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PARAMOUNT THEATER

139 N COUNTY RD
PALM BEACH, FL 33480

FINAL SUBMITTAL APPLICATION # COA-23-003 (ZON-23-020)

SUBMISSION DATE: JUNE 30TH, 2023
LPC HEARING DATE: JULY 19TH, 2023
PROJECTED TOWN COUNCIL DATE: TBD



PROJECT TEAM

CLIENT
WEG PARAMOUNT LLC
139 N COUNTY RD
PALM BEACH, FLORIDA 33480
afc@fcholdings.com

DESIGN ARCHITECT
ROBERT A.M. STERN ARCHITECTS
ONE PARK AVENUE
NEW YORK, NEW YORK 10016
g.bowie@RAMSA.COM
(212) 967-5100

ARCHITECT
STANTEC
ONE BISCAYNE TOWER, SUITE 1670
2 BISCAYNE BLVD
MIAMI, FLORIDA 33131
christina.villa@stantec.com
(305) 482-8713

STRUCTURES
STANTEC
ONE BISCAYNE TOWER SUITE 1670
2 S BISCAYNE BLVD
MIAMI, FLORIDA 33131
pablo.garcia@stantec.com
(305) 938-6230

CIVIL ENGINEERING
STANTEC
800 FAIRWAY DRIVE, SUITE 195
DEERFIELD BEACH, FL 33441 - 1828
jeff.crews@stantec.com
(954) 481-2815

SURVEYOR
LANDTEC SURVEYING
700 WEST HILLSBORO BLVD SUITE 4-100
DEERFIELD BEACH, FL 33441

LANDSCAPE ARCHITECT
NIEVERA WILLIAMS DESIGN
625 N FLAGLER DRIVE SUITE 502
WEST PALM BEACH, FL 33401
keith@nieverawilliams.com
(561) 659-2820

ATTORNEY
GUNSTER
777 SOUTH FLAGLER DRIVE, SUITE 500 EAST
WEST PALM BEACH, FL 33401
jcrowley@gunster.com
(561) 650-0752

SCOPE OF WORK

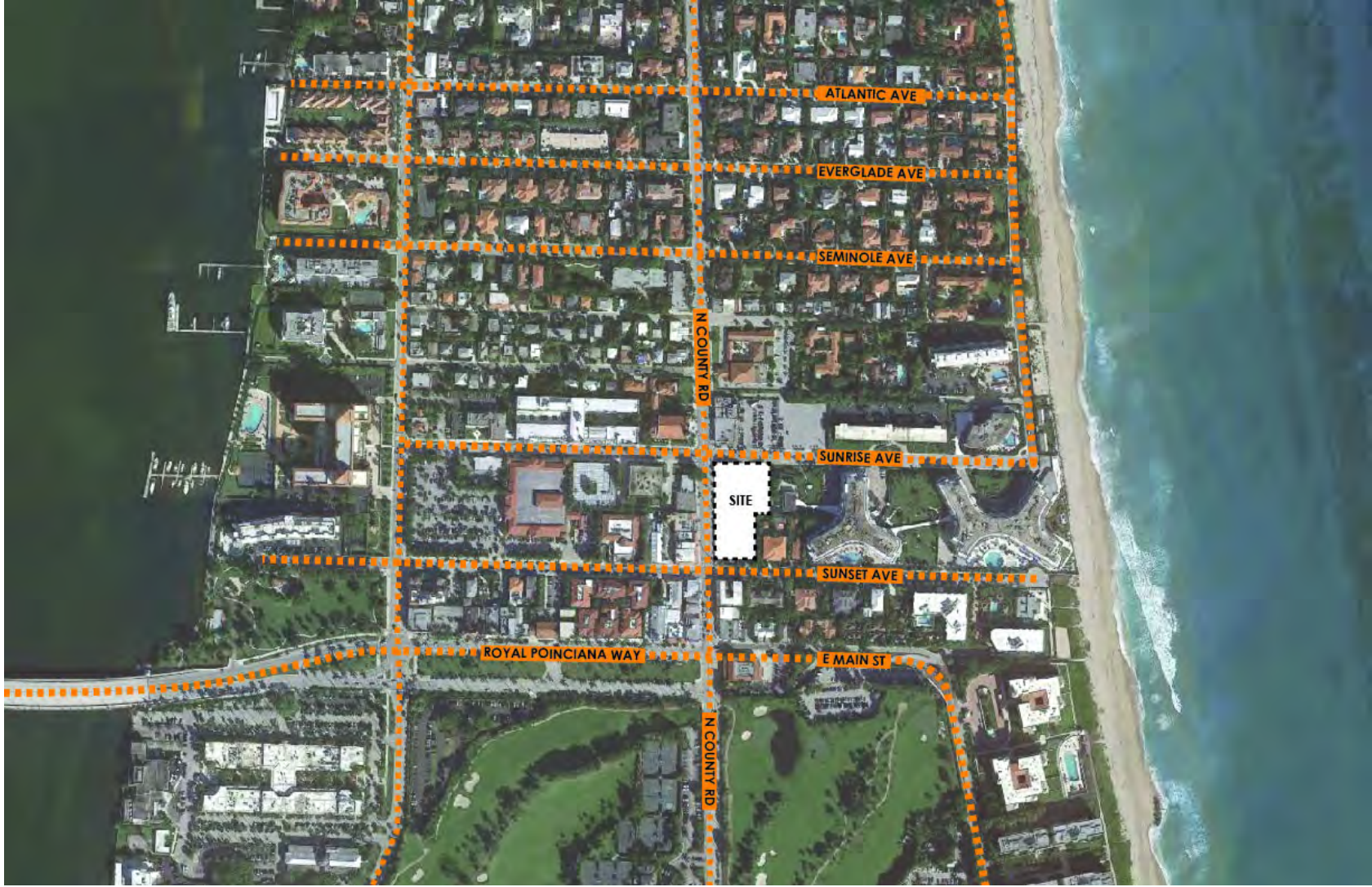
THE PROPOSED WORK INCLUDES THE RENOVATION AND RESTORATION OF THE EXISTING HISTORIC LANDMARKED PARAMOUNT THEATRE, A 4-STORY MIXED-USE BUILDING **(36,153 SQUARE FOOT)**, AND AN ADDITION OF NEW BUILDING STRUCTURES ON THE EXISTING PARKING LOT AT THE SOUTH OF THE SITE. THE NEW STRUCTURES INCLUDE 2 LEVELS OF UNDERGROUND PARKING **(46,536 SQUARE FOOT)**, STREET LEVEL RETAIL **(8,220 SQUARE FOOT)**, A MOTORCOURT **(4,649 SQUARE FOOT)**, PARTIALLY BELOW GRADE, AND 4 NEW HOMES, TOTALING **(27,687 SQUARE FOOT)**. BUILT ABOVE THE MOTORCOURT, ON A RAISED GARDEN LEVEL THAT INCLUDES A SHARED RESIDENTIAL GARDEN **(2,280 SQUARE FOOT)**.

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Digitally signed by Andrew W. Burnett
DN: cn=Andrew W. Burnett
dnQualifier=AUI100000017ES1C222100017BER,
o=STANTEC ARCHITECTURE INC., c=US
Reason: Architect Florida #A998495
Contact Info: Andrew.Burnett@Stantec.com
Date: 2023.06.29 18:16:59-04'00'





① SITE PLAN
3/16" = 1'-0"

Scale: 3/16" = 1'-0"
Note: When printed on 11 x 17 paper scale is half



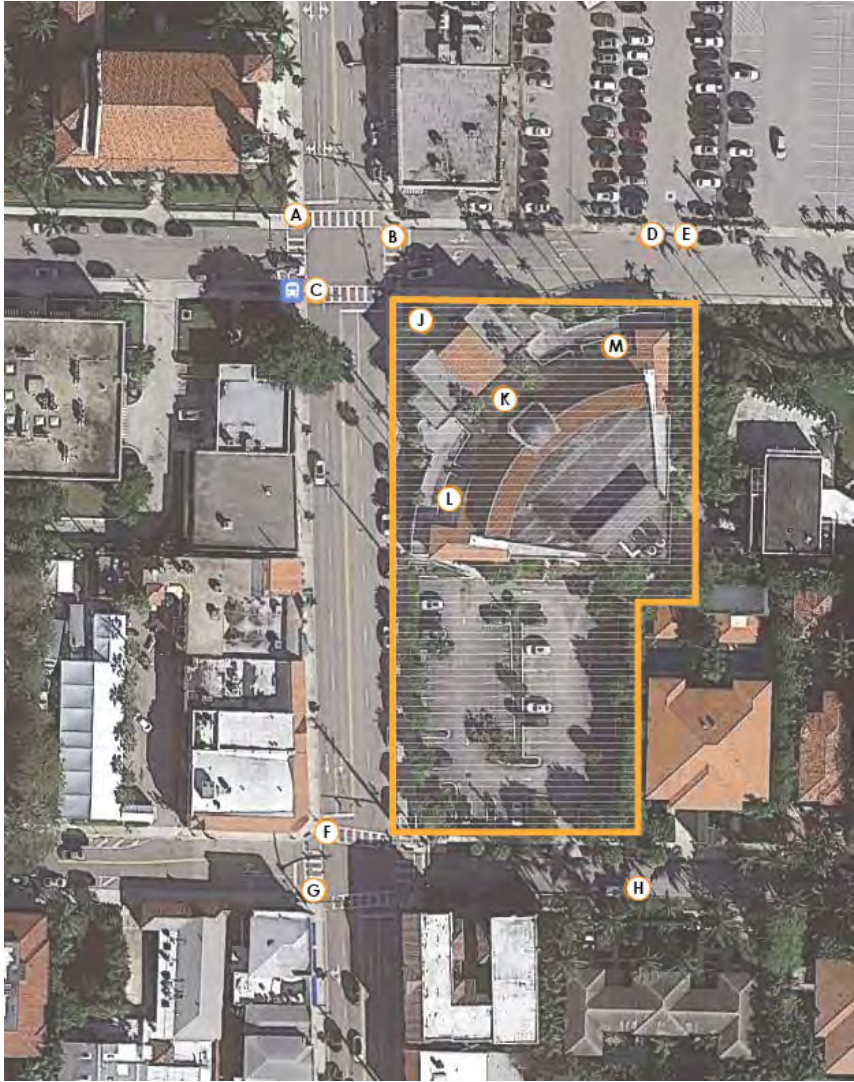
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2 South Biscayne Boulevard Miami, FL 33131
T. (305) 482-8700
Stantec Architecture Inc. - AA2000023
Andrew W. Barnes Lic. # AR08496



ROBERT AM STERN ARCHITECTS
One Park Avenue, New York, NY 10016
T. (212) 967-5100

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① CONTEXT PLAN
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T. (305) 482-8700
Stantec Architecture Inc. - A2000023
Andrew W. Barnes Lic. # AR88496

RAMSA

ROBERT A.M. STERN ARCHITECTS
One Park Avenue, New York, NY 10016
T. (212) 967-5100

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A) SUNRISE AVE W/ N COUNTY RD



B) SUNRISE AVE TO EAST



C) SUNRISE AVE TO SOUTH



D) SUNRISE AVE TO WEST

Scale:
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ROBERT A. M. STERN ARCHITECTS
One Park Avenue, New York, NY 10016
T: (212) 967-5100

Stantec
One Biscayne Tower 1670
2 South Biscayne Boulevard Miami, FL 33131
T: (305) 482-8700
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E) SUNRISE AVE TO EAST ALLEY



F) N COUNTY RD TO NORTH



G) SUNSET AVE TO EAST



H) SUNSET AVE TO WEST

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One Park Avenue, New York, NY 10016
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One Biscayne Tower 1670
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T: (305) 482-8700
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J) SUNRISE AVE W/ N COUNTY RD



K) INTERIOR COURTYARD VIEW TO N COUNTY RD



L) INTERIOR COURTYARD TO NORTH EAST



M) INTERIOR COURTYARD TO SOUTH WEST

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One Park Avenue, New York, NY 10016
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One Biscayne Tower 1670
2 South Biscayne Boulevard Miami, FL 33131
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PAST REFERENCE IMAGES - 1930s



PAST REFERENCE IMAGES - 1970s

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One Park Avenue, New York, NY 10016
T: (212) 967-5100

Stantec
One Biscayne Tower 1670
2 South Biscayne Boulevard Miami, FL 33131
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PAST REFERENCE IMAGES - 1970s

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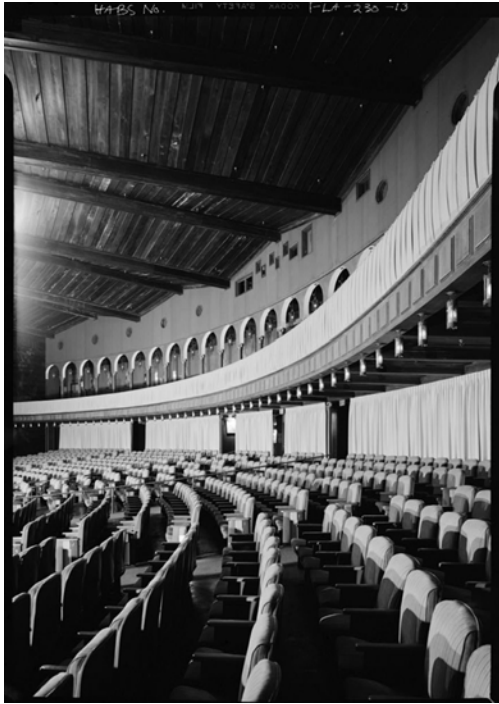
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PAST REFERENCE IMAGES - 1970s, THEATER INTERIORS

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PAST REFERENCE IMAGES - 1980s, RENOVATION PROCESS

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A-9



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:	139 N County RD, #29, Palm Beach, FL 33480		
2	Zoning District:	C-TS (Commercial Town Serving)		
3	Structure Type:	Theater, retail, residential		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000 SQFT (min)	58,099 SQFT	N/C
6	Lot Depth	80'-0" min	186'-10 3/8"	N/C
7	Lot Width	30'-0" min	340'-5 1/4" Max	N/C
8	Lot Coverage (Sq Ft and %)	70% max (2-story)	24,233 SQFT (41%)	48,625 SQFT (84%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	15,000 sqft min (2-story)	21,334.37 SQFT	45,617.37 SQFT
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	Theater - 22'-0" Residential - 16'-9"	5'-0" max	0'-0" above and below ground
12	*Side Yard Setback (1st Story) (Ft.)	10'-0" min	N/A	N/A
13	*Side Yard Setback (2nd Story) (Ft.)	Theater - 22'-0" Residential - 16'-9"	Summit Ave - Varies, Max Setback 5'-0" Summit Ave - 5'-0"	Summit Ave - N/C Sunset Ave - 0'-0" above and below ground
14	*Rear Yard Setback (Ft.)	Theater - 22'-0" Residential - 16'-9"	Varies, Max setback 53'-3 3/4"	Theater - 0'-0" Residential - 15'-0" (0'-0" Below ground)
15	Angle of Vision (Deg.)	N/A	N/A	N/A
16	Building Height (Ft.)	25'-0" Max Height	48'-7" (w/o dome)	Theater - N/C Residential - 38'-6" MAX
17	Overall Building Height (Ft.)		53'-4" Including Dome	Theater - N/C Residential - 48'-0" MAX
18	Crown of Road (COR) (NAVD)	7.37' NAVD N County RD	N/C	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	PENDING
20	Finished Floor Elev. (FFE)(NAVD)	N/A	Theater, +12'-0" NAVD	Threshold: +12'-0" NAVD Headway: +12'-0" NAVD Note: In building prior to issuance of building final permit(s)
21	Zero Datum for point of meas. (NAVD)	Average value of Average crown of roads off all (3) streets	+7.935 NAVD	N/C
22	FEMA Flood Zone Designation	Flood Zone 'X'	Flood Zone 'X'	N/C
23	Base Flood Elevation (BFE)(NAVD)	0.00 NAVD	0.00 NAVD	+1.00 NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	25% min (2-story)	8,753.26 SQFT (16%)	1,252 SQFT (2%)
25	Perimeter LOS (Sq Ft and %)	+ 35% of the req'd front yard must be open space	N/A	N/A
26	Front Yard LOS (Sq Ft and %)		2,614 SQFT (4.4%)	803 SQFT (1%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

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

If value is not applicable, enter N/A

** Provide Native plant species calculation per
category as required by Ord. 24-2021 on
separate table

If value is not changing, enter N/C

REV BF 20220304

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ROBERT AM STERN ARCHITECTS

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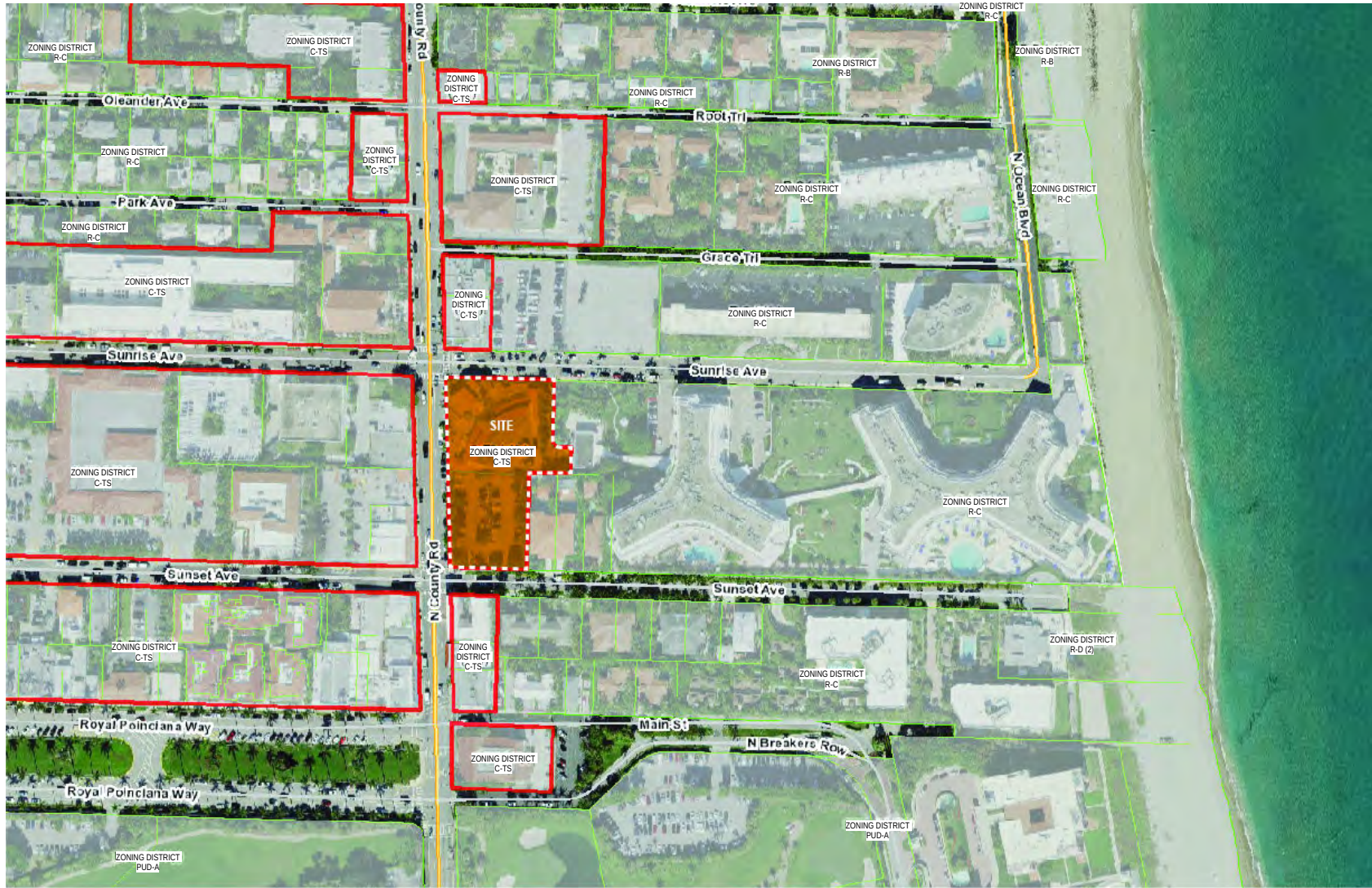
Stantec

One Biscayne Tower 1670
2 South Biscayne Boulevard Miami, FL 33131
T: (305) 482-8700
Stantec Architecture Inc. - AA2000723
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A-10



① ZONING MAP
3/16" = 1'-0"

Scale: 3/16" = 1'-0"
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A-11



② LOT COVERAGE - PROPOSED
1" = 30'-0"

Scale: 1" = 30'-0"
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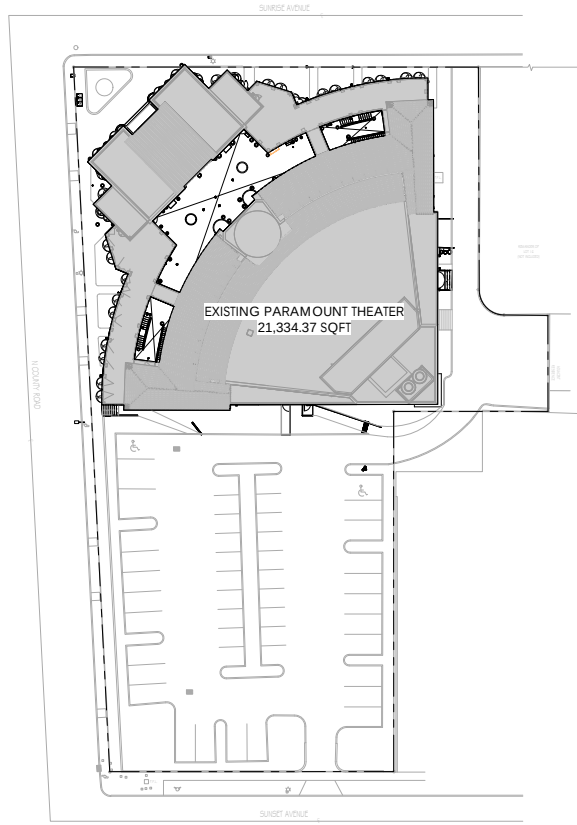
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Antec Architecture Inc - AA260000733
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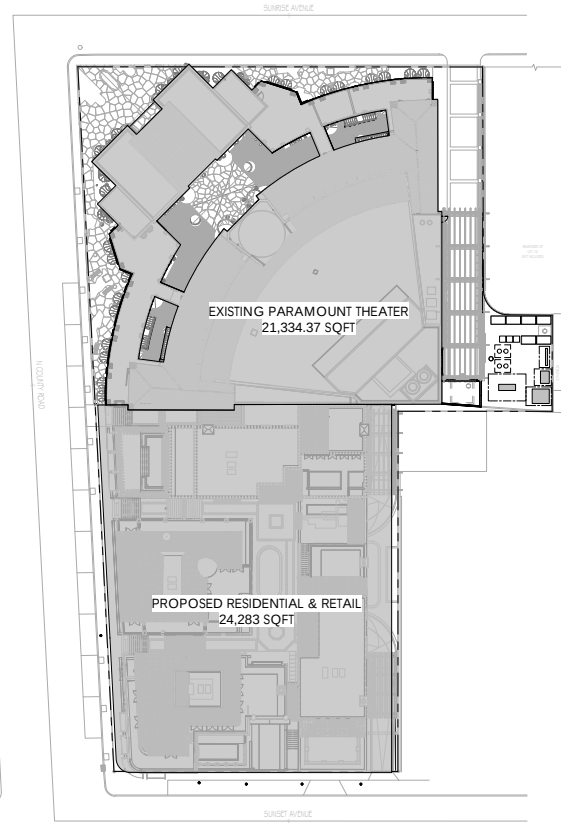
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① ENCLOSED SQUARE FOOTAGE - EXISTING
1" = 30'-0"



② ENCLOSED SQUARE FOOTAGE - PROPOSED
1" = 30'-0"



Scale: 1" = 30'-0"
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A-13

① SETBACKS - EXISTING
1" = 30'-0"

② SETBACKS - PER ZONING REQUIREMENTS
1" = 30'-0"

③ SETBACKS - PROPOSED
1" = 30'-0"

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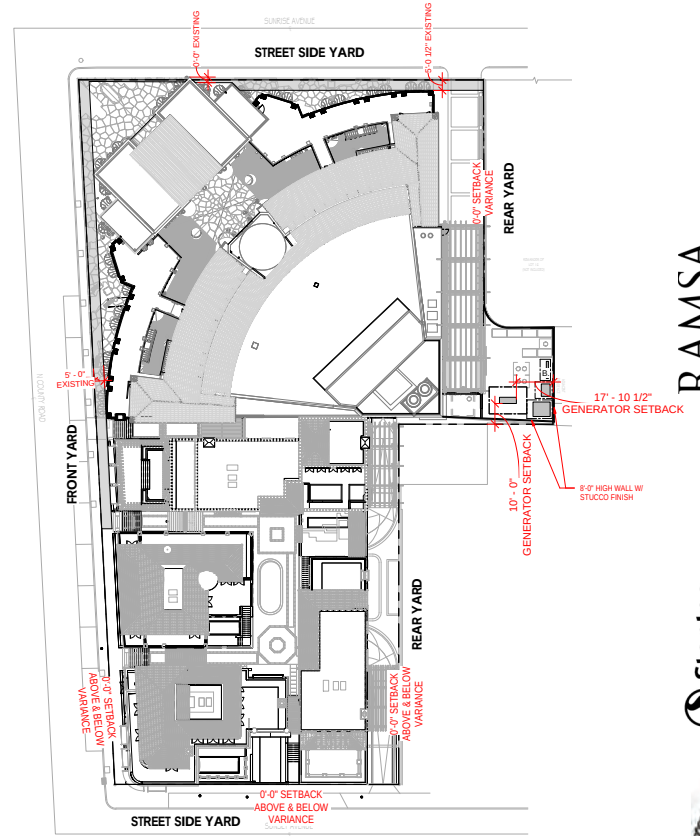
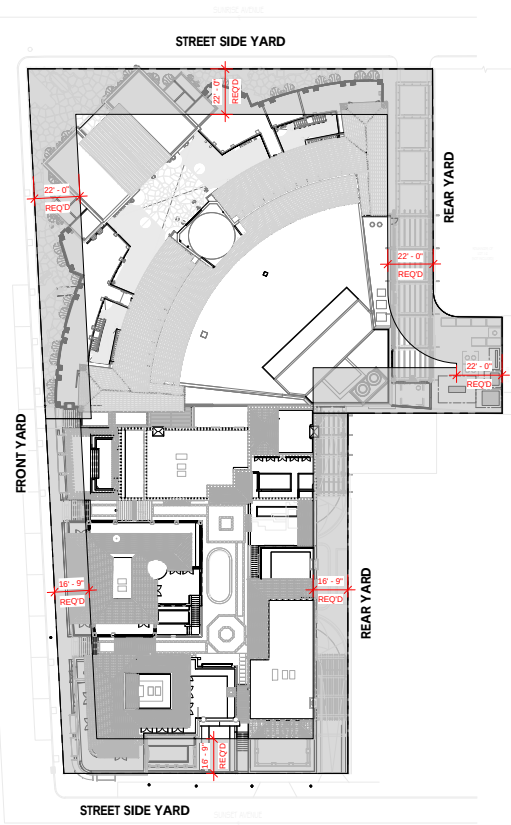
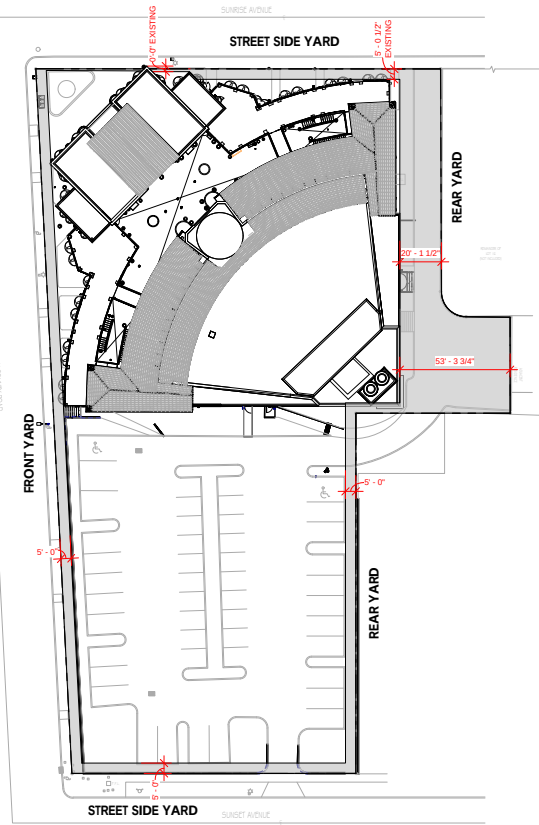
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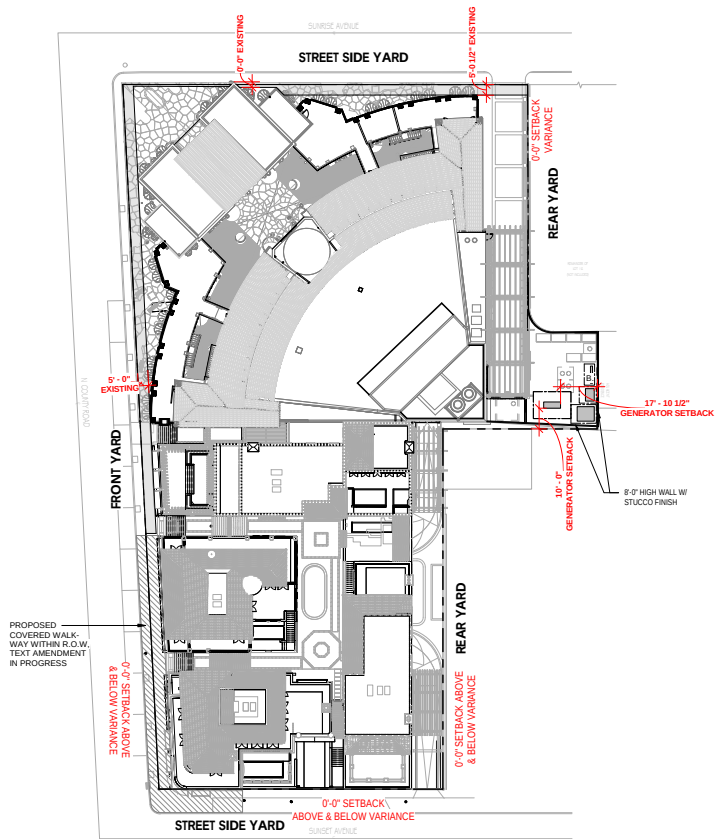
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A-14





① SETBACKS - WITH PROPOSED ARCADE
1" = 30'-0"

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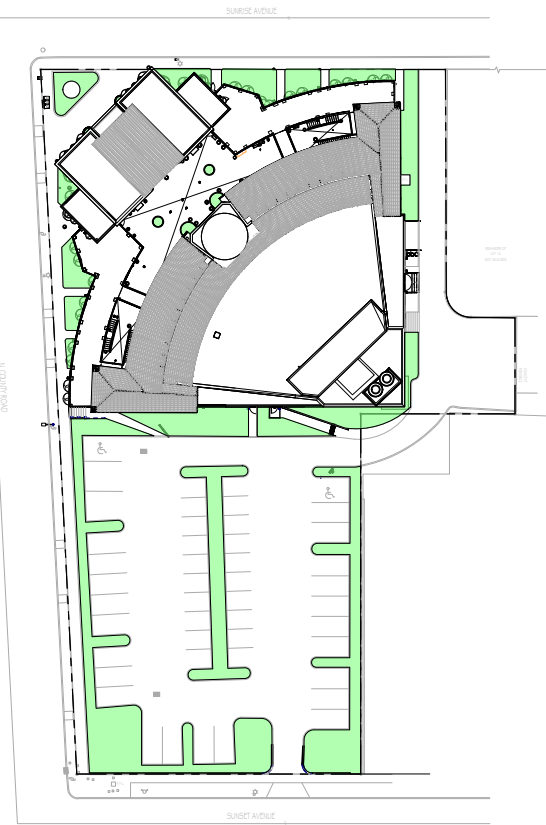


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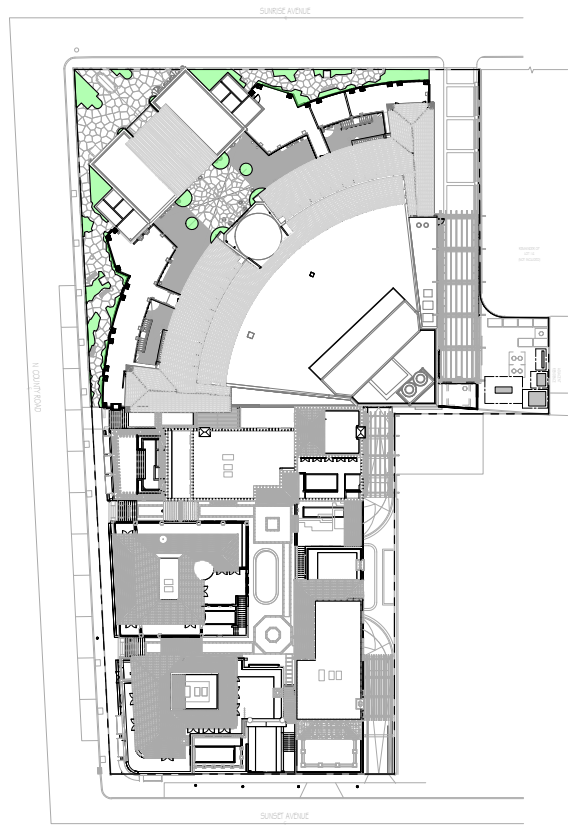
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A-14.1



① OPEN SPACE DIAGRAM - EXISTING
1" = 30'-0"

EXISTING LANDSCAPE OPEN SPACE (LOS)
8,852 SQFT (15%)



② OPEN SPACE - PROPOSED
1" = 30'-0"

PROPOSED LOS - 1,252 SQFT (2%)



③ FRONT YARD OPEN SPACE - PROPOSED
1" = 30'-0"

PROPOSED FRONT YARD LOS - 603 SQFT (1%)

Scale: 1" = 30'-0"
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Stantec Architecture Inc. - A2000023
Andrew W. Barnes Lic. # AR0696

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ROBERT AM STERN ARCHITECTS
One Park Avenue, New York, NY 10016
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A-15