



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., Accesory 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"	Sunrise Ave - Varies, Max setback 5'-0" Sunset Ave - 5'-0"	Sunrise 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'-6" 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	Theater: +12'-0" NAVD Residences, +13'-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 %)	25% min (2-story) + 35% of the req'd front yard must be open space	8,753.26 SQFT (16%)	1,252 SQFT (2%)
25	Perimeter LOS (Sq Ft and %)		N/A	N/A
26	Front Yard LOS (Sq Ft and %)		2,614 SQFT (4.4%)	603 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 requited by Ord. 24-2021 on
separate table

If value is not changing, enter N/C

REV BF 20220304



Stantec

One Biscayne Tower 1670
2 South Biscayne Boulevard Miami, FL 33131
T. (305) 482-8700
Stantec Architecture Inc. - AA26000733

Andrew W. Burnett Lic. # AB98495

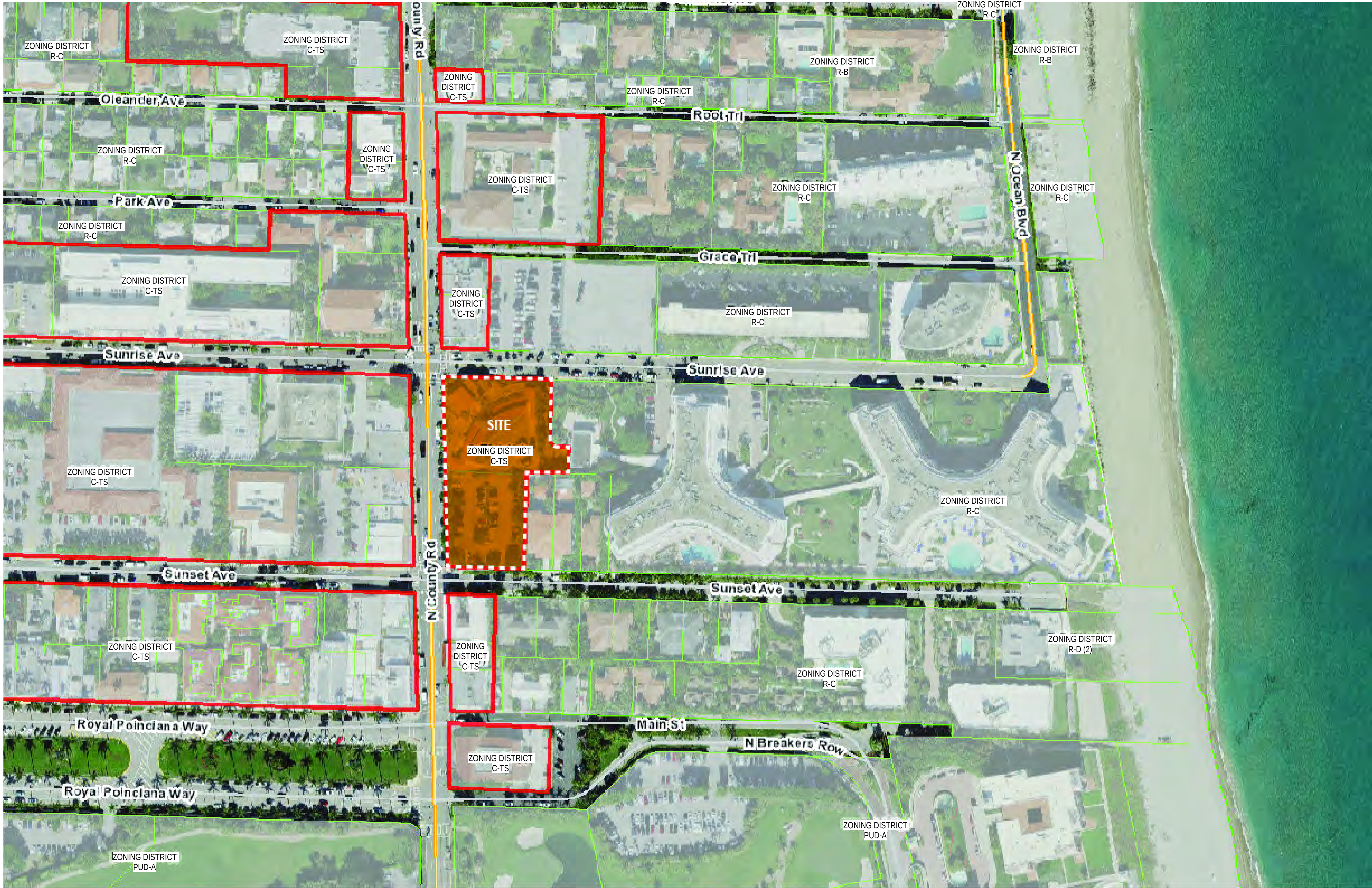


ROBERT A.M. STERN ARCHITECTS

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

Paramount Theater

139 N COUNTY RD
PALM BEACH, FL 33480



① ZONING 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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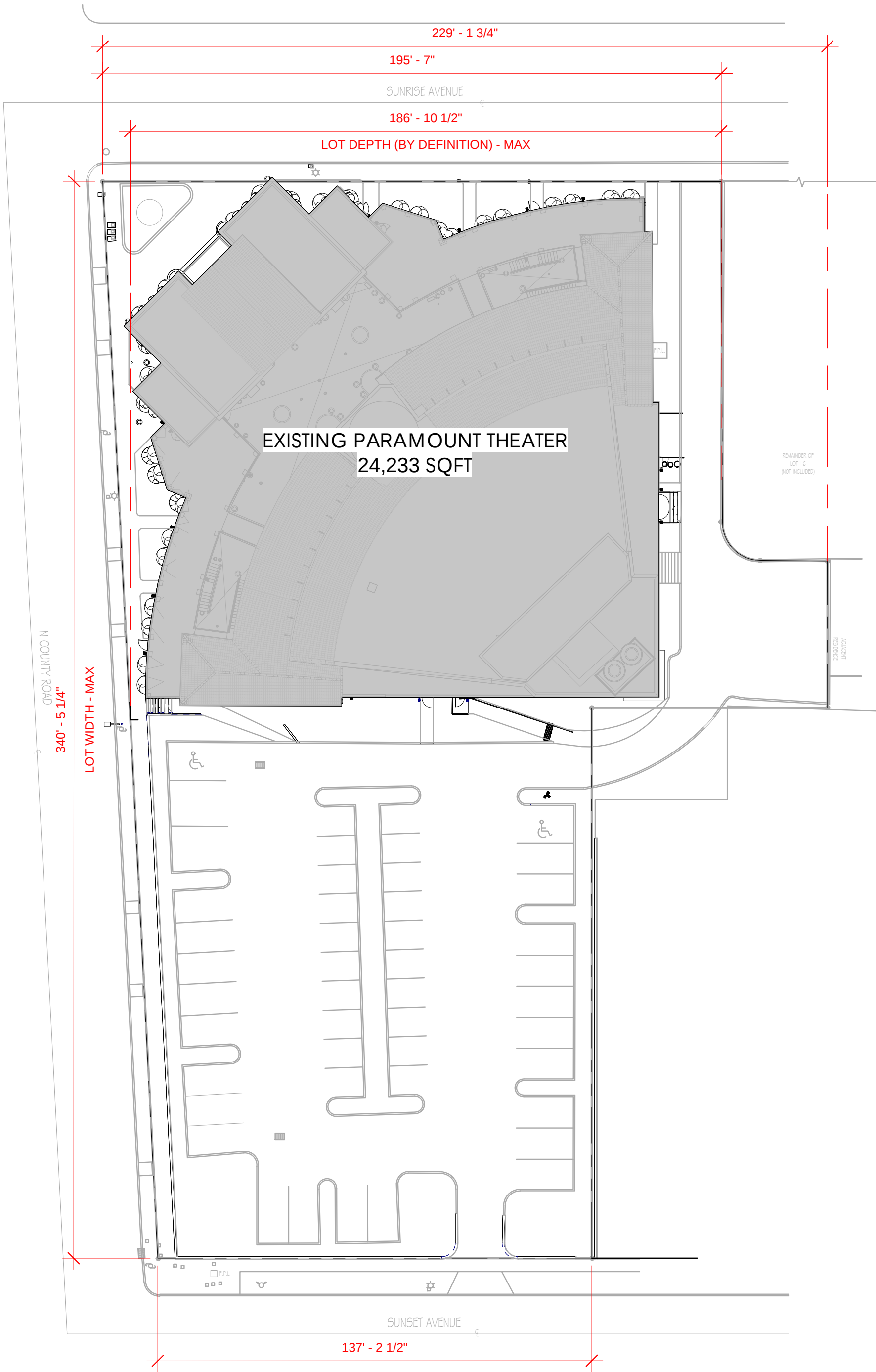
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FINAL
DROP-OFF
03/14/23

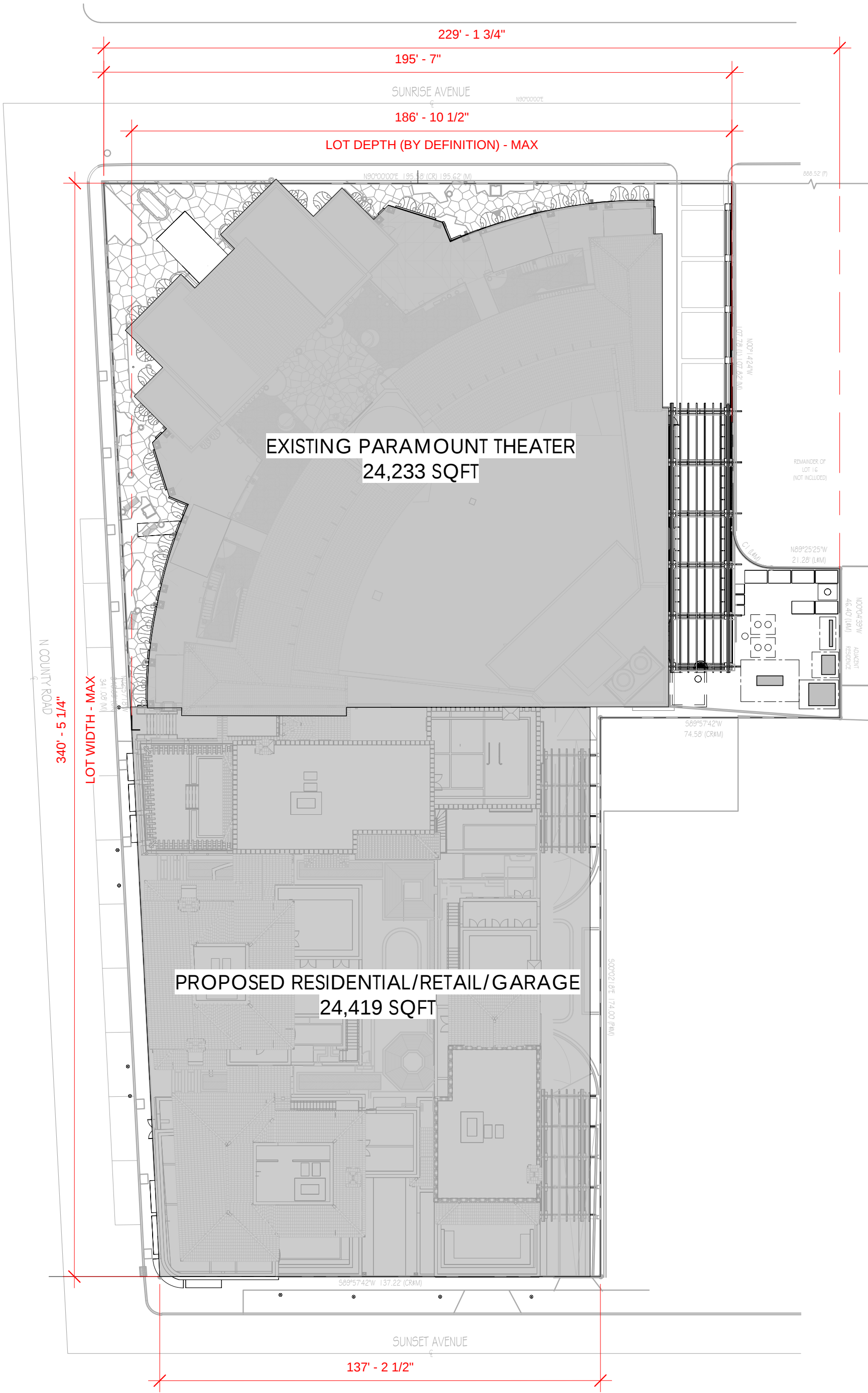
① LOT COVERAGE - EXISTING
1" = 30'-0"

EXISTING LOT COVERAGE
24,233 SQFT (41%)



② LOT COVERAGE - PROPOSED
1" = 30'-0"

PROPOSED LOT COVERAGE
48,652 SQFT (84%)



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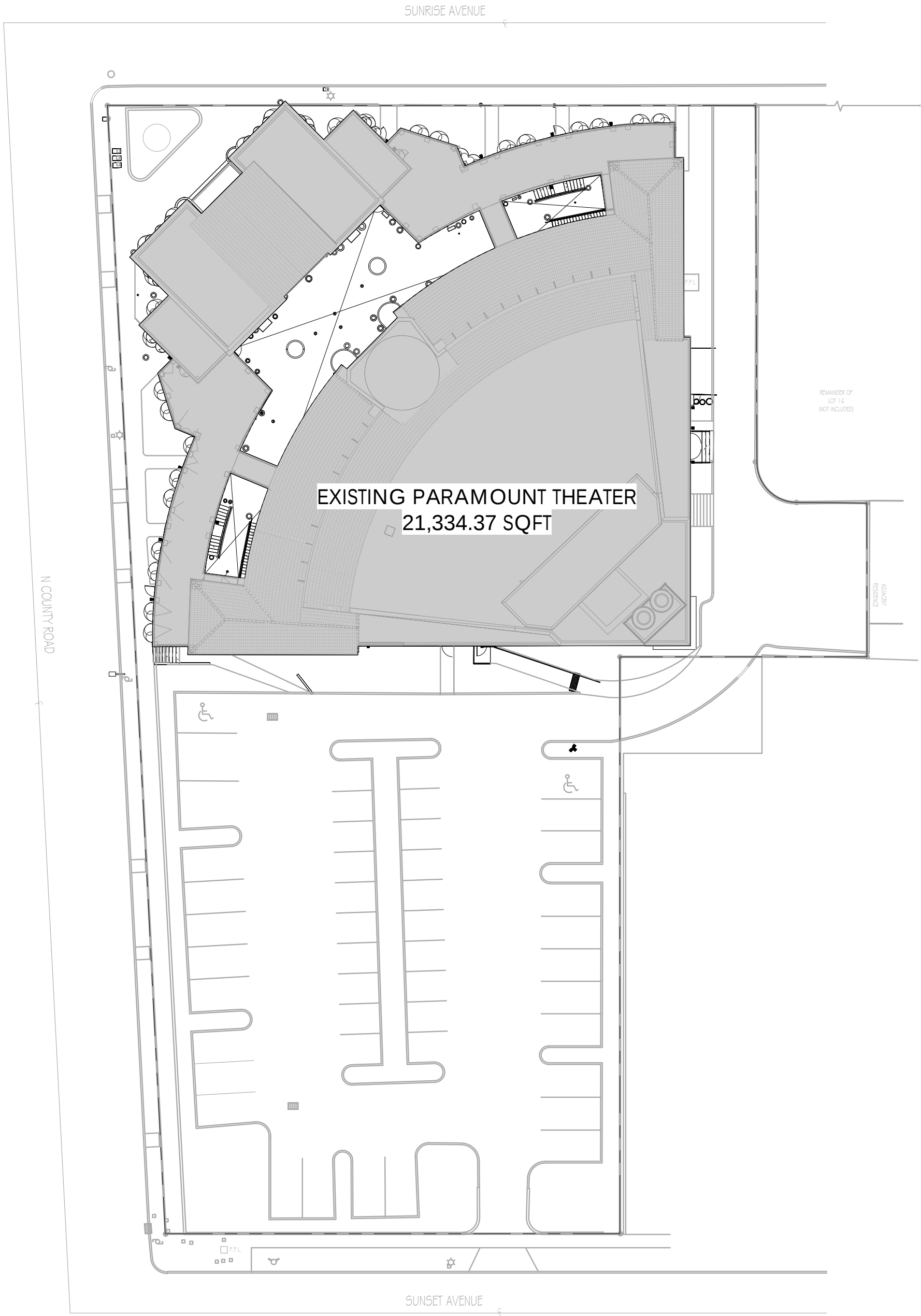
Andrew W. Burnett Lic. # AB96495



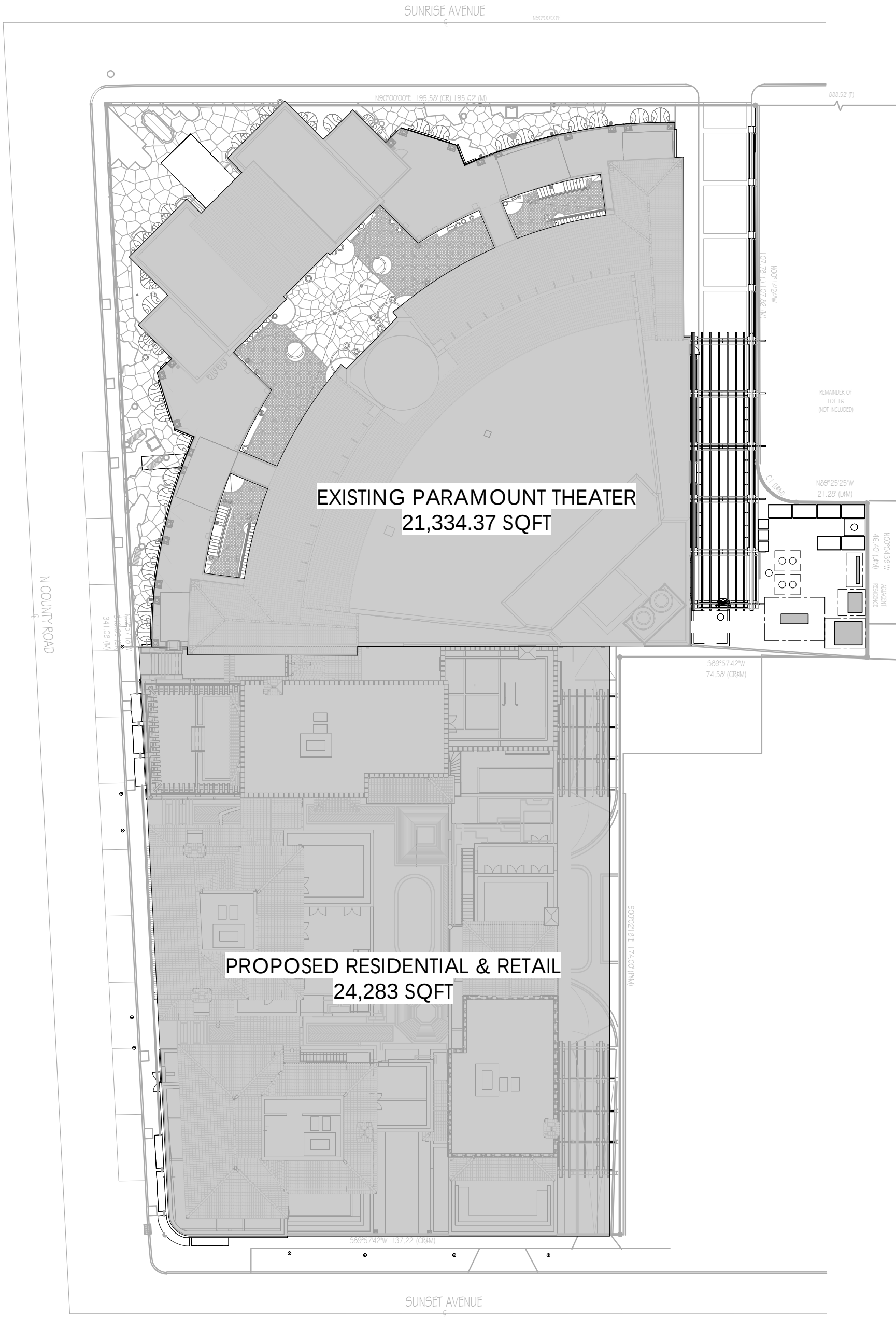
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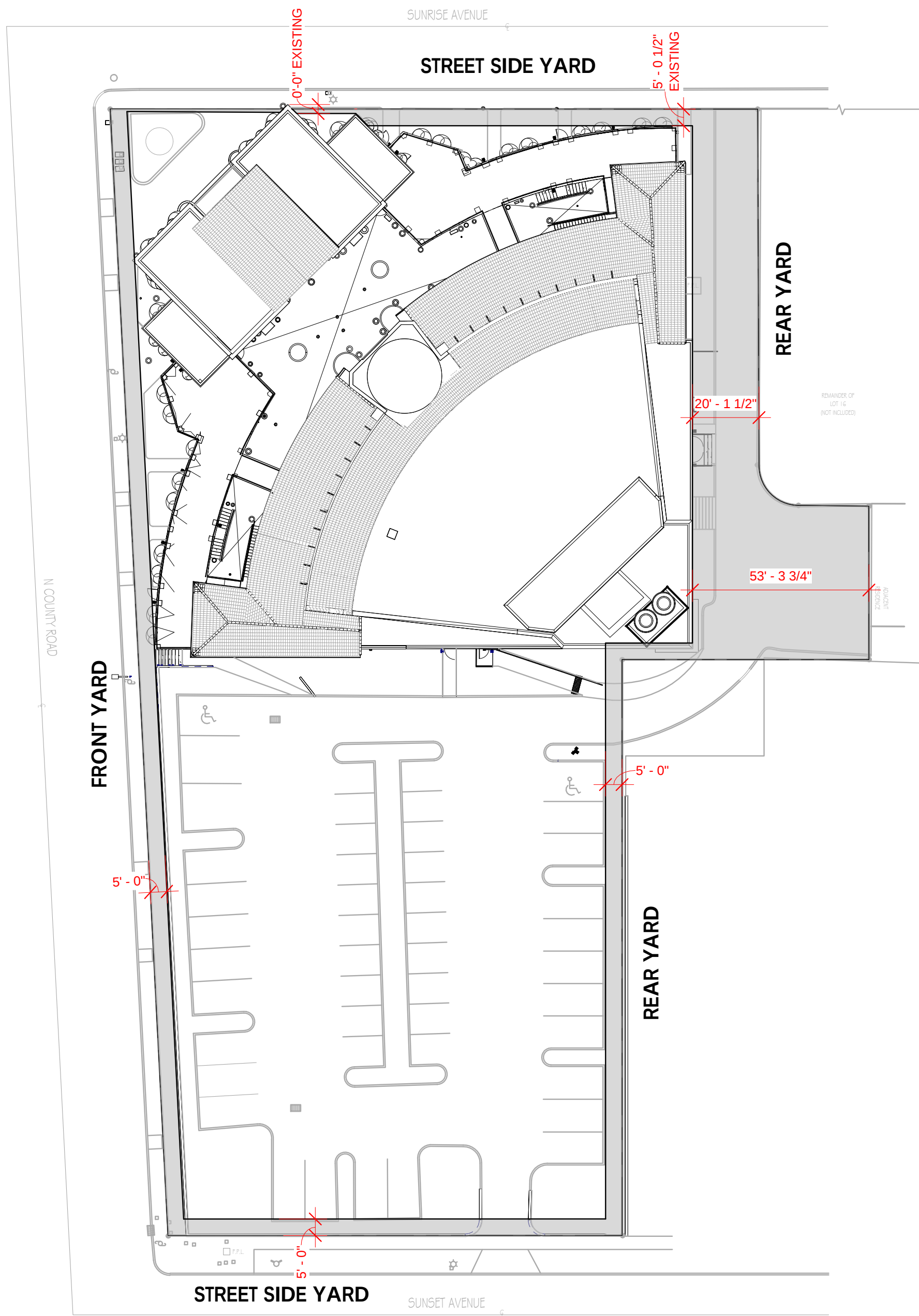
① ENCLOSED SQUARE FOOTAGE - EXISTING
1" = 30'-0"



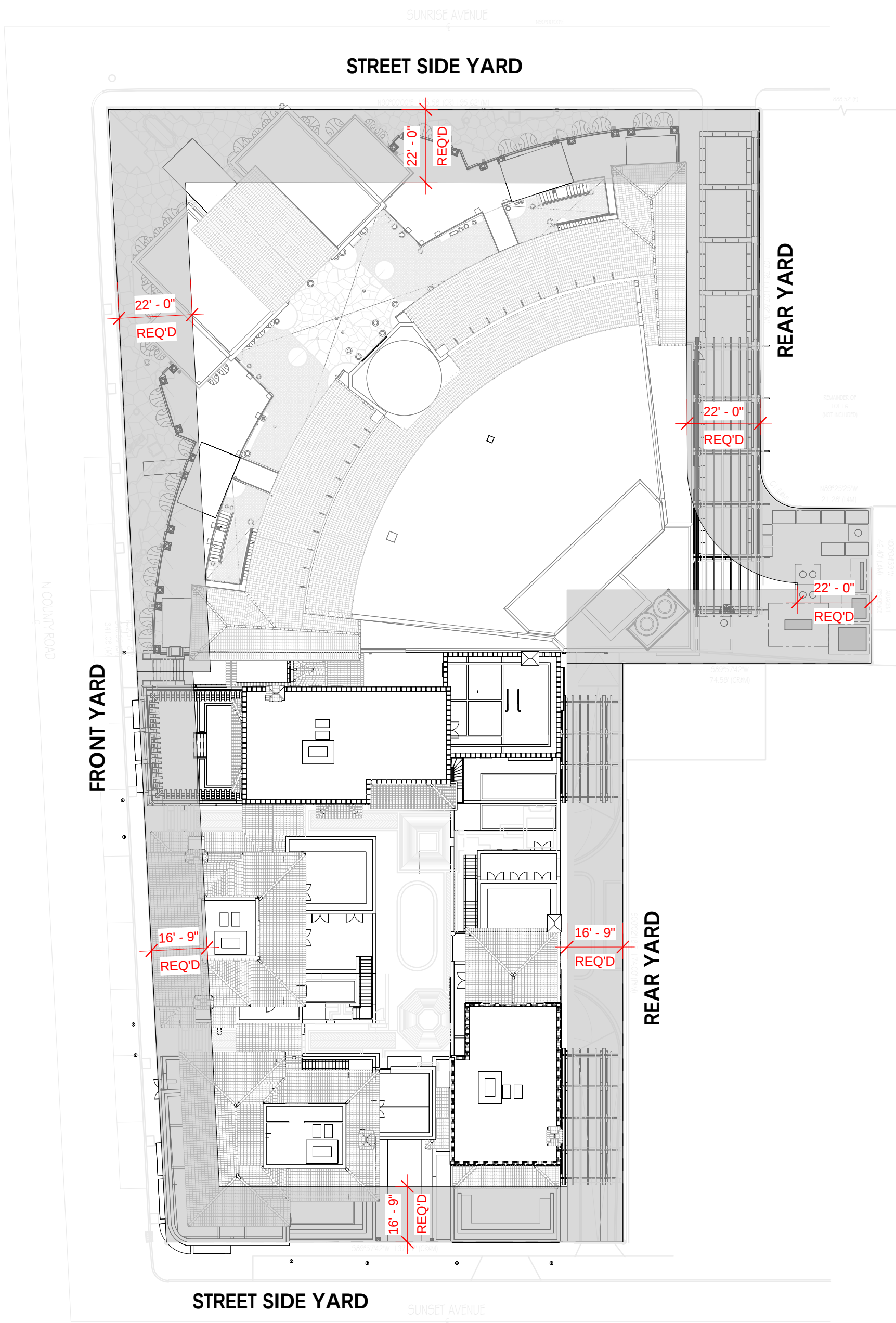
② ENCLOSED SQUARE FOOTAGE - PROPOSED
1" = 30'-0"



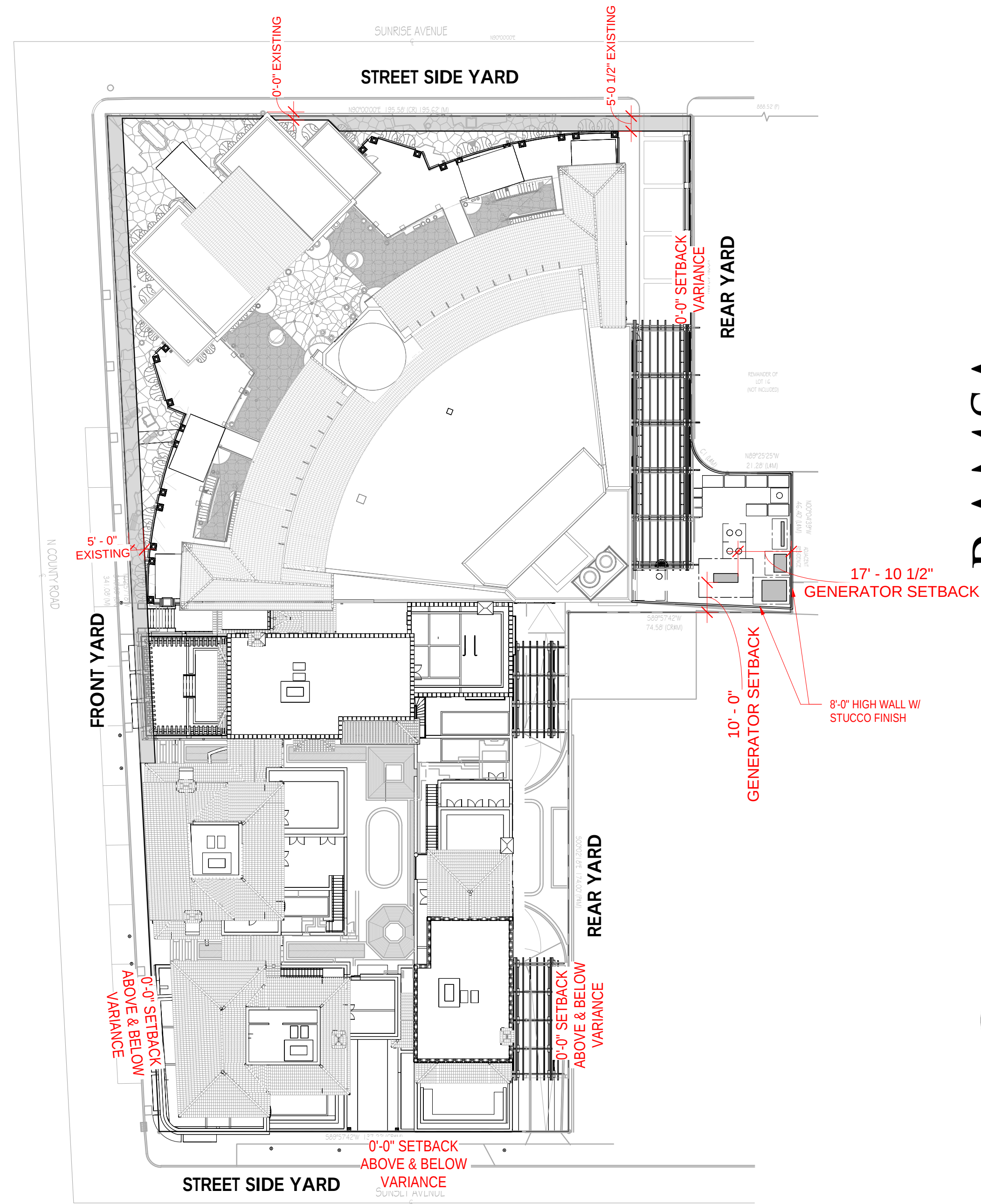
① SETBACKS - EXISTING
1" = 30'-0"



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



③ SETBACKS - PROPOSED
1" = 30'-0"



Scale: 1" = 30'-0"
Note: When printed on 11 x 17 paper scale is half



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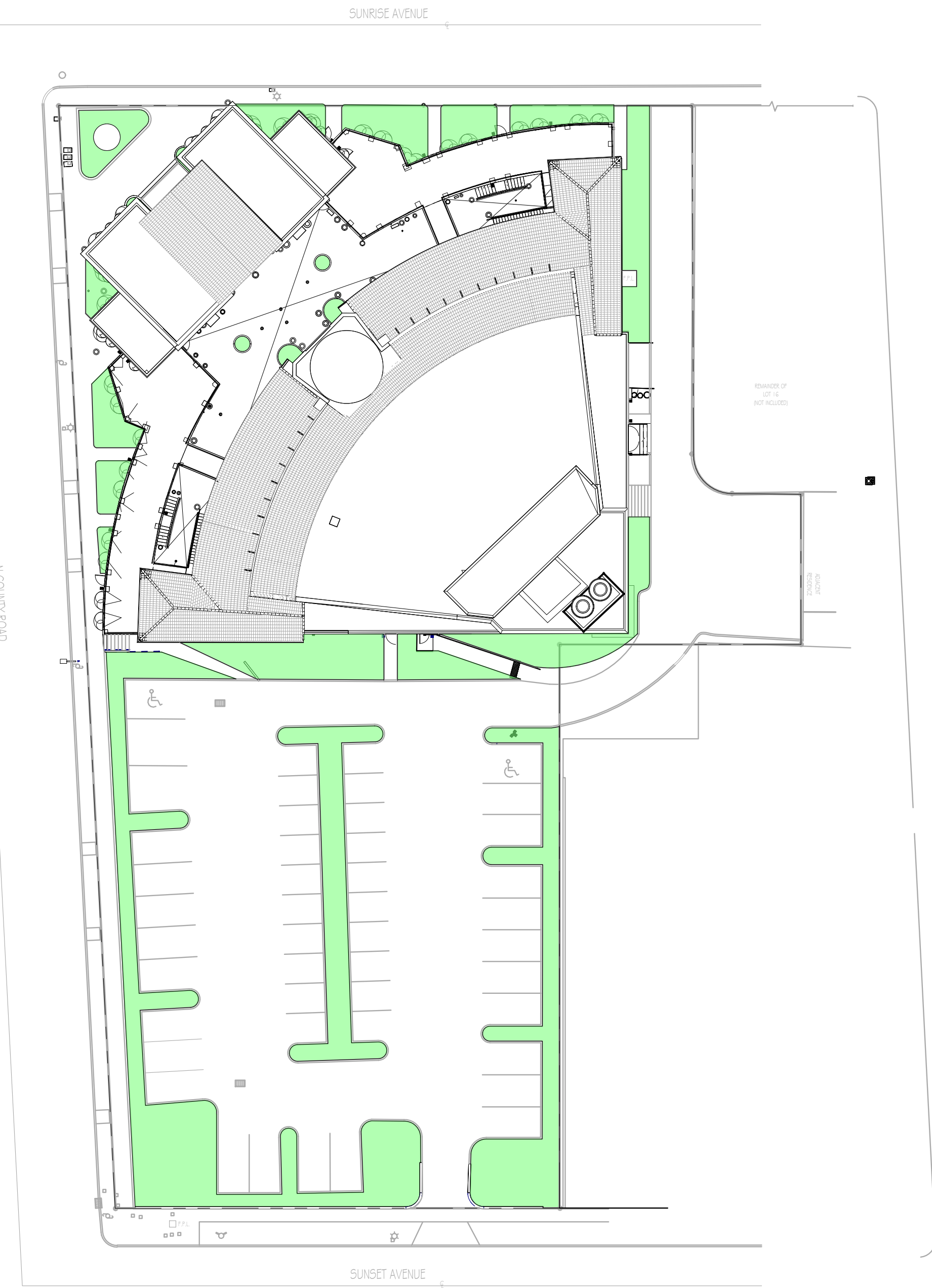
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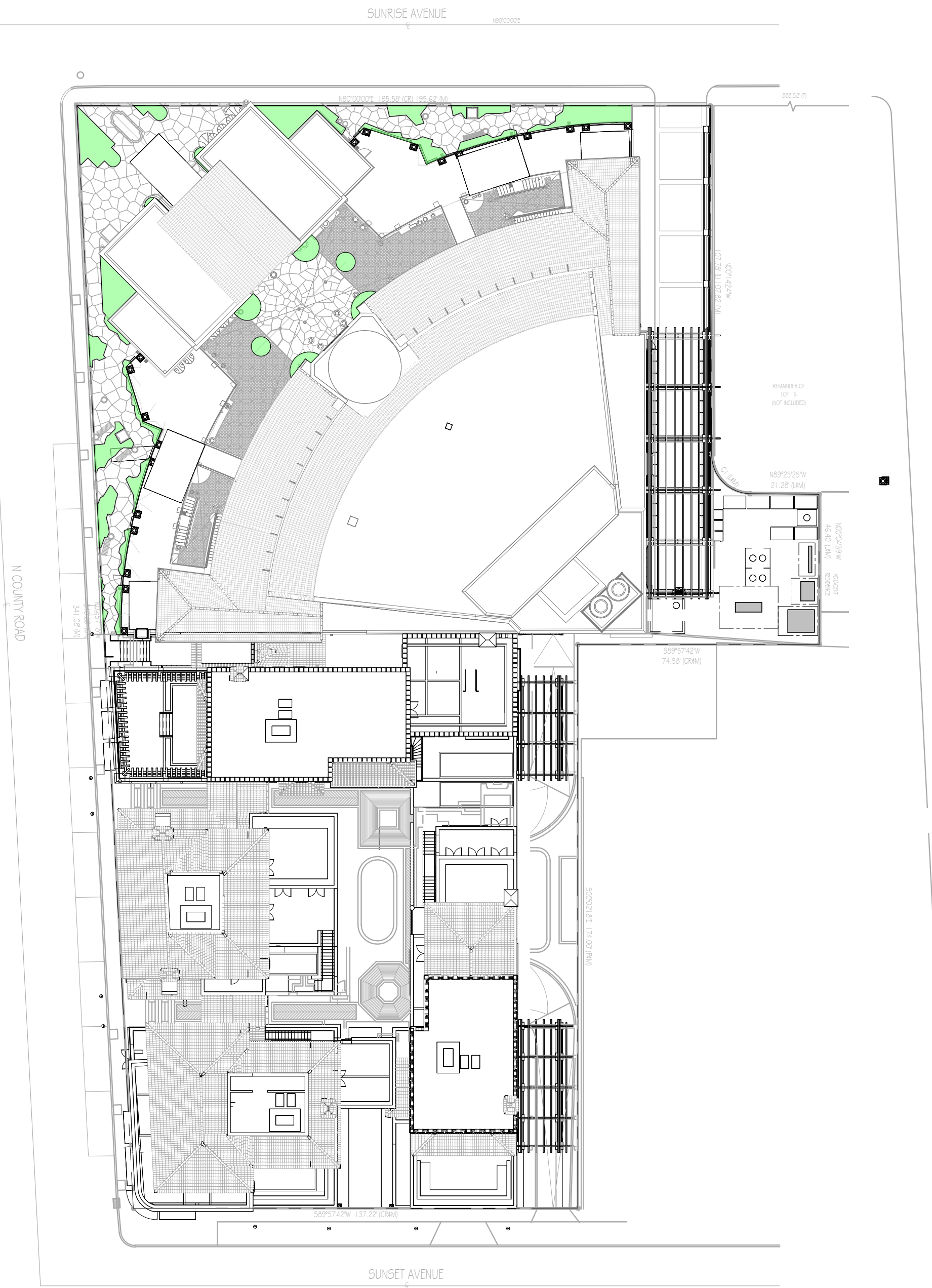
FINAL
DROP-OFF
03/14/23

A-14



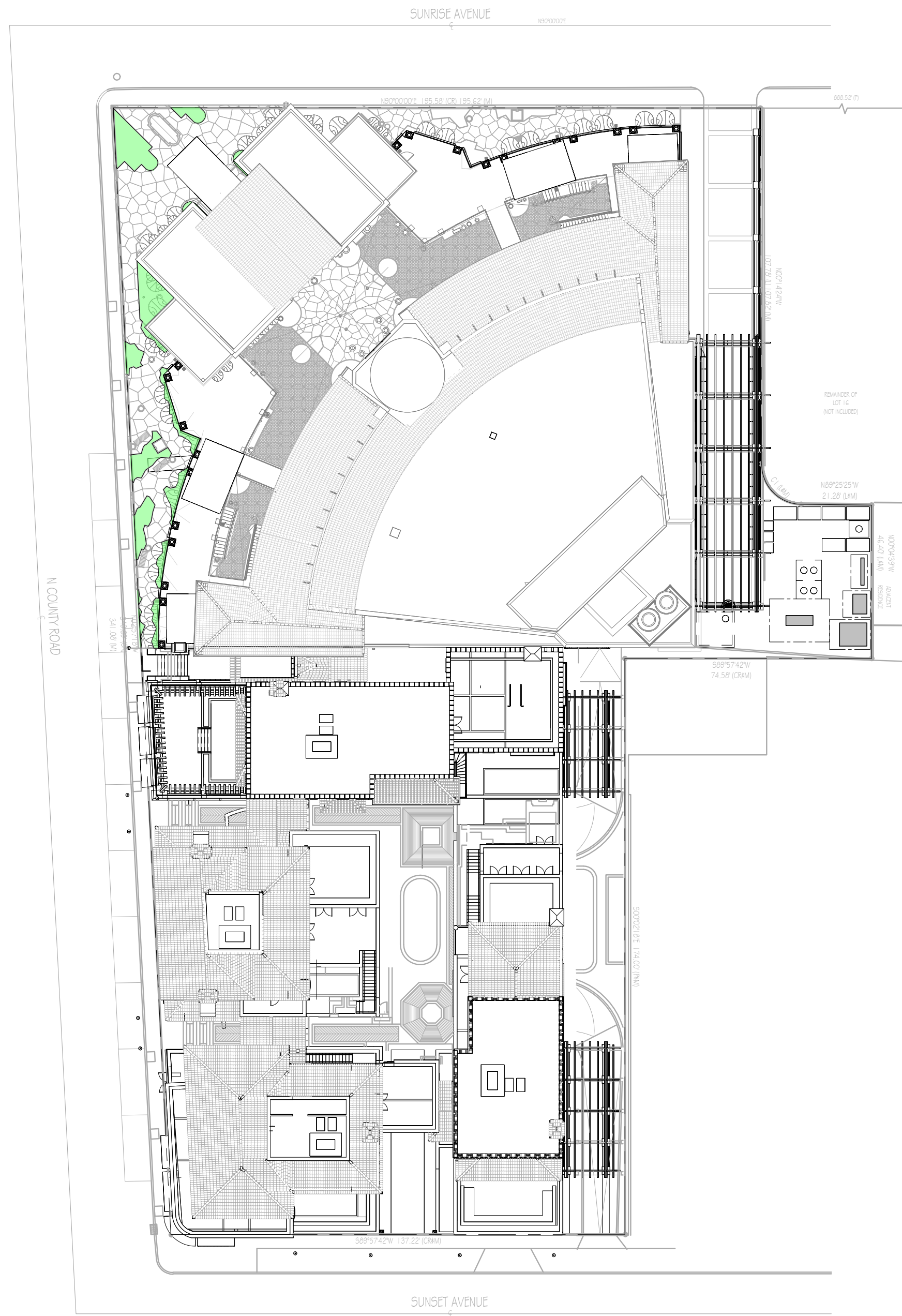
① OPEN SPACE DIAGRAM - EXISTING
1" = 30'-0"

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%)

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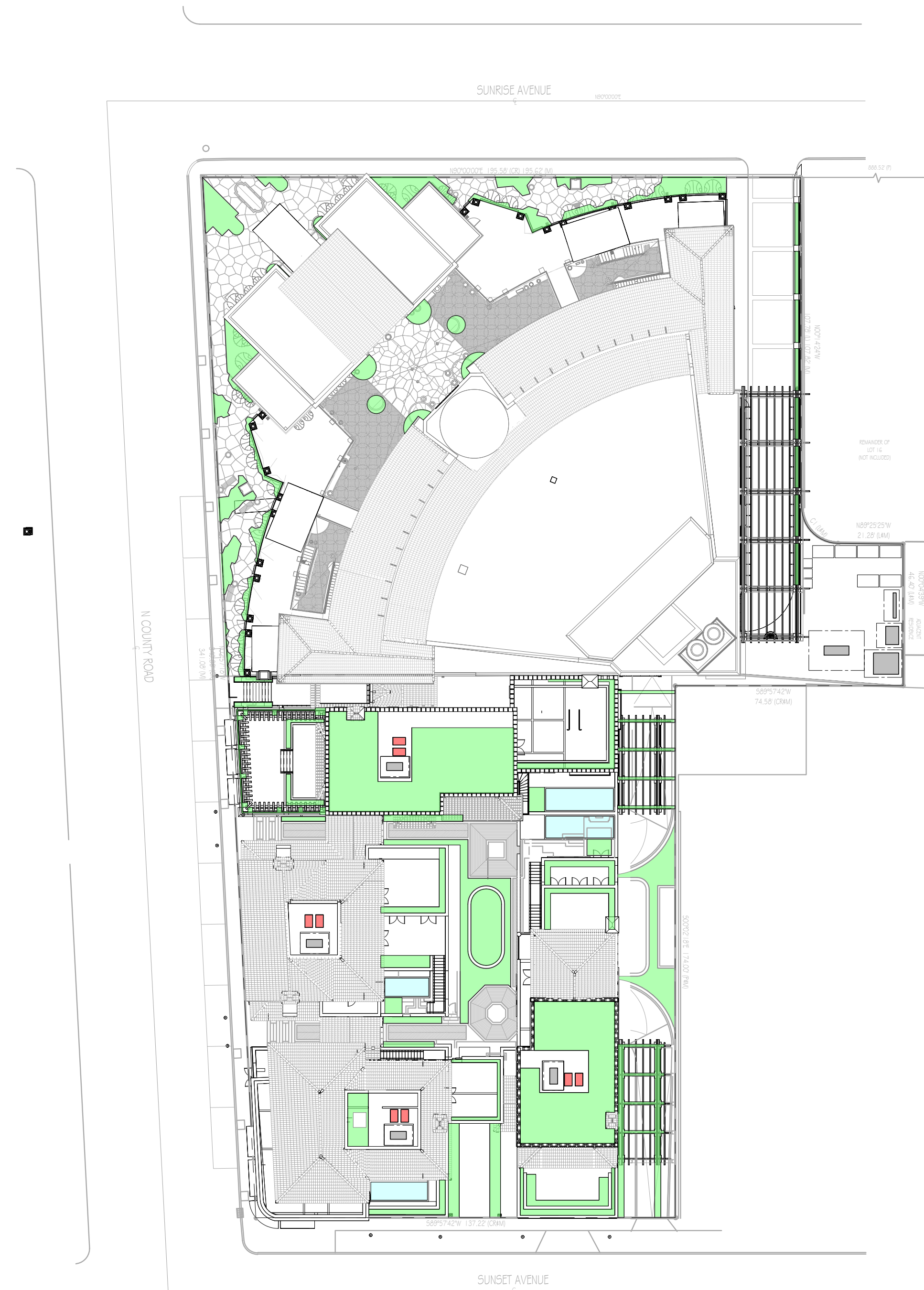
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PROPOSED OPEN GREEN SPACE - 6704 SQFT (11%)

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RAMSA

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