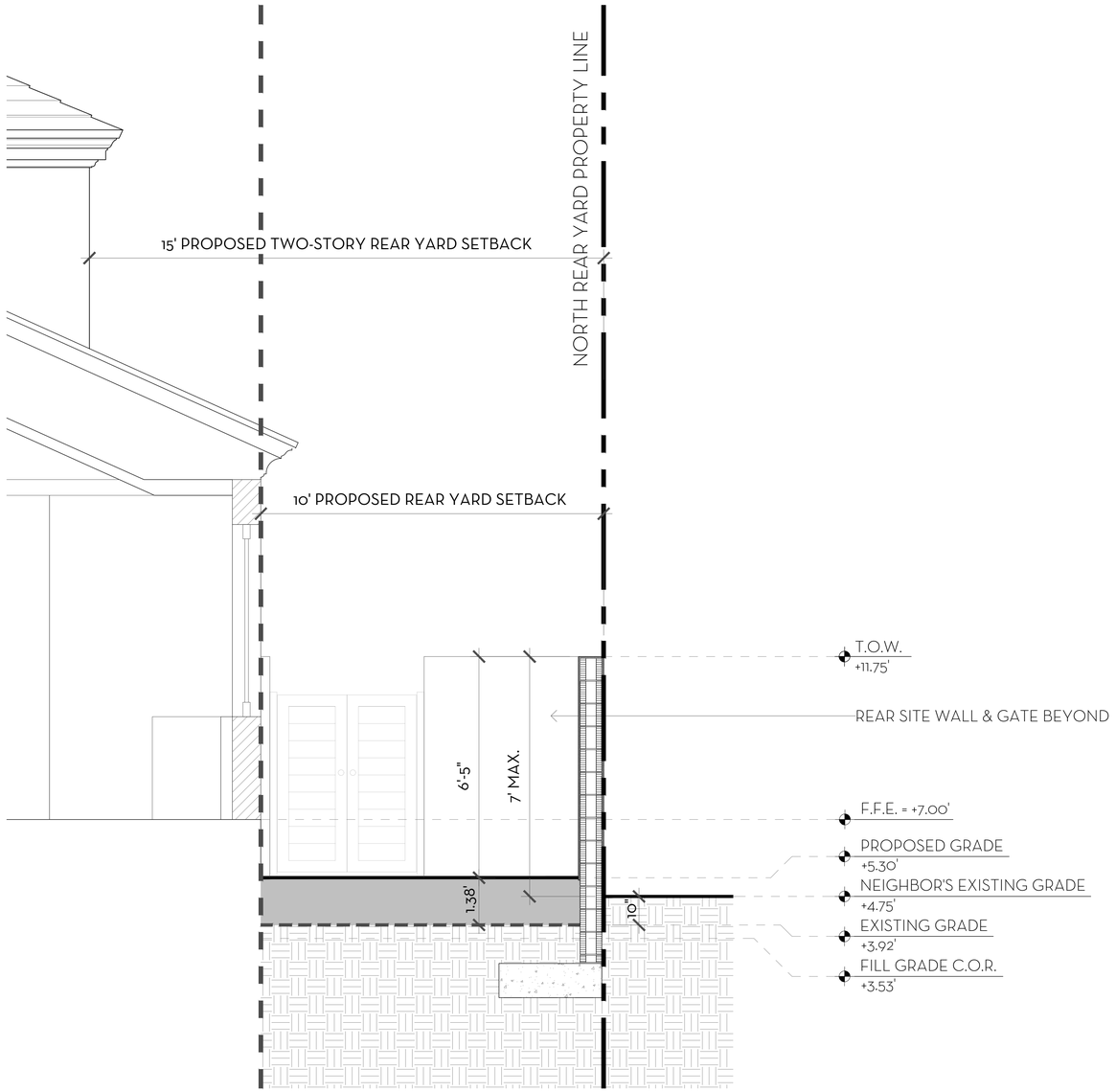
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ARC-26-0050

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

FILL CALCULATION:

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



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

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NORTH YARD FILL SECTION

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

08 SEPTEMBER 2026 - FINAL SUB

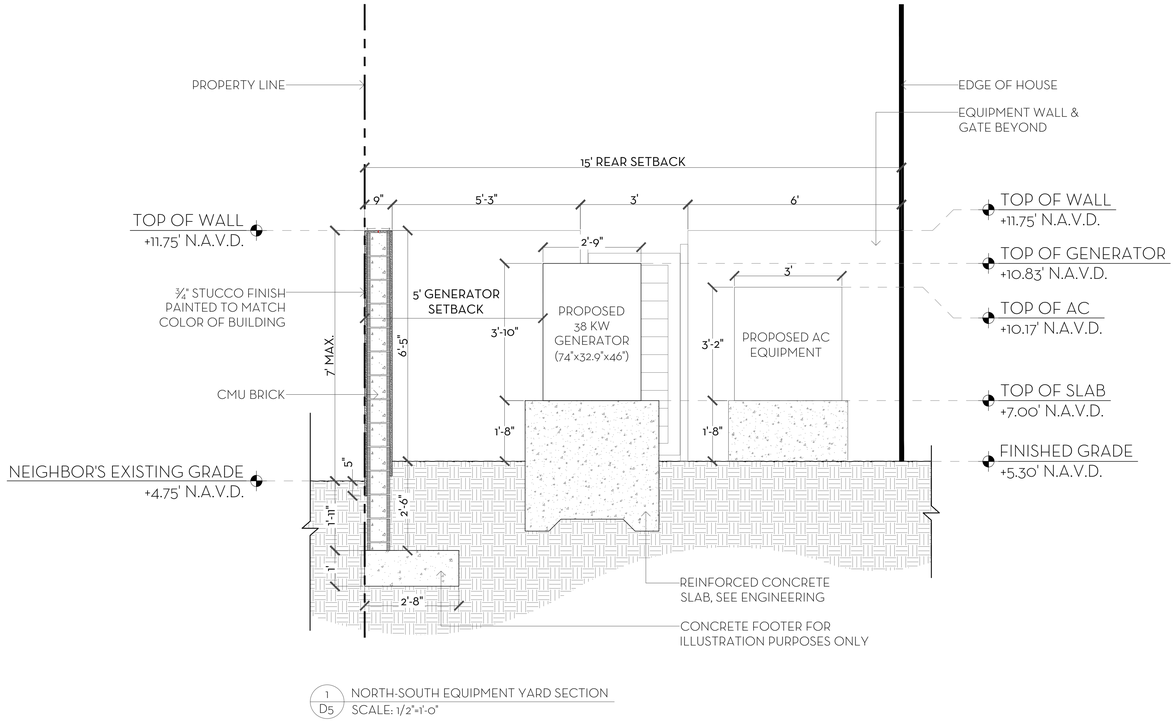
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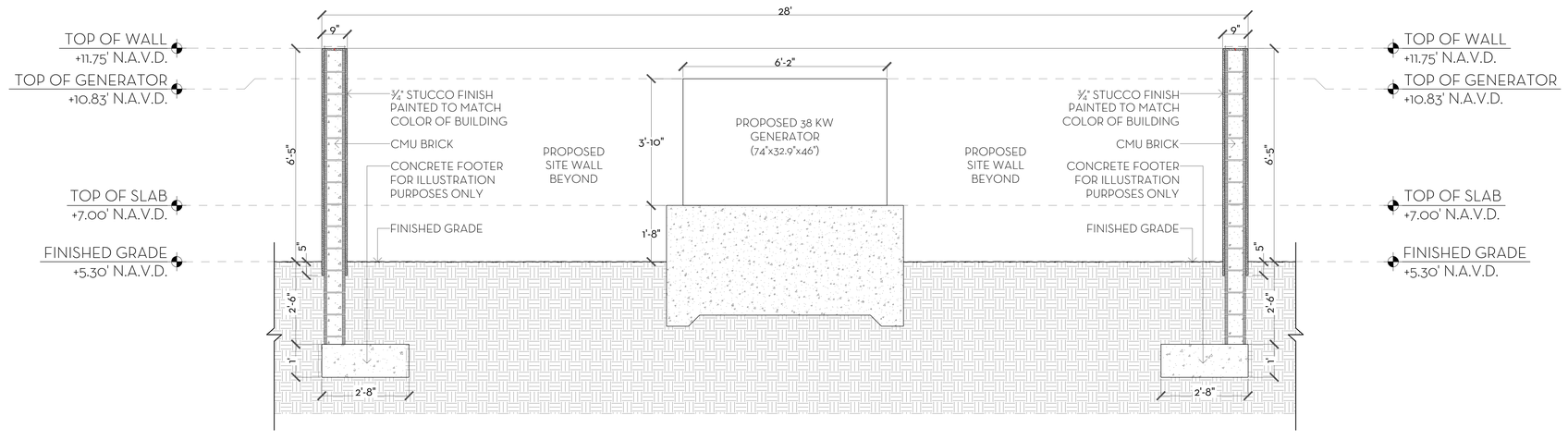
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D4

ARC-26-0050



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



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

MARIO F. NIEVERA

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Registration No.
6666856

EQUIPMENT YARD SECTIONS

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

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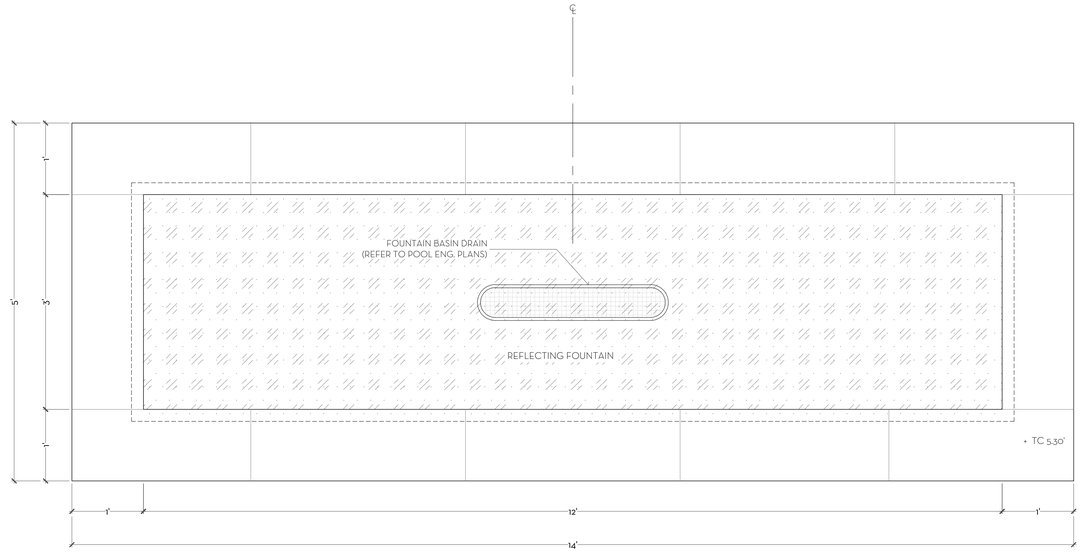
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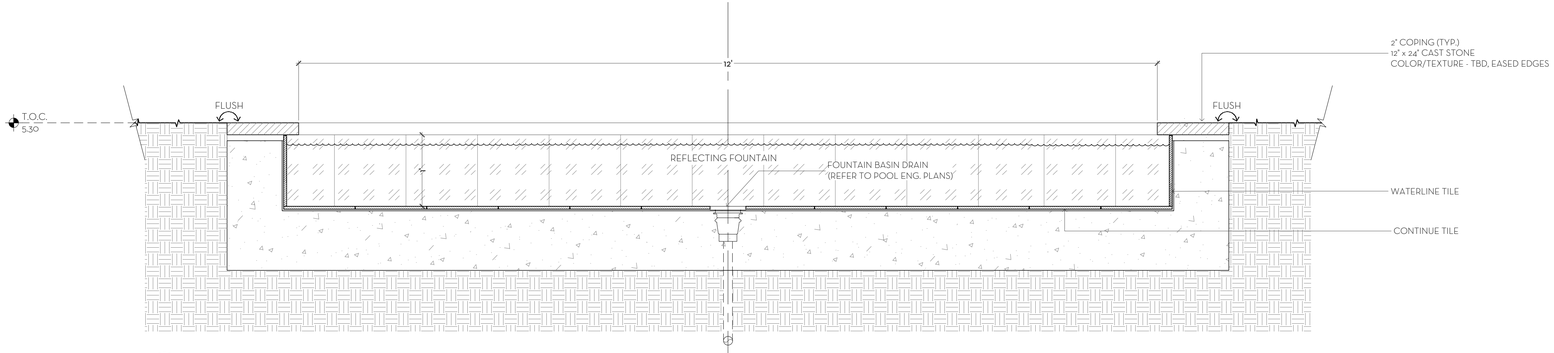
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D5

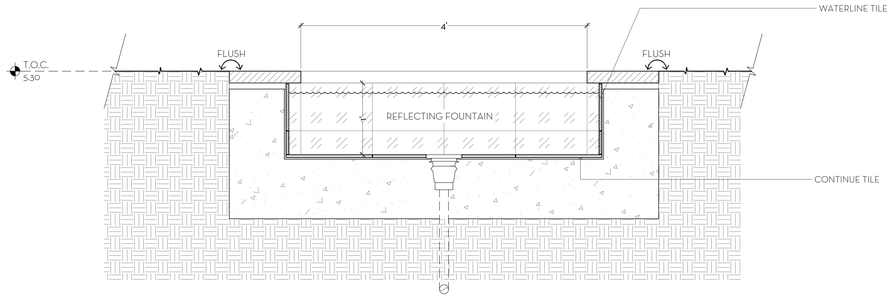
ARC-26-0050



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



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



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

MARIO F. NIEVERA

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REFLECTING FOUNTAIN DETAIL

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

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D6

ARC-26-0050

EXISTING SHARED 18' HT. CLUSIA HEDGE TO REMAIN FOR CONSTRUCTION SCREENING PURPOSES

EXISTING NEIGHBOR'S 18' HT. CLUSIA HEDGE TO REMAIN FOR CONSTRUCTION SCREENING PURPOSES

EXISTING NEIGHBOR'S 25' HT. TRAVELLER'S PALMS TO REMAIN FOR CONSTRUCTION SCREENING PURPOSES

EXISTING NEIGHBOR'S 12' HT. TRAVELLER'S PALMS TO REMAIN FOR CONSTRUCTION SCREENING PURPOSES

S88°48'00"E 155.00'(M)

A

C.O.R. = +3.53'

E

4' x 10' UTILITY EASEMENT

EX. GENERATOR

EX. A/C

10' EXISTING SINGLE STORY REAR YARD SETBACK

EXISTING A/C

EXISTING CBS WALL TO BE REMOVED

N01°12'00"E 42.95'(M)

EXISTING BRICK DRIVEWAY TO BE REMOVED

EXISTING COVERED FRONT ENTRY

EXISTING SINGLE-STORY RESIDENCE
FFE = 6.01

NEIGHBOR'S CHAIN LINK FENCE TO REMAIN

EXISTING STEPS AND LANDING TO BE REMOVED

NEIGHBOR'S WOOD RETAINING WALL TO REMAIN

72.95'(M) S01°12'00"W

10' EXISTING REAR YARD SETBACK

25' EXISTING SINGLE STORY PRIMARY FRONT YARD SETBACK

EXISTING POOL TO BE REMOVED

GARAGE FLOOR
FFE = 5.62

EXISTING BRICK DRIVEWAY TO BE REMOVED

EXISTING BRICK DRIVEWAY TO BE REMOVED

25' EXISTING SINGLE STORY SIDE FRONT YARD SETBACK

EXISTING PAVERS TO BE REMOVED

DUMPSTER LOCATION, CONTRACTOR TO VERIFY FINAL LOCATION IN FIELD

10' U.E.

8' HT. ACCESS GATE AND FENCE WITH GREEN PRIVACY MESH, CONTRACTOR TO VERIFY FINAL LOCATION IN FIELD

N88°48'00"W 125.00'(M)

R

EXISTING CURB TO REMAIN

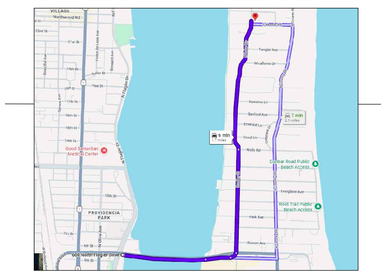
PORTABLE TOILET, CONTRACTOR TO VERIFY FINAL LOCATION IN FIELD

EXISTING NEIGHBOR'S 10' HT. FICUS BENJIMANA HEDGE TO REMAIN FOR CONSTRUCTION SCREENING PURPOSES

N. LAKE WAY

SITE TRIANGLE

WOODS ROAD



TRUCK LOGISTICS PLAN

N
W E
S

0 1 2 4 8 12 FEET

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING DIAGRAM

PRIVATE RESIDENCE

575 N LAKE WAY, PALM BEACH, FL.

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

08 SEPTEMBER 2026 - FINAL SUB

NIEVERA WILLIAMS
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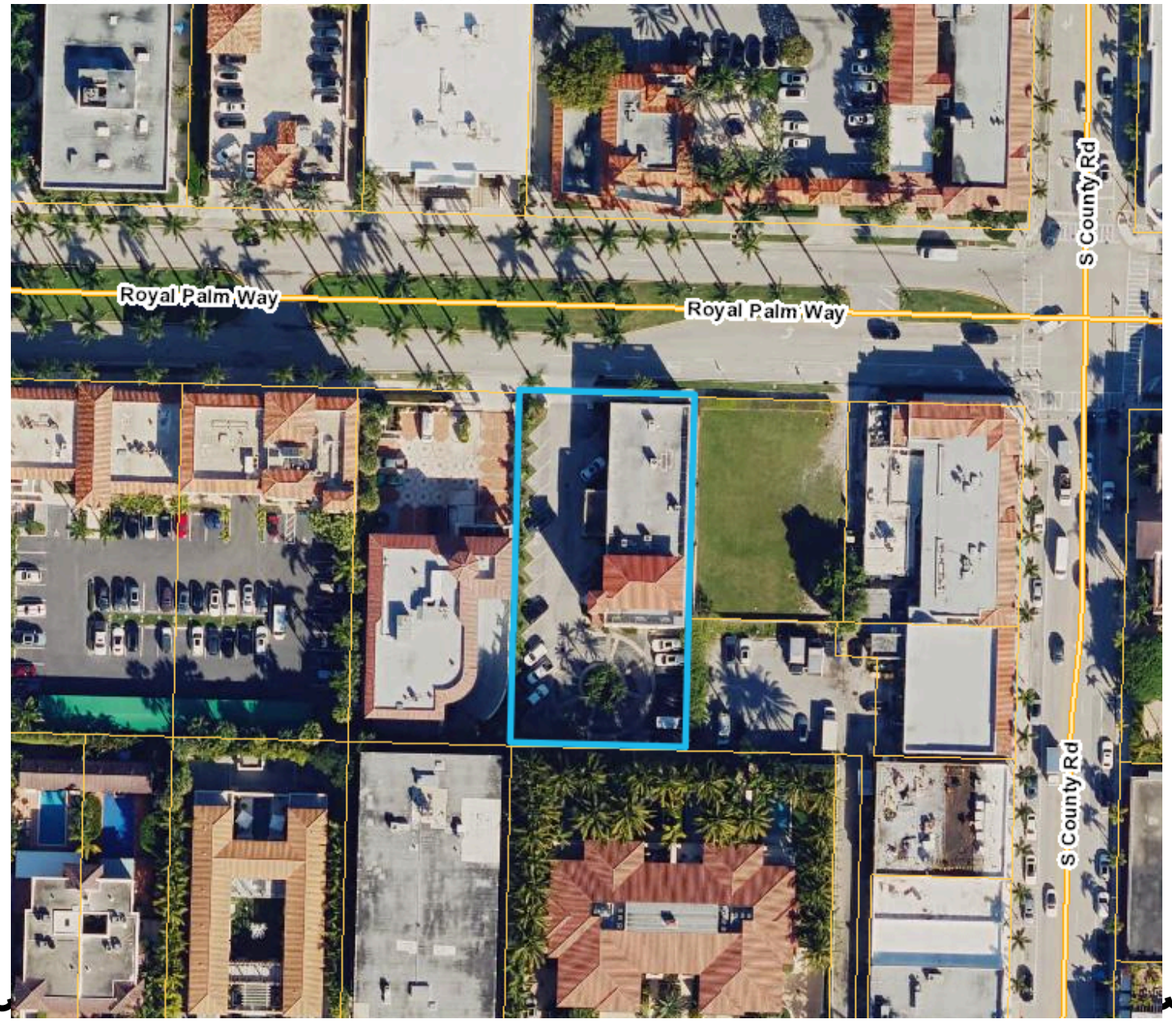
NIEVERAWILLIAMS.COM

CSP

ARC-26-0050

ZON-26-0053

218 ROYAL PALM WAY, PALM BEACH, FL 33480



SECOND SUBMITTAL

PROJECTED TOWNCOUNCILHEARINGDATE:OCTOBER 14, 2026

KOCHMAN & ZISKA PLC

UNITED BANK
FINANCIAL
INSTITUTION

218 ROYAL PALM WAY
PALM BEACH, FL 33480

218 ROYAL PALM WAY
PALM BEACH, FL 33480

ZON-26-0053

ISSUE DATE: 8/19/2026

AUGUST 19, 2026

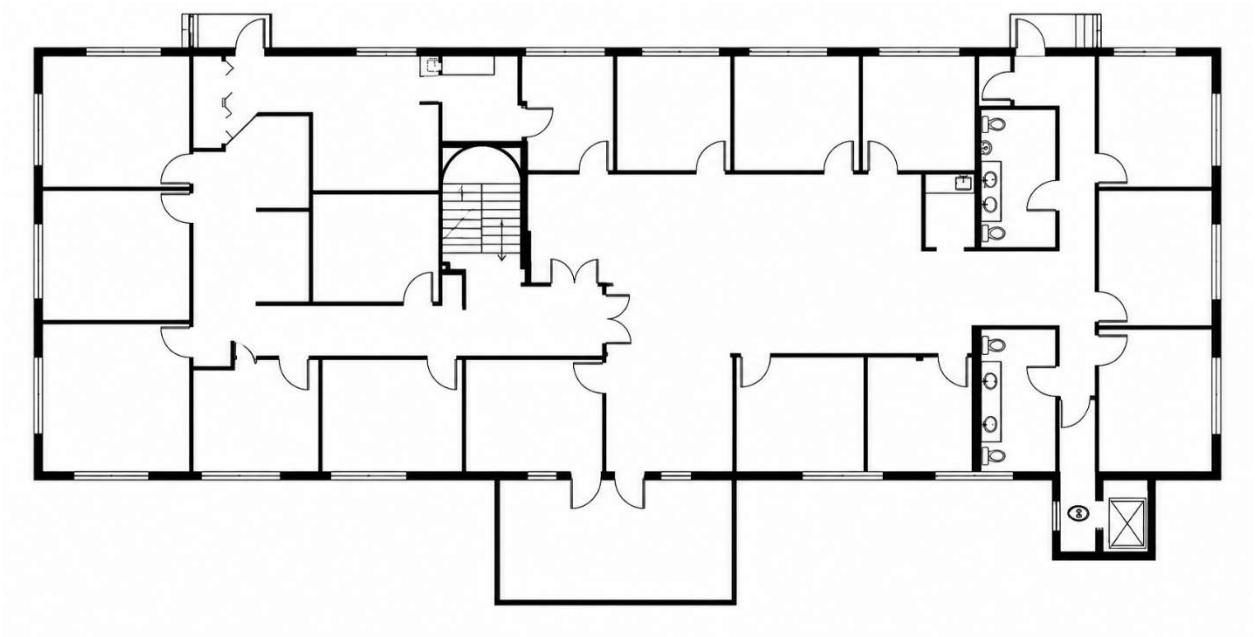
AS NOTED

SHEET No.

CV

Proposed Layout – United Bank dba United Bankshares

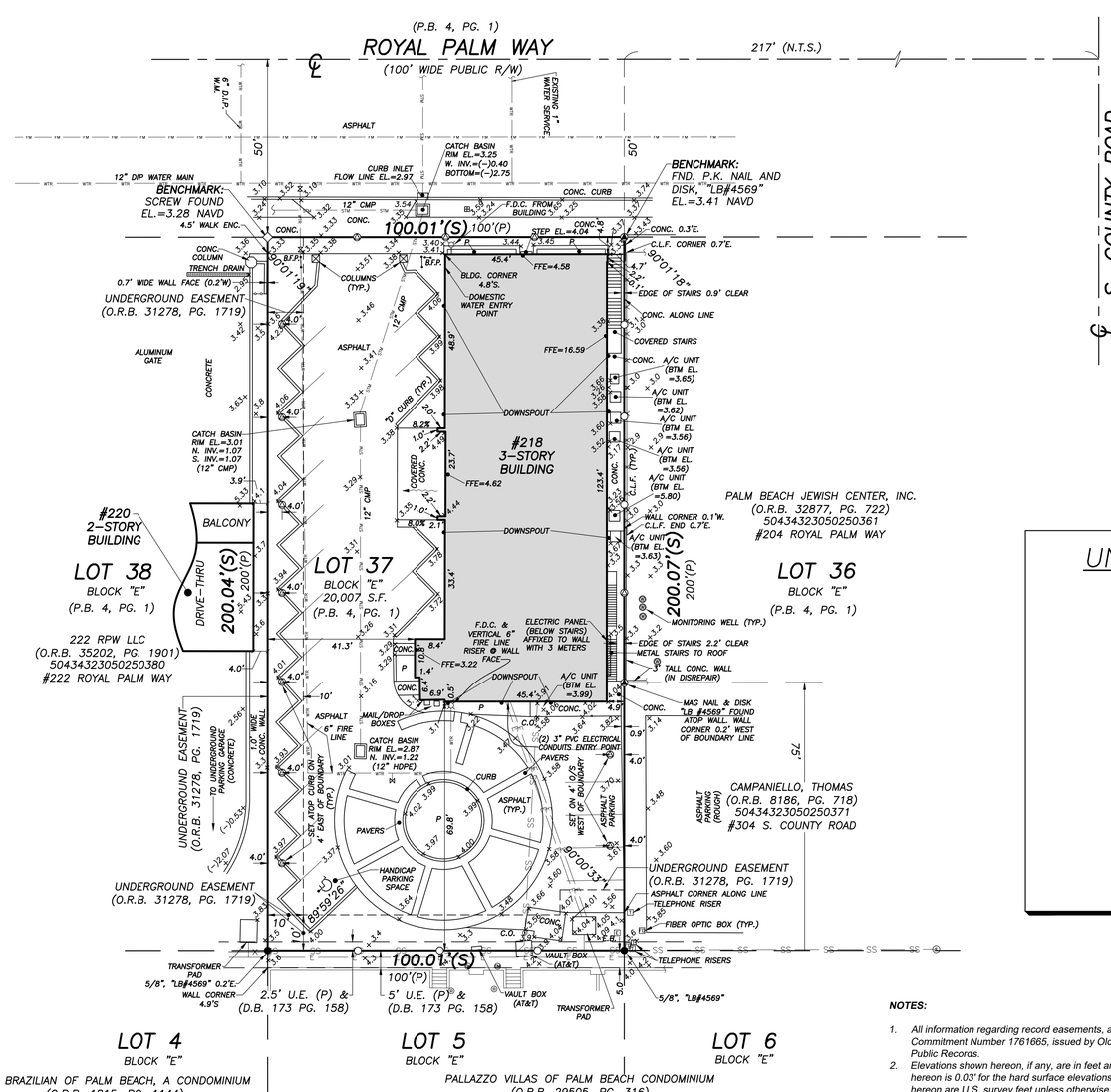
218 Royal Palm Way 2nd Floor

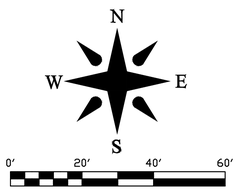


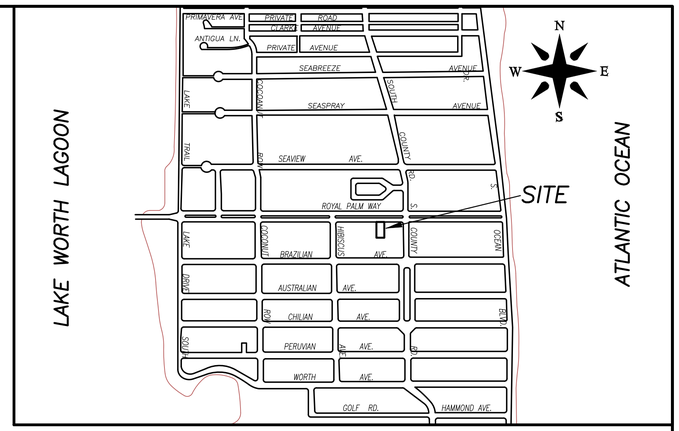
GLA: 5,724 SF

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
AT&T	= AMERICAN TELEPHONE AND TELEGRAPH COMPANY
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
CLR.	= CLEAR
CMP	= 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.D.C.	= FIRE DEPARTMENT CONNECTION
FFE	= FINISH FLOOR ELEVATION
FND.	= FOUND
GEN.	= GENERATOR
G.M.	= GAS METER
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.V.G.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
(P)	= PLAT BOOK 4, PAGE 1
P	= PLANTER
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
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.H.	= THRESH HOLD
T.O.W.	= TOP OF WALL
T.O.B.	= TOP OF BANK
T.O.COL.	= TOP OF COLUMN
T.O.C.	= TOP OF CURB
T.O.S.	= TOE OF SLOPE
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
◇	= SCREW FOUND
■	= 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)
▲	= MAG NAIL FOUND
◉	= MAG NAIL & DISK FOUND (AS NOTED)
⊙	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
	= UTILITY POLE
	= FIRE HYDRANT
	= WATER METER
	= WATER VALVE
	= LIGHT POLE
	= SANITARY CLEAN-OUT (C.O.)
Ⓢ	= SANITARY MANHOLE (SAN M.H.)
Ⓓ	= DRAINAGE MANHOLE (D.M.H.)
-□-	= WOOD FENCE
-x-	= CHAIN-LINK FENCE (C.L.F.)
-○-	= METAL FENCE (TYP.)
	= CATCH BASIN
■	= YARD DRAIN (Y.D.)
	= ELECTRIC BOX
⊷	= BACKFLOW PREVENTER (B.F.P.)
●	= SANITARY VALVE (S.V.)







VICINITY SKETCH N.T.S.

UNDERGROUND UTILITIES
(MARKED BY OTHERS)

—C—C—C—C—C— = COMMUNICATIONS

—E—E—E—E—E— = ELECTRIC

—G—G—G—G—G— = GAS

—SS—SS—SS— = SANITARY

—S—S—S—S—S— = STORM

—U—U—U—U—U— = UNKNOWN

—W—W—W—W—W— = WATER

TITLE COMMITMENT REVIEW

CLIENT: 218 Holdings LLC, a Florida limited liability company		**COMMITMENT NO. : 1641561**	**DATE: July 8, 2026**			
REVIEWED BY: Robert Cajal		**JOB NO. : 244672.5**				
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	PB4, PG 1	All matters contained on the Plat of Revised Map of Royal Park Addition to Palm Beach, Florida.	●			
7	ORB 31278, PG 1720	Underground Easement (business) in favor of Florida Power & Light Company, Bellsouth Telecommunications, LLC, Comcast Corporation and the Town of Palm Beach.	●			
8	ORB 32836, PG 613	Landlord's Notice.				●
9	N/A	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 1761665, issued by Old Republic National Title Insurance Company, dated July 8, 2025. 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 taken from Title Commitment.*
4. *Unless presented in digital form with verifiable electronic seal and signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper, otherwise 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 +/- 0.07'.*
15. *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.*
16. ***At the time of the ALTA survey the only observable evidence of earth moving work, building construction or building additions within recent months involved the apparent installation of underground utilities (specifically removal of overhead utilities and replacement with underground facilities. This appears to affect the entire Town of Palm Beach).***
17. ***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.***
18. ***At the time of the ALTA survey there was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.***
19. ***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.***
20. ***The location of the utilities shown hereon are from observed evidence of above ground appurtenances, record drawings and flagged/painted locations of underground utilities by a third party, are approximate and can only be confirmed by excavation. The surveyor was not provided with current underground plans and unless a specific utility provider's flags were present it is presumed that colored paint marks for buried utilities are as follows: red = electric, blue = buried water, green = sanitary sewer, yellow = gas, orange = communications.***
21. ***At the time of the survey, there was no evidence of cemeteries, gravesites, and/or burial grounds located on the surveyed property.***
22. ***Vehicular and pedestrian access is provided by Royal Palm Way, a 100-foot wide public right-of-way.***
23. ***At the time of the survey there was 24 striped regular spaces and 1 handicap space.***
24. *Parcel Control Numbers and Property Addresses taken from Palm Beach County Property Appraiser Public Access ("PAPA") website.*

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

CSPB 218 Holdings LLC, a Delaware limited liability company
CSPB 218 LLC, a Florida limited liability company
Gunster, Yoakley & Stewart, P.A.
Vista Bank, a division of NBH Bank, ISAOA, ATIMA

No responsibility or liability is assumed by the undersigned surveyor for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
218 Royal Palm Way
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 37, Block "E", Revised Map of ROYAL PARK ADDITION to Palm Beach Florida, according to the map or plat thereof as recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida.

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.*

To: ***CSPB 218 Holdings LLC, a Delaware limited liability company***
CSPB 218 LLC, a Florida limited liability company
Gunster, Yoakley & Stewart, P.A.
Vista Bank, a division of NBH Bank, ISAOA, ATIMA

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2026 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), & 14 of Table A thereof. The field work was completed on July 23, 2026.

DATE OF LAST FIELD SURVEY: 07/23/2026

Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
rcajal@wallacesurveying.com
www.wallacesurveying.com

REVISIONS:

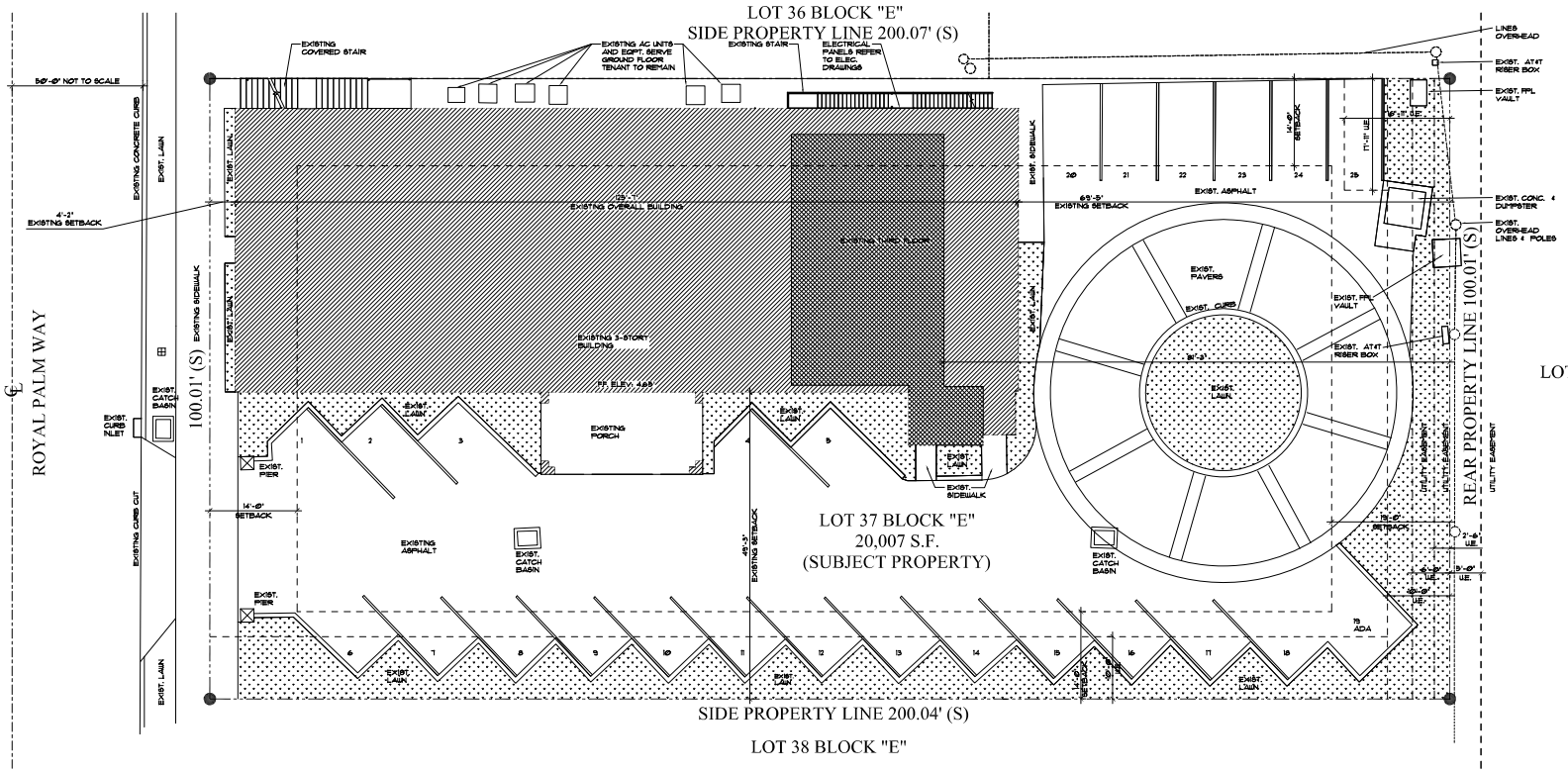
07/23/26 SURVEY UD (ALTA), B.M./R.C., PB380/15 & 24, 244672.5
06/08/26 SURVEY UPDATE S.P./S.E.W., 244672.4
06/13/25 SPOT ELEVATIONS J.D./S.W.
05/21/25 ADDRESS TITLE COMMITMENT M.N. 244672
05/15/25 SURVEY UPDATE & TIE-IN; B.M./B.M.; 244672-SE-1; WP214/60
02/12/21 SURVEY & TIE-IN UPDATE J.O./S.W. 18-1143.4 PB306/60

ALTA/NSPS LAND TITLE SURVEY

218 HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY

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

FIELD: B.M.	JOB NO.: 244672	F.B. PB257 PG. 50	
OFFICE: M.B.	DATE: 3/13/18	DWG NO. 244672-07-10-26	
C'K'D: M.N.	REF: 18-1143	SHEET 1 OF 1	



EXISTING SITE PLAN

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

BRASSEUR & DROBOT ARCHITECTS, P.A.

ZON-25-0033 (ARC-25-0031) (FINAL SUBMITTAL)
A RENOVATION AND ADDITION FOR:
218 ROYAL PALM WAY
218 ROYAL PALM WAY
PALM BEACH, FLORIDA

Digitally signed by Jason P Drobot
DN: c=US, o=Unaffiliated, dnQualifier=A01410D000 00019D2661A995000BE, FD, cn=Jason P Drobot
Date: 2026.06.24 11:43:04 -04'00'

JASON PAUL DROBOT — AR94843 — REGISTERED ARCHITECT — STATE OF FLORIDA

JOB #:	24-005
DATE:	10-23-25
DESIGNED BY:	PD
DRAWN BY:	PD
CHECKED BY:	PD

REVISIONS
1 - 4/23/26 B.D.C.
2 - 6/18/26 B.D.C.

SP10

Sheet: 11 Of: 35

The Chase Manhattan Private Bank
The Chase Manhattan Bank of Florida, N.A.
218 Royal Palm Way
Palm Beach, Florida 33480

J. Bradford Greer
President

CHASE

9/8/94

CERTIFICATE

Town of Palm Beach
360 South County Road
Palm Beach, Florida 33480

ATTN: Department of Building & Zoning

Re: **SPECIAL EXCEPTION #9-88**
218 ROYAL PALM WAY

Gentlemen:

The undersigned duly authorized officer of The Chase Manhattan Bank of Florida, N.A. hereby certifies as follows:

1. As provided in Section 2.10(47.2), we intend that our use of subject premises is to be town-serving, i.e. (a) our business at subject premises is to be principally oriented to serving the needs of town persons and will not substantially rely upon the patronage of persons who are not town persons and (b) our advertising will be designed to primarily attract town persons.

2. As provided in Section 2.10(47.1), a majority of the business transacted at our subject premises at 218 Royal Palm Way, and is to be at 218 Royal Palm Way, with town persons.

THE CHASE MANHATTAN BANK OF FLORIDA, N.A.

By: _____
Title: President, Private Banking Division

STATE OF FLORIDA

COUNTY OF PALM BEACH

SWORN TO and subscribed before me this 6th day of September, 1994, by J. BRADFORD GREER, President of THE CHASE MANHATTAN BANK OF FLORIDA, N.A., Private Banking Division.

_____
Notary Public

My Commission Expires:

LYNNE CROSS
MY COMMISSION # CC 192425
EXPIRES: January 6, 1995
Bonded Thru Notary Public Underwriters

occuplic.jbg

TOWN OF PALM BEACH

OCCUPATIONAL LICENSE RENEWAL NOTICE

Town License #4512
CERTIFICATION NO. 0000000

Business Phone: 407/659-6704
Fax No.: 407/833-8697

Federal Tax ID #592 639 782

GREER, JAMES B, Licensee
CHASE MANHATTEN BANK OF FLORIDA N A, Trade Name
218 ROYAL PALM WAY Suite #
PALM BEACH, FL 33480

LICENSE LOCATION: 218 ROYAL PALM WAY Suite #

Business Code: 018 BANKS & TRUST COMPANIES

Square Feet: 12,000 No. of Seats 0 No. of Units 0

Please forward a copy of this letter with any changes/corrections to above information together with your check for:

LICENSE FEE ------- $ 750.00 ✓

Mail to:
Town of Palm Beach, LICENSING
P.O. 3326, Palm Beach, Fl. 33480

****

SPECIAL CONDITIONS, if any, regarding this license must be addressed prior to renewal. If you have received any Town Council (or other) approvals requiring you to submit documentation prior to renewing your Occupational License annually, you must acknowledge it here.

Special Conditions, if any: VERIFY TOWN SERVING STATUS ANNUALLY

Zoning Approval # SE 9-88
Town Approved Sq.Ft. 12,000
Town Approved Parking 0
Town Approved Comments:

renewal entered 9-20-94 OR 53244 /spm

****

The above information was generated from the Town's computer record of you and/or your company, which was supplied by you in a previous year. Please verify the accuracy of this information and fill in missing information. When Certification is required for a specific business category, it will be mandatory that you provide a copy of your certification, if the above certification field is blank or incorrect.

The Chase Manhattan Private Bank
The Chase Manhattan Bank of Florida, N.A.
218 Royal Palm Way
Palm Beach, Florida 33480

CHASE

CERTIFICATE

Town of Palm Beach
360 South County Road
Palm Beach, Florida 33480

Attention: Department of Building & Zoning

Re: Special Exception #9-80
218 Royal Palm Way

Gentlemen:

The undersigned duly authorized officer of The Chase Manhattan Bank of Florida, N.A. hereby certifies as follows:

1. As provided in Section 2.10(47.2), we intend that our use of subject premises is to be town-serving, i.e. (a) our business at subject premises is to be principally oriented to serving the needs of town persons and will not substantially rely upon the patronage of persons who are not town persons and (b) our advertising will be designed to primarily attract town persons.

2. As provided in Section 2.10(47.1), a majority of the business transacted at our subject premises at 218 Royal Palm Way, and is to be at 218 Royal Palm Way, with town persons.

THE CHASE MANHATTAN BANK OF FLORIDA, N.A.

By: _____
Title: President, Private Banking Division

STATE OF FLORIDA

COUNTY OF PALM BEACH

SWORN TO and subscribed before me this 28th day of September, 1992, by J. BRADFORD GREER, President of THE CHASE MANHATTAN BANK OF FLORIDA, N.A., Private Banking Division.

_____
Notary Public

My Commission Expires:

LYNNE CROSS
MY COMMISSION # CC 192425
EXPIRES: January 6, 1995
Bonded Thru Notary Public Underwriters

KOCHMAN & ZISKA PLC

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

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

LETTER OF INTENT
ZON-26-0053 218 ROYAL PALM WAY

August 13, 2026

We are pleased to submit the accompanying drawings for proposed bank use for "United Bank" at 218 Royal Palm Way. Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161
Not applicable - This property is not landmarked
B) ARCOM 18-205
Not applicable
B) ARCOM 18-206
Not applicable
C) SPECIAL EXCEPTION 134-229
The applicant has filed an application requesting Town Council review and approval of Special Exception use for a bank. SPECIAL EXCEPTION Section 134-1209(8): Special Exception request for bank use ("United Bank") on the second floor, approximately 5,724 SF.

The following criteria is in support of the Special Exception Request:

1. **The use is a permitted special exception use as set forth in Article VI of this chapter as banks are a special exception use in the C-OPI Zoning District. This District and Royal Palm Way have many banks therein.**

2. **The use is so designed, located, and proposed to be operated that the public health, safety, welfare and morals will be protected as United Bank is an upscale institution that will fit in with the other banks currently on Royal Palm Way.**

3. **The use will not cause substantial injury to the value of tother property in the neighborhood where it is to be located as opening a new bank on Royal Palm Way will not devalue properties but will be another amenity for the Town of Palm Beach residents and guests.**

4. **The use will be compatible with adjoining development and the intended purpose of the district in which it is to be located as there are existing banks on Royal Palm Way.**

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

6. **The use will comply with all elements of the comprehensive plan as the proposed bank will not require additional square footage or an intensification of use.**

7. **The use will not result in substantial economic noise, flare or odor impacts on adjoining properties generally in the district.**

8. **Adequate ingress and egress to property and prosed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of first or catastrophe. There is adequate onsite parking spaces in the parking lot to the rear and West side of the building.**

9. **Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact shall be compatible with and in harmony with properties in the district. Any proposed signage will meet the Town's guidelines.**

10. **Location, availability, and compatibility of utility service for the use shall be satisfactory to ensure health and safety as utility service will remain the same.**

11. **Refuse and service areas for the use shall not be adversely affect automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe as refuse and service areas will remain the same.**

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

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

14. **The proposed use will not place a greater burden than would be caused by a permitted use on municipal police services due to increased traffic or on fire protection services due to the existence of or increased potential for fire/safety code violations. As an existing commercial building on Royal Palm Way, adding a bank to the existing space will not place a greater burden on the Town services.**

D) SITE PLAN REVIEW 134-329

Not applicable.

E) VARIANCES 134-201

Not applicable.

Sincerely,

Maura Ziska

Maura Ziska

KOCHMAN & ZISKA PLC

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

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

LETTER OF INTENT
ZON-26-0055 212 BRAZILIAN AVENUE

August 28, 2026

We are pleased to submit the accompanying drawings for a proposed real estate condominium sales office at 212 Brazilian Avenue. Please note the following:

A) LANDMARKS PRESERVATION COMMISSION 54-122 & 54-161
Not applicable - This property is not landmarked

B) ARCOM 18-205
Not applicable

B) ARCOM 18-206
Not applicable

C) SPECIAL EXCEPTION 134-229
Not applicable.

D) SITE PLAN REVIEW 134-329
Not applicable.

E) VARIANCES 134-201
The following criteria is in support of the variance request:

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

The property is located in the C-TS Zoning District which allows office use on the second floor and will allow an office on the first floor by special exception if there are other offices in the building or within 300 feet of the subject space. There are other offices in the building and other offices in the neighborhood, but not enough to meet the special exception criteria.

2. Indicate how the special conditions and circumstances do not result from the actions of the applicant.

The applicant was not the cause of the circumstances and special conditions of the building, as they are not the property owner, only a current and prospective tenant.

Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

The granting of the variance will not confer on the applicant a special privilege. There are other offices in the neighborhood and the proposed space more conducive for office and is not on a main traffic area for retail and is too small for a restaurant.

4. Demonstrate how literal interpretation of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

The hardship, which runs with the land, is that the proposed location of the real estate condominium sales office is more conducive to an "office use" and not retail as there are other offices in the building and there are a mixture of uses in the neighborhood - all located on first and second floors. The street frontage of the proposed office does not have retail foot traffic thus office use would be more feasible.

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

The variance requested is the minimum necessary to make reasonable use of the land in order to allow an empty space on Brazilian Avenue to be occupied.

6. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Granting the variance will not be injurious to the neighborhood as a real estate condominium sales office in the proposed building is a compatible use considering the mixture of uses in the neighborhood.

Sincerely,

Maura Ziska

ZON-26-0055

212 BRAZILIAN AVENUE, PALM BEACH, FL 33480



SECOND SUBMITTAL

PROJECTED TOWN COUNCIL HEARING DATE: OCTOBER 14, 2026

KOCHMAN & ZISKA PLC

REAL ESTATE
CONDOMINIUM
SALES OFFICE

212 BRAZILIAN AVENUE
PALM BEACH, FL 33480

212 BRAZILIAN AVENUE
PALM BEACH, FL 33480

ZON-26-0055

ISSUE DATE: 8/19/2026

AUGUST 19, 2026

AS NOTED

SHEET No.

CV

LOCATION MAP



KOCHMAN & ZISKA PLC

REAL ESTATE
CONDOMINIUM
SALES OFFICE

212 BRAZILIAN AVENUE,
PALM BEACH, FL 33480

212 BRAZILIAN AVENUE,
PALM BEACH, FL 33480

ZON-26-0055

ISSUE DATE- 8/9/2026

AUGUST 19, 2026

AS NOTED

SHEET No.

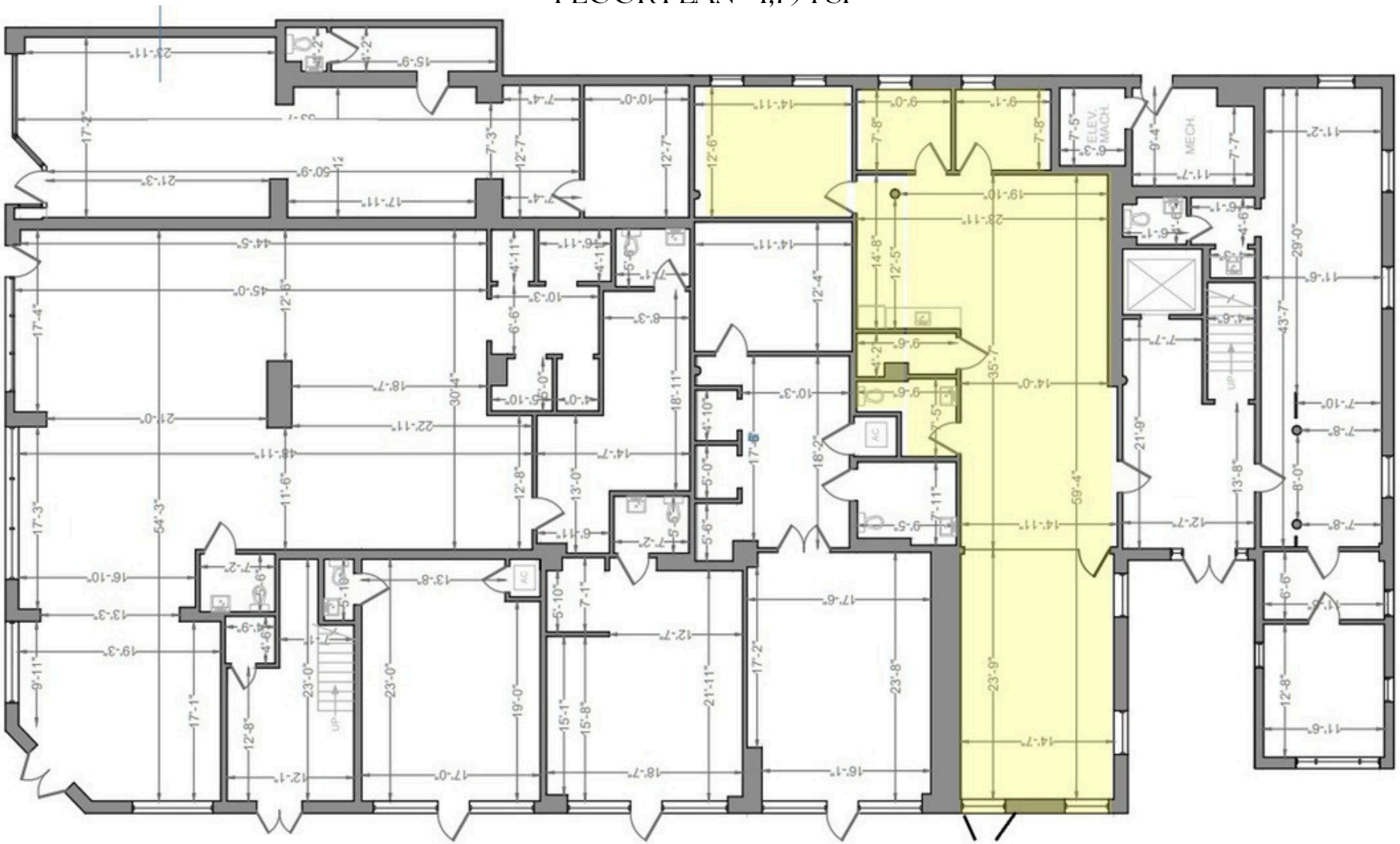
L-1

ZON-26-0055 212 BRAZILIAN AVE

KOCHMAN & ZISKA PLC

FLOOR PLAN - 1,794 SF

S COUNTY RD



BRAZILIAN AVE

EXISTING PHOTOS



KOCHMAN & ZISKA PLC

REAL ESTATE
CONDOMINIUM
SALES OFFICE

212 BRAZILIAN AVENUE,
PALM BEACH, FL 33480

212 BRAZILIAN AVENUE,
PALM BEACH, FL 33480

ZON-26-055

ISSUE DATE: 8/9/2026

AUGUST 19, 2026

Exterior Existing Photos

AS NOTED

SHEET No.

E-1

EXISTING PHOTOS



KOCHMAN & ZISKA PLC

REAL ESTATE
CONDOMINIUM
SALES OFFICE

212 BRAZILIAN AVENUE,
PALM BEACH, FL 33480

212 BRAZILIAN AVENUE,
PALM BEACH, FL 33480

ZON-26-0055

ISSUE DATE: 8/9/2026

AUGUST 19, 2026

Exterior Existing Photos

AS NOTED

SHEET No.

E-2

LETTER OF INTENT

CIAOA-23-002 (ZON-26-0057): We are pleased to submit the accompanying drawings for the existing Vineta Hotel project at 363 Cocoanut Row, Palm Beach, FL. The proposed work includes two new proposed small awnings. One is to be attached to the south side of the building and one in the southeast corner in the rear of the building. In addition, Applicant is requesting revisions/clarifications to the existing Declaration of Use including restaurant door access, possible modification to valet and staff parking requirements and request to permit social and Town serving events in Pool House.

Please note the following as it relates to this application:

Applicant is requesting the following variances:

1. Sections 134-201 and 134-948(6). Permission to permit installation of an awning with a south side yard setback of 1.0' in lieu of 20' minimum required.
2. Sections 134-201 and 134-948(6). Permission to permit installation of an awning attached to the rear of the hotel with a south side yard setback of 12' in lieu of 20' minimum required.
3. Sections 134-201 and 134-948(9). Permission to add two awnings with lot coverage of 70% in lieu of 66.12% existing and 30% maximum allowed.

The following zoning relief is requested:

The hardship that runs with the property is that the current hotel is a Town and federally landmarked building first constructed in 1918. The use is not permitted by right or by special exception under the existing zoning code as it applies to the R-C zoning district, so it is virtually impossible to renovate and enhance the hotel without the need to obtain variances. Quite simply, the zoning code for the R-C zoning district was not drafted to apply to a hotel or this building. The request for two small new awnings has no impact on neighbors.

Granting of the variances will not be contrary to the public's interest because no negative impact to the neighbors will result. Several similar variances were granted in connection with the complete renovation of the hotel. The awnings will not be visible to neighbors or the street. The zoning code requirements related to the proposed location of the awnings is a great example of the need for technical variances because they will not be visible to neighbors, but the variances are required because the applicable code sections do not permit the proposed location or the size of the existing building.

See Site History attached hereto as Exhibit "A."

Criteria for Site Plan Review – N/A

Criteria for Special Exceptions – N/A

Criteria for Authorizing a Variance (Apply to all three variances)

1. List the special conditions and circumstances peculiar to the land, structure or building which are not applicable to other lands, structures or buildings in the same zoning district.

   The hardship and special conditions applicable to this property are that the building was constructed pursuant to a different code and is non-compliant with current codes. The code requirements for the R-C zoning district are completely inconsistent with requirements for a landmarked hotel. No new increases on height and no new floors are proposed.

2. Indicate how the special conditions and circumstances do not result from the actions of the Applicant.

   The special conditions existed upon construction of the building and were not created by the Applicant. The Applicant is proposing to modernize the building, which was constructed in 1918, and to make it useable and enhance the aesthetics of this historic building.

3. Demonstrate that the granting of the variance will not confer on the Applicant any special privilege that is denied by this ordinance to other lands, buildings or structures in the same zoning district.

   No special privileges will be conferred on the Applicant if the variances are granted because the two small awnings will not be visible to neighbors or the street.

4. Demonstrate how literal interpretation of this ordinance would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the Applicant.

   Literal interpretation of the ordinances would deprive Applicant of the right to bring the building into compliance with life/safety codes and to preserve and enhance this beautiful historic building.

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

   The requested relief is the minimum necessary for the requested awnings. The variance is required only because the existing building does not comply with the existing code.

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 must be demonstrated 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:

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

    ii. 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.

All of the existing uses have been in place for well over 15 years, are to be continued and no new uses are proposed.

7. Show how the granting of the variance will be in harmony with the general intent and purpose of this chapter, and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

   The granting of the variances is in harmony with the intent and purpose of the Zoning Code because the requested awnings are an improvement to this beautiful, historic building and the neighborhood to improve the aesthetics, make the building more useable for customers and employees. Further the awnings will have no impact on the neighbors.

EXHIBIT "A"
Site History

1. The hotel was designated as a landmarked property on January 8, 1991.

2. COA-23-002 (ZON-23-019) - Renovation of the existing 4-Story 32,758 square foot structure hotel, including the complete exterior and interior renovation including the reduction of rooms from 57 keys to 41, the reconstruction of historic door and window locations and associated hardscape/landscape – COA-23-002 unanimously approved by LPC on 1/18/2023 and ZON-23-019 conditionally approved Town Council on 4/4/2023.

Autodesk Docs://The Vineta/The Vineta.rvt

The Vineta Hotel

363 Cocoanut Row, Palm Beach, FL 33480

SCOPE OF WORK INCLUDES:

PROPOSED AWNINGS FOR SE EXTERIOR STAIR AND EXTERIOR SERVICE CORRIDOR



08-31-2026 SECOND SUBMITTAL

LPC# COA-23-002 (JANUARY 2023)

ZONING# ZON-23-019 (FEBUARY 2023)

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

TINO ZERVUDACHI & ASSOCIES
ARCHITECTURE INTERIEURE ET DECORATION

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RENOVATION OF
The Vineta Hotel
363 Cocoanut Row, Palm Beach, FL 33480

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Revisions:

Project no: 22028
Date: 12.23.2022
Drawn by: Author
Project Manager: Checker

COVER

COVER

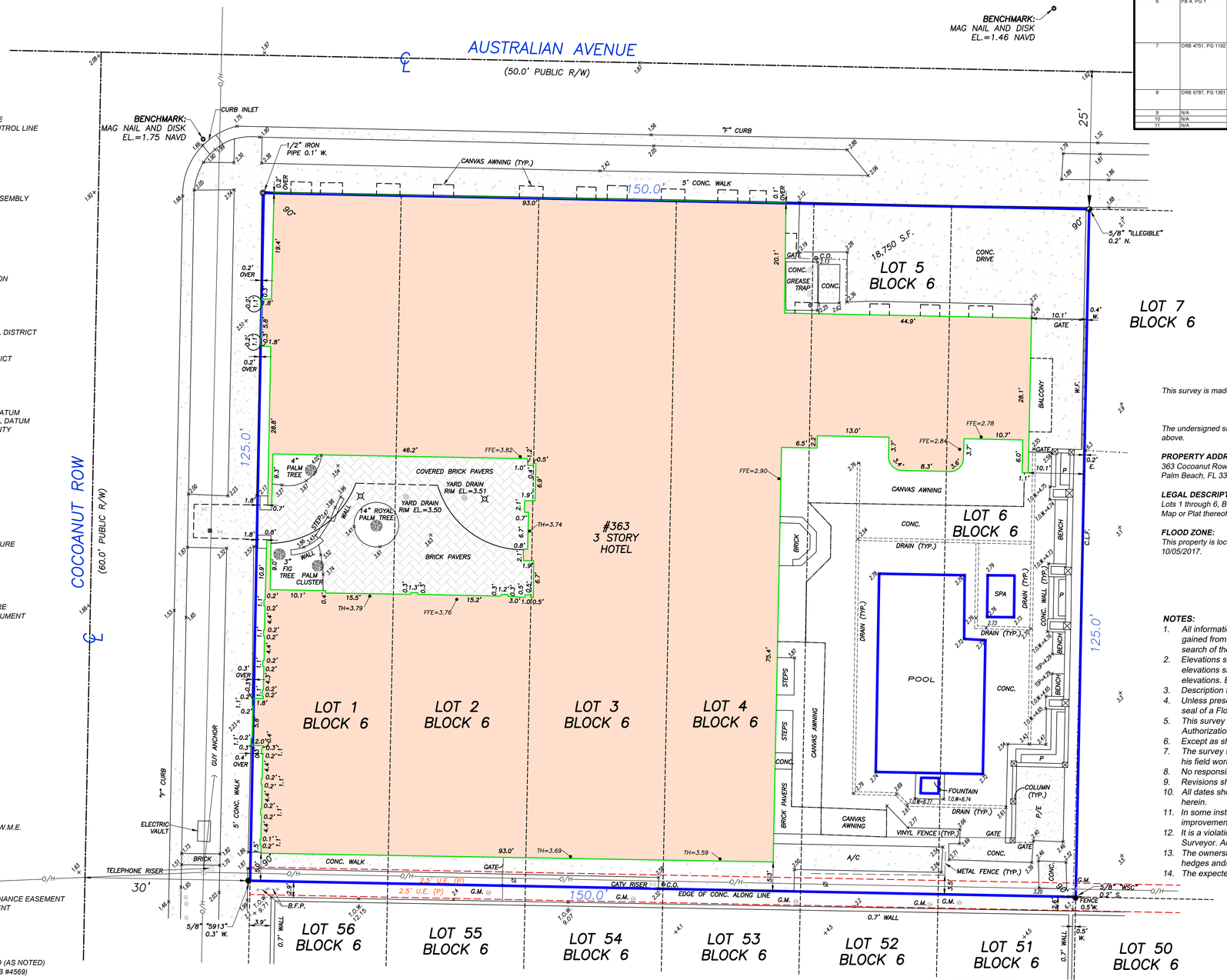
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Boundary Survey For:

363 COCOANUT ROW PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY

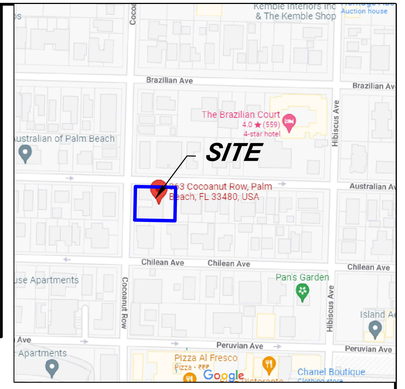
LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D/W	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESM'T	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED 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.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)	= 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/E	= POOL EQUIPMENT
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM'T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
TH	= THRESHOLD
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.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.E.	= WATER MANAGEMENT EASEMENT
W.F.	= WOOD FENCE
Y.D	= YARD DRAIN
℄	= BASELINE
℄	= CENTERLINE
△	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #4569)
⊙	= IRON PIPE FOUND (AS NOTED)
◕	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND (AS NOTED)
◉	= NAIL & DISK FOUND (AS NOTED)
◎	= MAG NAIL & DISK SET (LB #4569)
℄	= PROPERTY LINE
⊘	= UTILITY POLE
⍜	= FIRE HYDRANT
⊞	= WATER METER
⋈	= WATER VALVE
⊛	= LIGHT POLE



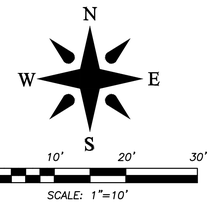
TITLE COMMITMENT REVIEW

CLIENT: 363 Cocoanut Row Propco LLC, a Delaware limited liability company.		COMMITMENT NO. : 10222819	DATE: 04/21/22			
REVIEWED BY:		JOB NO. :				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1	N/A	INTENTIONALLY DELETED				
2	N/A	Standard exceptions.				•
3	N/A	INTENTIONALLY DELETED				
4	N/A	Standard exceptions.				•
5	N/A	INTENTIONALLY DELETED				
6	PB 4, PG 1	Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Revised Map of Royal Park Addition to Palm Beach, Florida.	•			
7	ORB 4751, PG 1192	Deed of Scenic, Open Space and Architectural Façade Easement, from PV Hotels Corp. on behalf of Palm Court, Inc., to Preservation Foundation of Palm Beach County		•		
8	ORB 6787, PG 1351	Certificate of Notification of Designation of Certain Properties as Landmarks.				•
9	N/A	INTENTIONALLY DELETED				
10	N/A	INTENTIONALLY DELETED				
11	N/A	Standard exceptions.				•



VICINITY SKETCH

(NOT TO SCALE)



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

363 COCOANUT ROW PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY

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

PROPERTY ADDRESS:
363 Cocoanut Row
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 1 through 6, Block 6, ***REVISED MAP OF ROYAL PARK ADDITIONAL TO PALM BEACH FLORIDA****, according to the Map or Plat thereof, as recorded in Plat Book 4, Page 1, 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. 12099C 0583F, dated 10/05/2017.

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 10222819, issued by Chicago Title Insurance Company, dated April 21, 2022. 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 LB4569.*
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: 08/23/2022

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

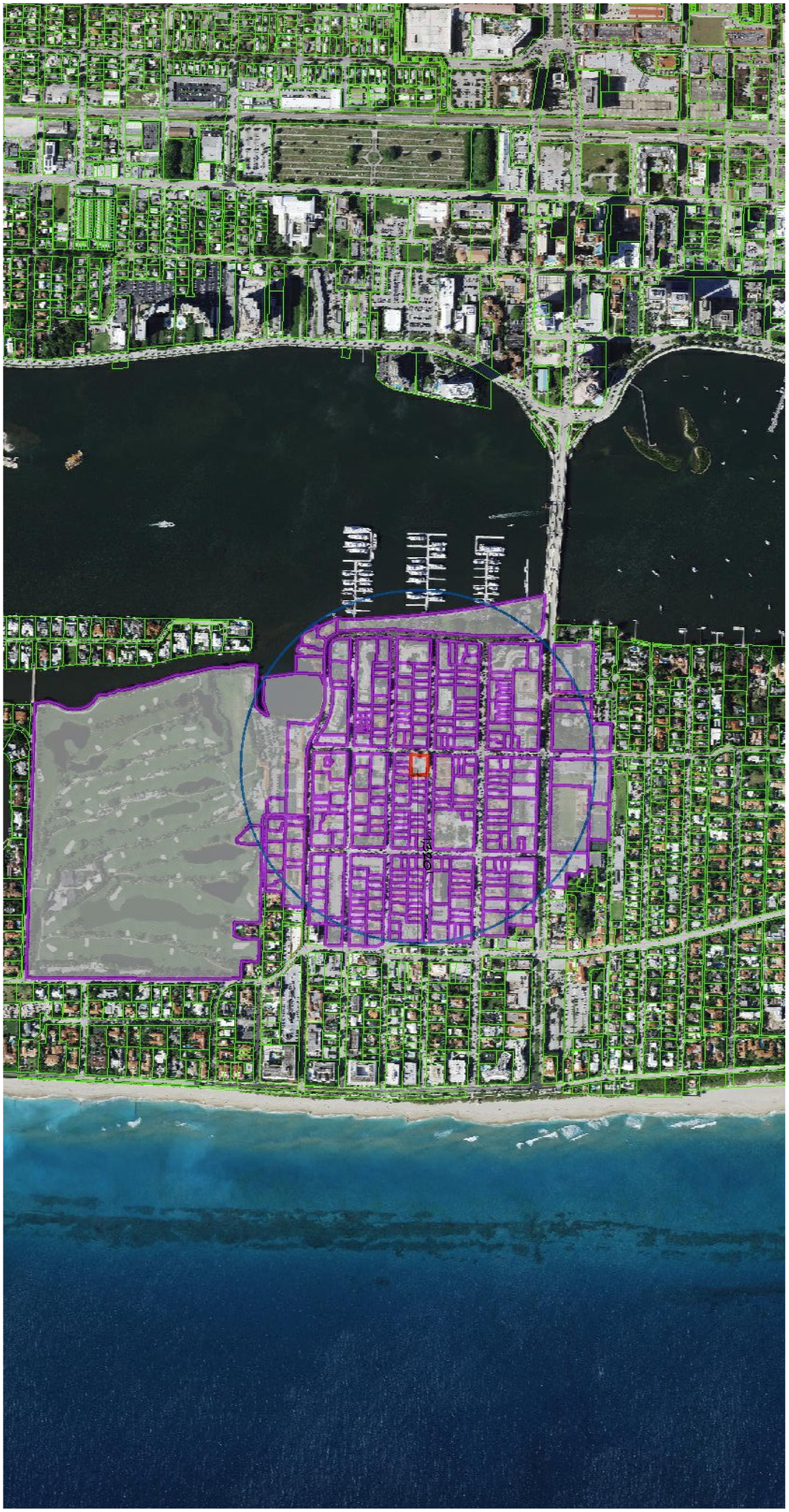
REVISIONS:

Boundary Survey For:

363 COCOANUT ROW PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY

WALLACE SURVEYING CORP, LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.D.	JOB No.: 15-1588	F.B. 336	PG. 18-20
OFFICE: D.R.	DATE: 08/23/2022	DWG. No.: 15-1588-1	
C'K'D.: C.W.	REF.: 15-1588.dwg	SHEET: 1 OF 1	



VICINITY LOCATION MAP

VICINITY LOCATION MAP

FIRST SUBMITTAL

A-0.1.0

Project no: 22028
Drawn by: Author
Project Manager: Checker

Revisions:

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RENOVATION OF
The Vineta Hotel

363 Cocoanut Row, Palm Beach, FL 33480

SPINAOROURKE + PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419

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

Autodesk Docs://The Vineta/The Vineta.rvt



HISTORIC PHOTO



HISTORIC PHOTO

HISTORIC PHOTO



HISTORIC PHOTO

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Revisions:

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

HISTORIC REFERENCE IMAGES

A-0.2.0

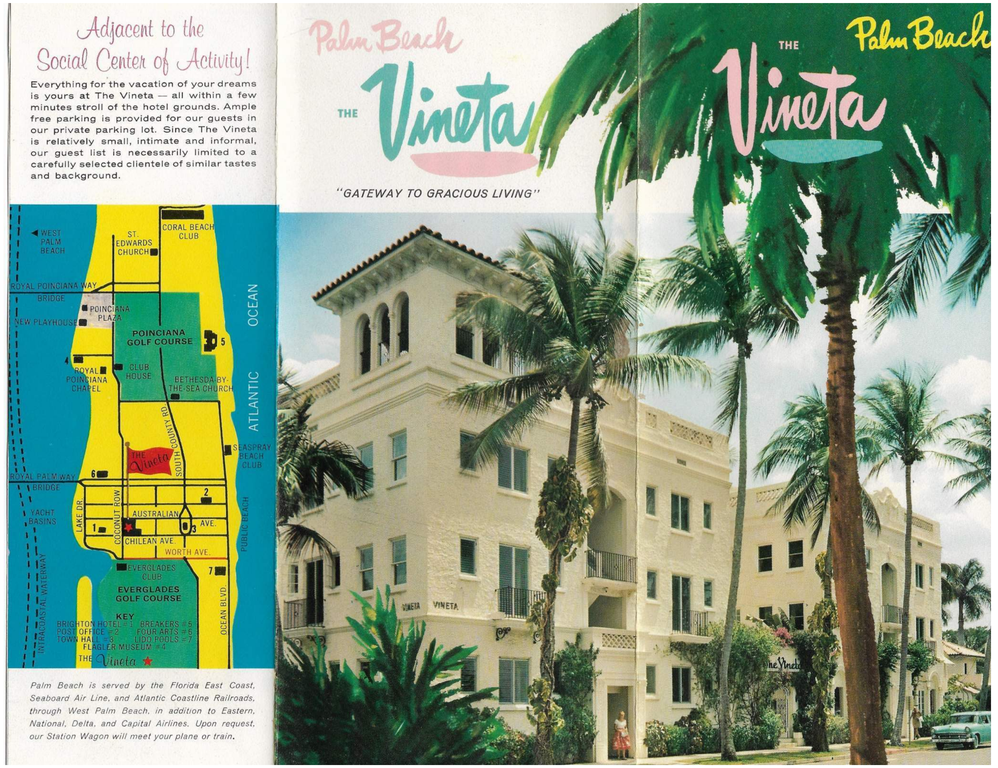
FIRST SUBMITTAL

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Autodesk Docs://The Vineta/The Vineta.rvt



HISTORIC PHOTO



HISTORIC PHOTO



HISTORIC PHOTO



HISTORIC PHOTO

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Revisions:

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

HISTORIC REFERENCE IMAGES

A-0.2.2

FIRST SUBMITTAL

11/28/2022 11:42:10 AM









HISTORIC REFERENCE IMAGES

FIRST SUBMITTAL

A-0.2.2

Project no: 22028
Date: 10.24.2022
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Project Manager: Checker

Revisions:

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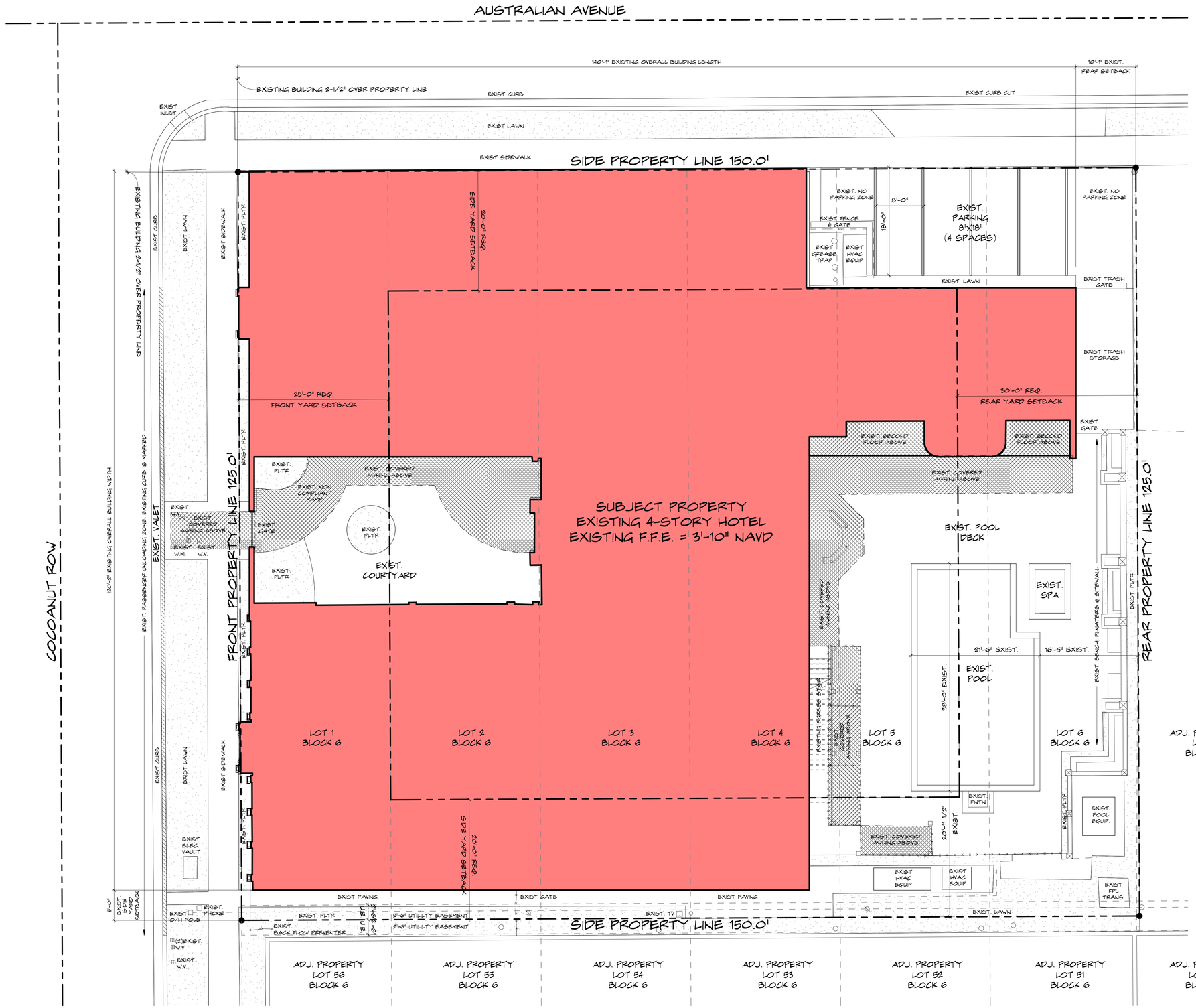
RENOVATION OF
The Vineta Hotel

363 Cocoanut Row, Palm Beach, FL 33480

SPINAOROURKE + PARTNERS
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Autodesk Docs://The Vineta/The Vineta.rvt



1 AC-1.1.0 **SITE PLAN - HISTORIC**
SCALE: 1/8" = 1'-0"

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA0003399

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Architecture • Interior Design
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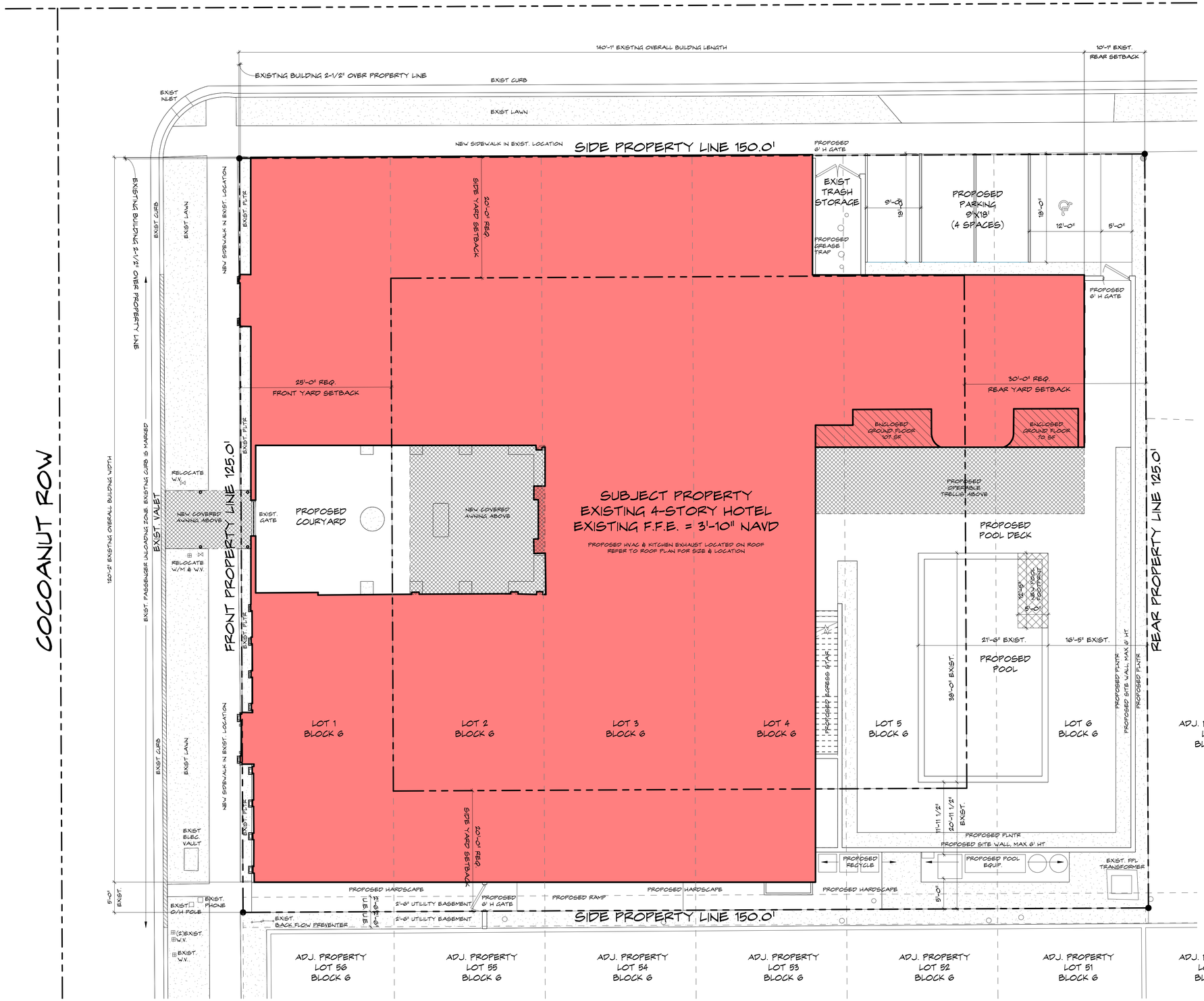
EXISTING OVERALL SITE PLAN

A-1.0.0

FIRST SUBMITTAL

12/8/2022 2:42:27 PM

Autodesk Docs://The Vineta/The Vineta.rvt



1 AC-1.1.1 **SITE PLAN - PREVIOUSLY APPROVED**
SCALE: 1/8" = 1'-0"

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Architecture • Interior Design
Keith M. Spina # AR13419

RENOVATION OF
The Vineta Hotel
363 Cocoanut Row, Palm Beach, FL 33480

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Revisions:

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

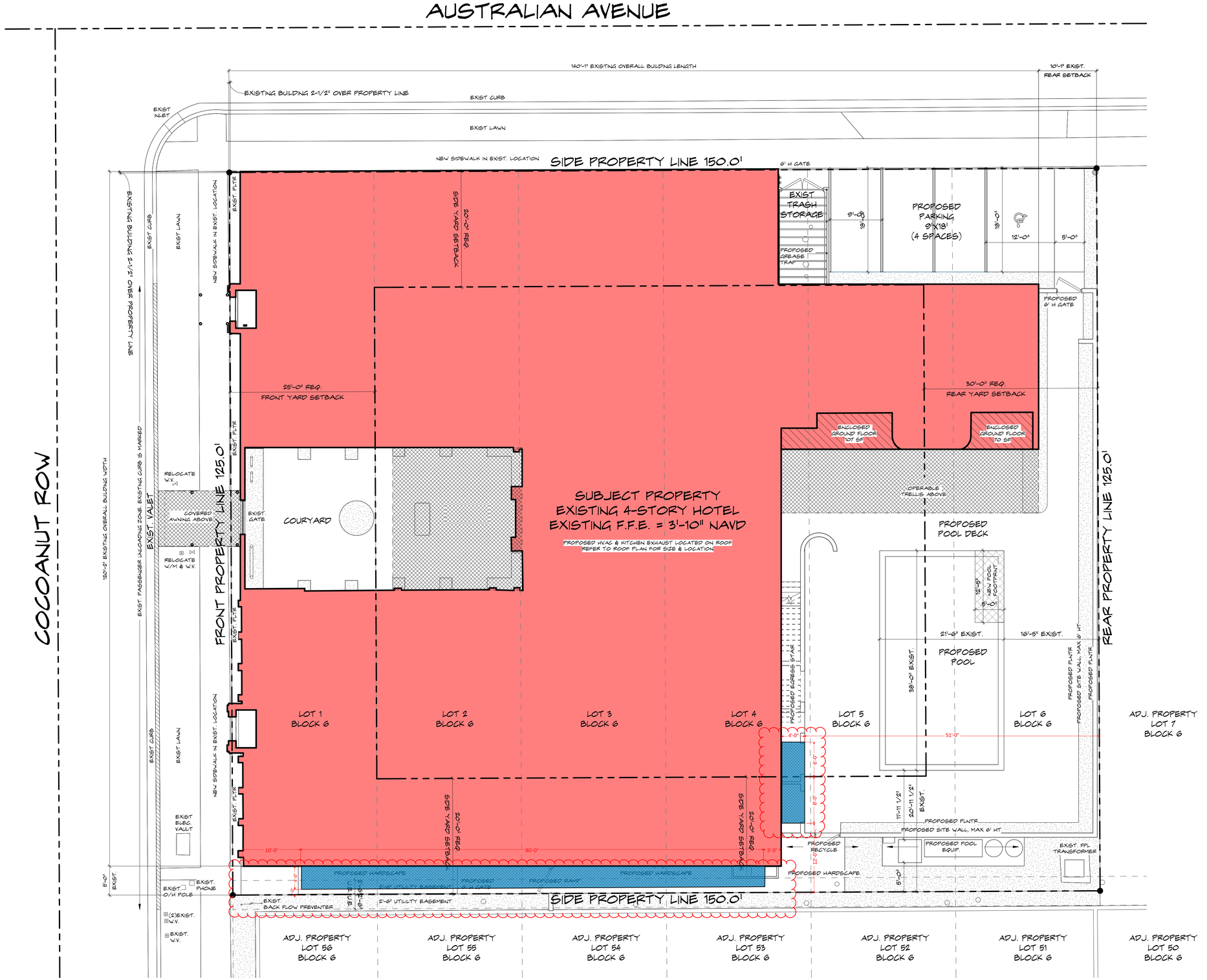
PREVIOUSLY APPROVED OVERALL SITE PLAN

A-1.1.0

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12/8/2022 2:42:29 PM

Autodesk Docs://The Vineta/The Vineta.rvt



1 AC-1.1.1 **SITE PLAN - PROPOSED**
SCALE: 1/8" = 1'-0"

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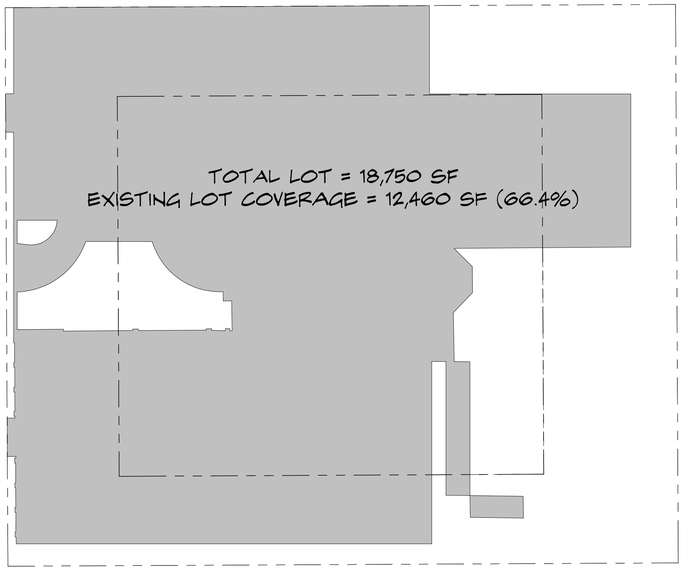
PROPOSED OVERALL SITE PLAN

A-1.2.0

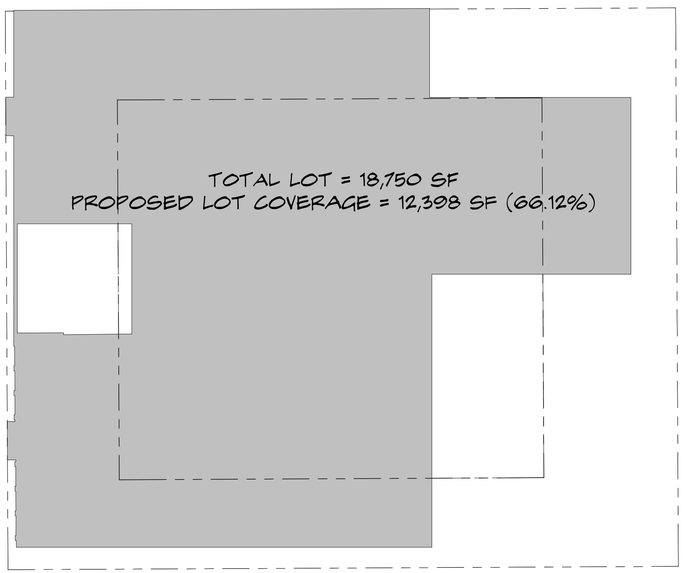
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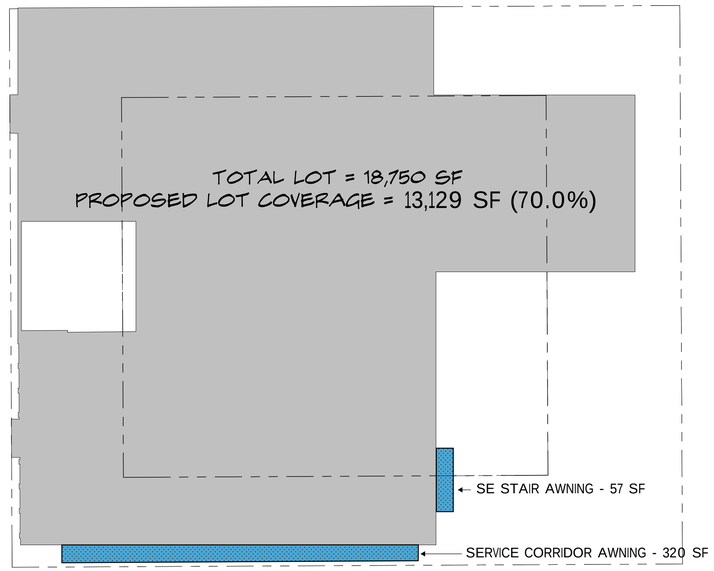


3 AC-1.2.0 **LOT COVERAGE - HISTORIC**
SCALE: 1/16" = 1'-0"



4 AC-1.2.0 **LOT COVERAGE - PREVIOUSLY APPROVED**
SCALE: 1/16" = 1'-0"

PREVIOUSLY APPROVED	12,398 SF
ADDITIONAL WINDOW AWNINGS	+377 SF
TOTAL	13,129 SF



4 AC-1.2.0 **LOT COVERAGE - PROPOSED**
SCALE: 1/16" = 1'-0"

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LOT COVERAGE DIAGRAM

A-2.0.0

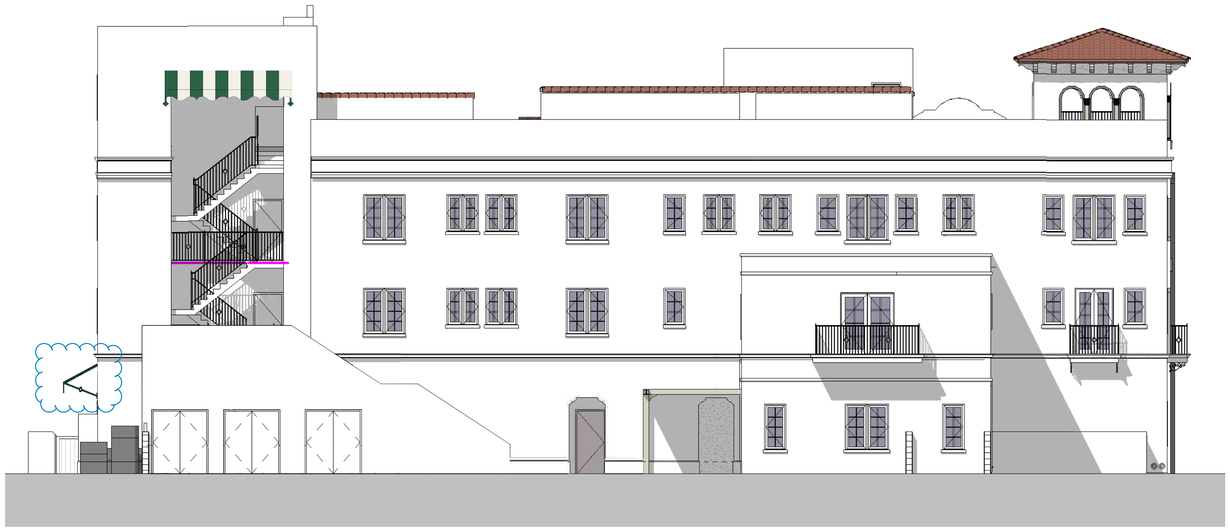
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2 AC-4.4.2 **EAST ELEVATION - PREVIOUSLY APPROVED**
SCALE: 1/8" = 1'-0"

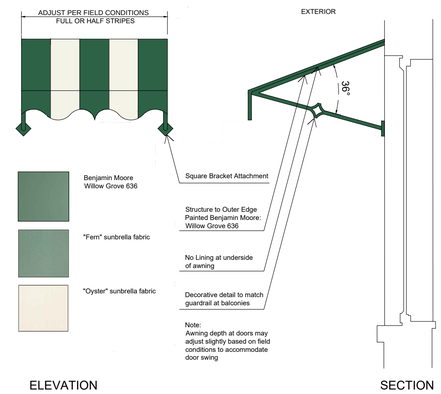


1 AC-4.4.2 **EAST ELEVATION - PROPOSED AWNINGS**
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- BUILDING BODY & TRIM
  STUCCO, PTD
  benjamin moore/chantilly lace oc-65
- ROOF TILE
  2-PIECE TERRA COTTA HAND PRESSED
- barrel tile screen at entry doors
  2-piece terra cotta hand pressed finish to match roof
- exterior shutters
  aluminum
  benjamin moore/willow grove 636
- TYPICAL DOORS & WINDOWS
  ALUMINUM
  white
- FRONT DOORS
  MAHOGANY
  STAINED
- courtyard hardscape
  terracotta
- exterior metal work
  railings, brackets, gates, awnings, & signage bronze, kynar finish

NOTE:
ORIGINAL DRAWINGS OF THE HOTEL ARE UNAVAILABLE.
REFER TO AC1.3.0 & AC1.3.1 FOR HISTORIC REFERENCE IMAGES



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RENOVATION OF
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COLORED EAST ELEVATIONS

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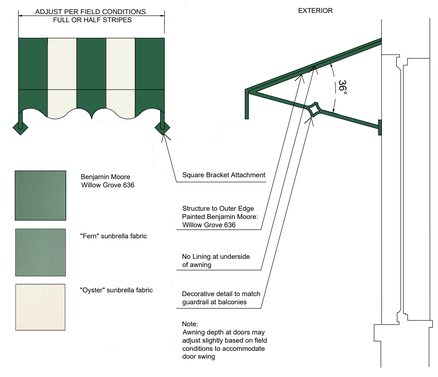
2 AC-4.5.2 **SOUTH ELEVATION - PREVIOUSLY APPROVED**

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

EXTERIOR MATERIAL LEGEND

- BUILDING BODY & TRIM: STUCCO, PTD, benjamin moore/chantilly lace oc-65
- ROOF TILE: 2-PIECE TERRA COTTA HAND PRESSED
- barrel tile screen at entry doors: 2-piece terra cotta hand pressed finish to match roof
- exterior shutters: aluminum, benjamin moore/willow grove 636
- TYPICAL DOORS & WINDOWS: ALUMINUM, white
- FRONT DOORS: MAHOGANY STAINED
- courtyard hardscape: terracotta
- exterior metal work: railings, brackets, gates, awnings, & signage bronze, kynar finish

NOTE:
ORIGINAL DRAWINGS OF THE HOTEL ARE UNAVAILABLE.
REFER TO AC1.3.0 & AC1.3.1 FOR HISTORIC REFERENCE IMAGES





1 AC-4.5.2 **SOUTH ELEVATION - PROPOSED AWNINGS**

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

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COLORED SOUTH ELEVATIONS

A-3.1.0

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EXTERIOR MATERIAL LEGEND

BUILDING BODY & TRIM STUCCO, FTD benjamin moore/chantilly lace oc-65	TYPICAL DOORS & WINDOWS ALUMINUM white
ROOF TILE 2-PIECE TERRA COTTA HAND PRESSED	FRONT DOORS MAHOGANY STAINED
barrel tile screen at entry doors 2-piece terra cotta hand pressed finish to match roof	courtyard hardscape terracotta
exterior shutters aluminum benjamin moore/willow grove 636	exterior metal work railings, brackets, gates, awnings, & signage bronze, kynar finish

NOTE:
ORIGINAL DRAWINGS OF THE HOTEL ARE UNAVAILABLE.
REFER TO AC1.3.0 & AC1.3.1 FOR HISTORIC REFERENCE IMAGES



2 AC-4.2.2 **WEST ELEVATION - PREVIOUSLY APPROVED**
SCALE: 1/8" = 1'-0"



1 AC-4.2.2 **WEST ELEVATION - PROPOSED**
SCALE: 1/8" = 1'-0"

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COLORED WEST ELEVATIONS

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EXTERIOR MATERIAL LEGEND

- BUILDING BODY & TRIM
  STUCCO, FTD
  benjamin moore/chantilly lace oc-65
- ROOF TILE
  2-PIECE TERRA COTTA
  HAND PRESSED
- barrel tile screen at entry doors
  2-piece terra cotta
  hand pressed
  finish to match roof
- exterior shutters
  aluminum
  benjamin moore/willow grove 636
- TYPICAL DOORS & WINDOWS
  ALUMINUM
  white
- FRONT DOORS
  MAHOGANY
  STAINED
- courtyard hardscape
  terracotta
- exterior metal work
  railings, brackets, gates, awnings, & signage bronze, kynar finish

NOTE:
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2 AC-4.3.2 **NORTH ELEVATION - PREVIOUSLY APPROVED**
SCALE: 1/8" = 1'-0"



1 AC-4.3.2 **NORTH ELEVATION - PROPOSED (NO CHANGE)**
SCALE: 1/8" = 1'-0"

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COLORED NORTH ELEVATIONS

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EXISTING SERVICE CORRIDOR

PROPOSED SERVICE CORRIDOR WITH AWNING

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8	RFI RESPONSES	TBD

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RENDERING

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EXISTING SE STAIR



PROPOSED SE STAIR AWNING

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