

ROYAL POINCIANA SOUTH

333 SUNSET AVENUE, PALM BEACH, FL 33480

FILE NUMBER: ARC-22-054 / ZON-22-044

FINAL SUBMISSION: 02/28/2022



SCOPE OF WORK (BULLET POINTS):

- SITE IMPROVEMENTS:
NEW PAVER PARKING LOT
NEW LANDSCAPE LIGHTING
STORM WATER INFRASTRUCTURE
NEW LANDSCAPING
NEW CARPORTS
NEW POOL & SPA
NEW POOL AMMENITIES SUCH AS FURNITURE & PERGOLA

- BUILDING IMPROVEMENTS:
RENOVATED PORT COCHERE
NEW STOREFRONT AND DOORS
REPAIRING EXISTING EAST STAIR WALL ENCLOSURE
NEW LOUNGE EXTENSION AND ADA RESTROOM
INTERIOR RECONFIGURATION AND NEW FINISHES

RECEIVED
By DSR at 3:53 pm, Mar 11, 2022



Wannemacher Jensen
Architects, Inc.

132 Mirror Lake Drive N. Unit 301
St. Petersburg, Florida 33701-3214
AR94244

MEP & FP ENGINEER
HAMMOND & ASSOCIATES CONSULTING ENGINEERS
2300 Palm Beach Lakes Blvd., Ste. 215M, West Palm Beach, FL 33409

STRUCTURAL ENGINEER
PRUITT DESIGN GROUP, INC.
319 Clematis Street, Suite 215, West Palm Beach, FL 33401

CIVIL ENGINEER
EAC CONSULTING, INC.
5959 Blue Lagoon Drive, Ste. 410, Miami, FL 33126

LANDSCAPE ENGINEER
KWD LANDSCAPE ARCHITCTURE
101 SE 2nd Avenue, Delray Beach, FL 33444

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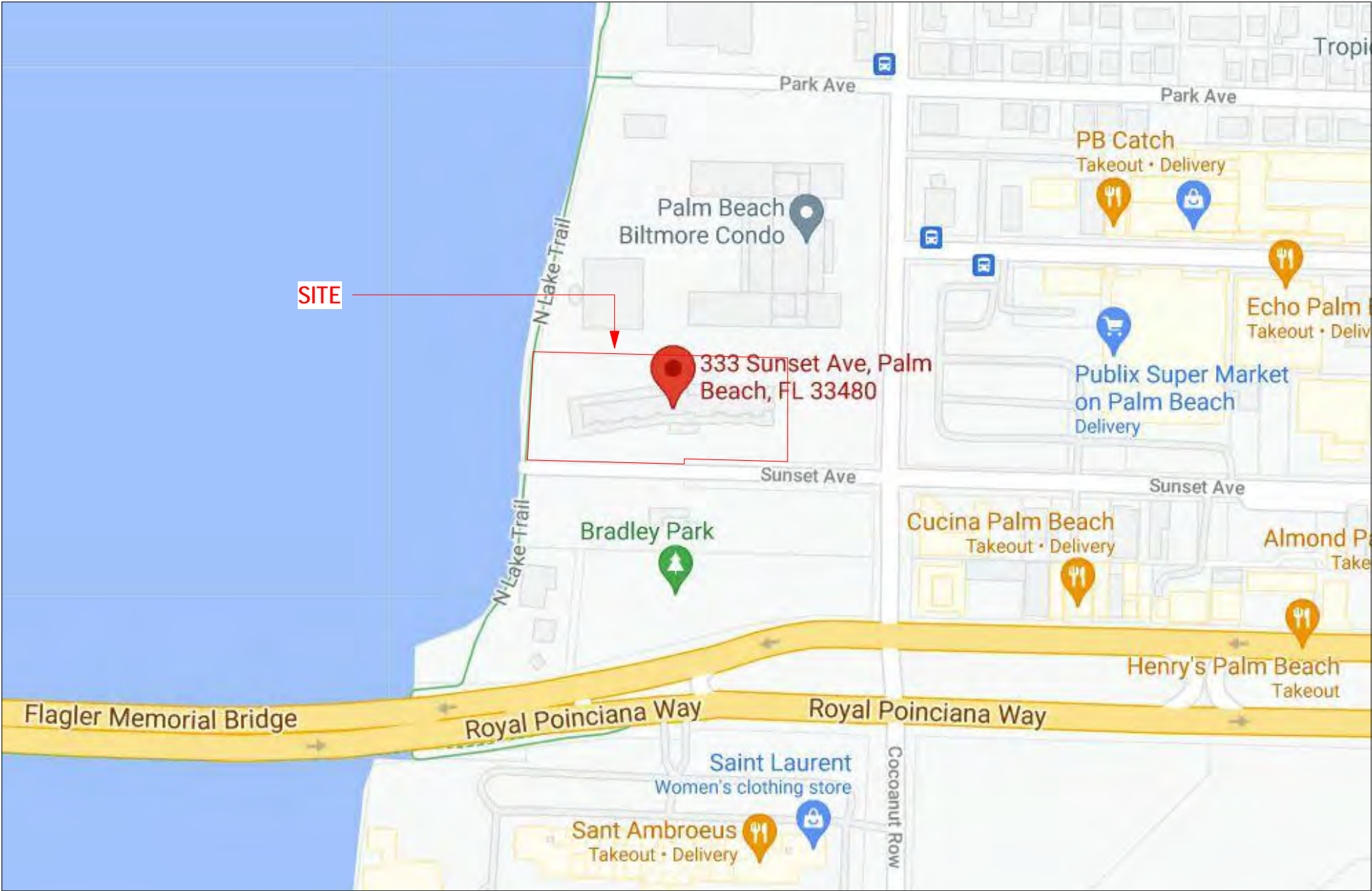


SHEET INDEX

DS0.1

Date

02/28/22



LOCATION ADDRESS:	333 SUNSET AVE
MUNICIPALITY:	PALM BEACH
PARCEL CONTROL NUMBER:	50-43-43-22-31-000-0030
SUBDIVISION:	FLORAL PARK
OFFICIAL RECORDS BOOK/PAGE:	12481/467
SALE DATE:	APR-2001
LEGAL DESCRIPTION:	FLORAL PARK LTS 3 TO 12 INC, 224 TO 230 INC & TR OF SUBMRG LAND LYG WLY THEREOF IN TIIF DEED NO 24222

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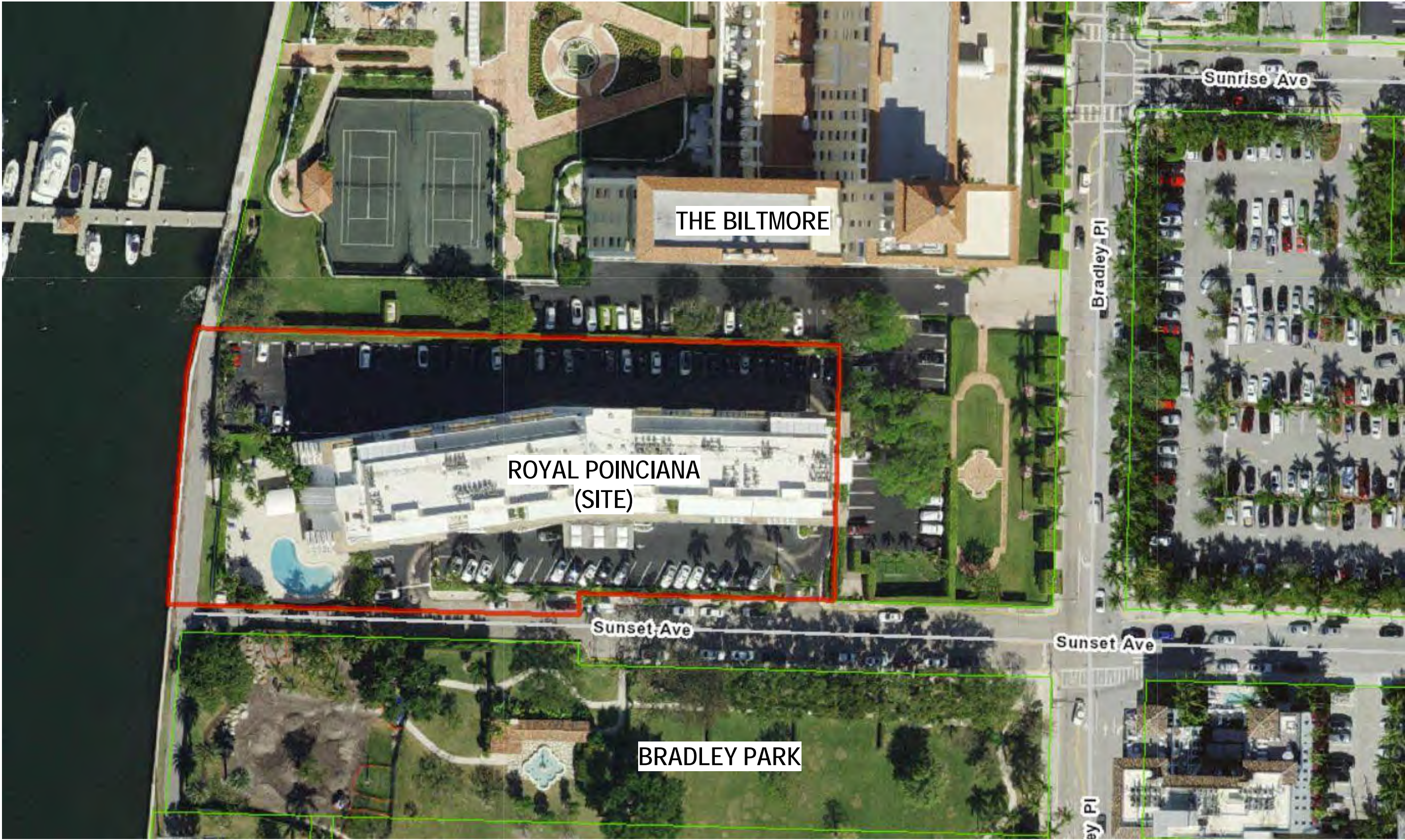


LOCATION MAP

DS0.2

Date

02/28/22



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VICINITY MAP

DS0.3

Date

02/28/22



SOUTH FACADE



NORTH FACADE



EAST FACADE



WEST FACADE





SOUTH FACADE



NORTH FACADE



EAST FACADE



WEST FACADE

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PHOTOS - CORNERS

DS1.1

Date 02/28/22

ZONING LEGEND

1	PROPERTY ADDRESS:	333 SUNSET AVENUE, PALM BEACH, FL 33480		
2	ZONING DISTRICT:	R-D(2) HEAVY DENSITY RESIDENTIAL		
3	STRUCTURE TYPE:	MULTI-FAMILY RESIDENTIAL, MID-RISE, TYPE 1B CONSTRUCTION		
4		REQ/ ALLOWED	EXISTING	PROPOSED
5	LOT SIZE (SQ FT)	40,000.0 MIN.	82,588.0	82,588.0
6	LOT DEPTH	200.0' MIN.	188.9'	N/C
7	LOT WIDTH	150' MIN.	456.1'	N/C
8	LOT COVERAGE	22% MAX.	28%	38%
9	FRONT YARD SETBACK	62.4'	33.3'	N/C
	PERGOLA - FRONT SETBACK	62.4'		12.2'
	POOL EQUIP. - FRONT SETBACK	NOT ALLOWED	0.0'	5.0'
10	EAST SIDE YARD SETBACK (1ST STORY)	62.4'	20.33'	N/C
	WEST SIDE YARD SETBACK (1ST STORY)	62.4'	80.25'	N/C
11	EAST SIDE YARD SETBACK (2ND STORY)	62.4'	20.0'	N/C
	WEST SIDE YARD SETBACK (2ND STORY)	62.4'	71.8'	N/C
12	REAR YARD SETBACK	30.0'	45.0'	N/C
	CARPORTS - ACCESSORY STRUCTURE REAR SETBACK	10.0'		9.1'
13	ANGLE OF VISION	N/A	-	-
14	BUILDING HEIGHT	62.5' MAX.	62.4'	N/C
15	OVERALL BUILDING HEIGHT	67.5' MAX.	67.4'	N/C
16	CROWN OF ROAD (COR) (NAVD)	-	2.2'	N/C
17	MAX. AMOUNT OF FILL ADDED TO SITE (FT)	-	-	NA
18	FINISHED FLOOR ELEV. (FFE) (NAVD)	6.0'	*4.0'	N/C
19	ZERO DATUM FOR PT. OF MEAS. (NAVD)	-	-	-
20	FEMA FLOOR ZONE DESIGNATION	AE	AE	N/C
21	BASE FLOOD ELEVATION (BFE) (NAVD)	6.0'	6.0'	N/C
22	LANDSCAPE OPEN SPACE (LOS)	28,905.8 SF (35%)	9,969.2 SF (12%)	10,224.4 SF (12%)
23	PERIMETER LOS	-	4,651.0 SF	4,651.0 SF
24	FRONT YARD LOS	-	-	-
25	NATIVE PLANT SPECIES %	35% min.	-	SEE LANSCAPE LEGEND

* NO EXISTING OR PROPOSED HABITABLE ROOMS AT THIS ELEVATION



Town of Palm Beach

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

Line #	Native Landscape Legend		
1	Property Address:		
4		Required	Proposed
5	Lot Size (sq ft)	82,588	82,588
6	Landscape Open Space (LOS) (Sq Ft and %)	9,969.2 (12%)	10,224.4 (12%)
7	Perimeter LOS (Sq Ft and %)	-	4,651 SF (existing)
8	Front Yard LOS (Sq Ft and %)	-	-
9	Native* Trees %	35%	43%
10	Native* Palms %	35%	52%
11	Native* Shrubs %	35%	35%
12	Native* Vines / Ground Cover %	35%	35%

To determine appropriate native* vegetation, the Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

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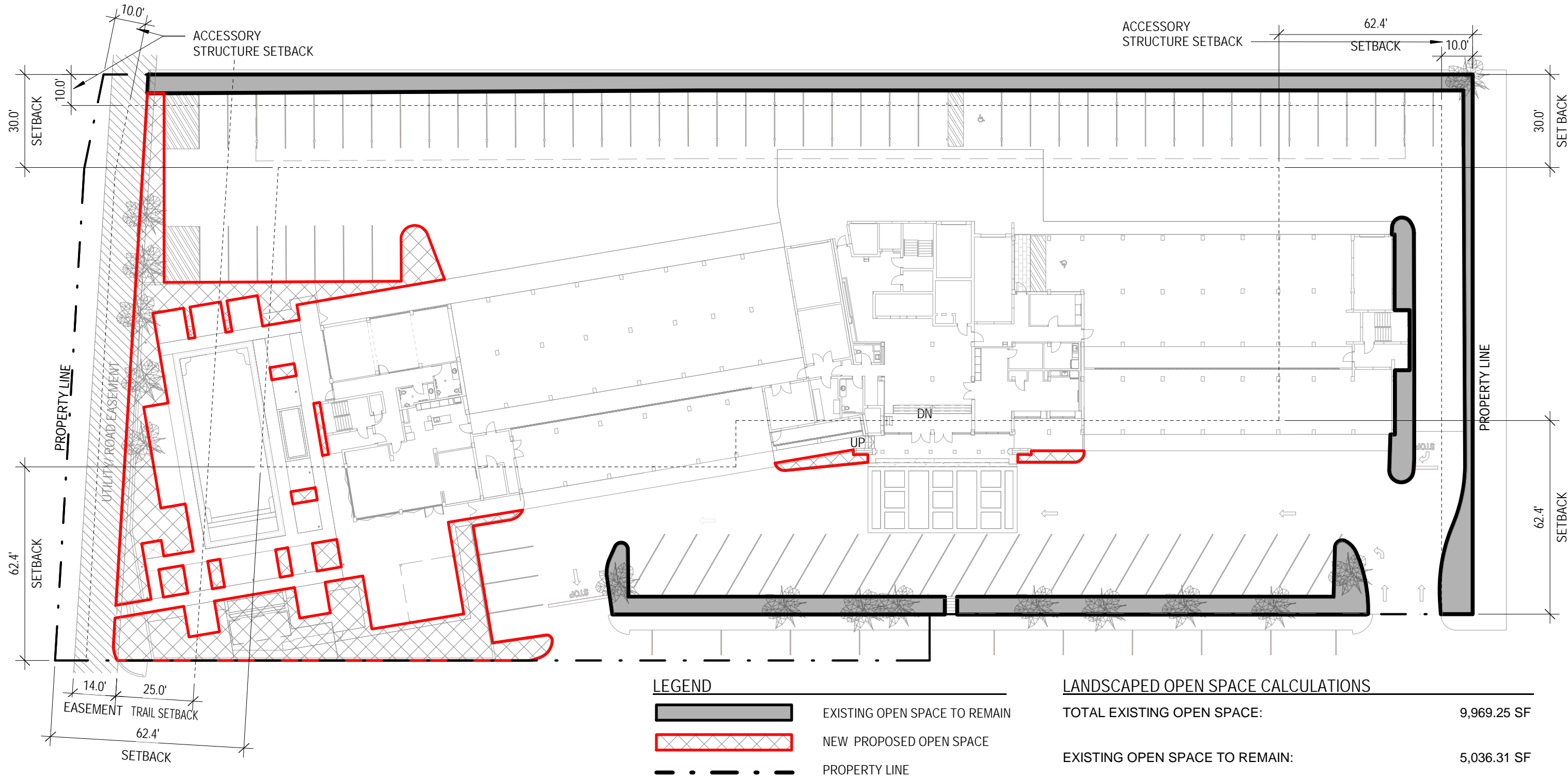


ZONING LEGEND

DS2.0

Date

02/28/22



1 LANDSCAPED OPEN SPACE DIAGRAM (PROPOSED)
1/32" = 1'-0"

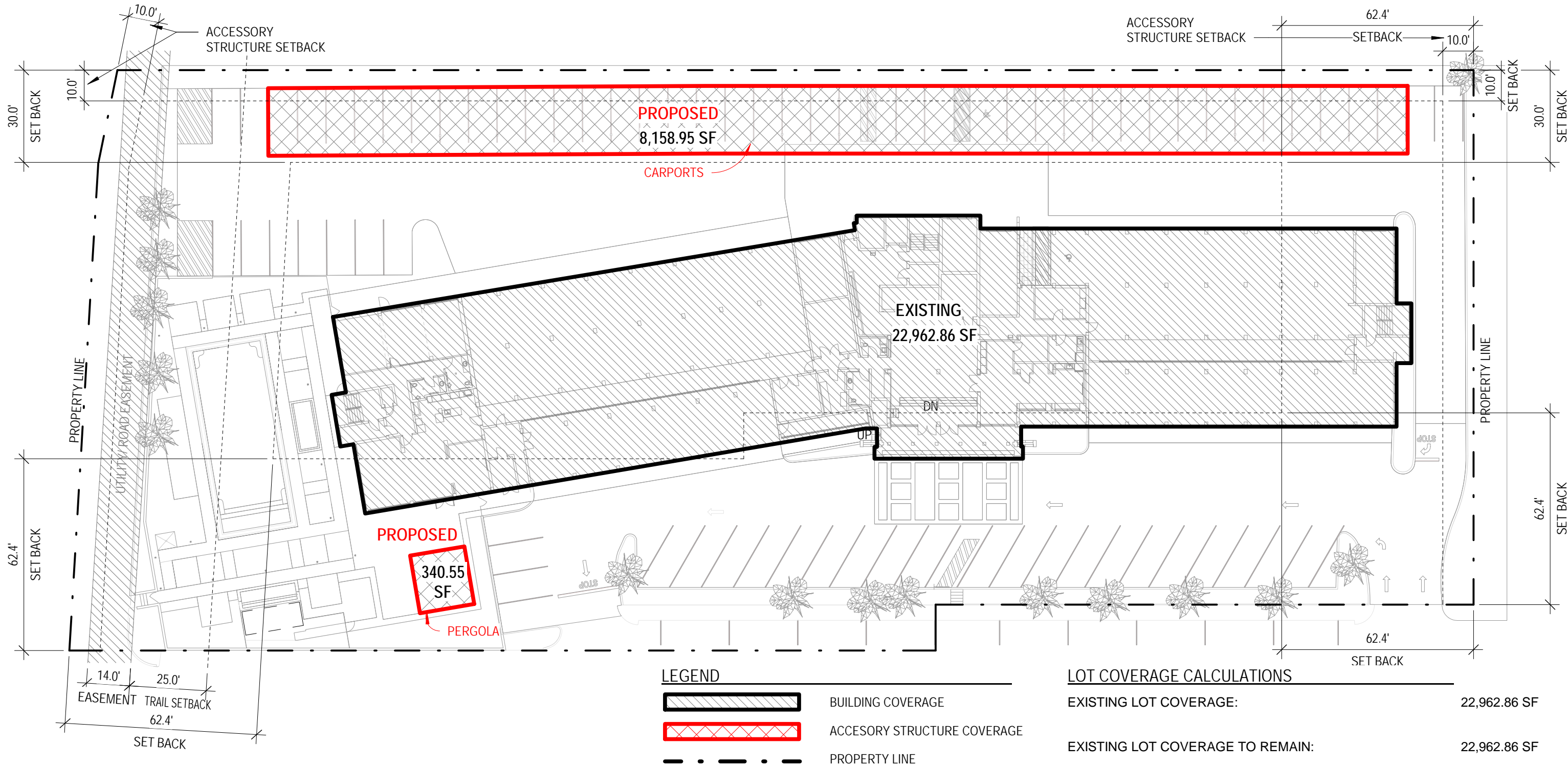
LANDSCAPED OPEN SPACE CALCULATIONS	
TOTAL EXISTING OPEN SPACE:	9,969.25 SF
EXISTING OPEN SPACE TO REMAIN:	5,036.31 SF
NEW PROPOSED OPEN SPACE:	5,188.17 SF
TOTAL PROPOSED OPEN SPACE:	10,224.48 SF

*** MINIMUM LANDSCAPED OPEN SPACE ALLOWED= 35% ***

9,969.25 SF / 82,588 SF = 12% LANDSCAPED OPEN SPACE (EXISTING)

10,224.48 SF / 82,588 SF = **12% LANDSCAPED OPEN SPACE (PROPOSED)**





1 LOT COVERAGE DIAGRAM (PROPOSED)
1/32" = 1'-0"

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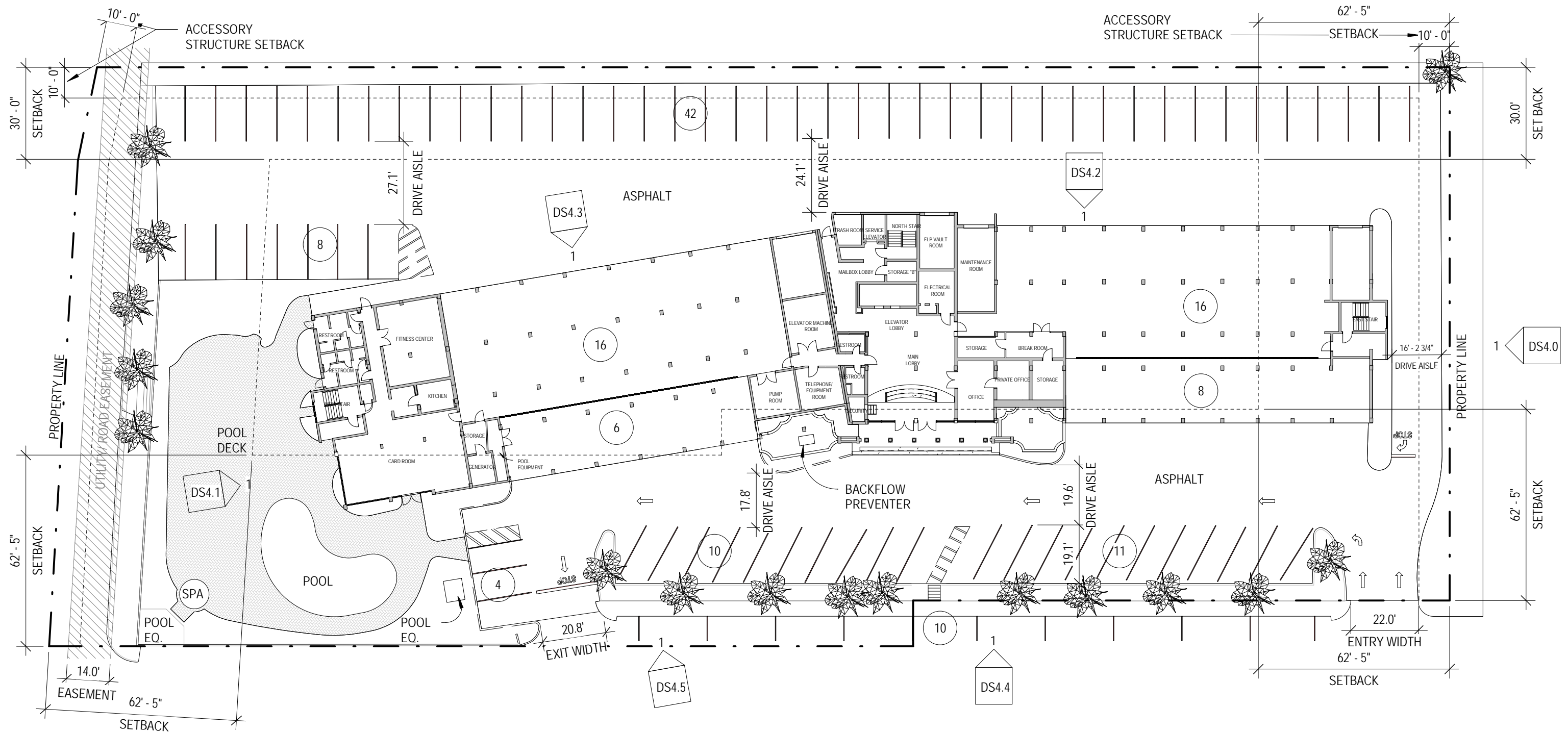


SITE PLAN - LOT
COVERAGE

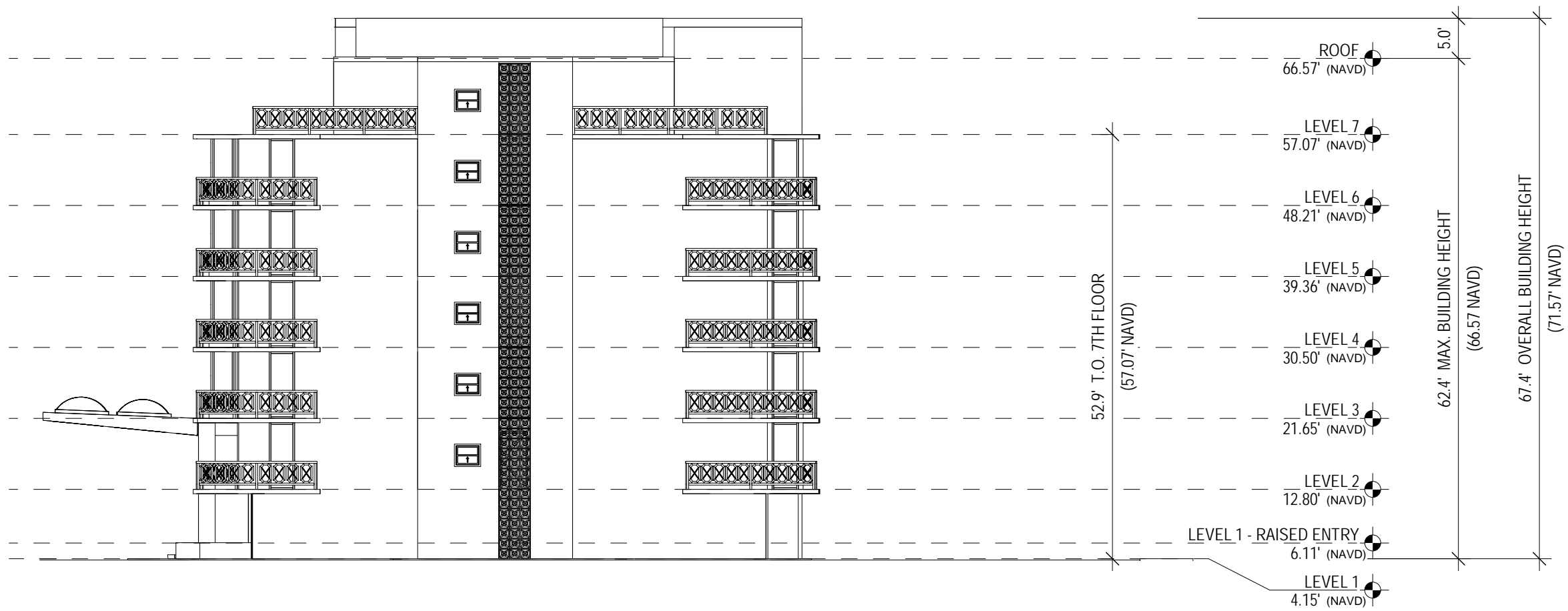
DS2.2

Date

02/28/22



1 EXISTING SITE PLAN
1/32" = 1'-0"



1

EXISTING - EAST ELEVATION ZONING

1/16" = 1'-0"

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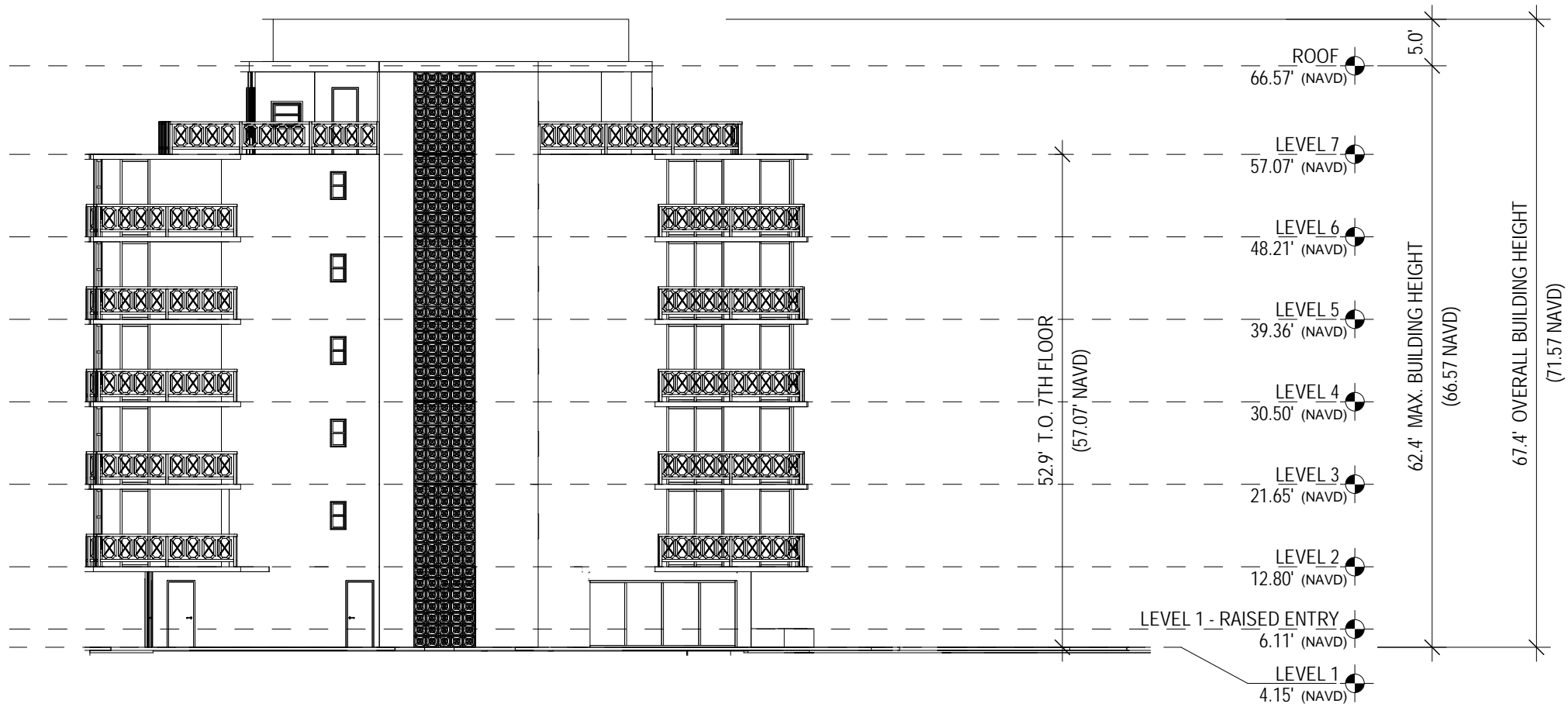
ROYAL POINCIANA SOUTH
333 SUNSET AVENUE, PALM BEACH, FL 33480



EXISTING ELEVATIONS

DS4.0

Date 02/28/22



1 EXISTING - WEST ELEVATION ZONING
 1/16" = 1'-0"



1 EXISTING - NORTH ELEVATION ZONING
1/16" = 1'-0"



1 EXISTING - NORTH ELEVATION - ANGLE
1/16" = 1'-0"

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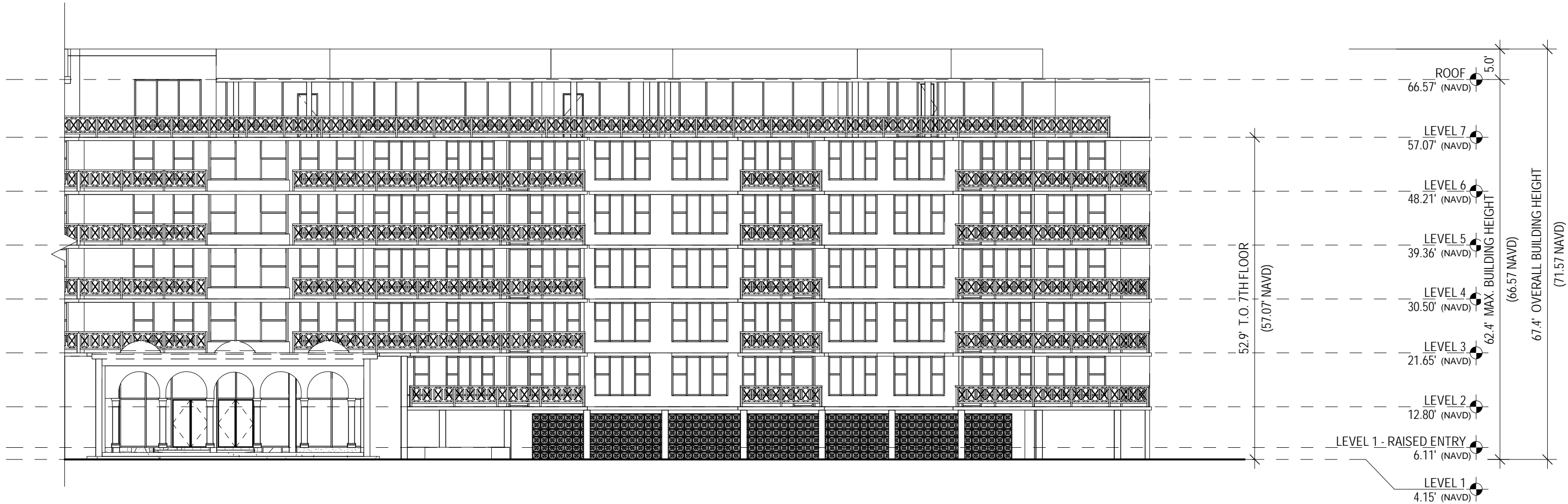


EXISTING ELEVATIONS

DS4.3

Date

02/28/22



1

EXISTING - SOUTH ELEVATION ZONING

1/16" = 1'-0"

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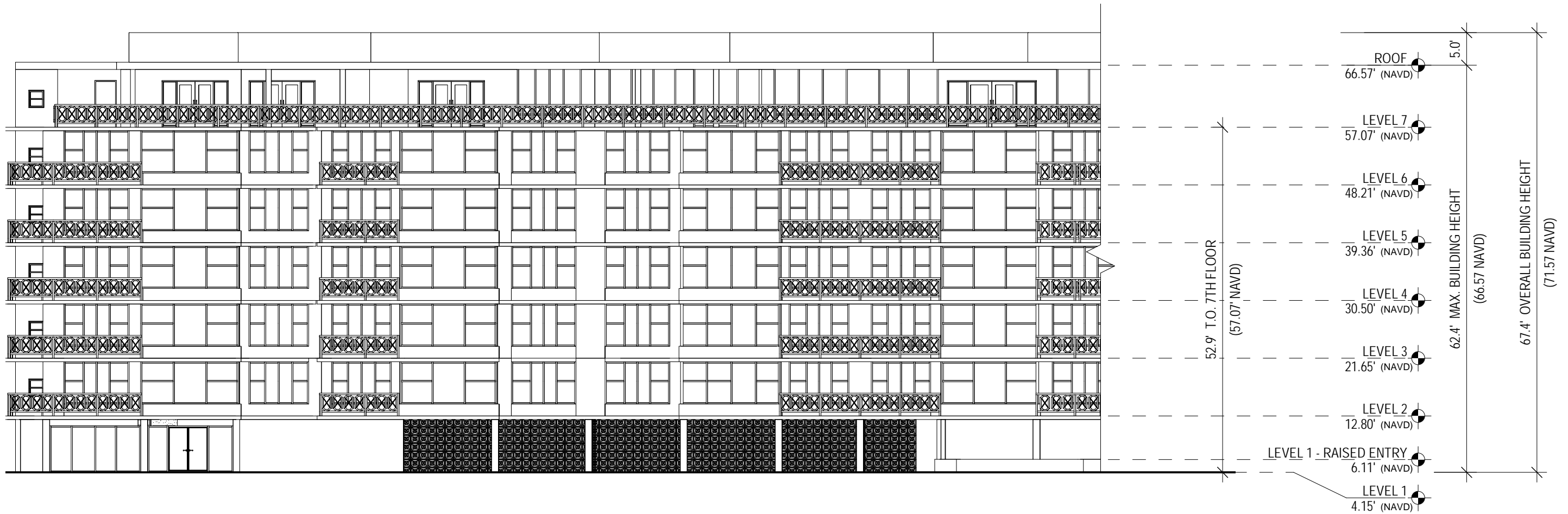


EXISTING ELEVATIONS

DS4.4

Date

02/28/22



1

EXISTING - SOUTH ELEVATION - ANGLE

1/16" = 1'-0"

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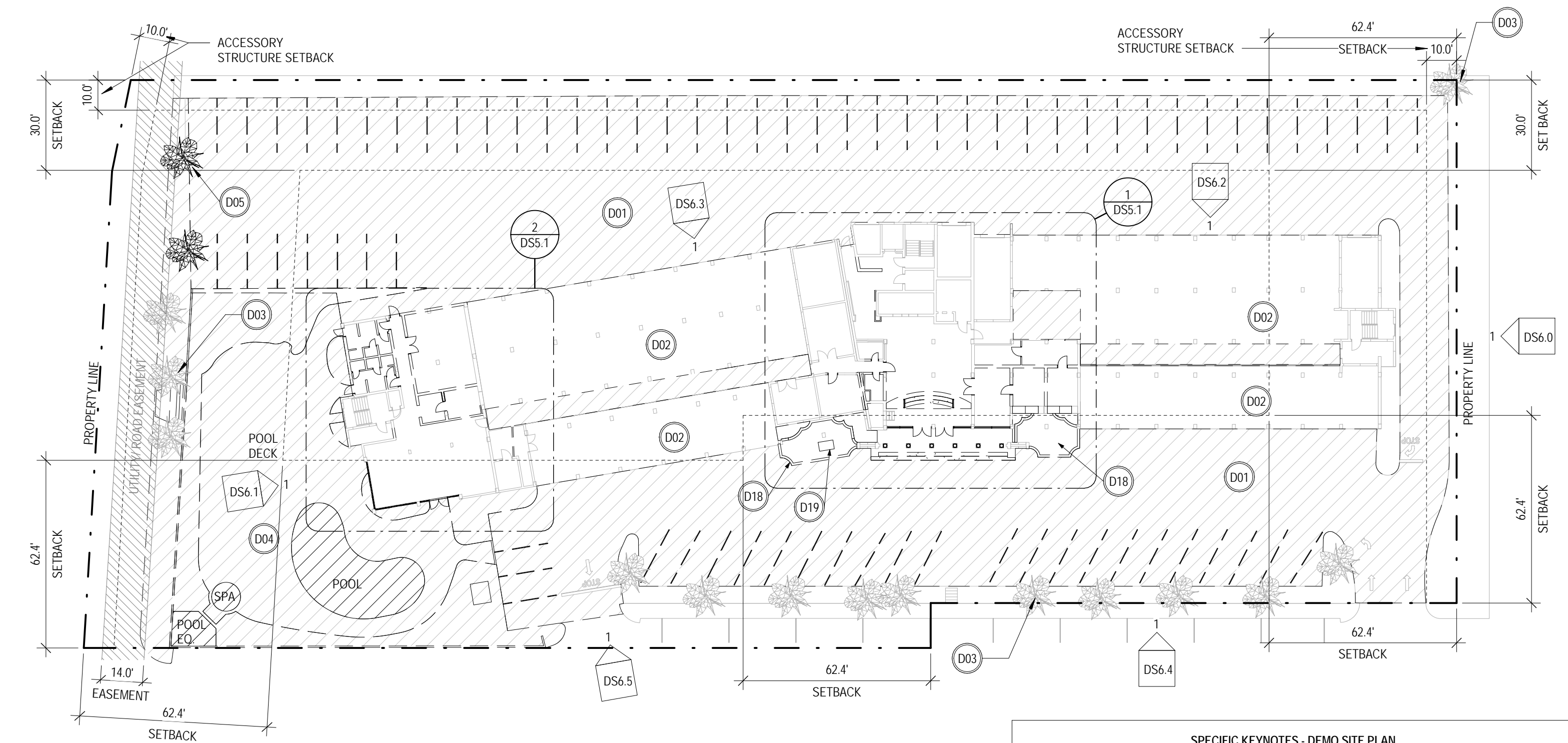
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EXISTING ELEVATIONS

DS4.5

Date 02/28/22



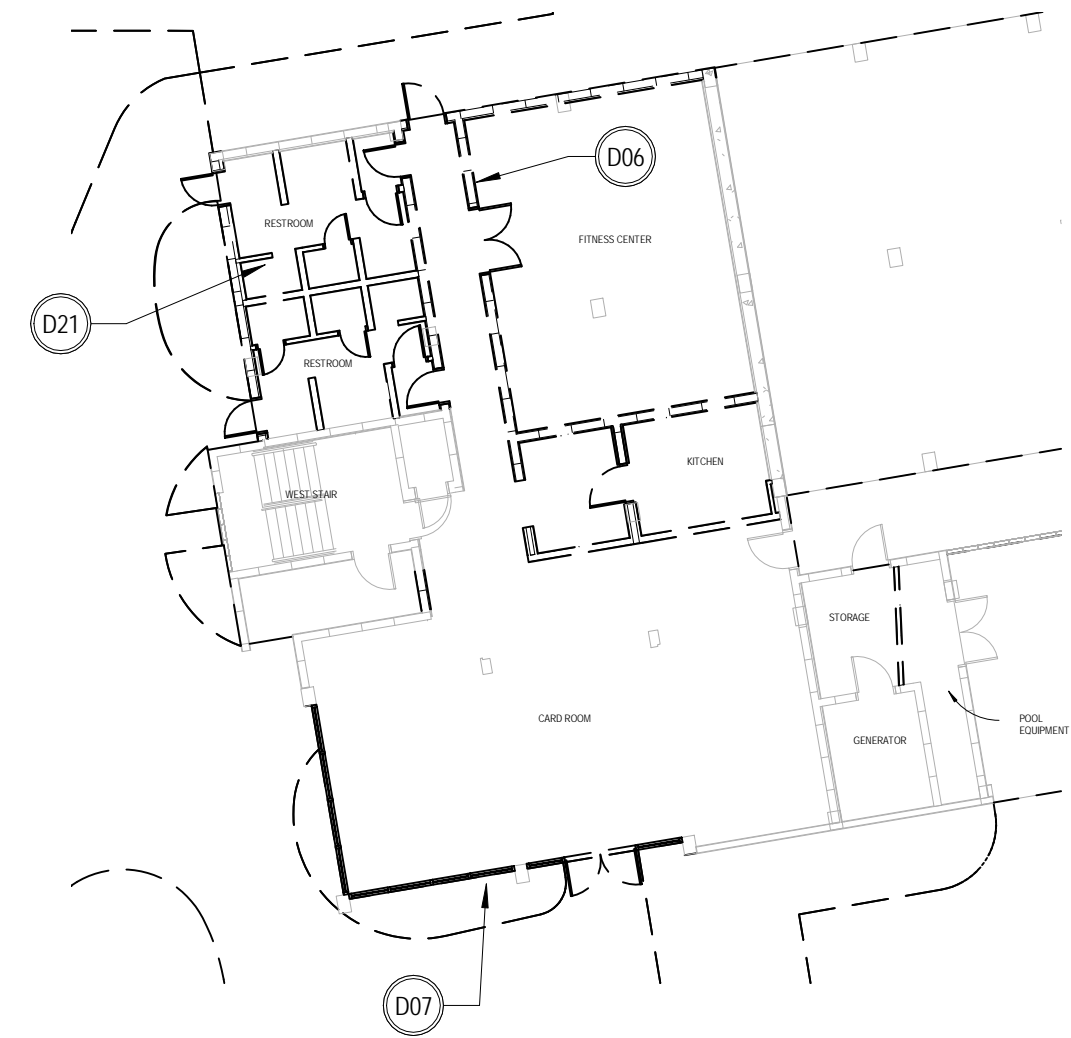
1 DEMO SITE PLAN

1/32" = 1'-0"

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED

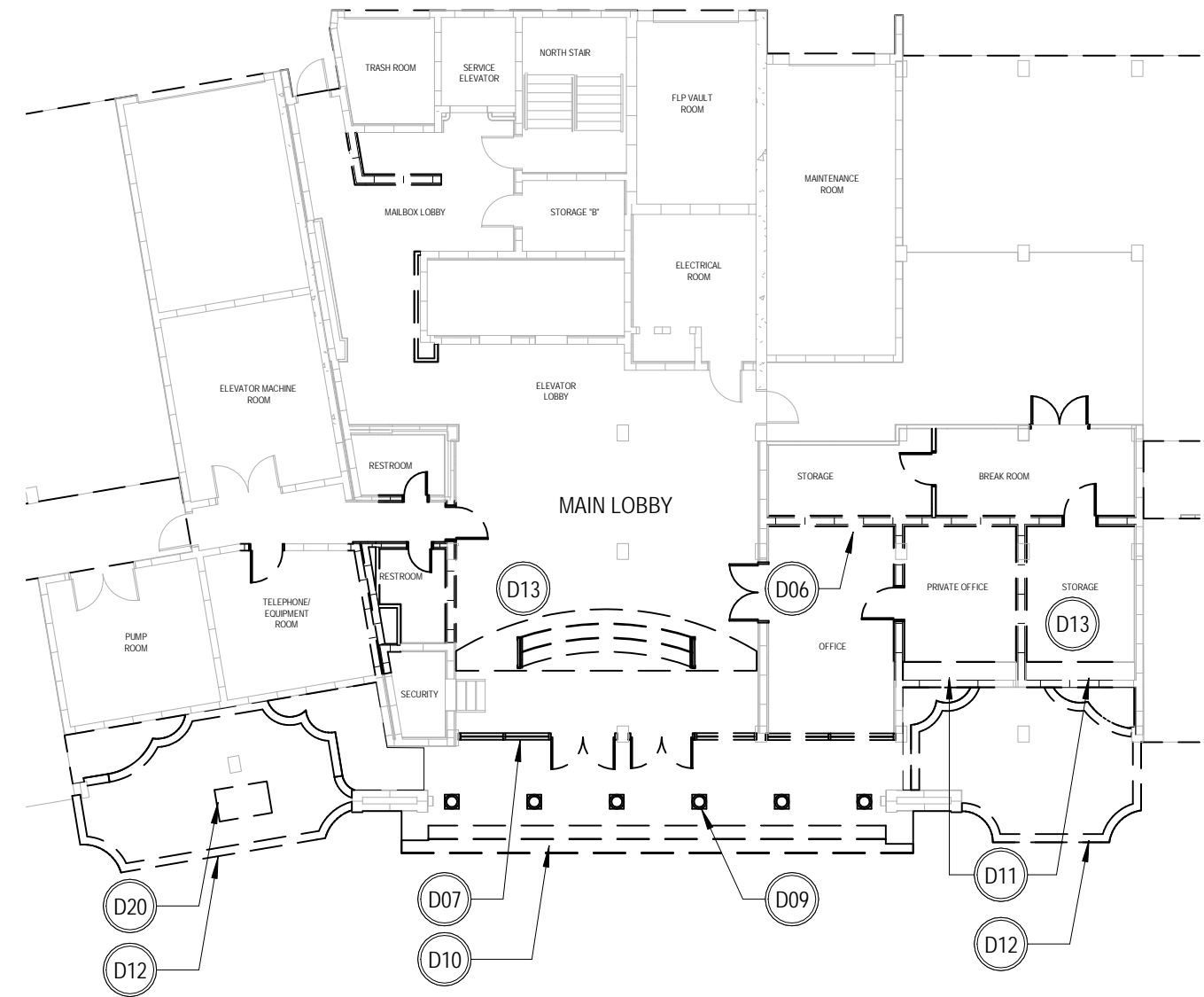
SPECIFIC KEYNOTES - DEMO SITE PLAN	
NUMBER	TEXT
D01	REMOVE EXISTING FLOORING MATERIAL. PREPARE DASHED AREAS TO RECEIVE NEW FINISH
D02	EXISTING PARKING TO REMAIN
D03	EXISTING TREE TO REMAIN (LIGHT GRAY)
D04	DEMO EXISTING POOL, POOL DECK AND EQUIPMENT
D05	DEMO EXISTING TREES TO BE RELOCATED ON SITE (BLACK)
D18	DEMO EXISTING PLANTER WALLS AND SLAB
D19	DEMO AND RELOCATE EXISTING BACKFLOW PREVENTER





2 DEMO AMENITY PLAN
1/16" = 1'-0"

SPECIFIC KEYNOTES - DEMO PLANS & ELEVATIONS	
NUMBER	TEXT
D06	DEMO EXISTING INTERIOR PARTITIONS
D07	REMOVE EXISTING STOREFRONT SYSTEM. PREPARE AREA TO RECEIVE NEW STOREFRONT SYSTEM
D08	DEMO EXISTING SKYLIGHTS AND CLADDING AT OVERHANG IN PREPARATION FOR NEW WORK
D09	DEMO EXISTING COLUMNS
D10	EXISTING CONCRETE STAIR TO REMAIN
D11	REMOVE EXISTING EXTERIOR WALL IN PREPARATION FOR NEW GLAZING
D12	DEMO EXISTING PLANTER WALLS AND SLAB
D13	REMOVE FLOOR FINISH AND PREP AREA TO RECEIVE NEW FINISHES
D14	NEW DOOR AND WALL TO ALIGN WITH BUILDING FACADE
D15	EXISTING COLUMNS
D16	DEMO DOOR AND WALL
D20	DEMO AND RELOCATE EXISTING BACKFLOW PREVENTER
D21	DEMO EXISTING PLUMBING FIXTURES



1 DEMO LOBBY PLAN
1/16" = 1'-0"

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED





1 DEMO - EAST ELEVATION ZONING

1/16" = 1'-0"

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED

SPECIFIC KEYNOTES - DEMO PLANS & ELEVATIONS	
NUMBER	TEXT
D06	DEMO EXISTING INTERIOR PARTITIONS
D07	REMOVE EXISTING STOREFRONT SYSTEM. PREPARE AREA TO RECEIVE NEW STOREFRONT SYSTEM
D08	DEMO EXISTING SKYLIGHTS AND CLADDING AT OVERHANG IN PREPARATION FOR NEW WORK
D09	DEMO EXISTING COLUMNS
D10	EXISTING CONCRETE STAIR TO REMAIN
D11	REMOVE EXISTING EXTERIOR WALL IN PREPARATION FOR NEW GLAZING
D12	DEMO EXISTING PLANTER WALLS AND SLAB
D13	REMOVE FLOOR FINISH AND PREP AREA TO RECEIVE NEW FINISHES
D14	NEW DOOR AND WALL TO ALIGN WITH BUILDING FACADE
D15	EXISTING COLUMNS
D16	DEMO DOOR AND WALL
D20	DEMO AND RELOCATE EXISTING BACKFLOW PREVENTER
D21	DEMO EXISTING PLUMBING FIXTURES

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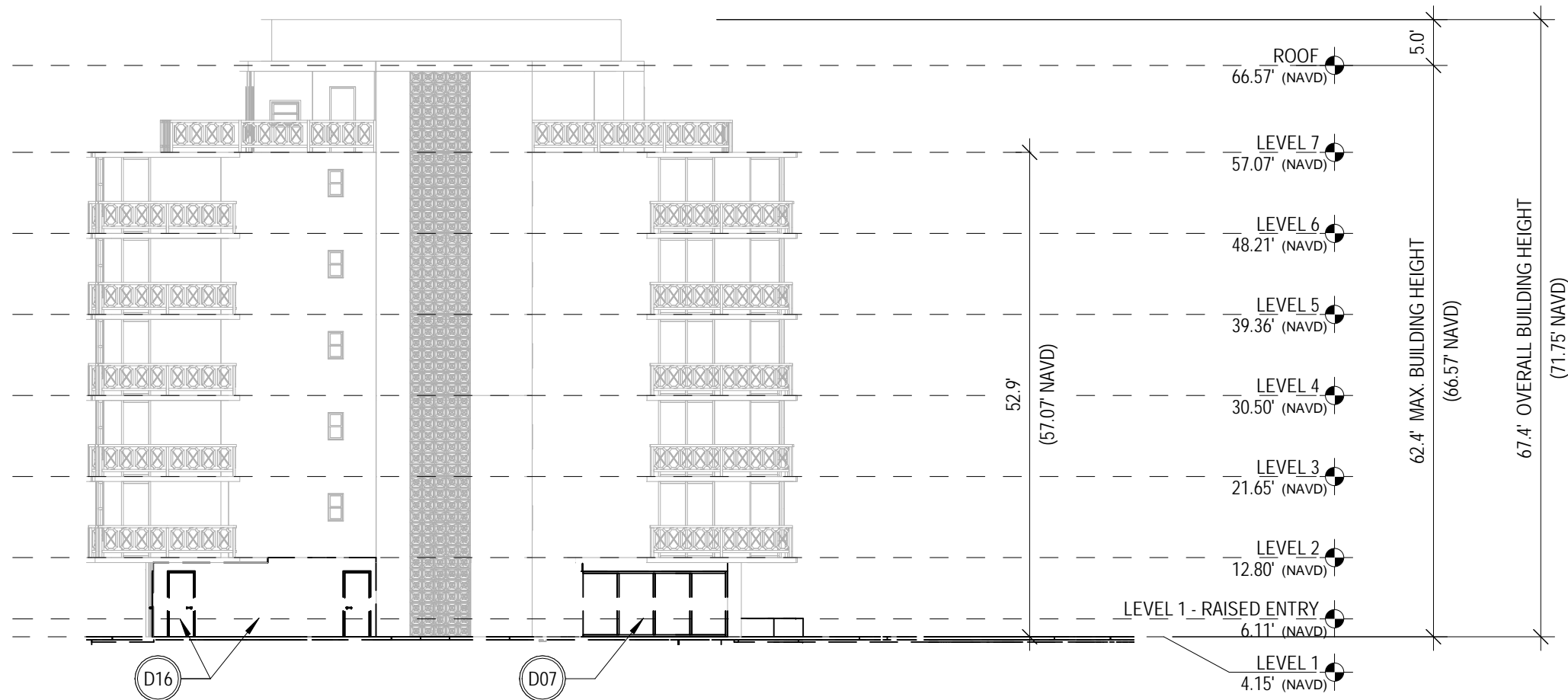
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DEMO ELEVATIONS

DS6.0

Date 02/28/22



1 DEMO - WEST ELEVATION ZONING
1/16" = 1'-0"

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED

SPECIFIC KEYNOTES - DEMO PLANS & ELEVATIONS	
NUMBER	TEXT
D06	DEMO EXISTING INTERIOR PARTITIONS
D07	REMOVE EXISTING STOREFRONT SYSTEM. PREPARE AREA TO RECEIVE NEW STOREFRONT SYSTEM
D08	DEMO EXISTING SKYLIGHTS AND CLADDING AT OVERHANG IN PREPARATION FOR NEW WORK
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D15	EXISTING COLUMNS
D16	DEMO DOOR AND WALL
D20	DEMO AND RELOCATE EXISTING BACKFLOW PREVENTER
D21	DEMO EXISTING PLUMBING FIXTURES

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DEMO ELEVATIONS

DS6.1
Date 02/28/22



1

DEMO - NORTH ELEVATION ZONING

1/16" = 1'-0"

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED

SPECIFIC KEYNOTES - DEMO PLANS & ELEVATIONS	
NUMBER	TEXT
D06	DEMO EXISTING INTERIOR PARTITIONS
D07	REMOVE EXISTING STOREFRONT SYSTEM. PREPARE AREA TO RECEIVE NEW STOREFRONT SYSTEM
D08	DEMO EXISTING SKYLIGHTS AND CLADDING AT OVERHANG IN PREPARATION FOR NEW WORK
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D10	EXISTING CONCRETE STAIR TO REMAIN
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D15	EXISTING COLUMNS
D16	DEMO DOOR AND WALL
D20	DEMO AND RELOCATE EXISTING BACKFLOW PREVENTER
D21	DEMO EXISTING PLUMBING FIXTURES

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DEMO ELEVATIONS

DS6.2

Date

02/28/22