

PARAMOUNT THEATER

139 N COUNTY RD
PALM BEACH, FL 33480

FINAL DROP OFF - DECEMBER 7TH, 2023
APPLICATION # COA-23-003 (ZON-23-020)

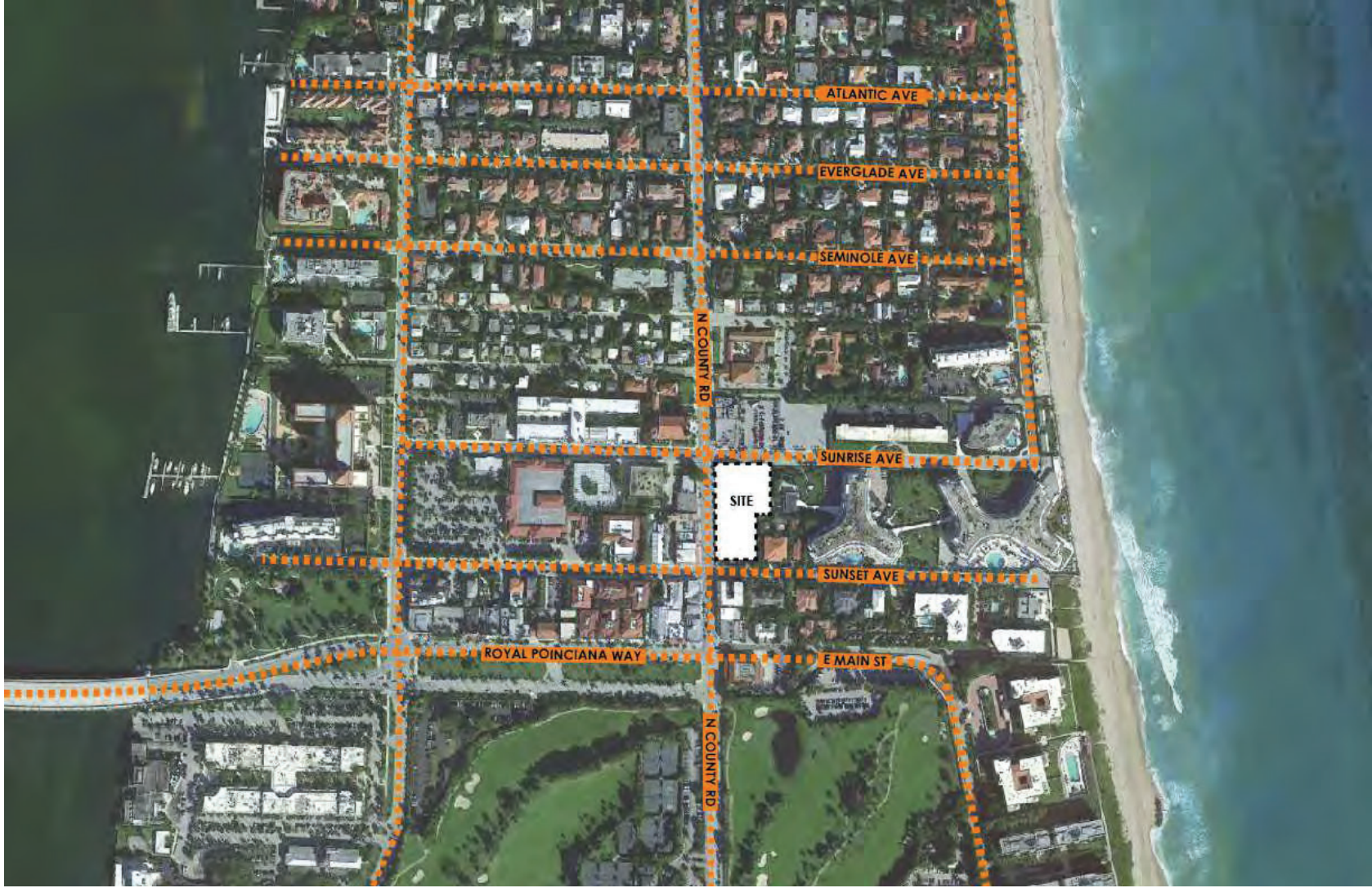
SUBMISSION DATE: DECEMBER 7TH, 2023
LPC HEARING DATE: JANUARY 17TH, 2024
PROJECTED TOWN COUNCIL DATE: JANUARY 10TH, 2024

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By yfigueroa at 8:08 am, Dec 08, 2023

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VICINITY MAP
3/16" = 1'-0"

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

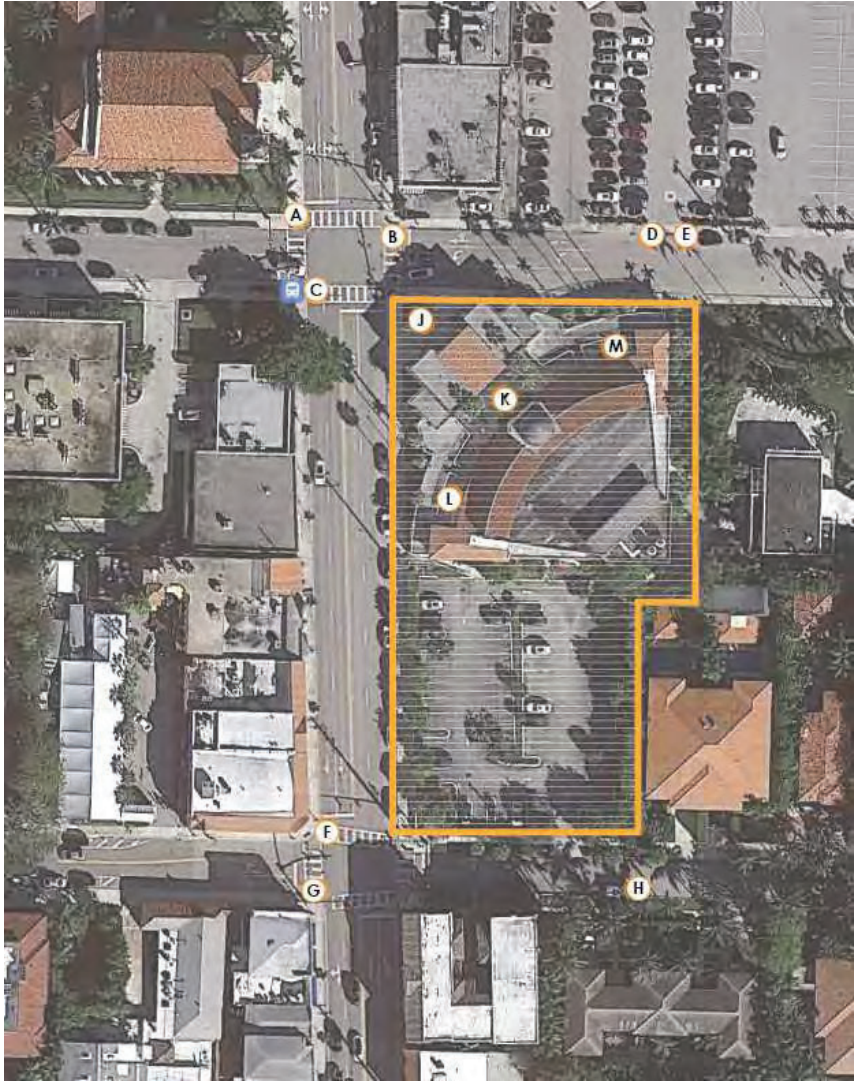


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Paramount Theater
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① CONTEXT PLAN
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A) SUNRISE AVE W/ N COUNTY RD



B) SUNRISE AVE TO EAST



C) SUNRISE AVE TO SOUTH



D) SUNRISE AVE TO WEST



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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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



PAST REFERENCE IMAGES - 1930s



PAST REFERENCE IMAGES - 1970s



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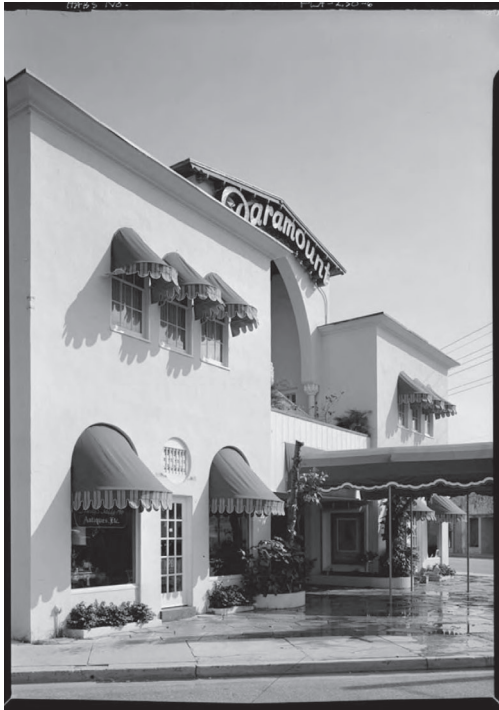
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PAST REFERENCE IMAGES - 1970s

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PAST REFERENCE IMAGES - 1970s, THEATER INTERIORS

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PAST REFERENCE IMAGES - 1980s, RENOVATION PROCESS

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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	90'-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 2'-8" Below grade
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"	Sunrise Ave - Varies, Max setback 5'-0" Sunset Ave - 5'-0"	Sunrise Ave - N/C Sunset Ave - 0'-0" above and 2'-8" 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'-6" 5'-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 - 41'-3" MAX
17	Overall Building Height (Ft.)		53'-4" Including Dome	Theater - N/C Residential - 41'-3" 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	None - net export
20	Finished Floor Elev. (FFE)(NAVD)	N/A	Theater, +12'-0" NAVD	Theater +12'-0" NAVD Residential, +12'-0" NAVD Refer to Building plan & sections for parking level elevations
21	Zero Datum for point of meas. (NAVD)	Average value of Average crown of roads at 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 %)	Please refer to separate landscape plans.		
25	Perimeter LOS (Sq Ft and %)			
26	Front Yard LOS (Sq Ft and %)			
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

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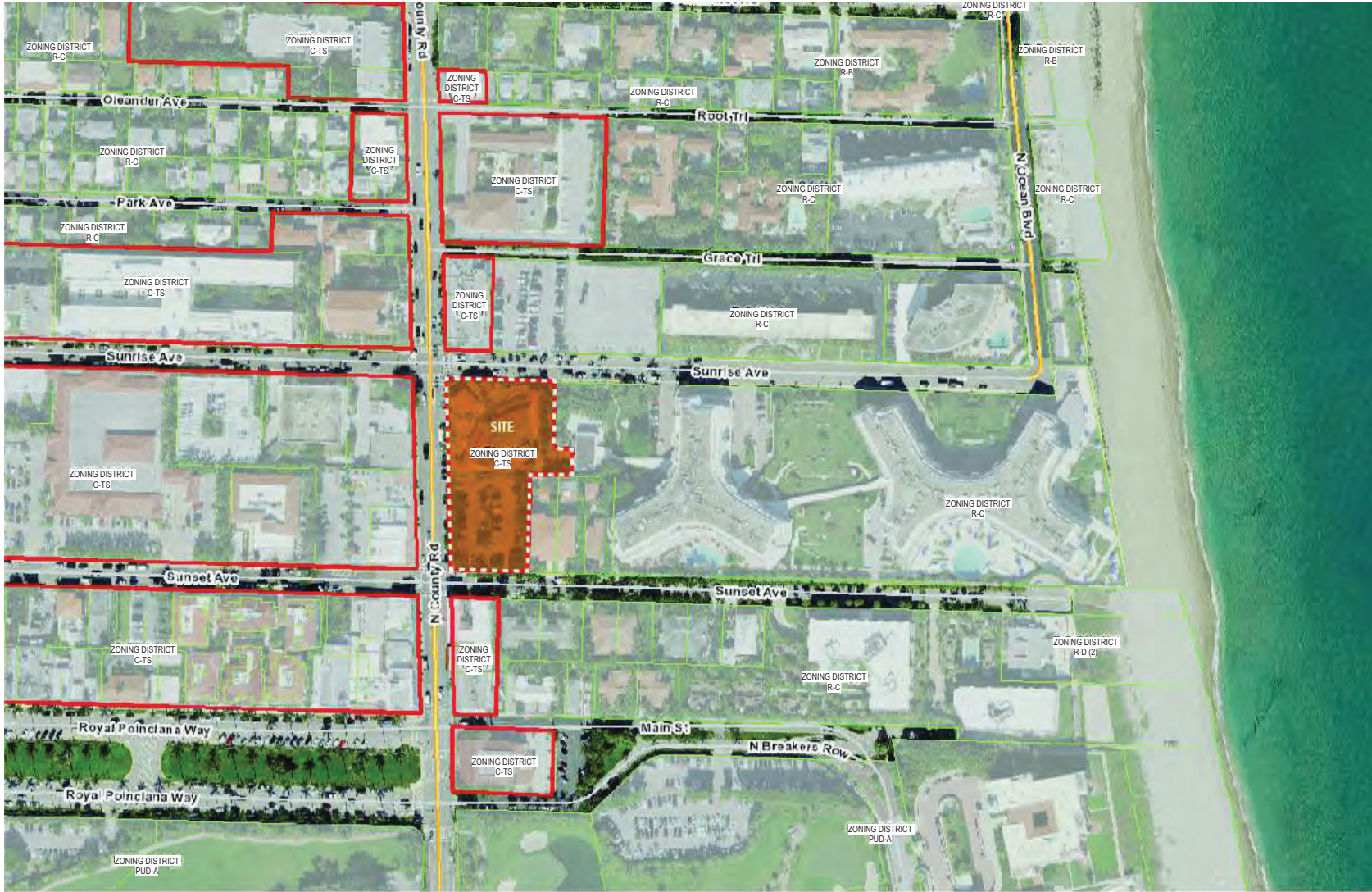
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① ZONING MAP
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