

SHEET INDEX

CVR	COVER
SRV	SURVEY
	ZONING LEGEND
2	ZONING DIAGRAM
3	LOCATION MAP
4	CONTEXTUAL SITE PLAN
5	CCR AND SITE CALCS
6	VARIANCE DIAGRAM
6	CONTEXTUAL SITE PLAN
7	HISTORICAL DATA
8	STREETSCAPE
	ARCHIVED PLANS
	ARCHIVED PLANS
	ARCHIVED PLANS
	SITE PHOTOS 1
	SITE PHOTOS 2
	SITE PHOTOS 3
	SITE PHOTOS 4
9	EXISTING SITE PLAN
10	PROPOSED SITE PLAN
11	EXISTING FIRST FLOOR DEMO PLAN + EXISTING FIRST FLOOR PLAN
12	EXISTING ROOF PLAN + DEMO ROOF PLAN
13	EXISTING FIRST FLOOR PLAN
14	EXISTING FIRST FLOOR DEMO PLAN
15	PROPOSED FIRST FLOOR PLAN
16	PROPOSED ROOF PLAN
17	DEMO + PROPOSED NORTH ELEVATION
18	DEMO + PROPOSED SOUTH ELEVATION
19	DEMO + PROPOSED EAST ELEVATION
20	DEMO + PROPOSED WEST ELEVATION
21	EXISTING + PROPOSED NORTH ELEVATION
22	EXISTING + PROPOSED SOUTH ELEVATION
23	EXISTING + PROPOSED EAST ELEVATION
24	EXISTING + PROPOSED WEST ELEVATION
25	COMPARISON ELEVATIONS
26	COMPARISON ELEVATIONS
27	COMPARISON ELEVATIONS
28	COMPARISON ELEVATIONS
29	SCHEDULES
30	SECTION
31	DETAILS
32	PRODUCT BROCHURE
33	MATERIAL PALETTE
34	COLORED ELEVATIONS
35	COLORED ELEVATIONS
L1.0	EXISTING SITE PHOTOS
L2.0	EXISTING VEGETATION INVENTORY
L3.0	DEMOLITION AND VEGETATION ACTION PLAN
L4.0	CONSTRUCTION SCREENING PLAN
L5.0	TRUCK LOGISTICS PLAN
L6.0	SITE PLAN
L7.0	SITE CALCULATION / LOT COVERAGE GRAPHIC
L8.0	LANDSCAPE PLAN
L8.1	RENDERED LANDSCAPE PLAN
L9.0	OUTDOOR GRILL DETAILS
L10.0	RENDERED LANDSCAPE ELEVATIONS
L10.1	RENDERED LANDSCAPE ELEVATIONS

FINAL PLAN SET  
NOVEMBER 20, 2024 LPC

MEISTER RESIDENCE  
210 EL DORADO LN  
PALM BEACH, FLORIDA 33480  
RENOVATION

ZON-24-0049  
HSB-24-0006  
TOWN COUNCIL: 12-11-24  
LANDMARKS: 11-20-24

SKA ARCHITECT + PLANNER  
PATRICK W. SEGRAVES, A.I.A.

FINAL DROP

SKA ARCHITECT + PLANNER  
249 PERUVIAN AVENUE, SUITE F-2  
PALM BEACH, FLORIDA 33480  
(561) 655 - 1116 OFFICE  
(561) 832 - 7828 FACSIMILE  
[www.skaarchitect.com](http://www.skaarchitect.com)

NTP  
09-30-24  
DROP OFF  
10-07-24



CONSULTANT:

PROPOSED RESIDENCE FOR:  
MR. AND MRS. MIESTER  
210 EL DORADO LN  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
Digitally signed by Patrick W. Seagraves  
Date: 2024.10.07 13:45:11 -0400

REVISIONS:

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SHEET NUMBER:

10-07-24

PROJECT DESCRIPTION

RENOVATION OF 3887.11 SQ FT AMES BENNETT HISTORICALLY CONTRIBUTING SINGLE STORY RESIDENCE BUILT IN 1956. INTERIOR AND EXTERIOR MODIFICATIONS AS WELL AS SITE PLAN AND LANDSCAPE MODIFICATIONS TO BE UNDERTAKEN. NEW DESIGN REDUCES SQUARE FOOTAGE TO 3,579.03. PROJECT TO BE A SUBSTANTIAL IMPROVEMENT WITH A NECESSARY FLOODPLAIN VARIANCE.



## 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:	210 EL DORADO LN		
2	Zoning District:	R-B (LOW DENSITY RESIDENTIAL)		
3	Lot Area (sq. ft.):	10,480.5 sqft		
4	Lot Width (W) & Depth (D) (ft.):	123.30' X 85.00'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	0100- SINGLE FAMILY		
6	FEMA Flood Zone Designation:	Zone AE		
7	Zero Datum for point of meas. (NAVD)	7.00 N.A.V.D.		
8	Crown of Road (COR) (NAVD)	2'-2" N.A.V.D.		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	40% (1)	3,981.51 sq ft (37.9%)	3,890.80 sq ft (37.1%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		3,981.51 sq ft	3,579.82 sq ft
12	*Front Yard Setback (Ft.)	25'	25'-7" (N)	existing
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	16'-0" (E) 10'-1" (W)	existing
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	existing
15	*Rear Yard Setback (Ft.)	10'	5'-3" (S)	existing
16	Angle of Vision (Deg.)	100 deg	124 Deg Exist.	existing
17	Building Height (Ft.)	14' (1)	9' (1)	existing
18	Overall Building Height (Ft.)	22' (1)	16' (1)	existing
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.00	3.92	3.81
20	** Max. Fill Added to Site (Ft.)	2.177'	existing	existing
21	Finished Floor Elev. (FFE)(NAVD)	7.00'	6.52'	existing
22	Base Flood Elevation (BFE)(NAVD)	7.00'	7.00'	7.00'
23	Landscape Open Space (LOS) (Sq Ft and %)	4,715 sq ft (45% min.)	4,160.47 sq ft (39.7%)	4,716 sq ft (45.00%)
24	Perimeter LOS (Sq Ft and %)	2,480 sq ft (50% min)	2,423 sq ft (64.35%)	3,063 sq ft (81.00%)
25	Front Yard LOS (Sq Ft and %)	1,181 sq ft (40% min)	2,683 sq ft (87%)	2,065 sq ft (67.00%)
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 [\(Sec. 134-1600\)](#)

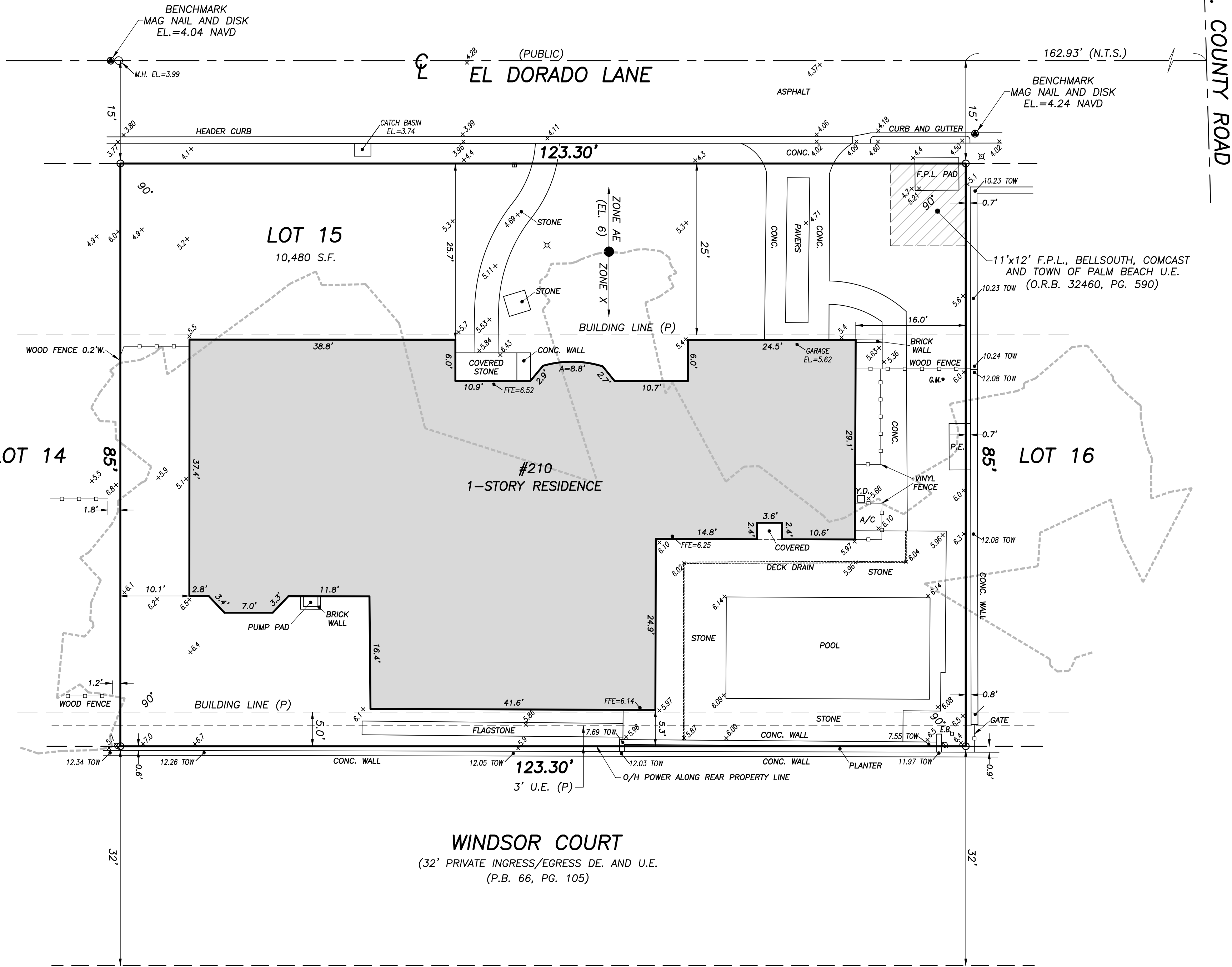
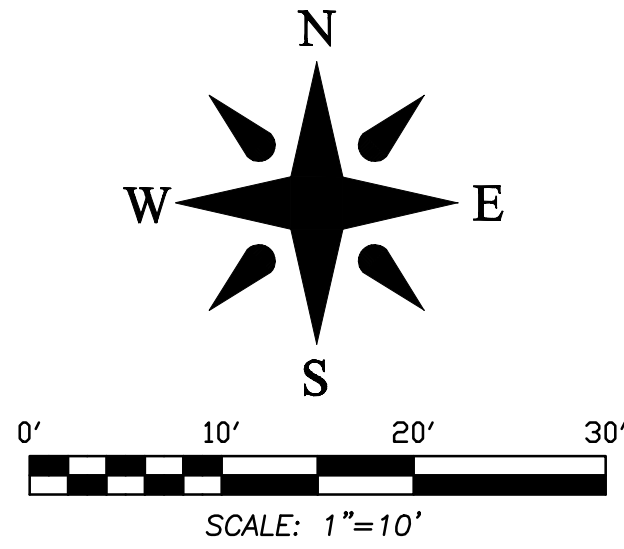
\*\*\* Provide Native plant species info per  
category as required by [Ord. 003-2023](#) on  
separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626





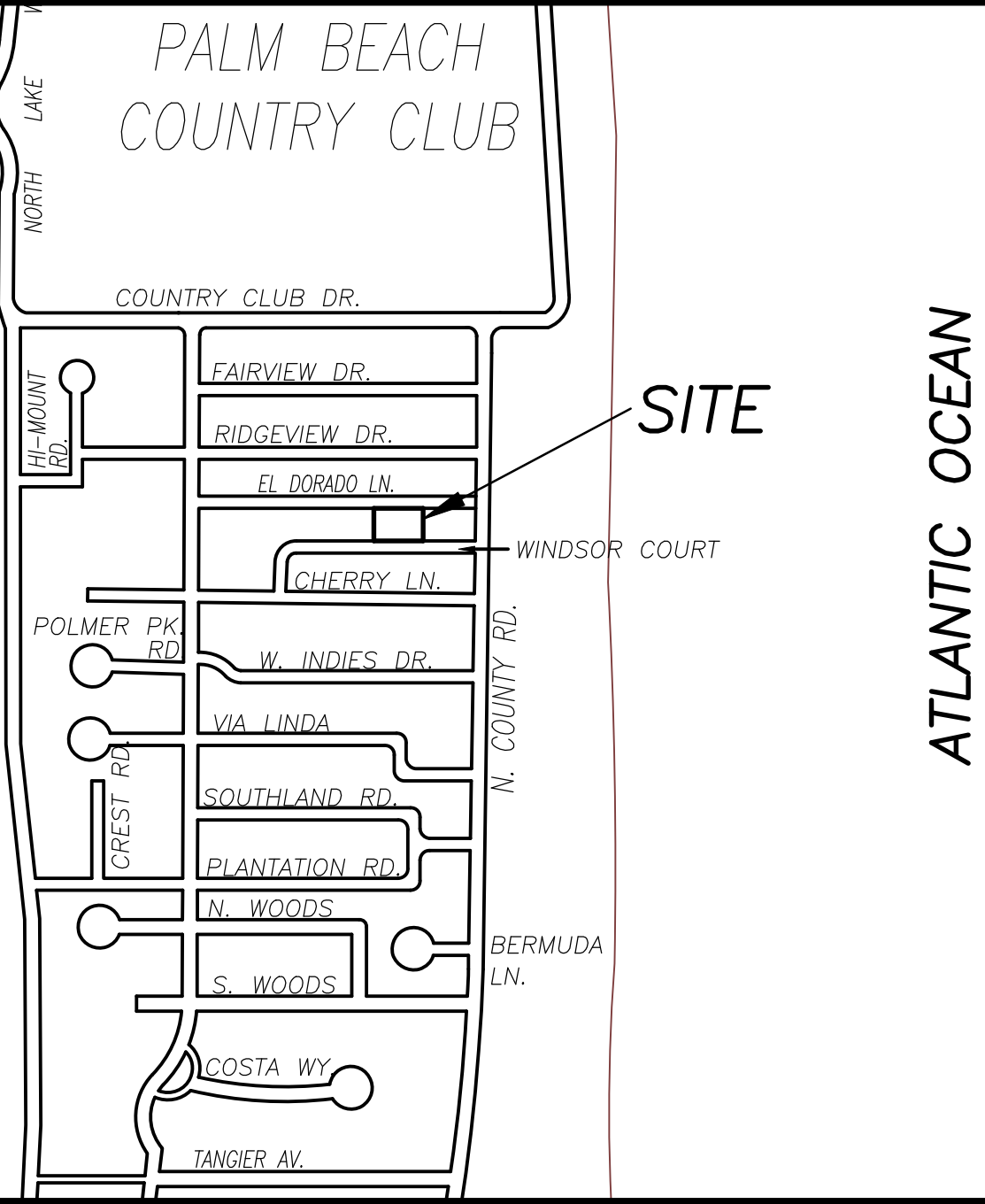
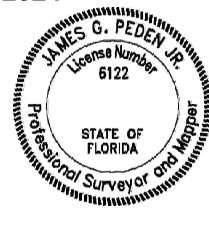
- FLOOD ZONES:**  
This property is located in Flood Zones X and AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581 F, dated 10/5/2017.
- NOTES:**
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1519103A1, issued by Old Republic National Title Insurance Company, dated April 19, 2024. This office has made no search of the Public Records.
  - 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.
  - Description furnished by client or client's agent.
  - 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.
  - This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
  - Except as shown, underground and overhead improvements are not located. Underground foundations not located.
  - 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.
  - No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
  - Revisions shown hereon do not represent a "survey update" unless otherwise noted.
  - 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.
  - 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.
  - 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.
  - 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.
  - The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

**JAMES G. PEDEN JR.**  
Digitally signed by  
JAMES G PEDEN JR  
Date: 2024.07.22  
09:44:49 -04'00'

**CERTIFICATION:**  
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 5/7/2024

James G. Peden Jr.  
Professional Surveyor and Mapper  
Florida Certificate No 6122



VICINITY SKETCH N.T.S.

## BOUNDARY SURVEY FOR: GILBERT MEISTER JR. AND DORIS P. MEISTER

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

Gilbert Meister Jr. and Doris P. Meister, husband and wife  
Coe & Eroberg LLP  
Old Republic Title Company

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

### PROPERTY ADDRESS:

210 El Dorado Lane  
Palm Beach, FL 33480

### LEGAL DESCRIPTION:

Lot 15, EL DORADO PARK, according to the plat thereof recorded in Plat Book 24, Page 236, of the Public Records of Palm Beach County, Florida.

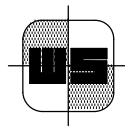
TITLE COMMITMENT REVIEW						
CLIENT: Gilbert Meister Jr. and Doris P. Meister		COMMITMENT NO. : 1519103A1	DATE: 04/19/24			
REVIEWED BY: James G. Peden Jr.		JOB NO. : 206764-SE				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-4	N/A	Standard Exceptions.				•
5	PB 24, PG 236	All matters contained on the Plat of El Dorado Park.	•			
6	ORB 32460, PG 591	Underground Easement in favor of Florida Power & Light Company, Bellsouth Communications, LLC, Comcast Corporation and the Town of Palm Beach.	•			
7	N/A	Standard Exceptions.				•

### REVISIONS

07/22/24 TITLE REVIEW B.H.  
07/16/24 SPOT ELEVATIONS DIMICEL/M.B.

BOUNDARY SURVEY FOR:

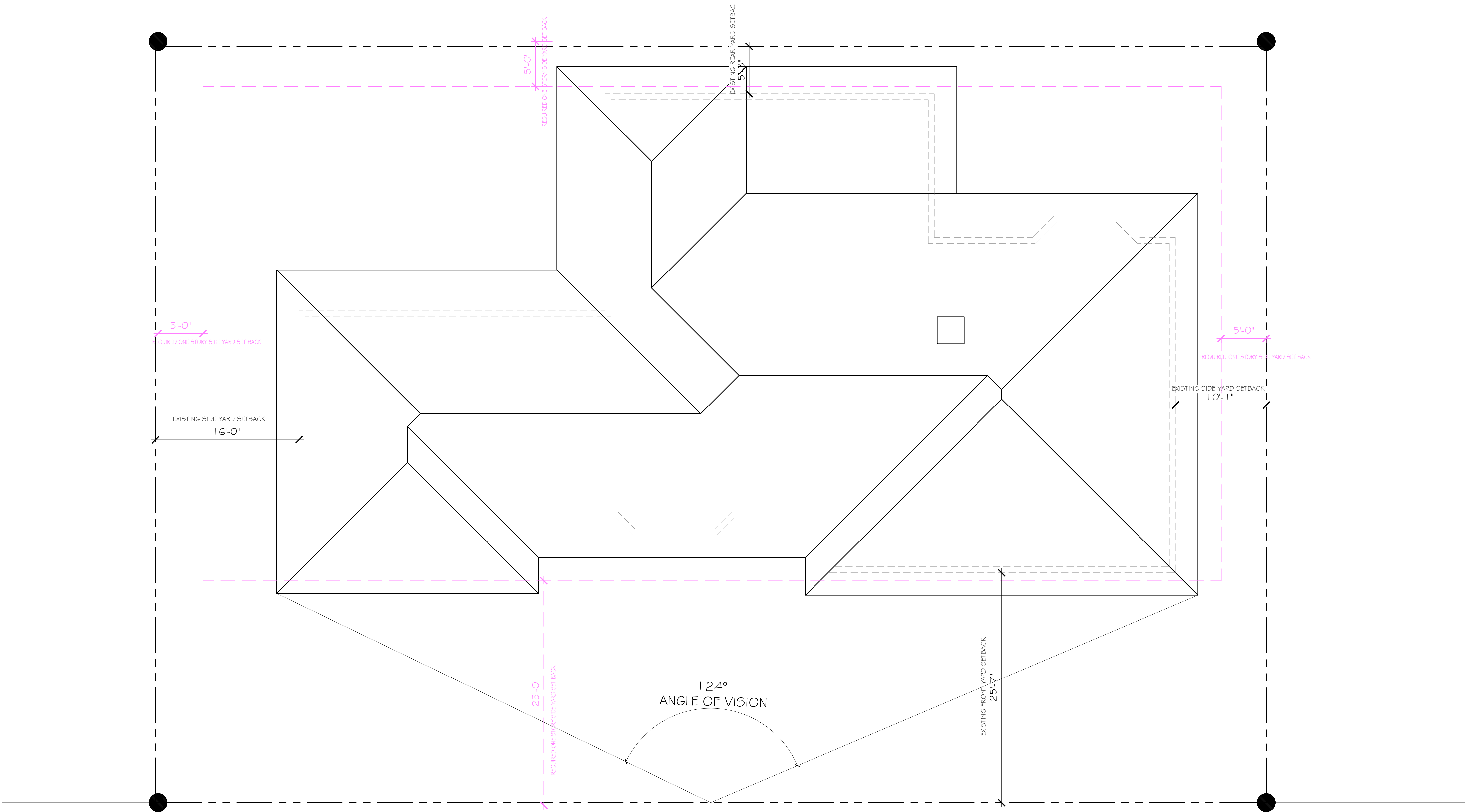
GILBERT MEISTER JR. AND DORIS P. MEISTER

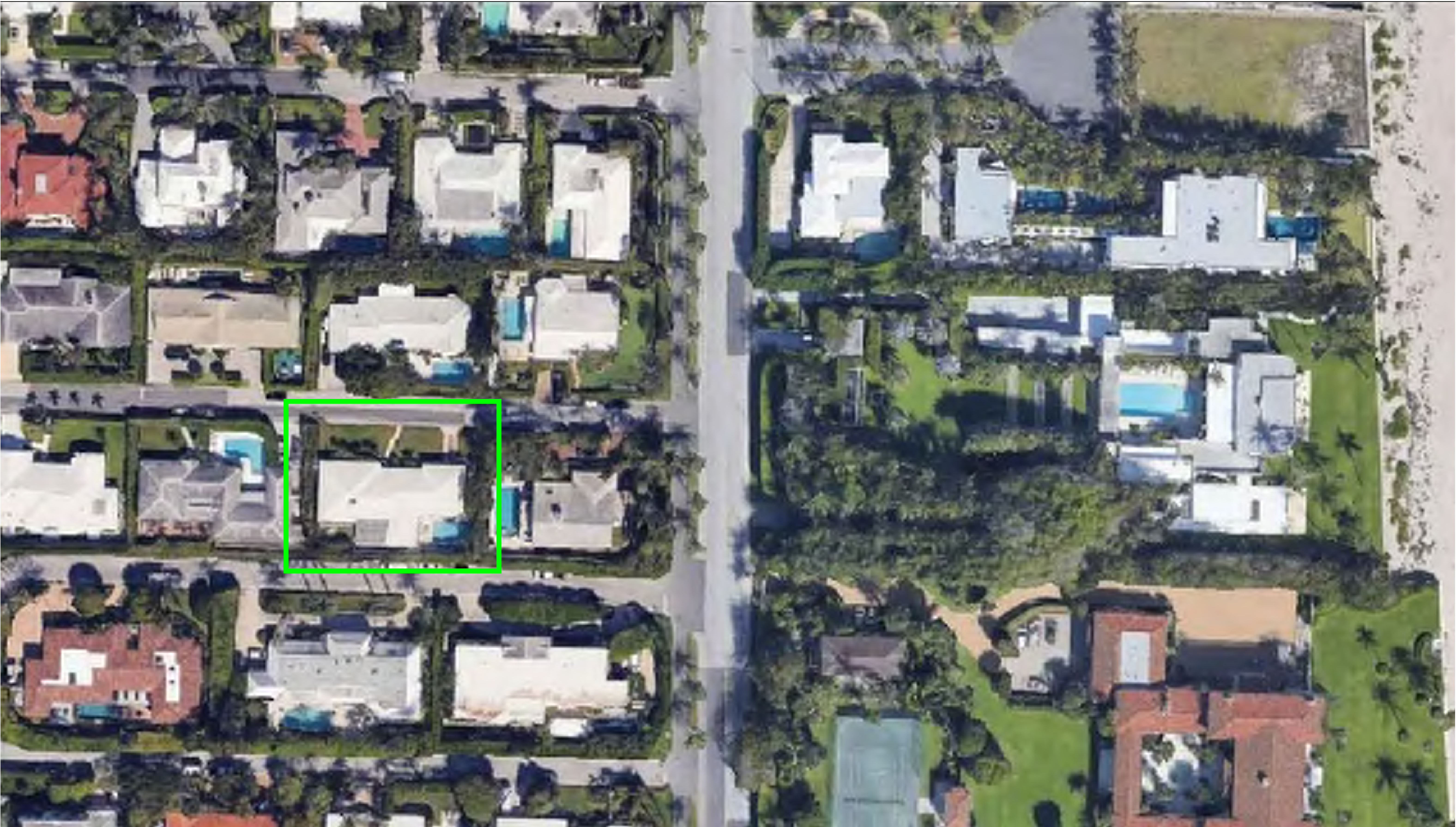


**WALLACE SURVEYING**  
CORP., LICENSED BUSINESS # 4569  
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

FIELD	B.M.	JOB NO.	206764	F.B.	PB361	PG.	38
OFFICE	M.B.	DATE:	5/7/24	DWG. NO.	206764		
C'K'D	C.W.	REF.	206764.DWG	SHEET	1	OF	1

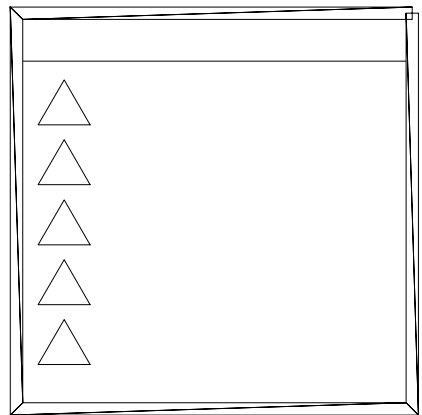
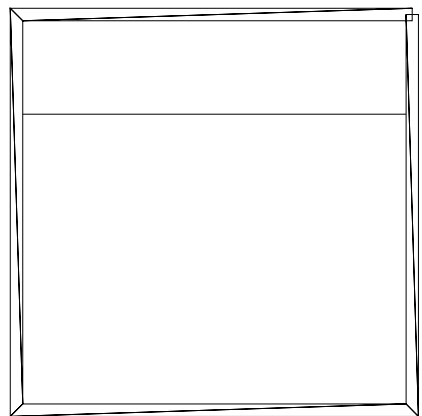
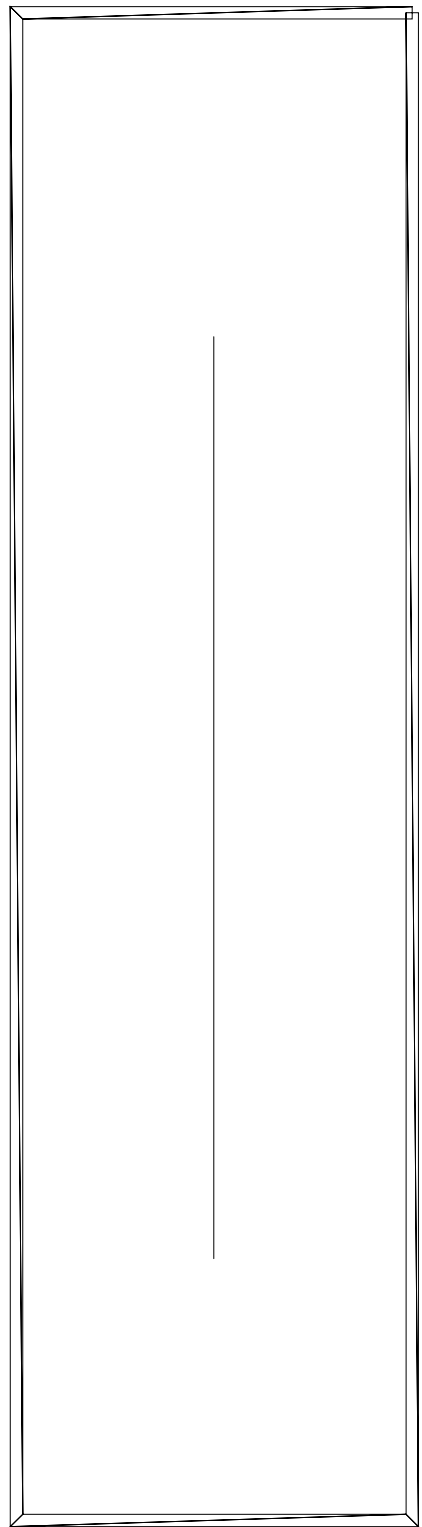
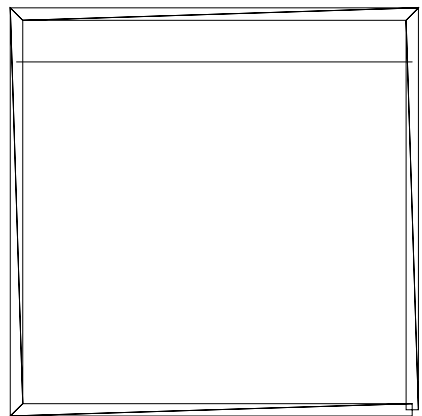




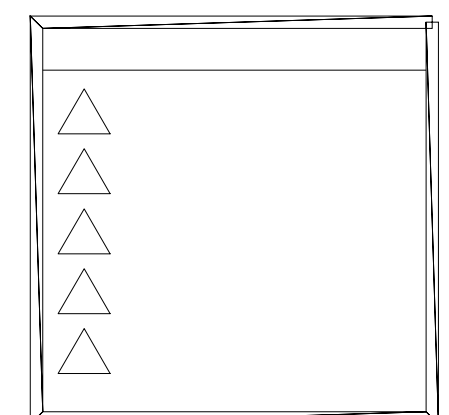
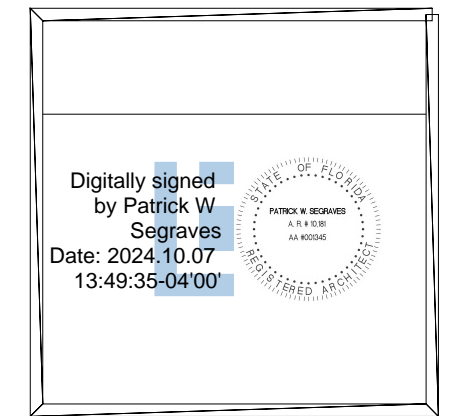
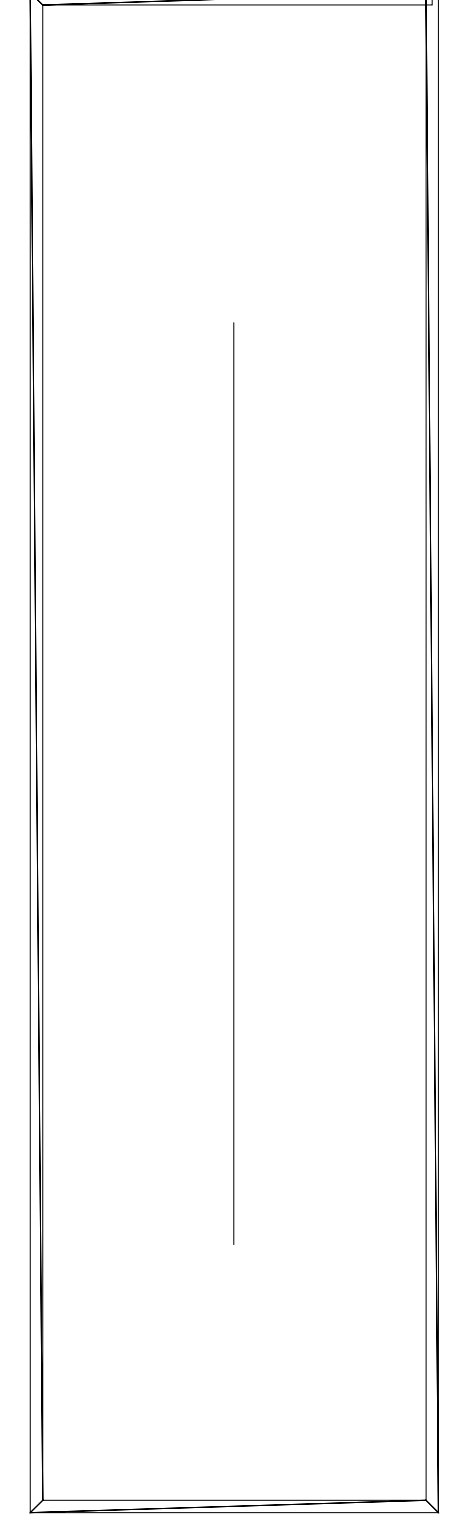
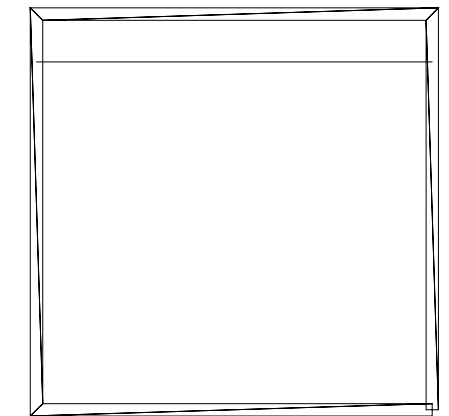
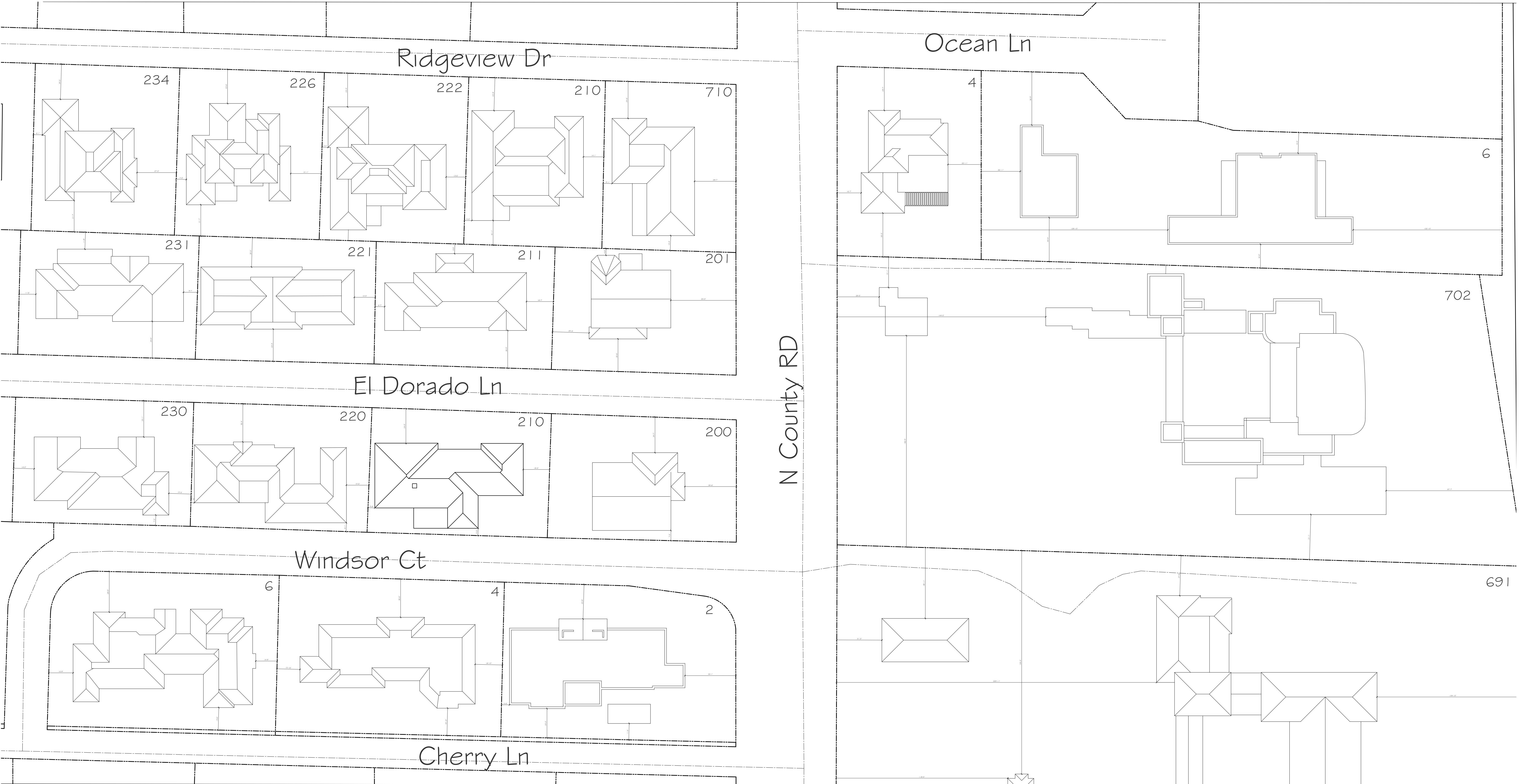


VINCITY LOCATION LOCATION MAP

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







CONSULTANT:

PROPOSED RESIDENCE FOR:  
MR. AND MRS. MIESTER  
210 EL DORADO LN  
PALM BEACH, FLORIDA 33480

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

Digitally signed  
by Patrick W.  
Segraves  
Date: 2024.10.07  
13:48:40-0400

REVISIONS:

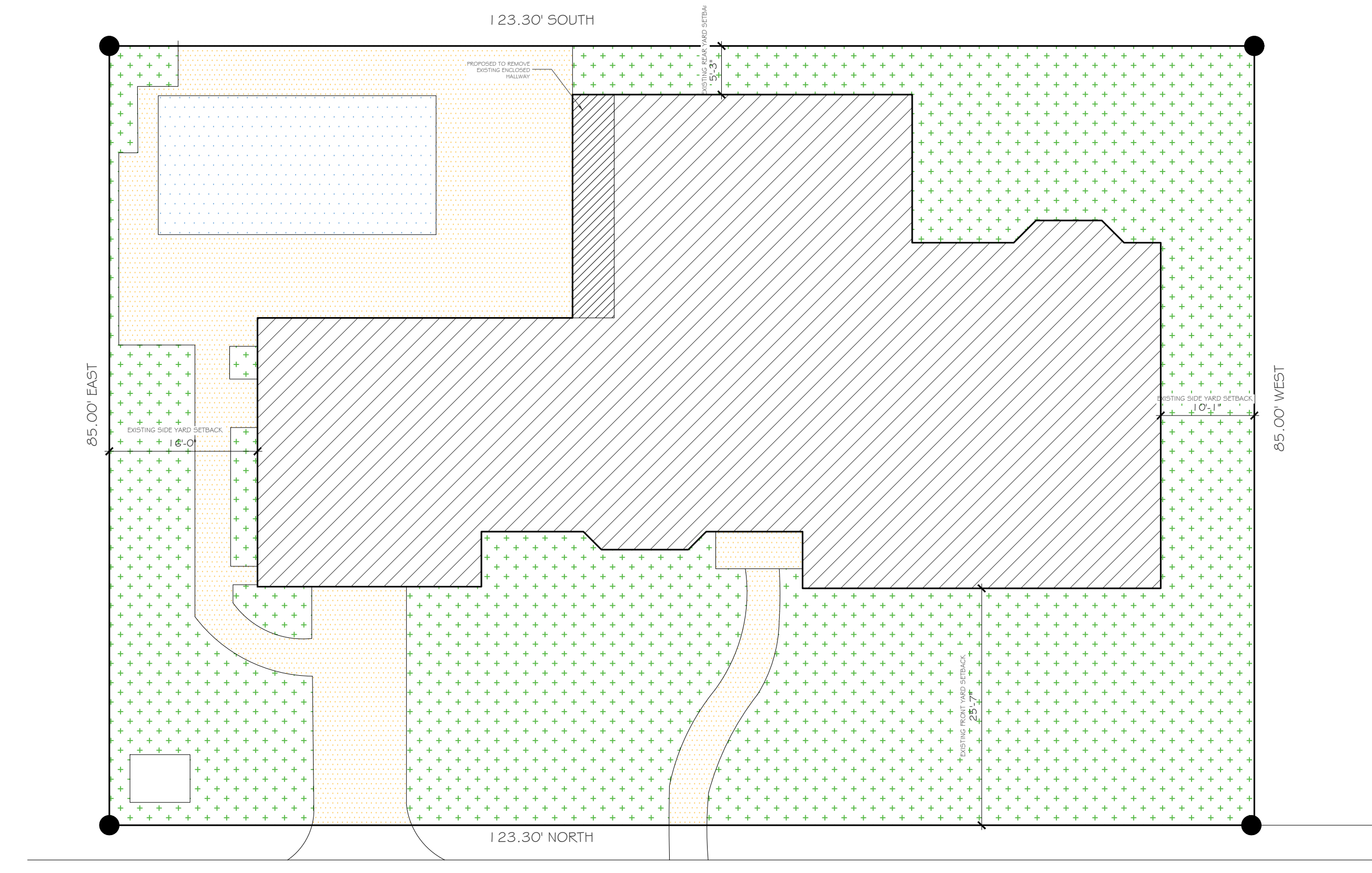
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SHEET NUMBER:

5

ISSUE 07-22-2024  
DATE:

JOB #:ARC-24-XXXX



El Dorado Ln

	LOT COVERAGE	3,890.80 SQ.FT.	(37.1%)
	OPEN SPACE	4,160.47 SQ.FT.	(39.7%)
	HARDSCAPE / POOL	1,588 SQ.FT.	(23.2%)
TOTAL:		10,480 SQ.FT.	(100.00%)

SQUARE FOOTAGE	
FIRST FLOOR:	3,527 SQ.FT.
GARAGE:	254 SQ.FT.
TOTAL:	3,777.82 SQ.FT.

#### MAIN HOME

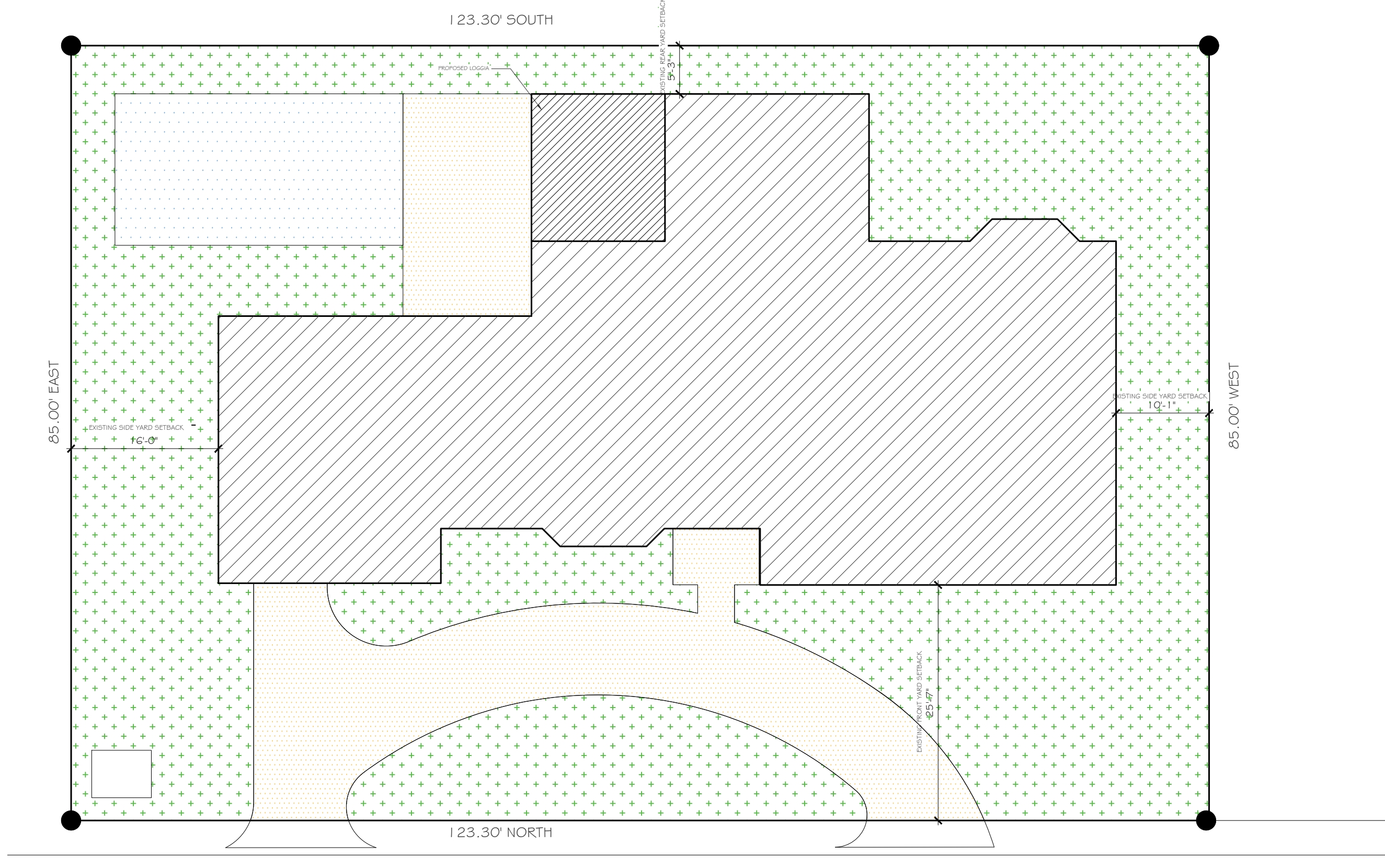
3,914.72 SQ. FT. @ 10.5' = 41,104.56 CU. FT. (ONE STORY STRUCTURE)

TOTAL CUBIC FEET = 41,104.56 CU. FT. / 10,480 SQ. FT. = 3.92 CCR

MAX ALLOWABLE CCR:  $3.5 + [(60,000 - 10,480) / 50,000] * .5$  = 4.00 CCR

MAX ALLOWABLE CUBIC FEET: 4.00 X 10,480 = 41,920 CU. FT. MAX

41,920 CU. FT. MAX - 41,104.56 CU. FT. = 815.44 CU. FT. REMAINING



El Dorado Ln

	LOT COVERAGE	3,890.80 SQ.FT.	(37.1%)
	OPEN SPACE	4,716 SQ.FT.	(45.0%)
	HARDSCAPE	1,873.2 SQ.FT.	(17.9%)
TOTAL:		10,480 SQ.FT.	(100.00%)

SQUARE FOOTAGE	
FIRST FLOOR:	3,325.82 SQ.FT.
GARAGE:	254 SQ.FT.
ENCLOSED TOTAL:	3579.82 SQ.FT.
LOGGIA:	232 SQ.FT.
TOTAL:	3,811.82 SQ.FT.

#### MAIN HOME

3,579.03 SQ. FT. @ 10.5' = 37,579.82 CU. FT. (ONE STORY STRUCTURE)

TOTAL CUBIC FEET = 37,579.82 CU. FT. / 10,480 SQ. FT. = 3.81 CCR

MAX ALLOWABLE CCR:  $3.5 + [(60,000 - 10,480) / 50,000] * .5$  = 4.00 CCR

MAX ALLOWABLE CUBIC FEET: 4.00 X 10,480 = 41,920 CU. FT. MAX

41,920 CU. FT. MAX - 37,579.82 CU. FT. = 4,340.18 CU. FT. REMAINING

#### LOGGIA

232 SQ. FT. @ 10.5' = 2,436 CU. FT. (LOGGIA)

5% OF HOUSE CU.FT. (37,579.82 CU. FT.) = 1,878.99 CU. FT. MAX

1,878.99 CU. FT. MAX - 2,436 CU. FT. = -557.01 CU. FT. LOGGIA EXCESS

4,340.18 CU. FT. HOUSE REMAINDER - 557.01 CU. FT. LOGGIA EXCESS = 3,783.17 CU. FT. REMAINING

SITE CALCULATIONS

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

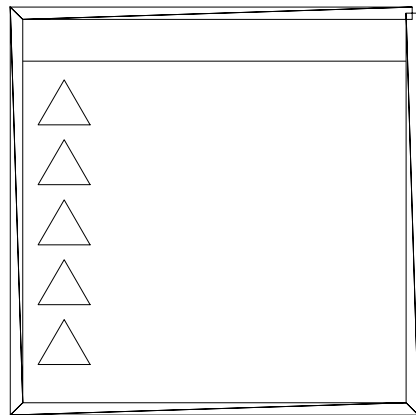
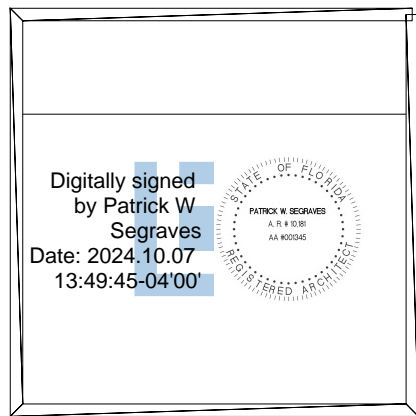
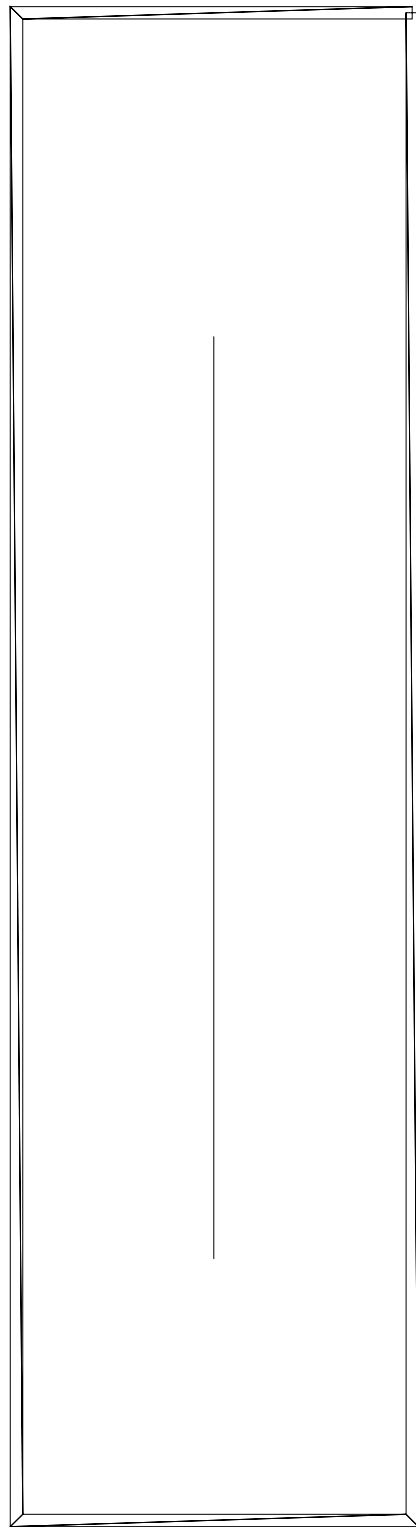
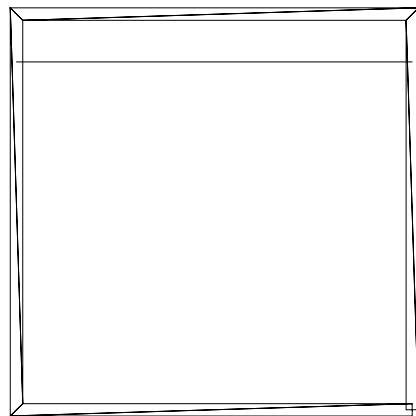
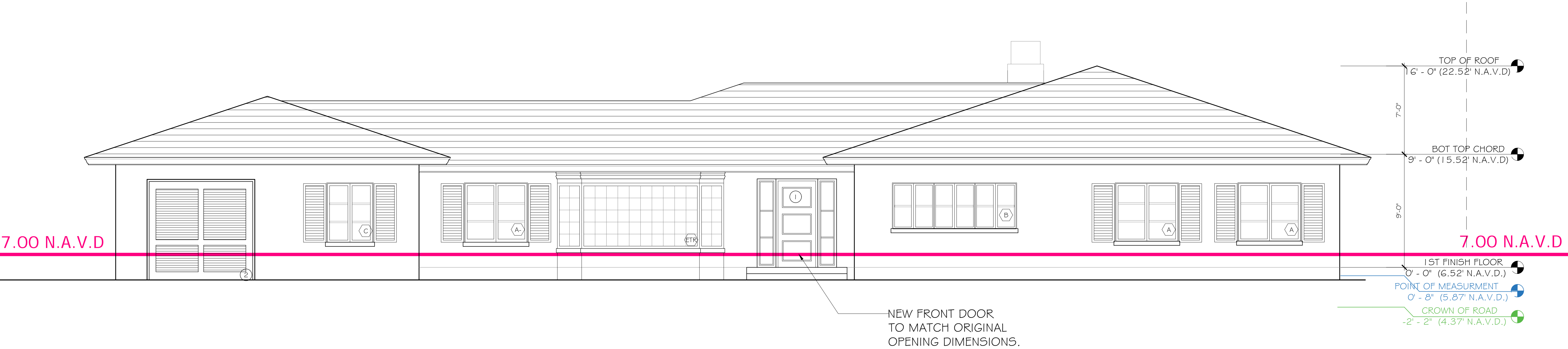




FLOODPLAIN VARIANCE DIAGRAM. Sec. 50-114

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

7.00' N.A.V.D. FLOODPLAIN REQUIREMENT





PROJECT DATA:

YEAR CONSTRUCTED: 1956

ARCHITECT: AMES BENNET

BUILDER: BOB GOTTFRIED

ENCLOSED SF: 3,579.03 SF

LOT SIZE: 10,480 SF

2023 STRUCTURE VALUATION: \$233,995

Historically Significant Building Designation Form  
210 El Dorado Lane



Historic Conservation District:	Canopy Conservation District
Address:	210 El Dorado Lane, Palm Beach, Florida
Date of Construction:	1956
Architect:	Ames Bennett
Builder:	Gottfried-Glasner
Current Owner:	Rodney J. Dillard & Peggy O. Dillard Trust
Present Use:	Residential
Present Zoning:	R-B: Low Density Residential
Palm Beach County Tax Folio #:	50-43-43-10-08-000-0150
Legal Description:	El Dorado Park Lot 15

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

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

210 El Dorado Lane was constructed in 1956 during Palm Beach’s second boom time era following World War II when there was considerable new construction of single-family houses in Palm Beach’s north end. During the post-WWII era, wartime restrictions were lifted and there was great economic and demographic growth with Palm Beach’s north end receiving much of the growth in single-family residential development. The Canopy Conservation District was first developed in the 1920s as large estates by members of some of Palm Beach’s wealthiest families. Later many of these estates, such as El Mirasol and the Phipps’ family estates, were subdivided and redeveloped. 210 El Dorado Lane was designed by prominent Palm Beach architect Ames Bennett for developers Gottfried-Glasner, Inc. aka Realty Improvement Corporation. Robert W. Gottfried was a home builder, developer and real estate entrepreneur who developed about 400 houses in Palm Beach. The first house he built was for prominent Chicago industrialist Rudolph W. Glasner. Gottfried and Glasner formed a partnership and purchased an entire block for \$90,000 in Palm Beach they named El Dorado Lane where they built 16 houses, which included 210 El Dorado

Form Produced by Murphy Stillings LLC

May 2024

Lane. The residence at 210 El Dorado Lane is representative of the development of the Gottfried-Glasner partnership as well as the development occurring in the north end of Palm Beach during the post-WWII era.

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

The residence at 210 El Dorado Lane is a good example of the Ranch style of architecture. The Ranch style began in southern California during the 1930s and reached popularity during the 1950s and 1960s when it became the most popular house style throughout the country. The Ranch style was advertised as promoting a casual family-oriented lifestyle for post-war living. 210 El Dorado Lane’s broad one-story form, low-pitched hipped and gable roofs with moderate overhanging eaves, brick wall finishes, sash windows, and attached garage are all characteristic features of the Ranch style. Ranch style homes also often feature a large picture window on the main façade and at 210 El Dorado Lane Bennett Ames achieved this through the use of a bay window. The Palm Beach Post March 17, 1957, advertisement for the sale of 210 El Dorado Lane stated:

*“Palm Beach’s most glamorous ranch house has just been completed. This house has everything. Large swimming pool surrounded by spacious patio. Old brick exterior. House fully heated and air conditioned. Complete GE kitchen. Large living room with cathedral ceiling. Marble floor in dining room. 3 bedrooms. Maid’s room and bath. 2-car garage, fully landscaped lot. Owner-Builder Realty Improvement Corporation.”*<sup>1</sup>

The size, scale and design of this residence continues to help maintain the character of El Dorado Lane and the Canopy Conservation District.

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

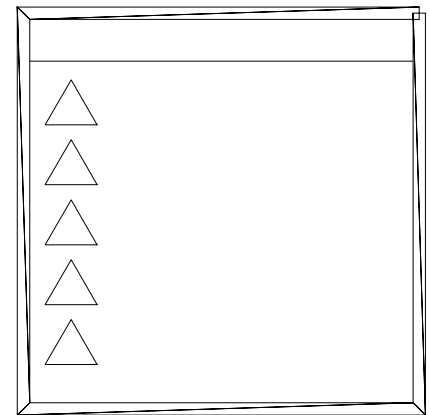
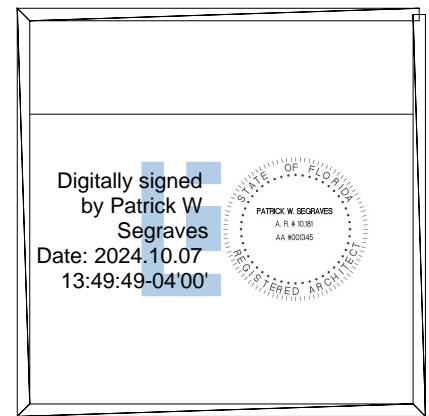
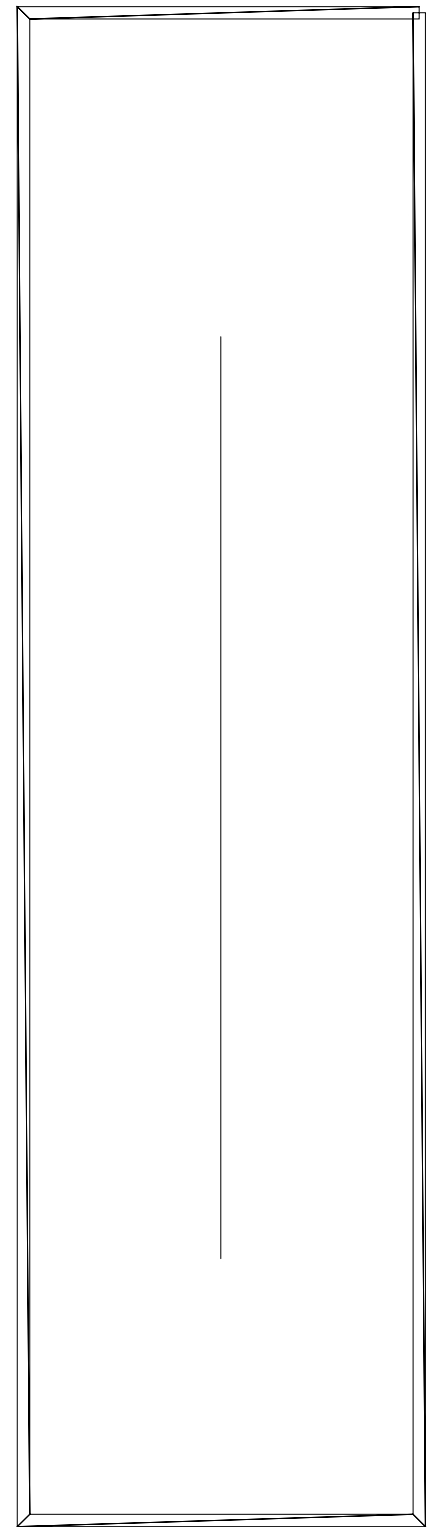
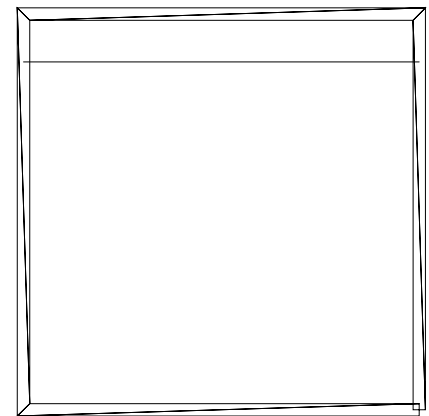
The residence at 210 El Dorado Lane is a good representation of the design work of architect Ames Bennett and the developers and builders Gottfried-Glasner. Ames Bennett designed hundreds of houses, and many in Palm Beach, during his career that spanned six decades. He designed houses in a range of styles and was known to do some of his best work with Robert Gottfried who was a prolific leading designer and builder who helped to shape the post WWII built environment of the Town of Palm Beach.

<sup>1</sup> At an unknown date the brick was painted white and in 1959 one bay of the two-car garage was enclosed for a bedroom.

Form Produced by Murphy Stillings LLC

May 2024

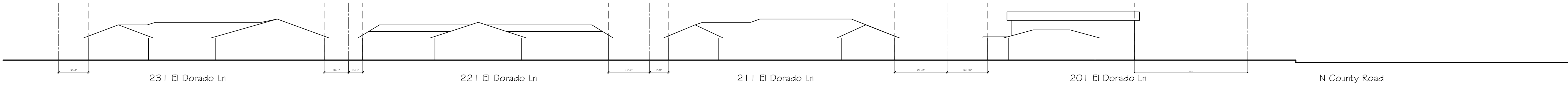
SITE FACTS / HISTORICAL DATA



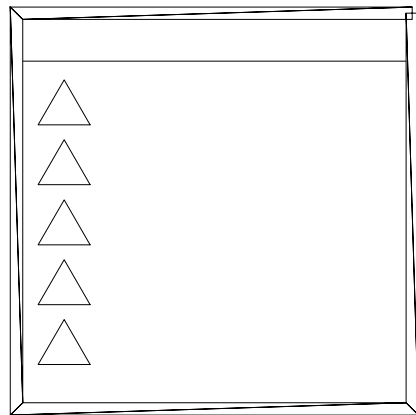
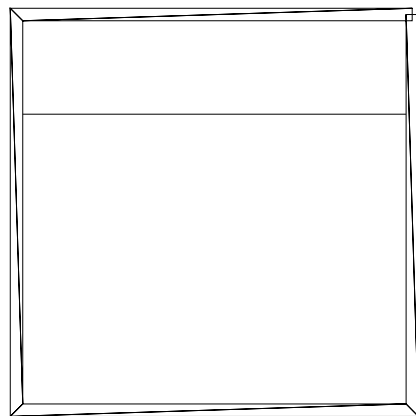
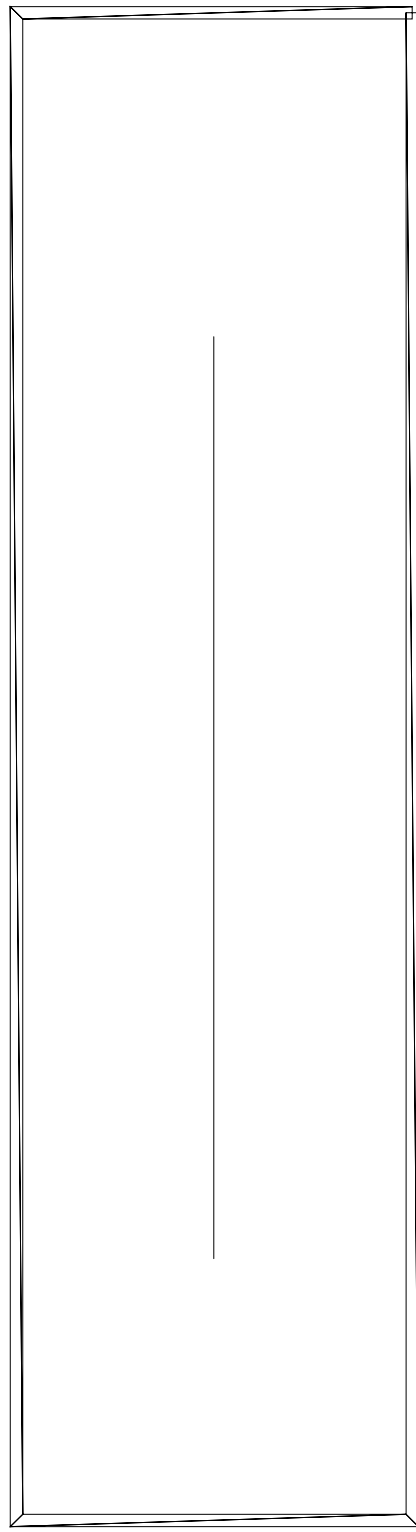
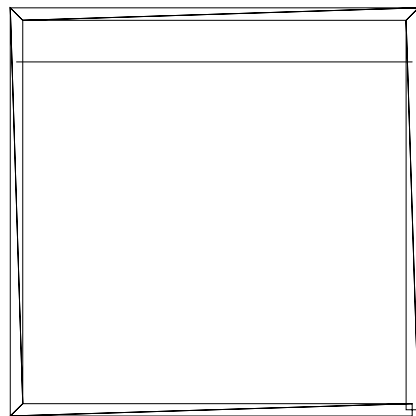




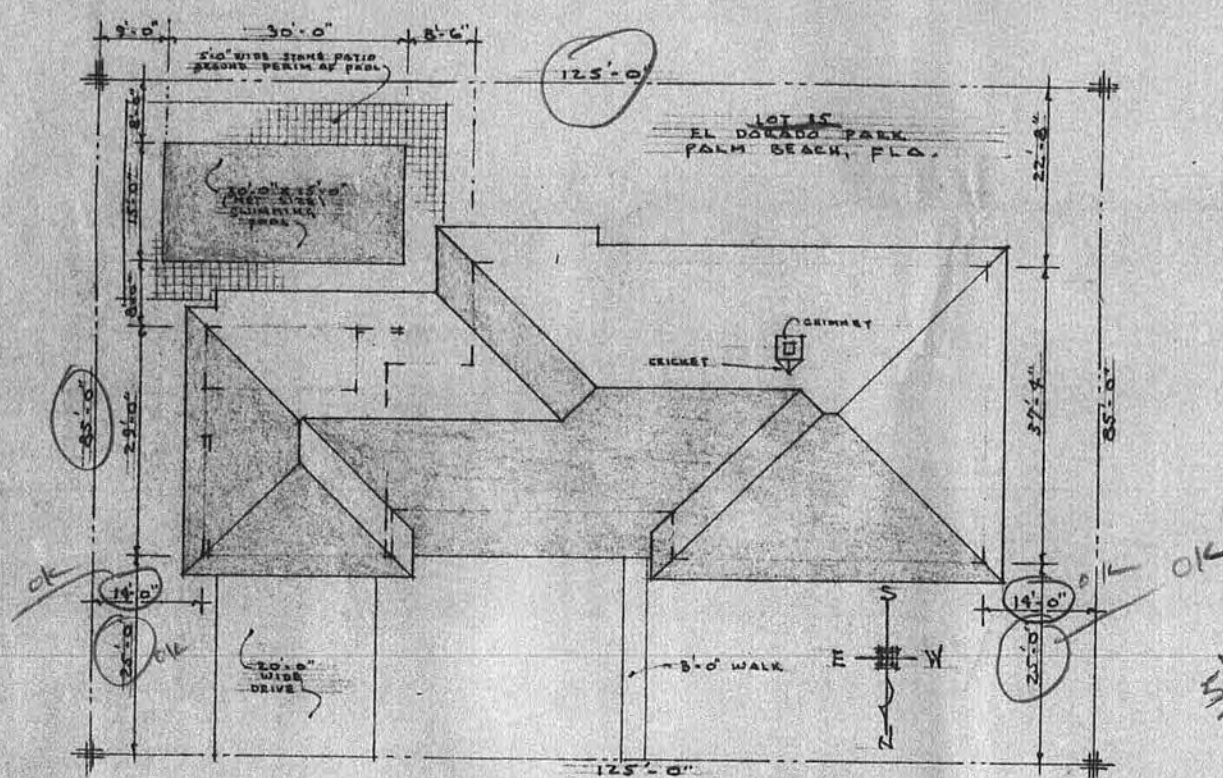
LOCATION MAP  
SCALE: N.T.S.



STREETSCAPE  
SCALE: N.T.S.

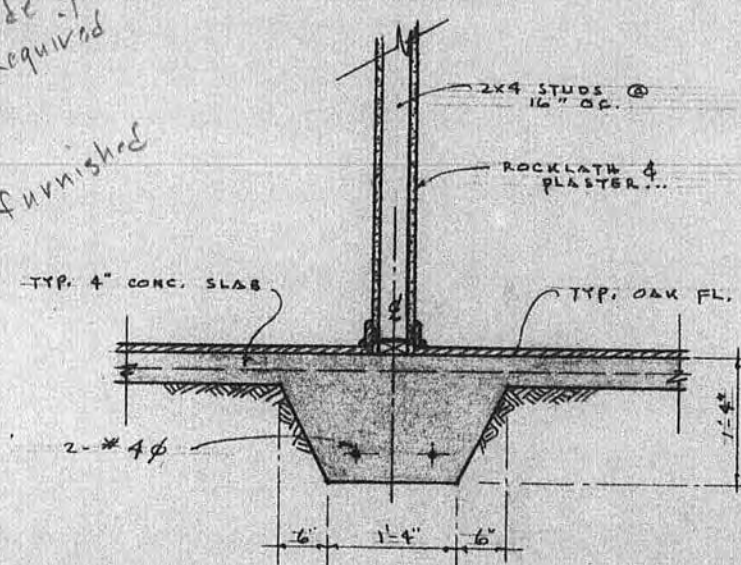




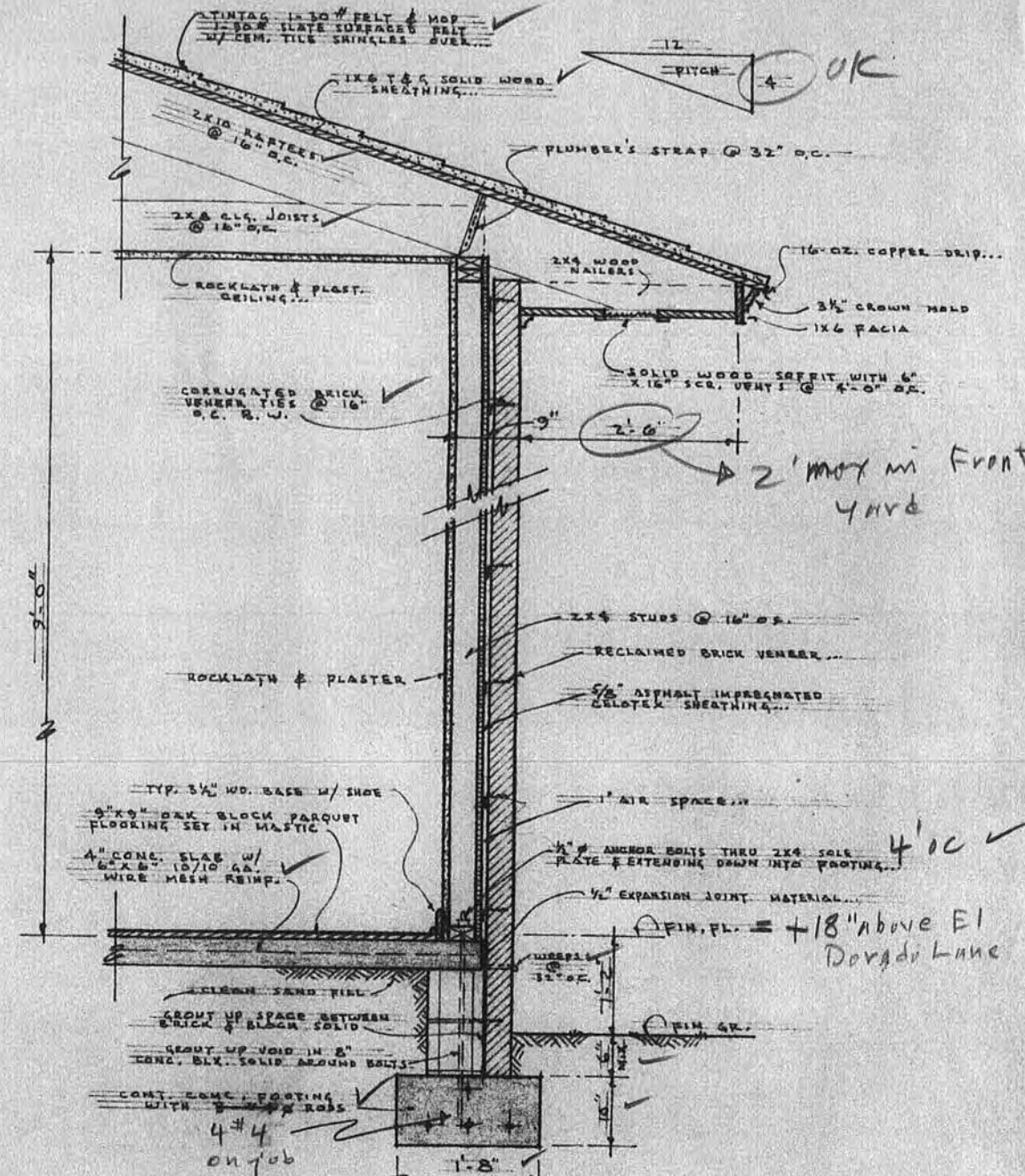


• EL DORADO LANE •  
• ROOF & PLOT PLAN •  
SCALE = 1/16" = 1'-0"

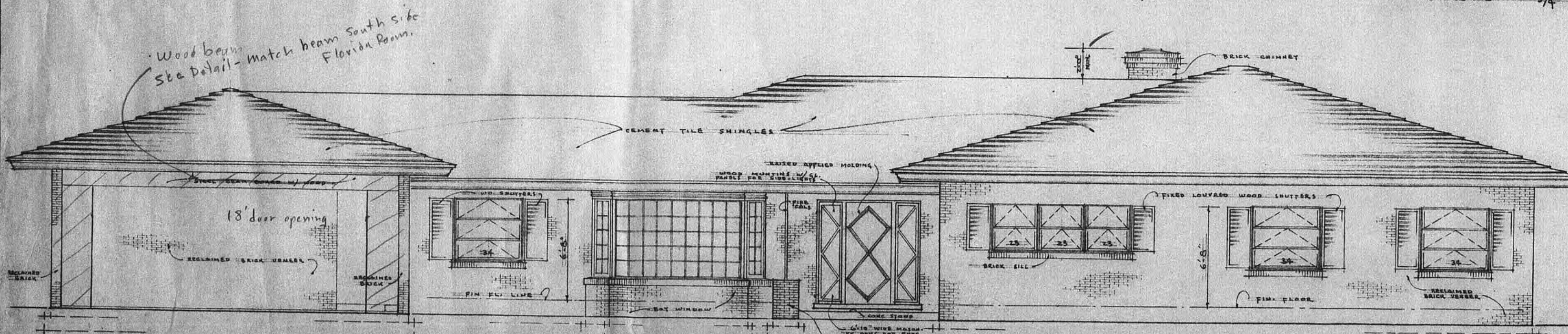
OK  
25' = App. Side Yard Required  
3/125  
14/28 furnished



• SECTION "A-A" •  
SCALE = 3/4" = 1'-0"



• TYPICAL WALL SECTION •  
SCALE = 3/4" = 1'-0"



• FRONT ELEVATION •  
SCALE = 1/4" = 1'-0"

Contractor shall check and verify all dimensions of the building site, and report any discrepancies to the Architect immediately.

This document has been prepared by, or under the responsible supervision of, *Ames Bennett, A.I.A.* Registered Architect

• IMPERIAL •  
• MODEL "B" •

RESIDENCE FOR REALTY IMPROVEMENT CORP.			
PALM BEACH, FLORIDA			
DRAWN BY WAB	CHECKED BY WAB	DATE 1-15-66	1 OF 3
REVISED		AMES BENNETT, A.I.A. ARCHITECT	6-158 DRAWING NO.