

# PARAMOUNT THEATER

139 N COUNTY RD  
PALM BEACH, FL 33480

**RECEIVED**  
*By elyn at 2:02 pm, Nov 04, 2022*

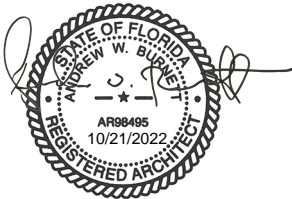
# FINAL SUBMITTAL - EVENTS SPACE PERMIT SET APPLICATION # ZON-23-006



SUBMISSION DATE: OCTOBER 24, 2022  
PROJECTED HEARING DATE: JANUARY 11, 2023

### SCOPE OF WORK

THE ATTACHED DOCUMENTATION IS FOR THE REVIEW OF PLANNED  
EVENTS SPACES FOR THE FIRST FLOOR COURTYARD SPACE AT  
THE PARAMOUNT THEATER/CHURCH FOR THE 2022 - 2023 SEASON.



### DRAWING INDEX

NO.	SHEET NAME
00_GENERAL	
G001	COVER SHEET
G002	SURVEY
G003	VICINITY MAP - EXISTING
G005.1	CONTEXT MAP - EXISTING
G005.2	CONTEXT PHOTOS - EXISTING
G005.3	CONTEXT PHOTOS - EXISTING
G005.4	CONTEXT PHOTOS - EXISTING
G006	SITE PLAN - EXISTING
G007	ZONING LEGEND - EXISTING
04_FLOOR PLANS	
A101	LOCATIONAL KEY PLAN 01 - EXISTING
A102	LOCATIONAL KEY PLAN 02 - EXISTING
A103	LOCATIONAL KEY PLAN 03 - EXISTING

### PROJECT TEAM

#### ARCHITECT

STANTEC  
ONE BISCAYNE TOWER SUITE 1670  
2 S BISCAYNE BLVD  
MIAMI, FLORIDA 33131

#### CIVIL ENGINEER

STANTEC  
901 PONCE DE LEON BLVD. SUITE 900  
CORAL GABLES, FLORIDA 33131

#### LANDSCAPE ARCHITECT

STANTEC  
4798 NEW BROAD ST. SUITE 100  
ORLANDO, FL 32814

#### STRUCTURES

STANTEC  
ONE BISCAYNE TOWER SUITE 1670  
2 S BISCAYNE BLVD  
MIAMI, FLORIDA 33131

#### MEP ENGINEERING

STANTEC  
ONE BISCAYNE TOWER SUITE 1670  
2 S BISCAYNE BLVD  
MIAMI, FLORIDA 33131

#### SURVEYOR

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

#### CLIENT

WEG PARAMOUNT LLC  
139 N COUNTY RD  
PALM BEACH, FL 33480



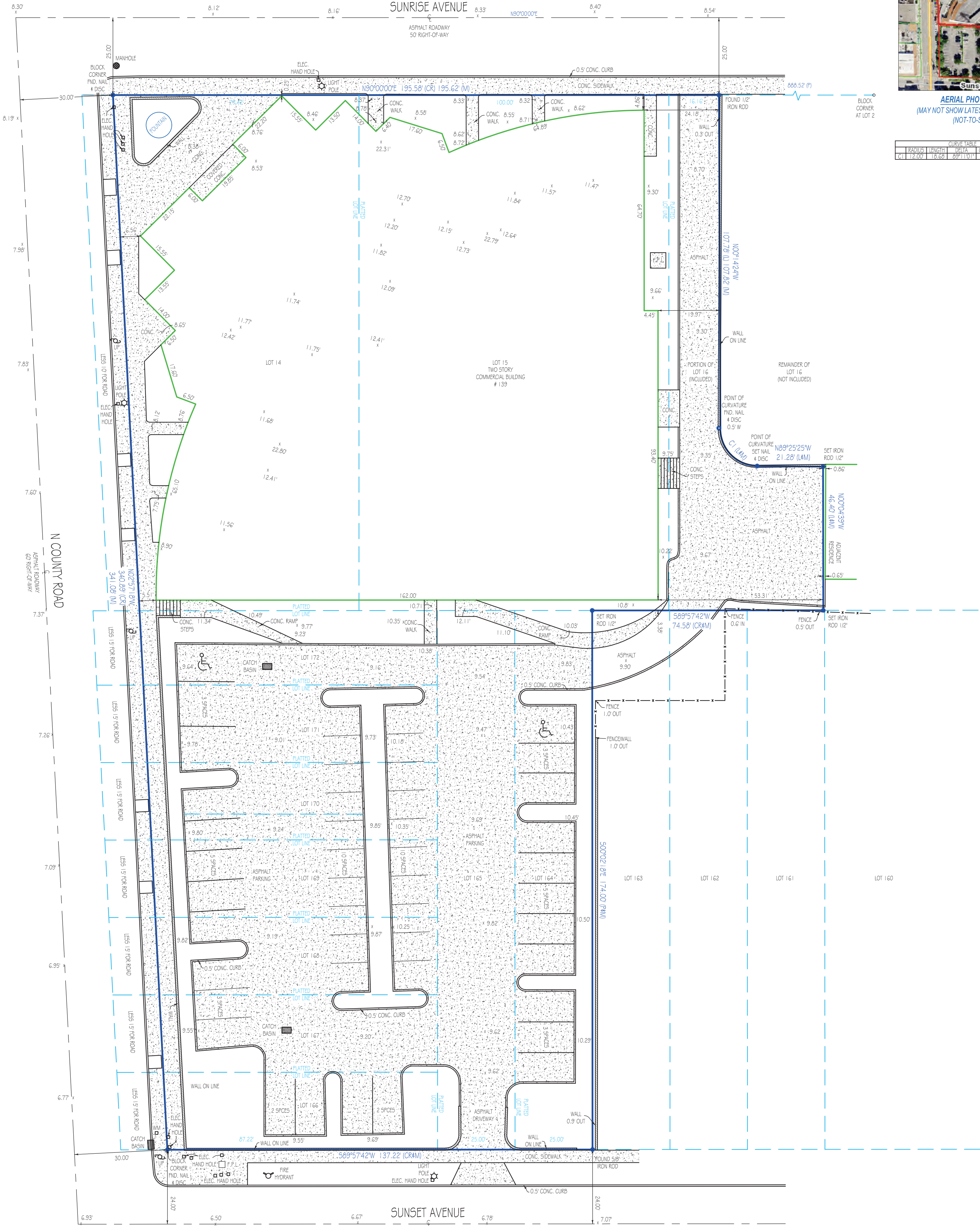


SCALE: 1"=20'



AERIAL PHOTOGRAPH  
(MAY NOT SHOW LATEST IMPROVEMENTS)  
(NOT-TO-SCALE)

CHECK TABLE			
FOUND	TRUTH	DATE	BY
ALL	12/02/2022	10/05/2021	10/05/2021



**GENERAL NOTES:**

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.

2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURPOSE OR PURPOSES, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE INTERESTS, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. RECIPIENTS MUST CONTACT OUR OFFICE FOR APPROVAL PRIOR TO SUCH USE. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THE CLAUSE.

3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCES SHOWN ARE TO GENERAL CONTAINMENT OF FENCE. THE ORDER WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES, & SHOWN REPRESENTATIONS MAY HAVE BEEN DISAGREED TO MAKE CLARIFY ALL EXISTING MEASUREMENTS AND RELATIONS. SHOWN REPRESENTATIONS SHALL HAVE PRECEDENCE OVER SCALED PORTIONS.

4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.

5. ELEVATIONS ARE BASED UPON MEANS GEODETIC VERTICAL DATUM 1988, AND NORTH AMERICAN VERTICAL DATUM 1988, AS SHOWN ON SHEET 1.

6. ELEVATIONS AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASUREMENTS AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.

7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASUREMENTS AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.

8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 3 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED "S" (LICENSED SURVEYOR) MARK.

**LEGAL DESCRIPTION:**

LOTS 164 THROUGH 172, LESS THE WEST 15 FEET OF LOTS 168 THROUGH 172, INCLUSIVE, OF THE PLAT OF FLORAL PARK, A SUBDIVISION IN THE TOWN OF PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LOTS 14 AND 15 (EXCEPTING THAT PORTION OF LOT 14, WHICH LIES WEST OF A LINE PARALLEL WITH AND 30 FEET FROM THE CENTERLINE OF COUNTY ROAD, OF SUNRISE AVE., ADDITION, PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FOLLOWING PORTION OF LOT 16 OF SUNRISE AVE., ADDITION, PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE NORTH 89° 55' 55" EAST ALONG THE SOUTH LINE OF SAID LOT 16 (THE WEST LINE OF SAID LOT 16 IS ASSUMED TO BEAR NORTH 00° 00' 00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 49.38 FEET TO A POINT, THENCE NORTH 00° 00' 00" WEST, A DISTANCE OF 46.40 FEET TO A POINT ON THE SOUTH FACE OF A 6.00 FEET HIGH CONCRETE WALL, THENCE NORTH 89° 25' 25" WEST ALONG SAID SOUTH FACE A DISTANCE OF 21.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 12.00 FEET, AND A CENTRAL ANGLE OF 89° 11' 01", THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.68 FEET TO THE POINT OF TANGENCY AND THE WEST FACE OF SAID WALL, THENCE NORTH 00° 14' 24" WEST, ALONG SAID FACE AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 107.78 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 16, THENCE NORTH 80° 30' 00" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 16.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 16, THENCE SOUTH 00° 00' 00" EAST ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 166.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16 AND THE POINT OF BEGINNING.

**PROPERTY ADDRESS:**  
139 NORTH COUNTY ROAD  
PALM BEACH, FL 33480

**INVOICE NUMBER:** 133930-SE  
**DATE OF FIELD WORK:** 02/02/2022

**CERTIFIED TO:** CHRISTINA WEIMER

**FLOOD ZONE:** X  
**FLOOD MAP:** 12090C  
**PANEL:** E  
**PANEL DATE:** 10/05/2021

**BASE FLOOD ELEVATION OR DEPTH:** NA NAVD 1988  
**COMMUNITY NUMBER:** 120220

**ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):**

CA = CENTERLINE ANGLE	EL = ELEVATION	PT = POINT OF INTERSECTION	R1 = RADIUS
CA = CABLE TIE HOLE	EM = ELECTRIC METER	PT = POINT OF TANGENCY	SEC = SECTION
CA = CALCULATED FROM FIELD	FM = FOUND FROM NO	PC = POINT OF CURVE	TWP = TOWNSHIP
CA = CALCULATED FROM RECORD	FW = FOUND WALL	PC = POINT OF REVERSE CURVE	QTR = QUARTER
CH = CHORD DISTANCE	FW = FOUND	PC = POINT OF COMMENCEMENT	TR = TELEPHONE RISER
CH = CHORD DISTANCE	FW = FOUND	PC = POINT OF BEGINNING	US = UTILITY EASEMENT
CH = CHORD DISTANCE	FW = FOUND	PC = POINT OF COMMENCEMENT	UP = UTILITY POLE
CH = CHORD DISTANCE	FW = FOUND	PC = POINT OF BEGINNING	WM = WATER METER
CH = CHORD DISTANCE	FW = FOUND	PC = POINT OF COMMENCEMENT	WM = WATER METER
CH = CHORD DISTANCE	FW = FOUND	PC = POINT OF BEGINNING	WM = WATER METER

**SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):**

UTILITY POLE	WELL	BOUNDARY
CATCH BASIN	CONCRETE	BOUNDARY
FREE HYDRANT	CONCRETE	BOUNDARY
FREE HYDRANT	CONCRETE	BOUNDARY
FREE HYDRANT	CONCRETE	BOUNDARY
FREE HYDRANT	CONCRETE	BOUNDARY
FREE HYDRANT	CONCRETE	BOUNDARY
FREE HYDRANT	CONCRETE	BOUNDARY
FREE HYDRANT	CONCRETE	BOUNDARY
FREE HYDRANT	CONCRETE	BOUNDARY

**LINE TYPES:**

BOUNDARY	BOUNDARY
BOUNDARY	BOUNDARY
BOUNDARY	BOUNDARY
BOUNDARY	BOUNDARY
BOUNDARY	BOUNDARY
BOUNDARY	BOUNDARY
BOUNDARY	BOUNDARY
BOUNDARY	BOUNDARY
BOUNDARY	BOUNDARY
BOUNDARY	BOUNDARY

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 STANDARDS OF PRACTICE REQUIREMENTS FOR ALTERNATE LAND TITLE SURVEYS.

**SIGNED:** DATE: 9-28-2022  
ANDREW SYDNER PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA  
REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

**BEARING REFERENCE:**

CENTER LINE OF SUNRISE AVENUE AS N. 90°00'00" E.  
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

**Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE**

- NONE FOUND.

This survey has been issued by the following Landtec Surveying office:

481 E. Hillsboro Blvd. Ste 100-A  
Deerfield Beach, FL 33441  
Office: (561) 367-3587 Fax: (561) 465-3145  
www.LandtecSurveying.com

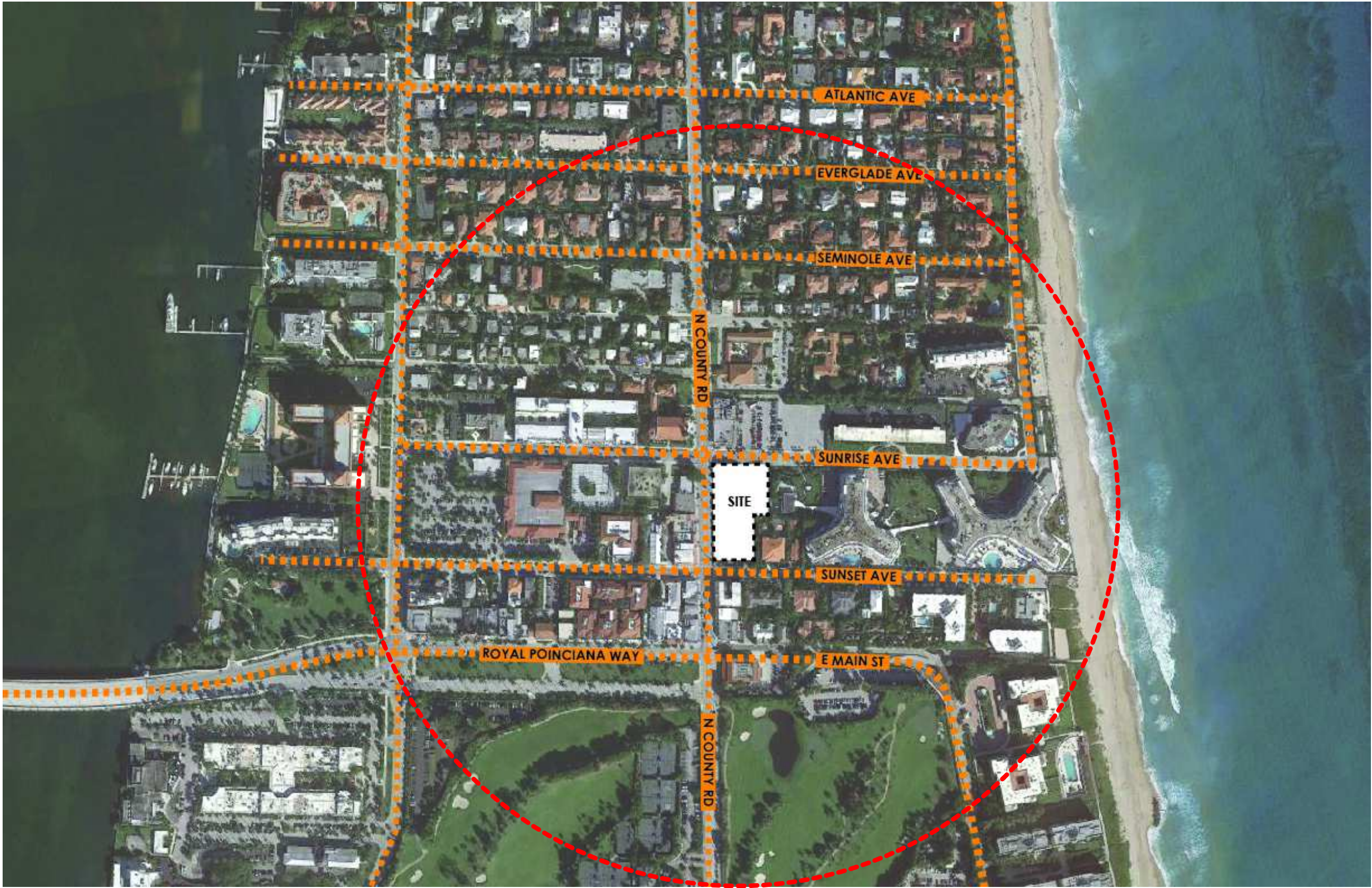
**PLEASE NOTE:**  
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.  
NO APPROVAL FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.

Job Number:	110879-SE	Rev:	133930-SE
Drawn By:	A.L.	Revision by:	D.G.
Date of Field Work:	01/22/2021	Rev:	02/02/2022

ELEVATIONS SHOWN - IF APPLICABLE - ARE BASED UPON BENCH MARK: N.G.V.D. 1989

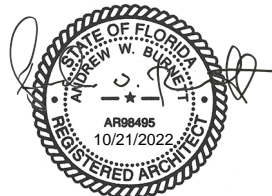
**LANDTEC SURVEYING**  
Proudly Serving Florida's Land Title & Real Estate Industry  
... measurably better!





① VICINITY MAP  
3/16" = 1'-0"

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



FINAL SUBMISSION 10/24/22



One Biscayne Tower 1670  
2 South Biscayne Boulevard Miami, FL 33131  
T. (305) 482-8700

Paramount Theater

139 N COUNTY RD, PALM BEACH, FL 33480

Stantec Architecture Inc. - AA26000733  
Andrew W. Burnett Lic. # AR98495

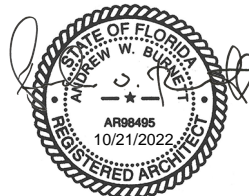
G003





① CONTEXT MAP - KEY PLAN  
3/16" = 1'-0"

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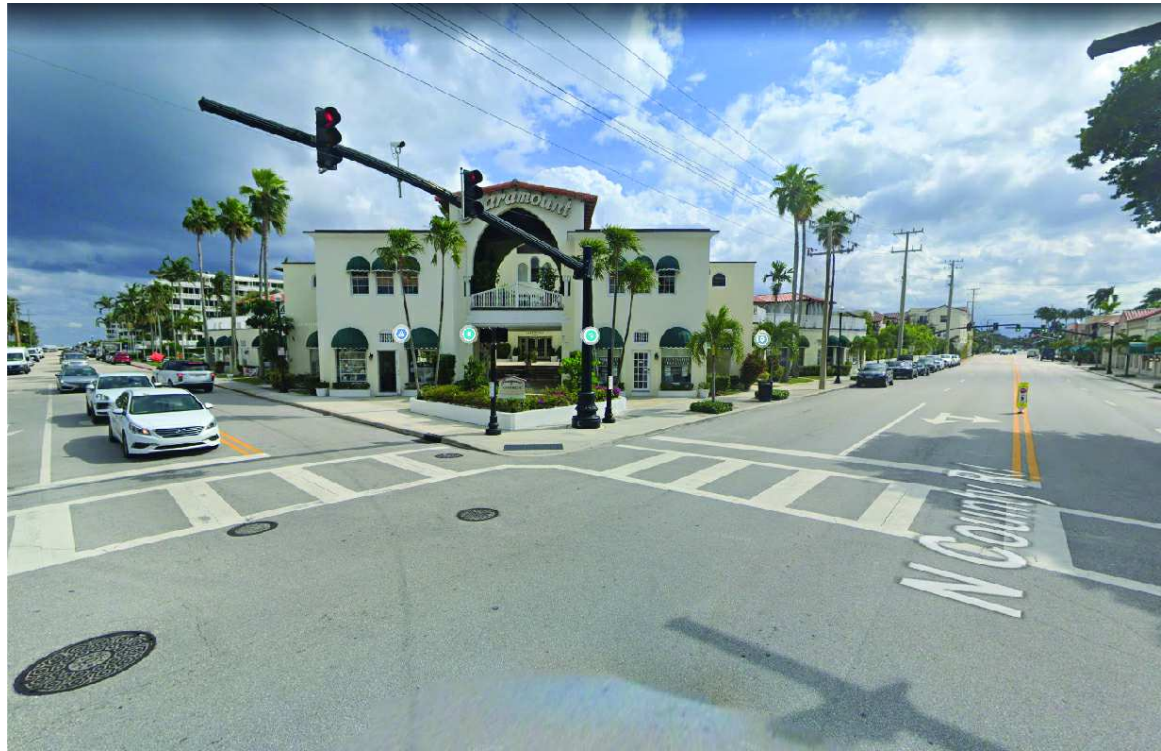
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G005.1

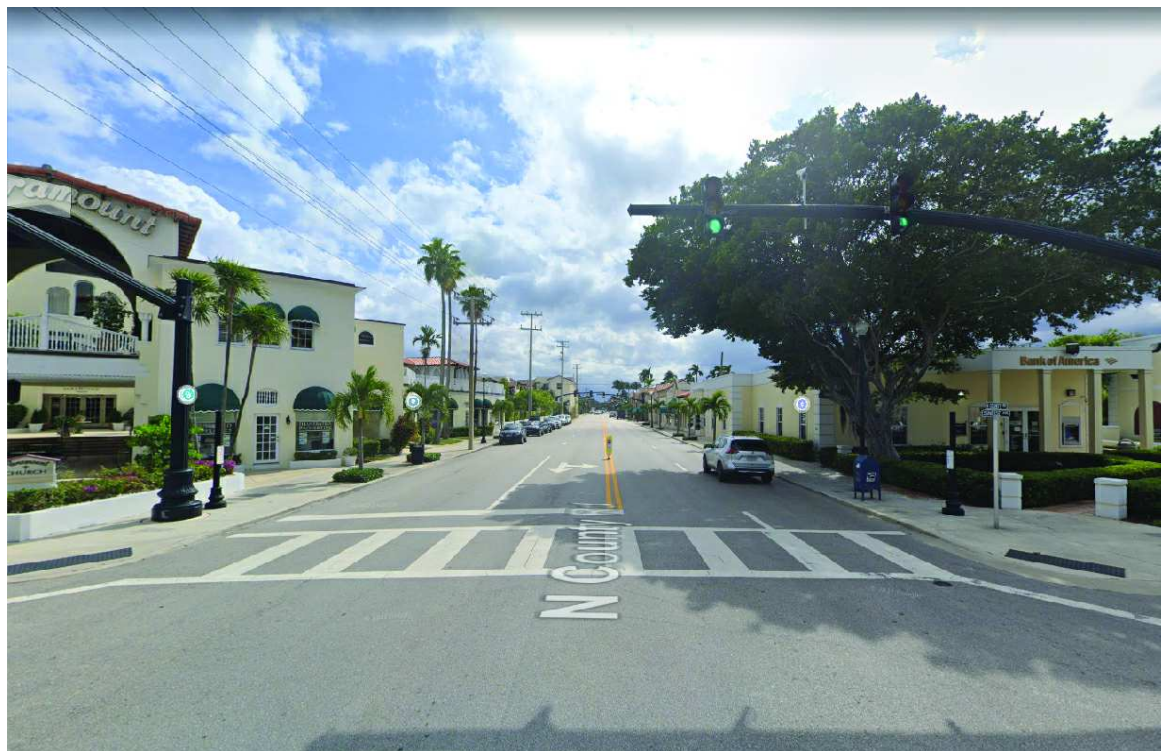




A) SUNRISE AVE W/ N COUNTY RD



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

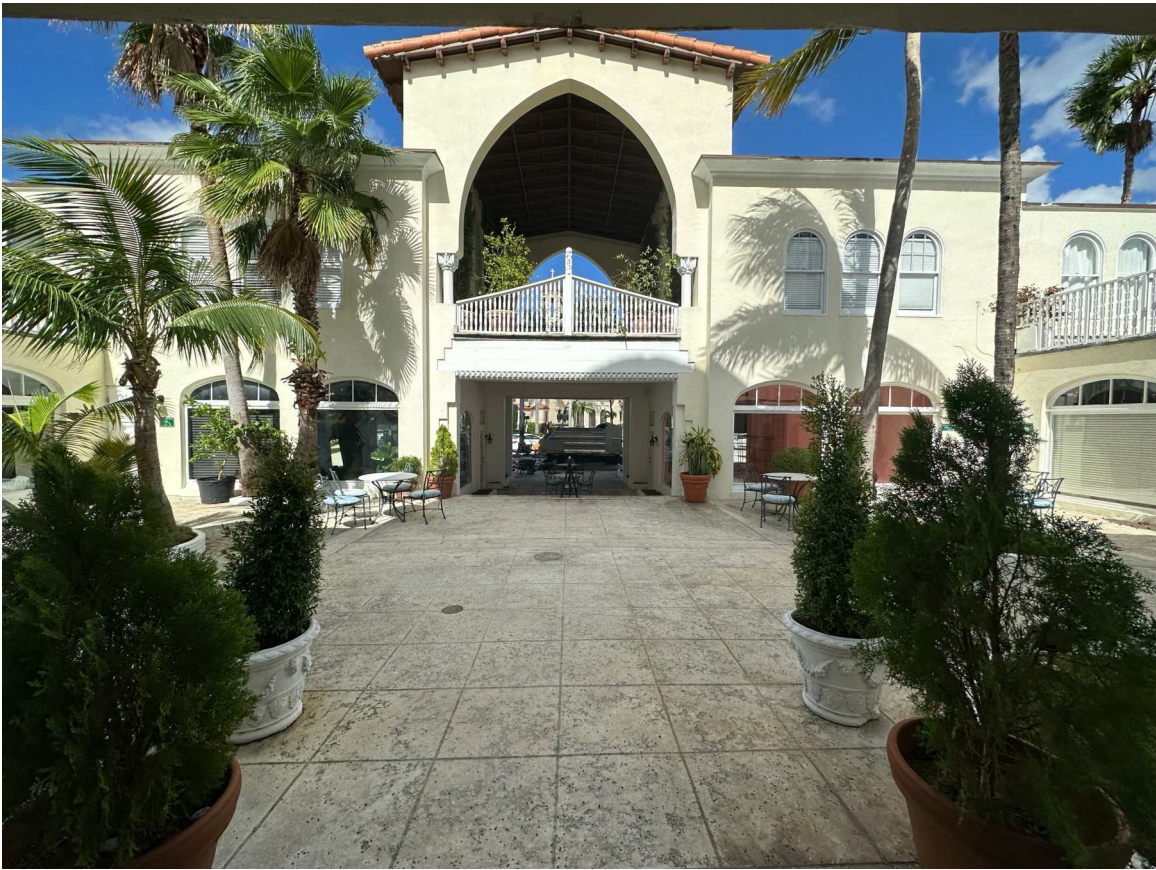


H) SUNSET AVE TO WEST





J) SUNRISE AVE W/ N COUNTY RD



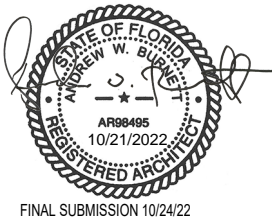
K) INTERIOR COURTYARD VIEW TO N COUNTY RD



L) INTERIOR COURTYARD TO NORTH EAST



M) INTERIOR COURTYARD TO SOUTH WEST



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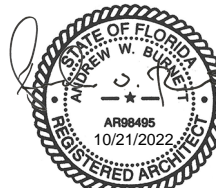
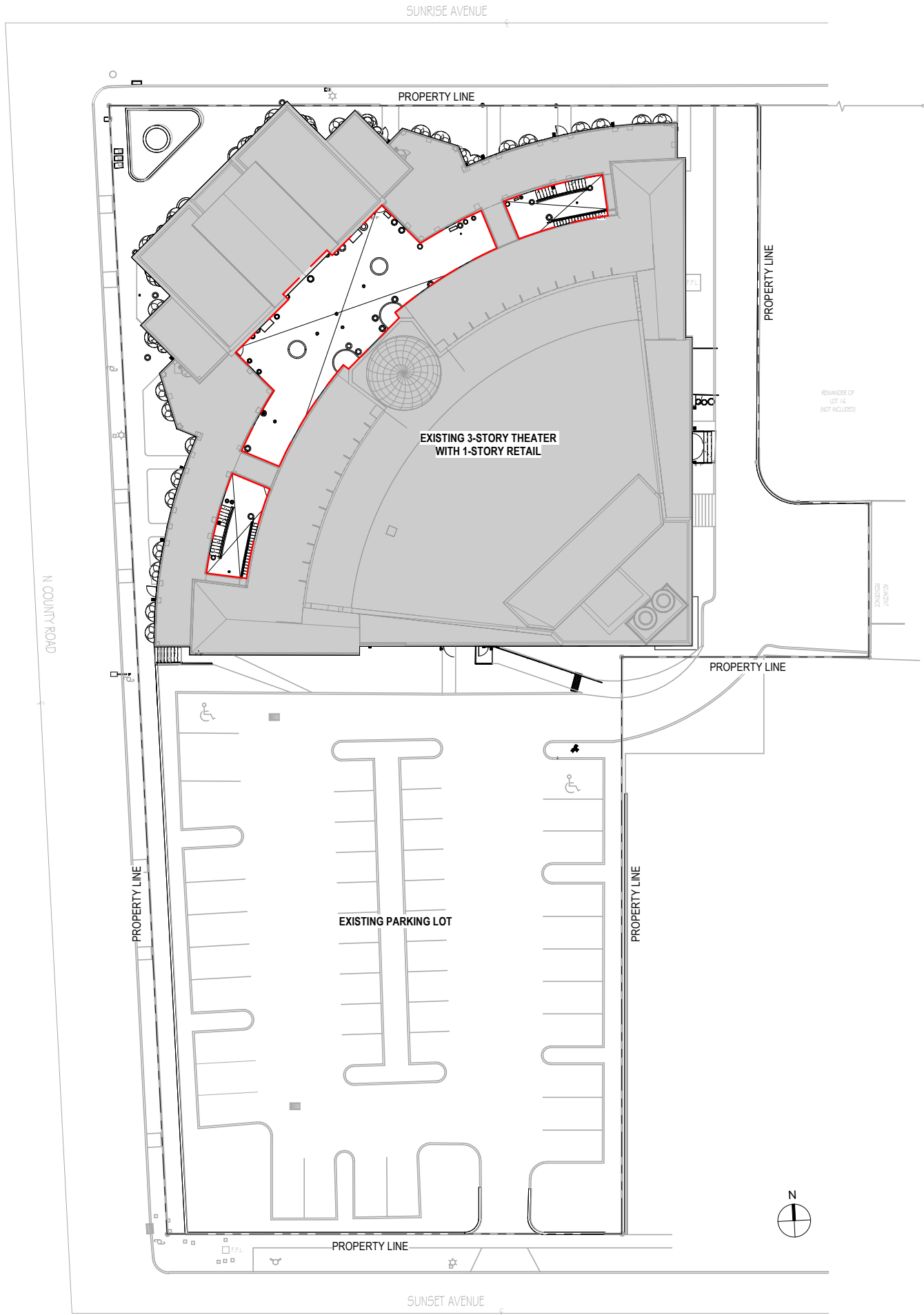
**Paramount Theater**  
139 N COUNTY RD, PALM BEACH, FL 33480

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Scale:  
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**G005.4**









# 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		
2	Zoning District:	C-TS		
3	Structure Type:	Commercial building		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000 sq ft	58,039 sq ft	N/C
6	Lot Depth	90 ft	341.08 ft	N/C
7	Lot Width	30 ft	195.62 ft	N/C
8	Lot Coverage (Sq Ft and %)	70%	N/C	N/C
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	15,000 sq ft	N/C	N/C
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	N/C	N/C	N/C
12	* Side Yard Setback (1st Story) (Ft.)	N/C	N/C	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	N/C	N/C	N/C
14	*Rear Yard Setback (Ft.)	N/C	N/C	N/C
15	Angle of Vision (Deg.)	N/A	N/A	N/A
16	Building Height (Ft.)	25 ft	N/C	N/C
17	Overall Building Height (Ft.)	30 ft / 35 ft	N/C	N/C
18	Crown of Road (COR) (NAVD)	N/C	N/C	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	N/C	N/C	N/C
21	Zero Datum for point of meas. (NAVD)	N/C	N/C	N/C
22	FEMA Flood Zone Designation	N/C	N/C	N/C
23	Base Flood Elevation (BFE)(NAVD)	N/C	N/C	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	14, 510 sq ft / 25%	N/C	N/C
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	35%	N/C	N/C
27	**Native Plant Species %	Please refer to separate landscape legend.		

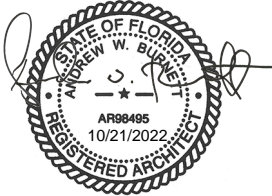
\* Indicate each yard area with cardinal direction  
(N,S,E,W)

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 20220616



FINAL SUBMISSION 10/24/22

G007

Scale:  
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One Biscayne Tower 1670  
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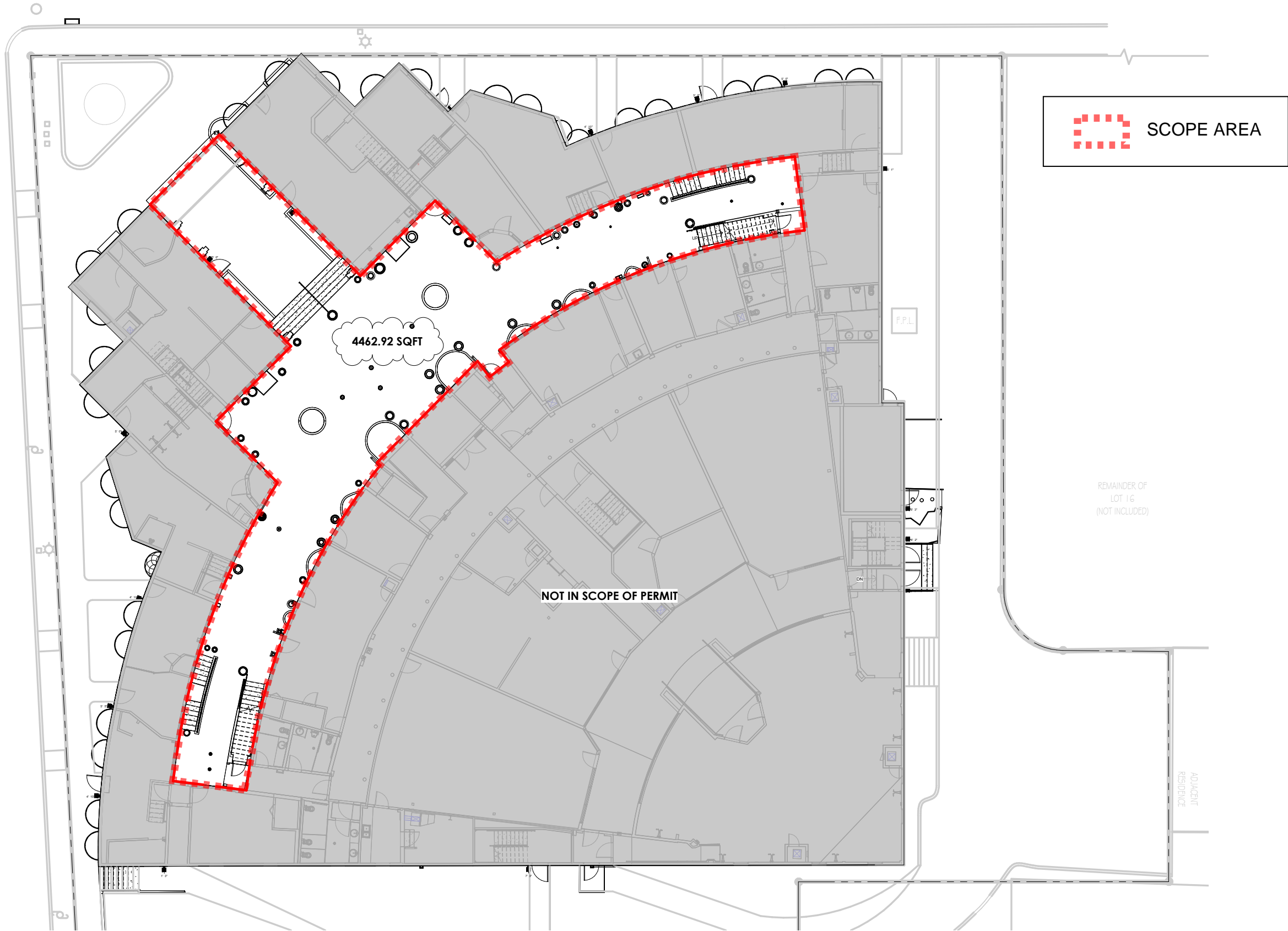
Paramount Theater

139 N COUNTY RD, PALM BEACH, FL 33480



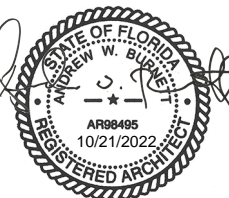
N COUNTY ROAD

SUNRISE AVENUE



1 LOCATIONAL KEY PLAN, LEVEL 01 - EXISTING  
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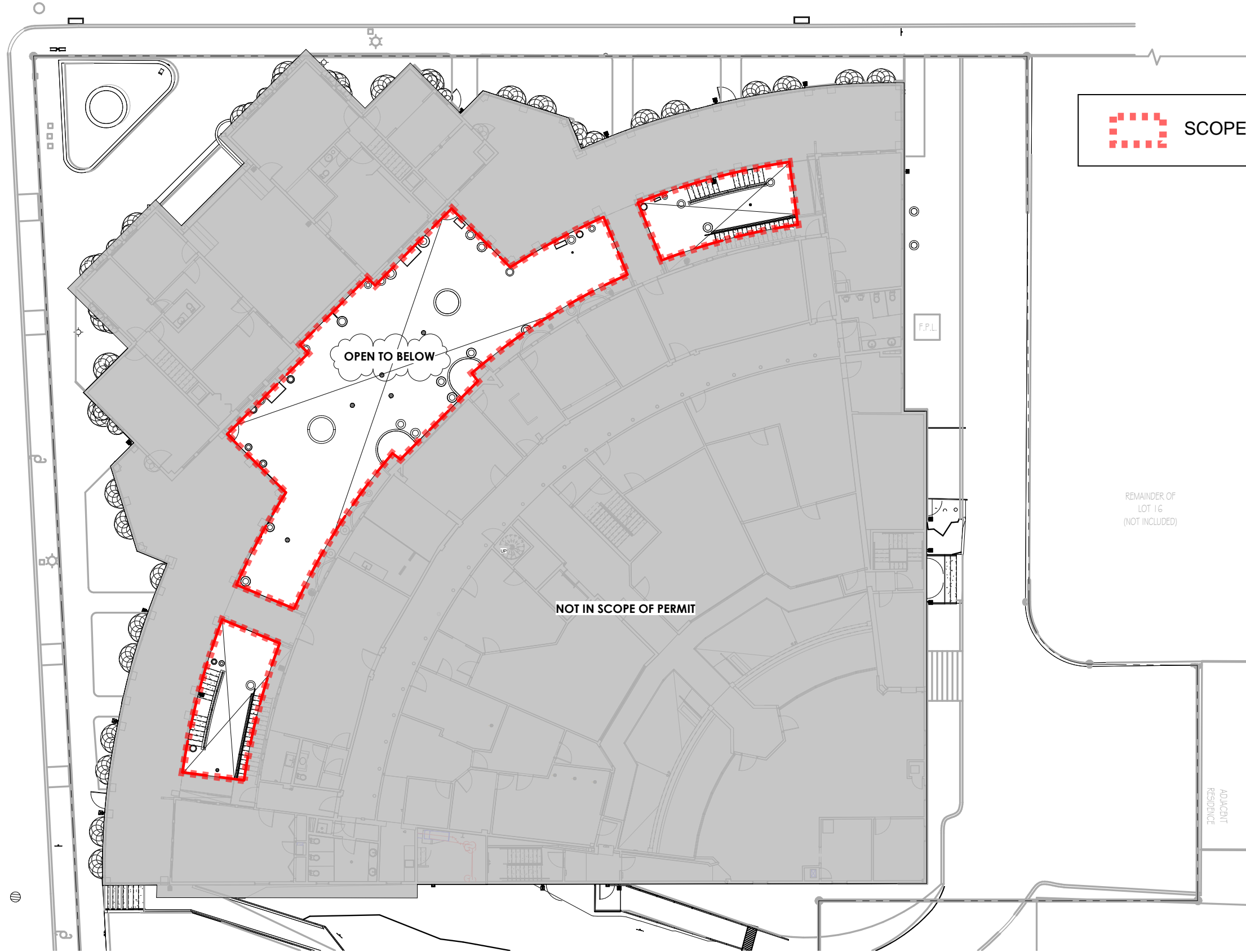
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A101



N COUNTY ROAD

SUNRISE AVENUE



① LOCATIONAL KEY PLAN, LEVEL 02 - EXISTING  
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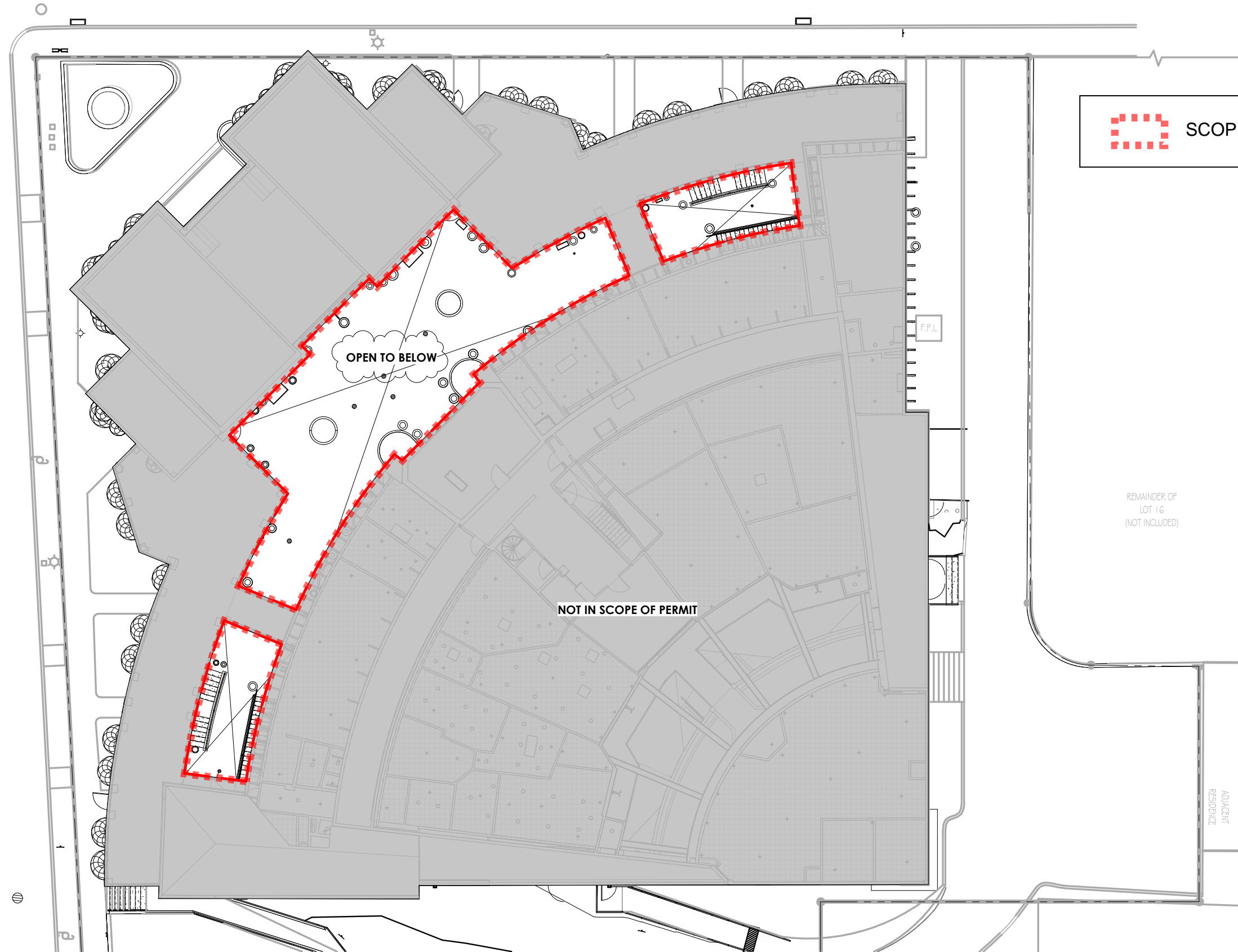
Paramount Theater  
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A102



N COUNTY ROAD

SUNRISE AVENUE



① LOCATIONAL KEY PLAN, LEVEL 03 - EXISTING  
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**Paramount Theater**  
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**A103**