

SCHEDULED HEARING DATES:

PRE-APPLICATION SUBMITTAL DATE: 05.03.2024
FIRST SUBMITTAL DATE: 05.09.2024
SECOND SUBMITTAL DATE: 05.28.2024
FINAL DROP OFF: 06.07.2024
MEETING DATE: 07.24.2024

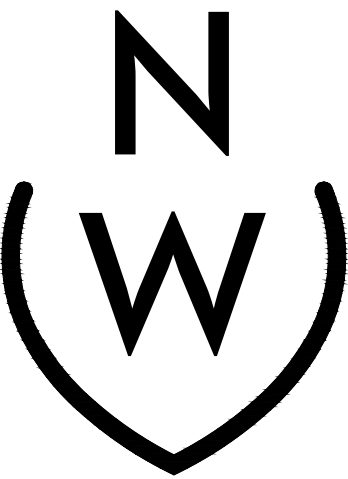
PRIVATE RESIDENCE
245 SEMINOLE AVENUE, PALM BEACH, FL.

SHEET LEGEND:

- S-PROPERTY SURVEY (UPDATE SURVEY REQUESTED)
- VLM-VICINITY LOCATION MAP
- LP-LOCATION PLAN
- EX1-EXISTING CONDITIONS PLAN
- EX2-EXISTING LANDSCAPE PHOTOS
- DM1-DEMOLITION PLAN
- CURRENTLY APPROVED SITE PLAN
- Lo-SITE PLAN RENDERING
- EL1-FRONT YARD ELEVATION-NORTH RENDERING
- OS1-OPEN SPACE DIAGRAM-OVERALL
- OS2-OPEN SPACE DIAGRAM-FRONT SETBACK
- OS3-OPEN SPACE DIAGRAM-PERIMETER SETBACK
- SITE-OVERALL SITE PLAN
- L1-PROPOSED HARDSCAPE PLAN
- LP1-PROPOSED LANDSCAPE PLAN
- LP2-PROPOSED LANDSCAPE PLANT SCHEDULE & DETAILS
- LP3-ZONING LEGEND
- CSP1-CONSTRUCTION SCREENING PLAN
- CSP2-CONSTRUCTION STAGING PLAN

SCHEDULED HEARING DATES:

REAR PORTION OF DESIGN STAFF APPROVED
A-24-03499

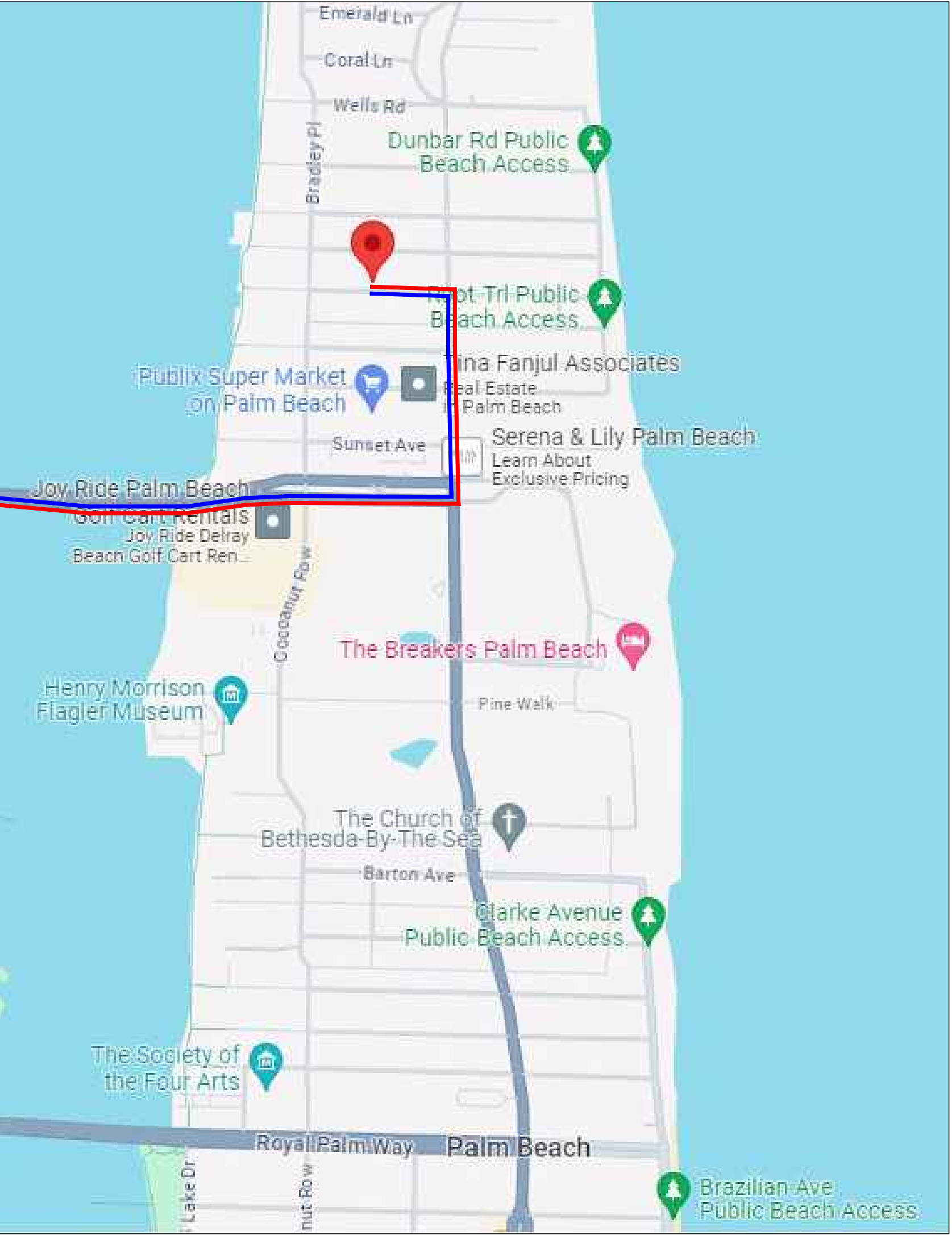
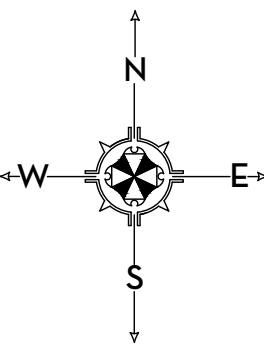


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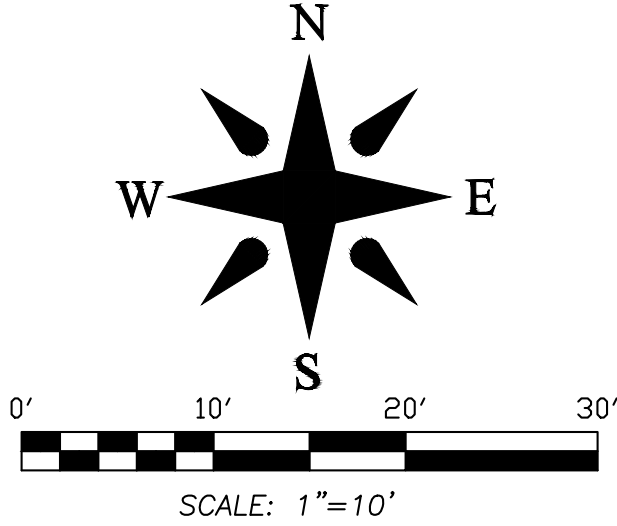
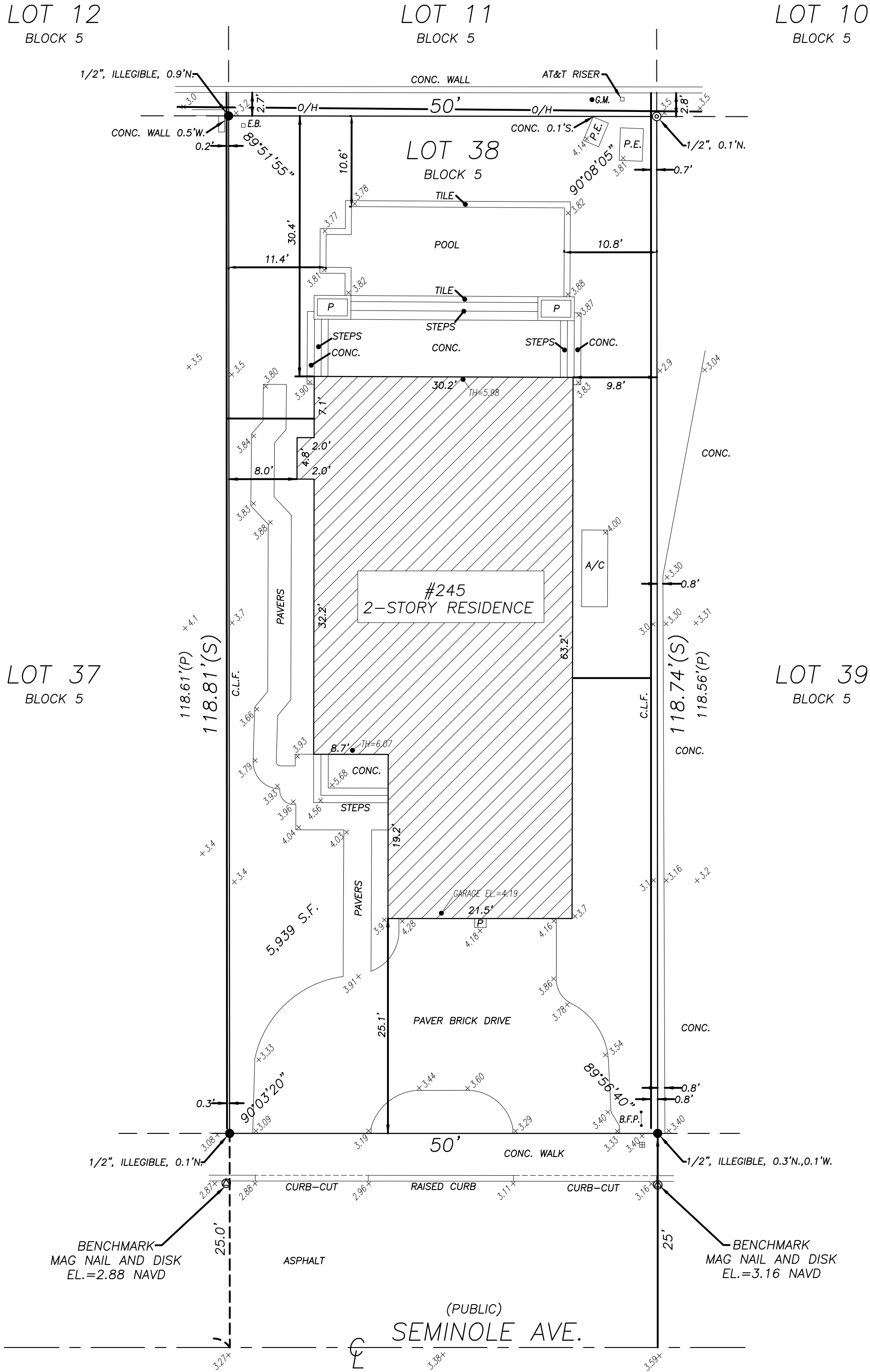
TRUCK LOGISTICS PLAN

- INBOUND
- OUTBOUND



LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
G.M. = GAS METER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
P = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
TH = THRESHOLD ELEVATION
T.O.B. = TOP OF BANK
T.O.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
B = BASELINE
C = CENTERLINE
Δ = CENTRAL ANGLE/Delta
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
⊙ = IRON PIPE FOUND (AS NOTED)
⦿ = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
⊙ = MAG NAIL & DISK SET (LB #4569)
⊕ = PROPERTY LINE
⊖ = UTILITY POLE
⦿ = FIRE HYDRANT
⊕ = WATER METER
⊖ = WATER VALVE
⊕ = LIGHT POLE
☼ = PINE TREE
☼ = SABAL PALM



BOUNDARY SURVEY FOR:
LIFL LLC

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

LIFL LLC

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

PROPERTY ADDRESS:
245 Seminole Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 38, Block 5, OCEAN PARK, H.W. ROBBINS ADDITION to Palm Beach, according to the map or plat thereof, as recorded in Plat Book 6, Page 78, Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone AE 6 according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0581F, dated 10/05/2017.

- NOTES:
- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. 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'.

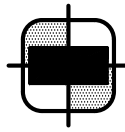
CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 6/23/2021

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

BOUNDARY SURVEY FOR:

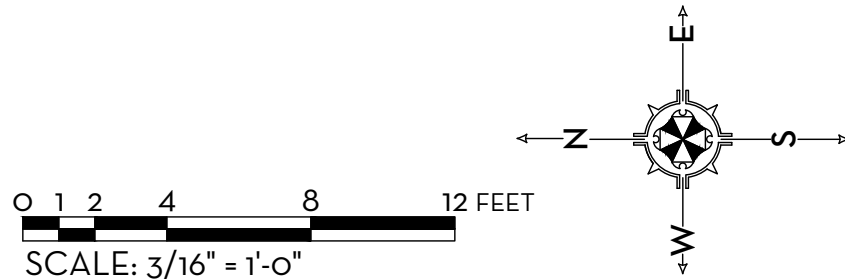
LIFL LLC



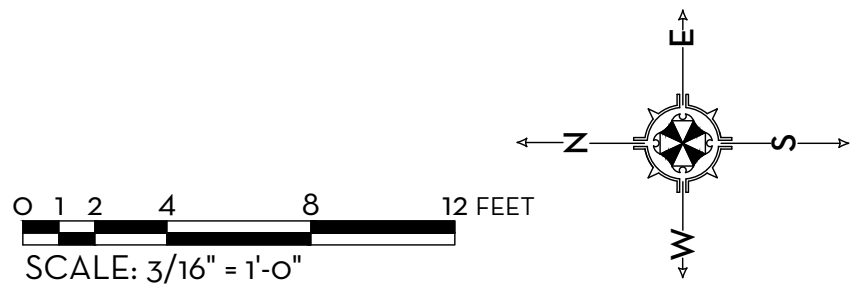
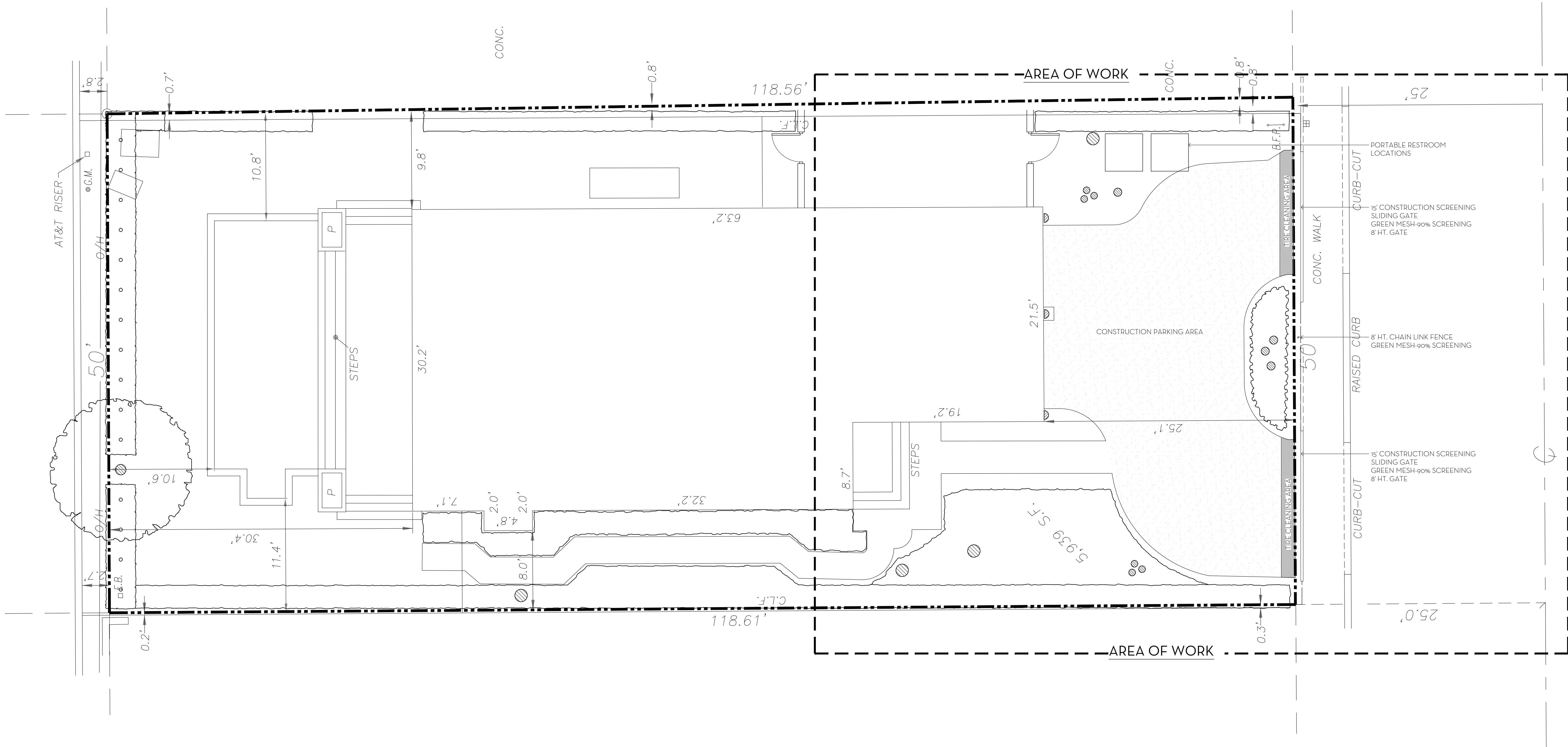
WALLACE SURVEYING
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

CORP. LICENSED BUSINESS # 4569

FIELD:	B.M.	JOB NO:	21-1379	F.B:	PB314	PG:	27
OFFICE:	M.B.	DATE:	6/23/21	DWG. NO:	21-1379		
C'K'D:	C.W.	REF:	21-1379.DWG	SHEET	1	OF	1



CSP



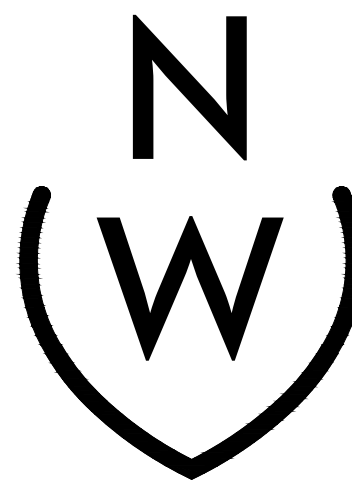
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION STAGING PLAN
PRIVATE RESIDENCE

245 SEMINOLE AVE, PALM BEACH, FL

28 MAY 2024
09 MAY 2024
24 APR 2024



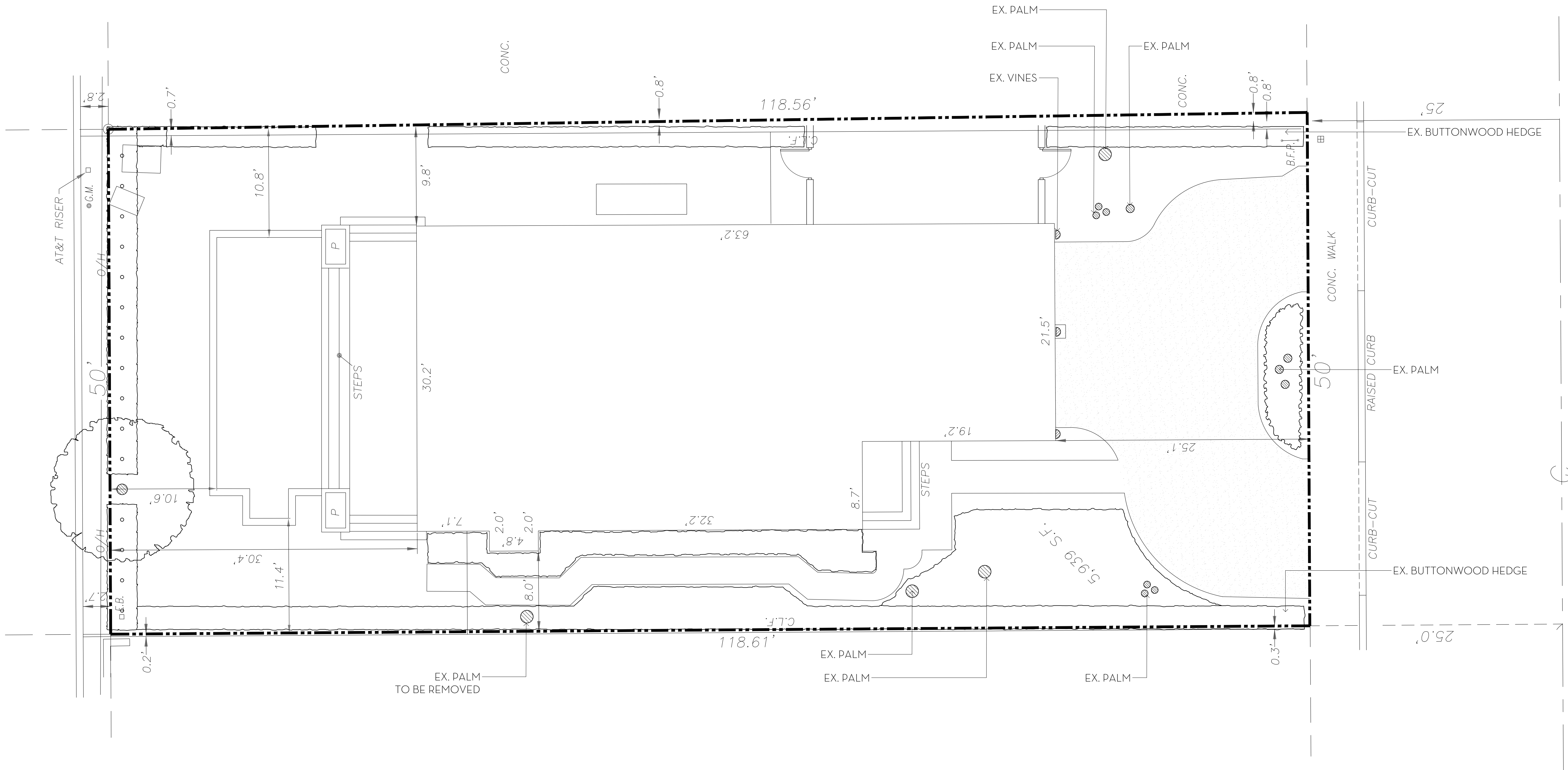
NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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NIEVERAWILLIAMS.COM

CSP2

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



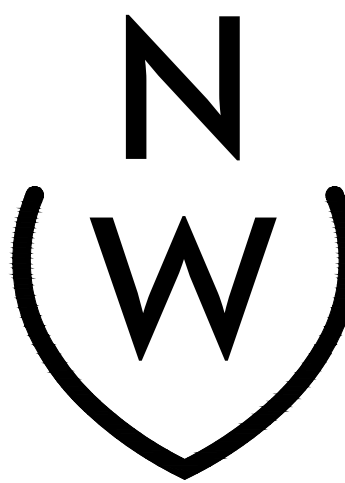
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS PLAN
PRIVATE RESIDENCE

245 SEMINOLE AVE, PALM BEACH, FL

28 MAY 2024
09 MAY 2024
24 APR 2024



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EX1

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



PHOTO 1: FRONT YARD AREA



PHOTO 2: FRONT YARD AREA



PHOTO 3: REAR POOL AREA



PHOTO 4: POOL AREA



PHOTO 5: REAR TERRACE



PHOTO 6: FRON YARD AREA

MARIO F. NIEVERA

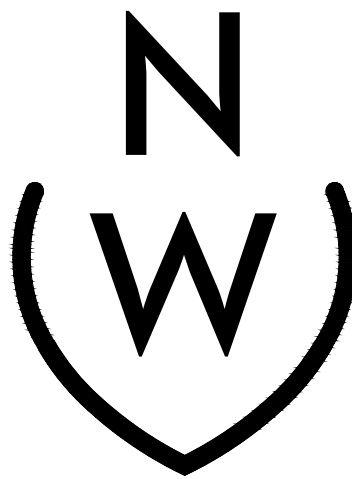
State of Florida
Landscape Architect
Registration No.
6666856

EXISTING SITE PHOTOS
PRIVATE RESIDENCE

245 SEMINOLE AVE, PALM BEACH, FL

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

09 MAY 2024
24 APR 2024
07 MAR 2024
27 FEB 2024
25 JAN 2024
17 AUG 2023
01 JAN 2023
10 NOV 2022
6 SEPT 2022



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EX2

State of Florida
Landscape Architect
Registration No.
6666856

245 SEMINOLE AVE PALM BEACH, FL.

28 MAY 2024
09 MAY 2024
24 APR 2024

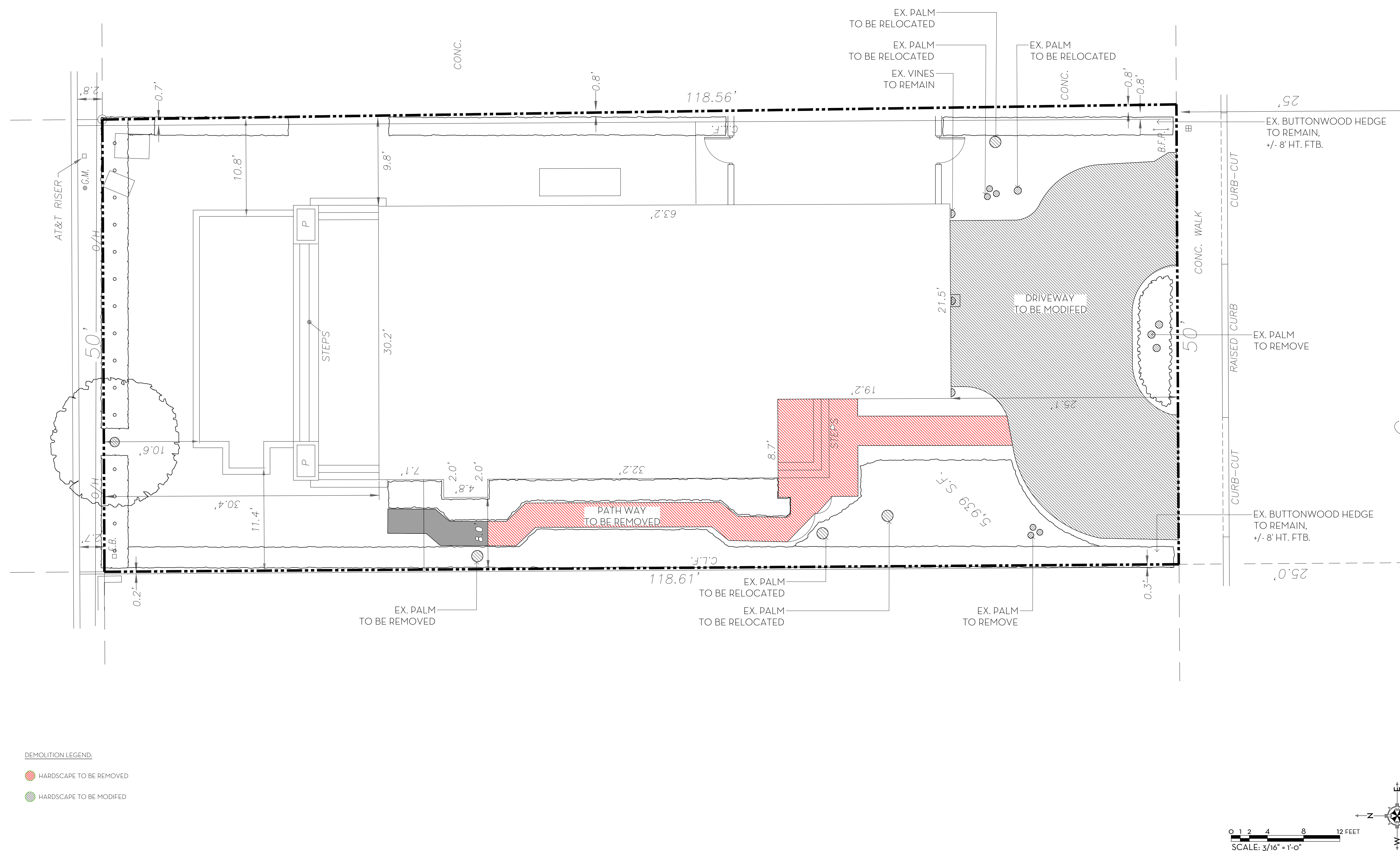


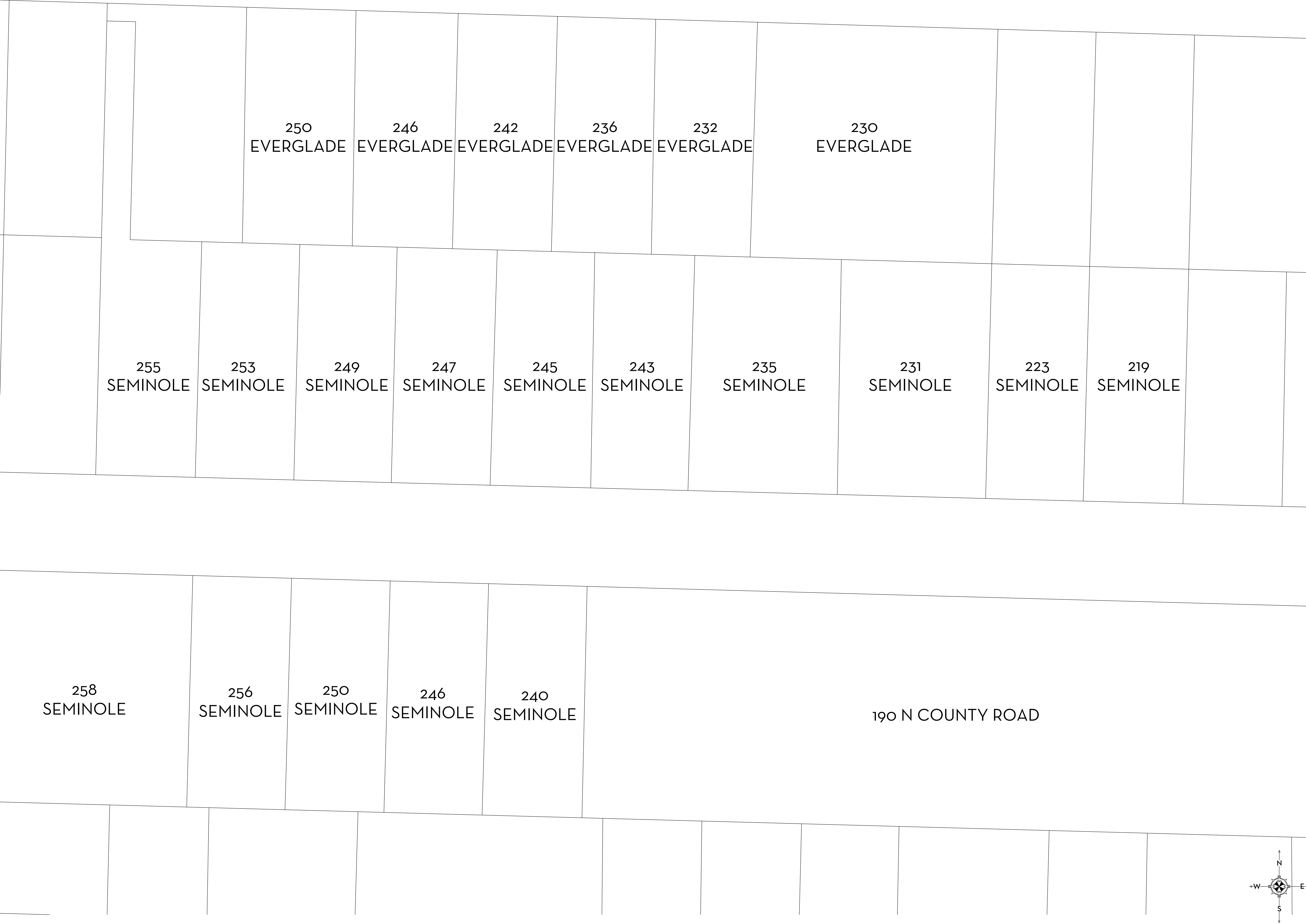
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West Palm Beach, FL 33401
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DMT

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



MARIO F. NIEVERA

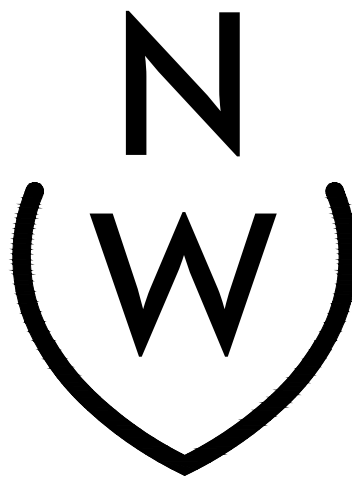
State of Florida
Landscape Architect
Registration No.
6666856

LOCATION PLAN
PRIVATE RESIDENCE

245 SEMINOLE AVE, PALM BEACH, FL

SCALE: 3/4" = 1'-0"

28 MAY 2024
09 MAY 2024
24 APR 2024

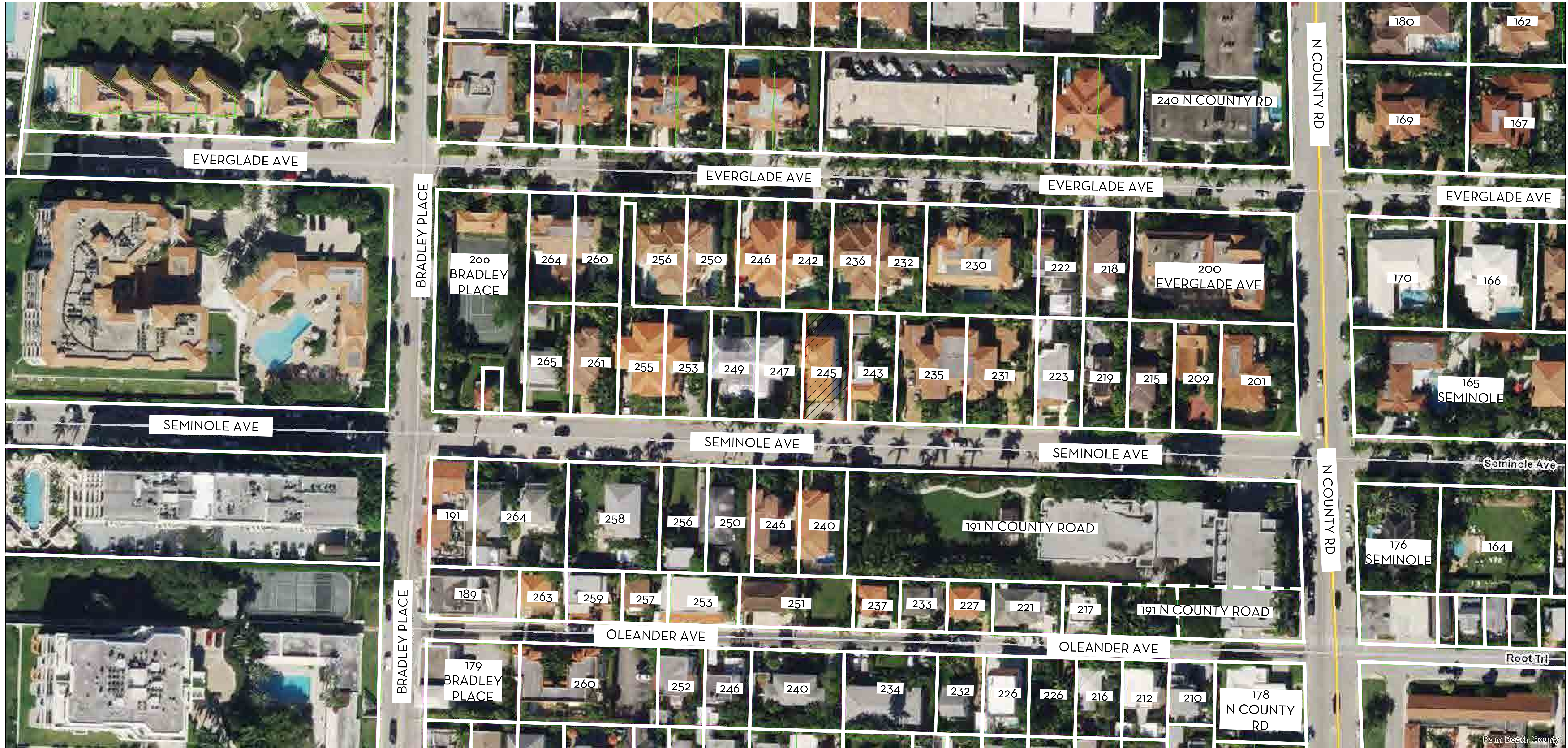


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MARIO F. NIEVERA

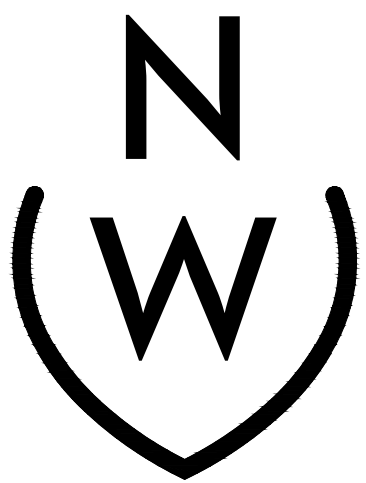
State of Florida
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VICINITY LOCATION MAP

PRIVATE RESIDENCE

245 SEMINOLE AVE, PALM BEACH, FL

28 MAY 2024
09 MAY 2024
24 APR 2024



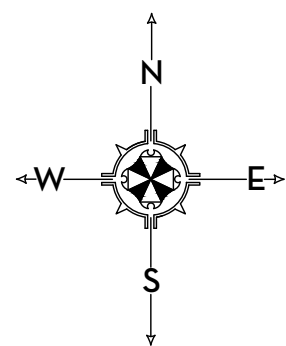
NIEVERA WILLIAMS
DESIGN

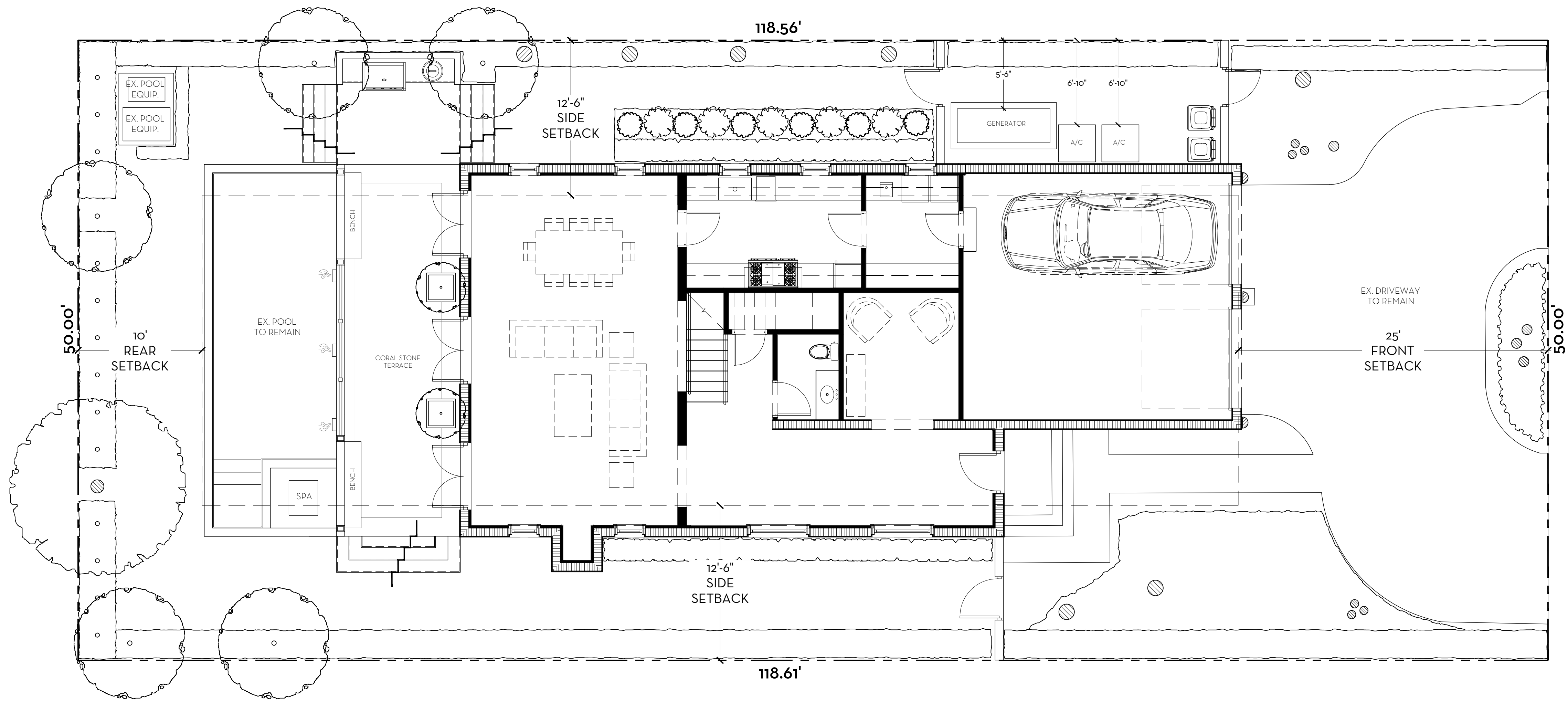
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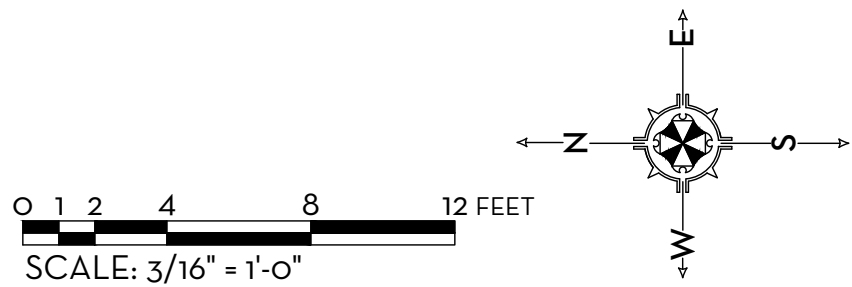
VLM

SCALE: NTS





OVERALL R-B SITE CALCULATIONS:				FRONT SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATIONS:					
SITE AREA =		5,935	SQ FT	100%	25' SETBACK AREA =		1,251	SQ FT	100%	PERIMETER AREA =		2,973	SQ FT
MINIMUM LANDSCAPE:					MINIMUM LANDSCAPE:					MINIMUM LANDSCAPE:			
REQUIRED =		2,671	SQ FT	45%	REQUIRED =		500	SQ FT	40%	(50% OF 2,973 SF) = 1,487 SF REQUIRED			
EXISTING =		2,369	SQ FT	39.9%	EXISTING =		471	SQ FT	37.6%	EXISTING =		2,409	SQ FT
PROPOSED =		2,497	SQ FT	42%	PROPOSED =		471	SQ FT	37.6%	PROPOSED =		2,243	SQ FT



MARIO F. NIEVERA

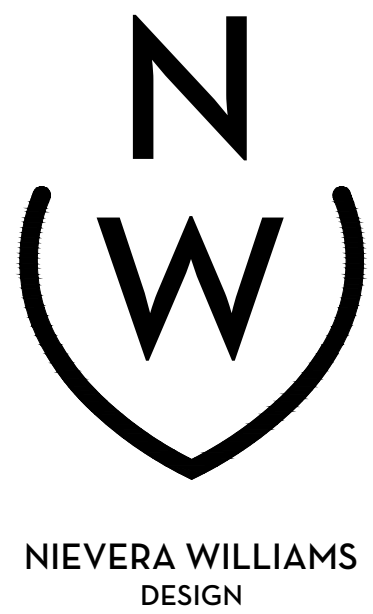
State of Florida
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OVERALL SITE PLAN

PRIVATE RESIDENCE

245 SEMINOLE AVE, PALM BEACH, FL

22 JANUARY 2024
17 AUGUST 2023
01 AUGUST 2023
10 JANUARY 2023
11 NOVEMBER 2022
06 SEPTEMBER 2022

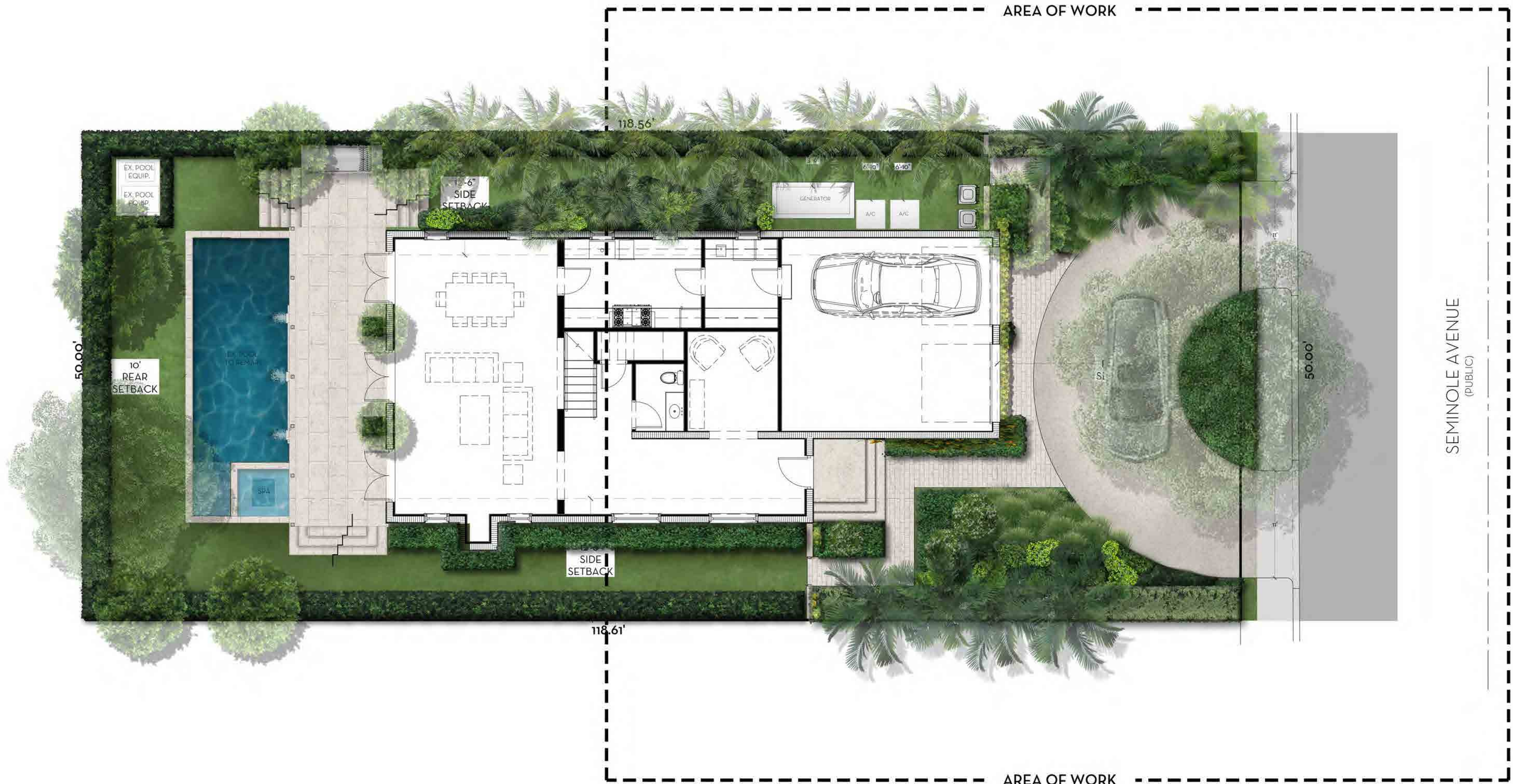


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SITE

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA *	5,935	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED *	2,671	SQ FT	45%
EXISTING *	2,369	SQ FT	40%
PROPOSED *	2,457	SQ FT	41.3%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA *	1,251	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED *	500	SQ FT	40%
EXISTING *	471	SQ FT	37.6%
PROPOSED *	548	SQ FT	43.8%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA *	2,973	SQ FT	
MINIMUM LANDSCAPE:			
REQUIRED *	1,500	SQ FT	50%
EXISTING *	1,409	SQ FT	47%
PROPOSED *	1,368	SQ FT	45%

MARIO F. NIEVERA

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OVERALL SITE PLAN RENDERING
PRIVATE RESIDENCE

245 SEMINOLE AVE, PALM BEACH, FL

09 MAY 2024
24 APR 2024
07 MAR 2024
27 FEB 2024
25 JAN 2024
17 AUG 2023
01 AUG 2023
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6 SEPT 2022

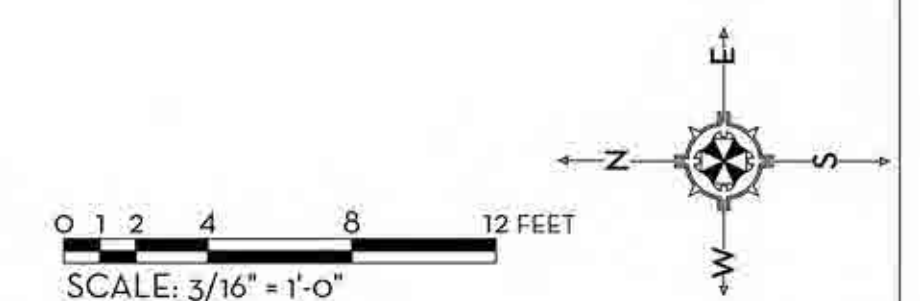


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DESIGN

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SCALE: 3/16\"/>