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RHONDA NASSER
242 PARK AVENUE
PALM BEACH, FL 33480
ARC-24-0029 - SEPTEMBER 25, 2024
ZON-24-0023 - OCTOBER 9, 2024

PRE-APP SUBMITTAL
4-29-24
FIRST SUBMITTAL
5-9-24
SECOND SUBMITTAL
6-24-24

242 PARK AVENUE
PALM BEACH, FLORIDA 33480

Removal of windows and addition of doors on the front (north) elevation. Addition of a small plunge pool which requires setback variance.

VARIANCE 1: Sec. 134-1757: A variance for a swimming pool with a 3 ft West side-yard setback in lieu of the 10 ft side-yard setback required.

VARIANCE 2: 134-1728(C)(1): A variance to permit the replacement of an existing swimming pool pump and filter equipment with a 2.58 ft setback, in lieu of the 5 ft setback required.

VARIANCE 3: 134-1728(c)(2): A variance to permit the replacement of an existing swimming pool heater equipment with a 2.58 ft setback, in lieu of the 10 ft setback required.

~~**VARIANCE 4: Sec. 134-1728(c)(7): A variance to forgo the requirement of a swimming pool heater to be completely screened by a concrete wall as high as the heater by not providing a concrete wall.**~~

REVISIONS:

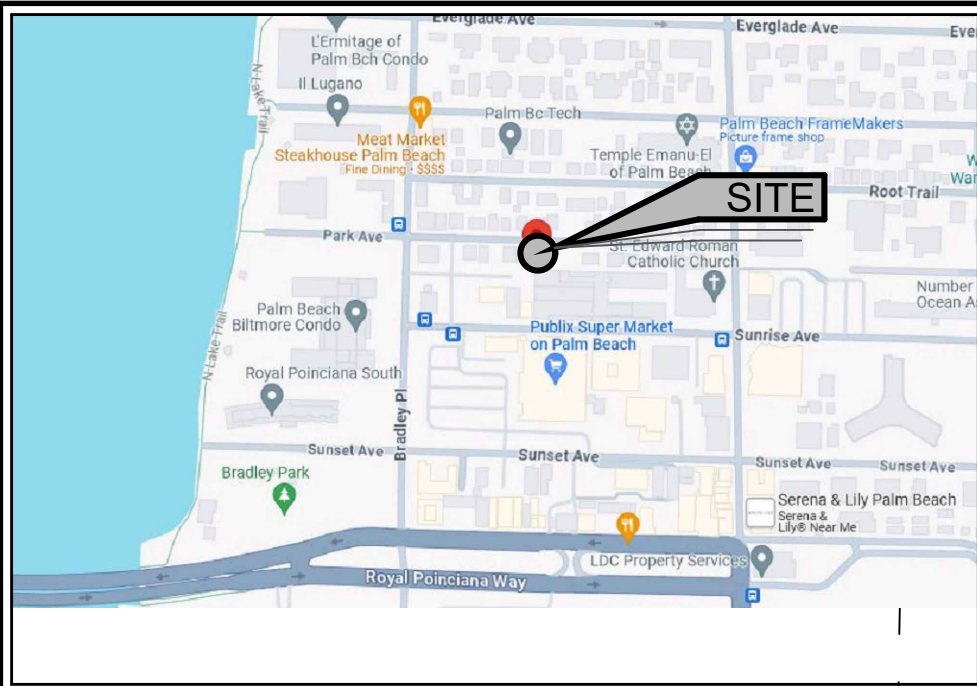


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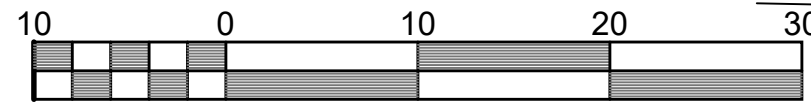
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6-20-24

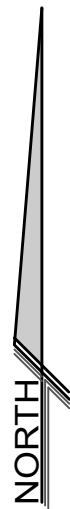
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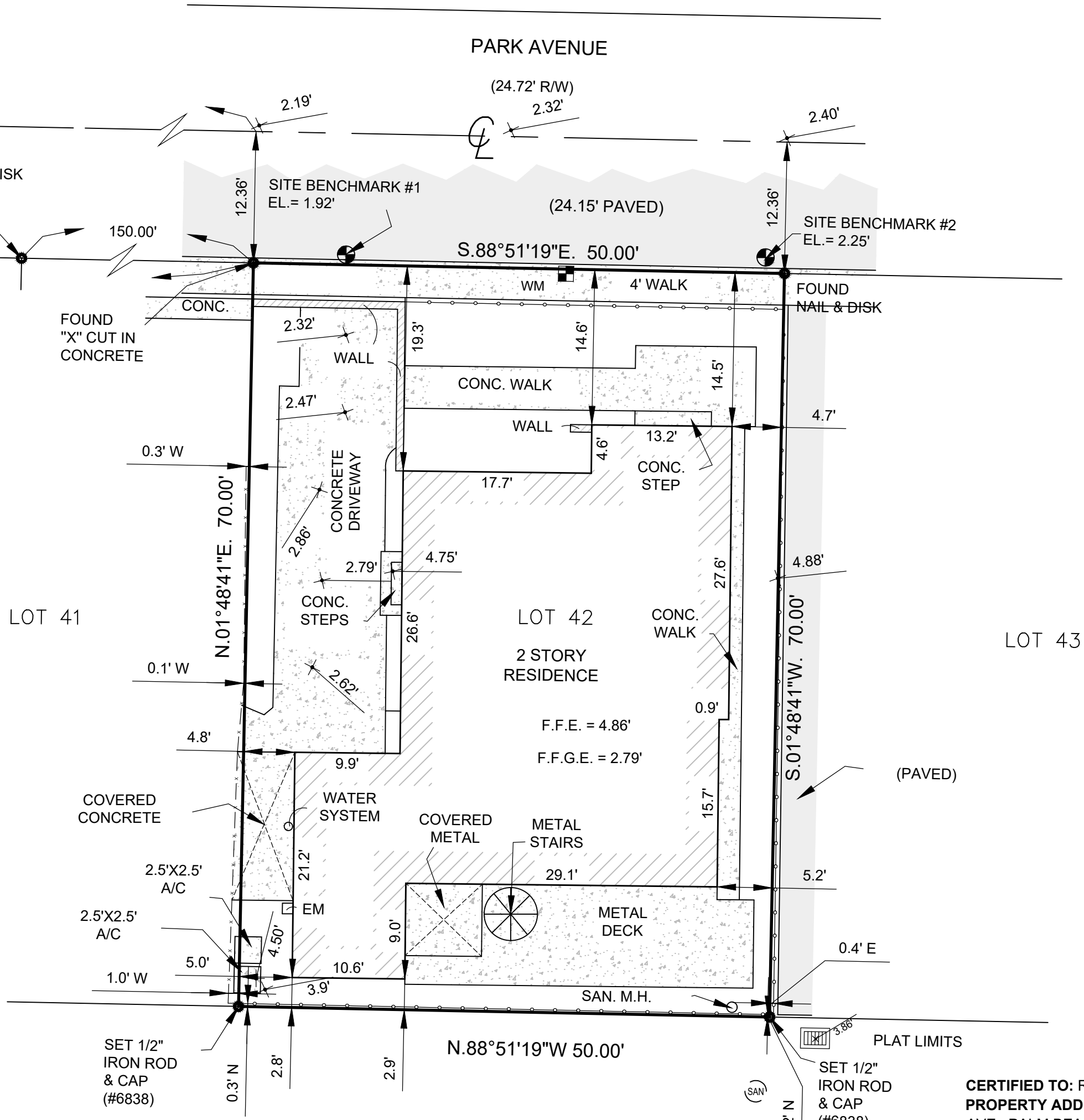
LOCATION MAP N.T.S.



Scale 1" = 10'



BRADLEY PLACE



SIDNEY MADDOCK
PALM BEACH HOTEL PROPERTY
FORMERLY EDITH GIFFORD -
DADE CAOUNTY DEED BOOK D 446

CERTIFIED TO: RHONDA NASSER
PROPERTY ADDRESS: 246 PARK
AVE , PALM BEACH , FL 33480
FLOOD ZONE: AE (FIRM
120220-12099C0581F 10/05/2017)
BASE FLOOD ELEVATION = 6' (NAVD
88)
DESCRIPTION: Lot 42, BUNGALOW
PARK, an Addition to the Town of Palm
Beach, Florida, according to the Plat
thereof recorded in Plat Book 7, Page
26, of the Public Records of Palm Beach
County, Florida.

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's
seal and/or an authenticated electronic signature and
authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE Y230

SURVEY NOTES:

- Lands shown hereon were prepared without the benefit of a title search for easements, rights of way, or other matters of record.
- Area of subject property = 3,500 square feet (0.0803 acres).
- Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
 - $\times^{00.00}$ = existing elevation (NAVD 88 typical).
- No underground improvements located.
- Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
- This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= PAVER BRICK FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		= WOOD POWER POLE
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING	---	= CHAIN LINK FENCE		= WATER METER
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	---	= WOOD FENCE		= FIRE HYDRANT
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK	---	= METAL FENCE		= CATCH BASIN
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK	---	= CENTERLINE		= SANITARY MANHOLE
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE	---	= EASEMENT		
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY	---	= COVERED		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE	---	= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE	---	= LOT TIE		

SCALE:	1" = 10'
DRAWN BY:	S.U.B.
FIELD WK:	LUIS
DATE:	12/14/2023

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	H-45/4
PREV. JOB NO'S.	
JOB NO.	Y231284
M -	



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:			
2	Zoning District:			
3	Lot Area (sq. ft.):			
4	Lot Width (W) & Depth (D) (ft.):			
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)			
6	FEMA Flood Zone Designation:			
7	Zero Datum for point of meas. (NAVD)			
8	Crown of Road (COR) (NAVD)			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)			
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			
12	*Front Yard Setback (Ft.)			
13	* Side Yard Setback (1st Story) (Ft.)			
14	* Side Yard Setback (2nd Story) (Ft.)			
15	*Rear Yard Setback (Ft.)			
16	Angle of Vision (Deg.)			
17	Building Height (Ft.)			
18	Overall Building Height (Ft.)			
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)			
22	Base Flood Elevation (BFE)(NAVD)			
23	Landscape Open Space (LOS) (Sq Ft and %)			
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)			
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

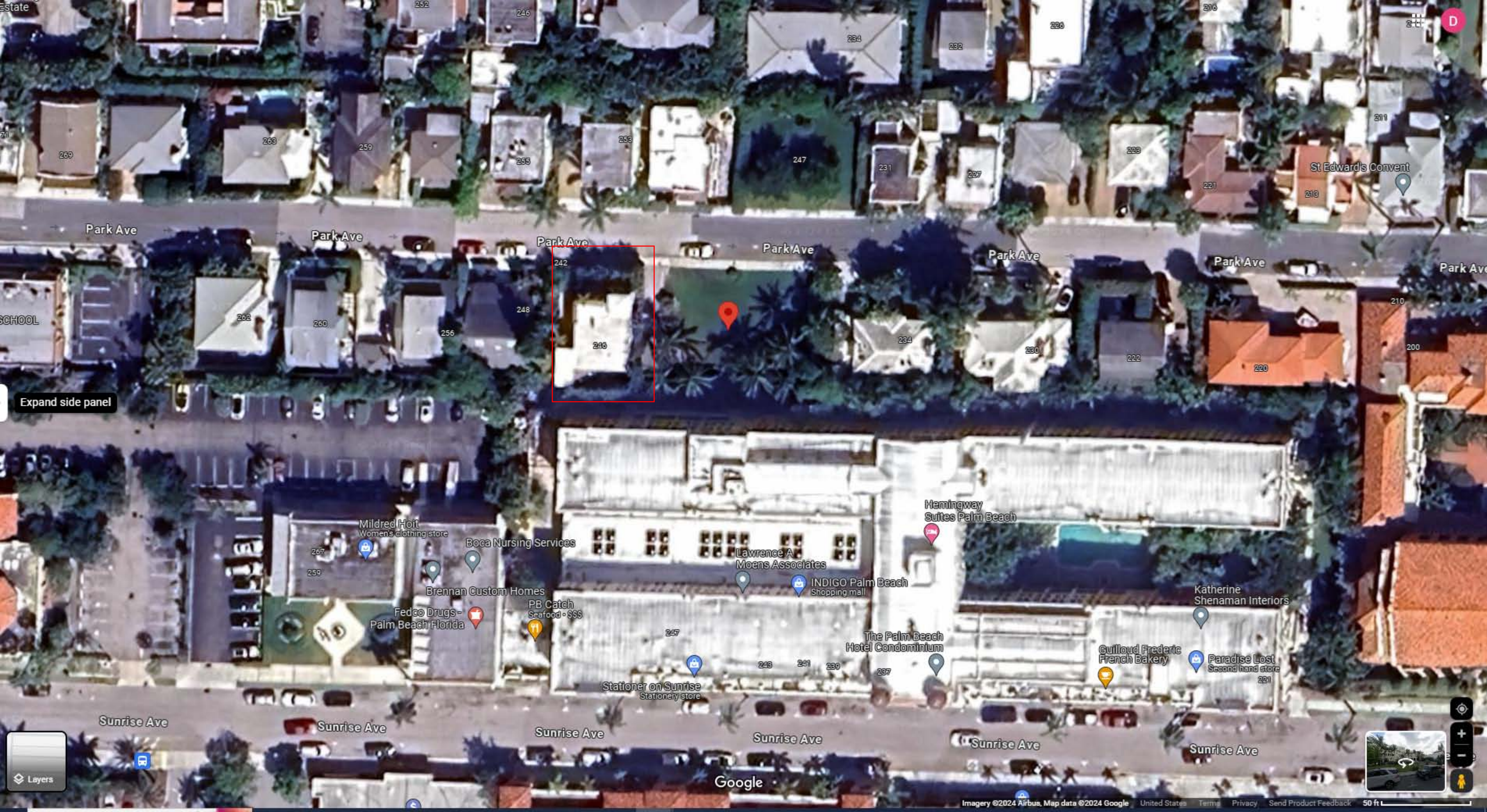
** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill [\(Sec. 134-1600\)](#)

*** 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



Park Ave

Park Ave

Park Ave

Park Ave

Park Ave

Park Ave

Park Ave

SCHOOL

St Edward's Convent

Expand side panel

Mildred Holt
Women's clothing store

Boca Nursing Services

Brennan Custom Homes

Fedco Drugs -
Palm Beach Florida

PB Catch
Seafood • \$\$\$

Lawrence A.
Moens Associates

INDIGO Palm Beach
Shopping mall

Hemingway
Suites Palm Beach

Katherine
Shenaman Interiors

Guilloud Frederic
French Bakery

Paradise Lost
Second hand store

The Palm Beach
Hotel Condominium

Stationer on Sunrise
Stationery store

Sunrise Ave

Sunrise Ave

Sunrise Ave

Sunrise Ave

Sunrise Ave

Sunrise Ave

Google

Imagery ©2024 Airbus, Map data ©2024 Google United States Terms Privacy Send Product Feedback 50 ft



Driveway (Proposed Pool Location)



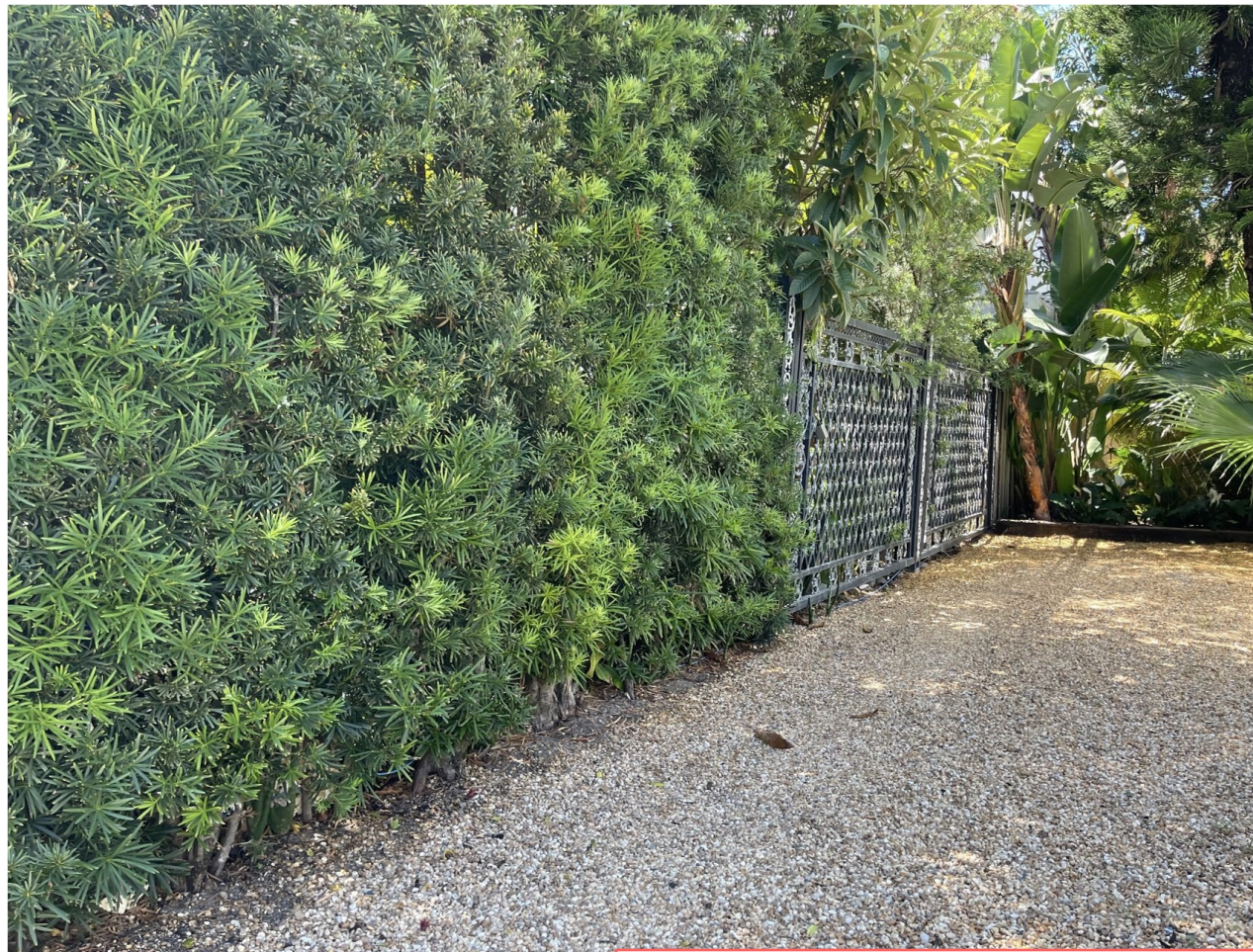
Driveway (Proposed Pool Location)



Street View



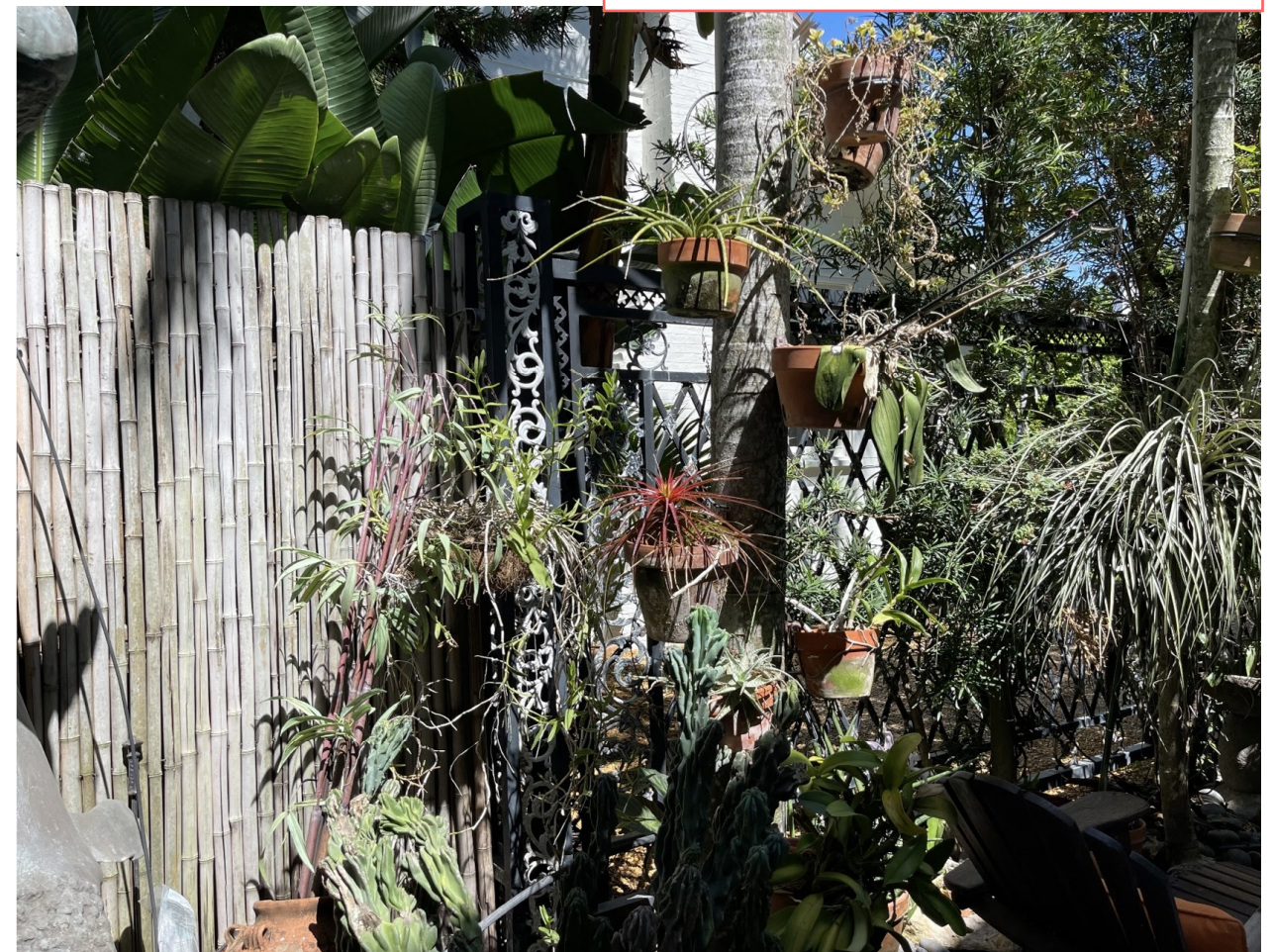
North Elevation



Existing Fence (Neighbor Side on West)



Landscape (Subject Property Side on West)





Landscape (Subject Property Side on West)



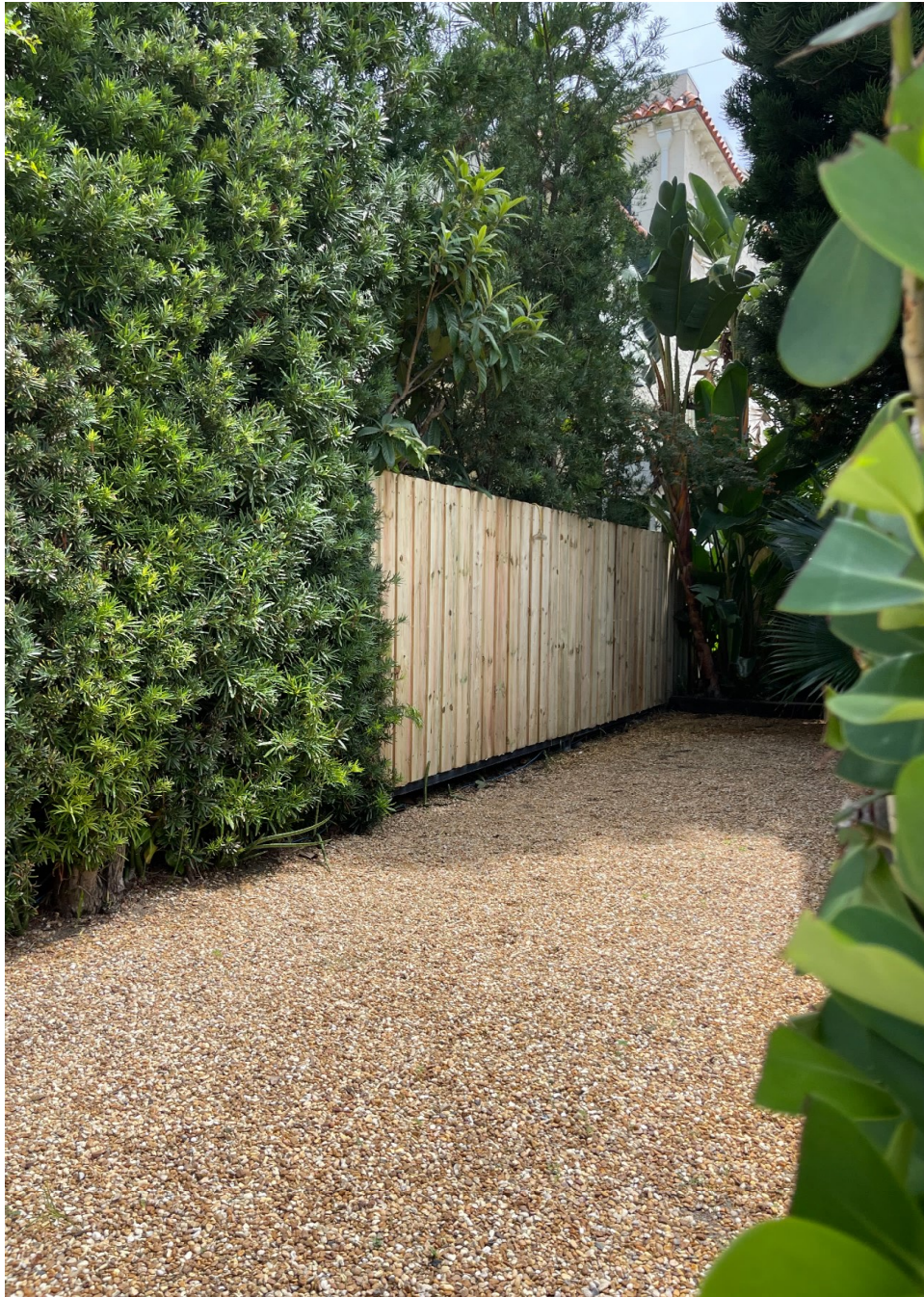
Landscape (Subject Property Side on West)



Landscape (Subject Property Side on West)



East Side of Subject Property



Newly Installed Fence (Neighbor Side on West)



Trimmed Landscape (Front of Subject Property)



View from Rear of Subject Property to Hotel Alley



View from Rear of Subject Property to Hotel Alley



View Fence at Rear of Subject Property to Hotel Alley



View from Rear of Subject Property to Hotel Alley



251 Park Ave Pool (Preinstallation)



251 Park Ave Pool (Post-installation)



Existing Pool Equipment Area



REASON THE POOL CANNOT BE LOCATED IN THE REAR OF THE PROPERTY

- A mini excavator or bobcat has a width of 5'
The West Side Setback is 4.8'
The East Side Setback is 4.7'
This does not even take into account the existing vegetation.
The necessary equipment cannot access the rear of the property.

REASONS THE POOL SHOULD NOT BE LOCATED IN THE REAR OF THE PROPERTY

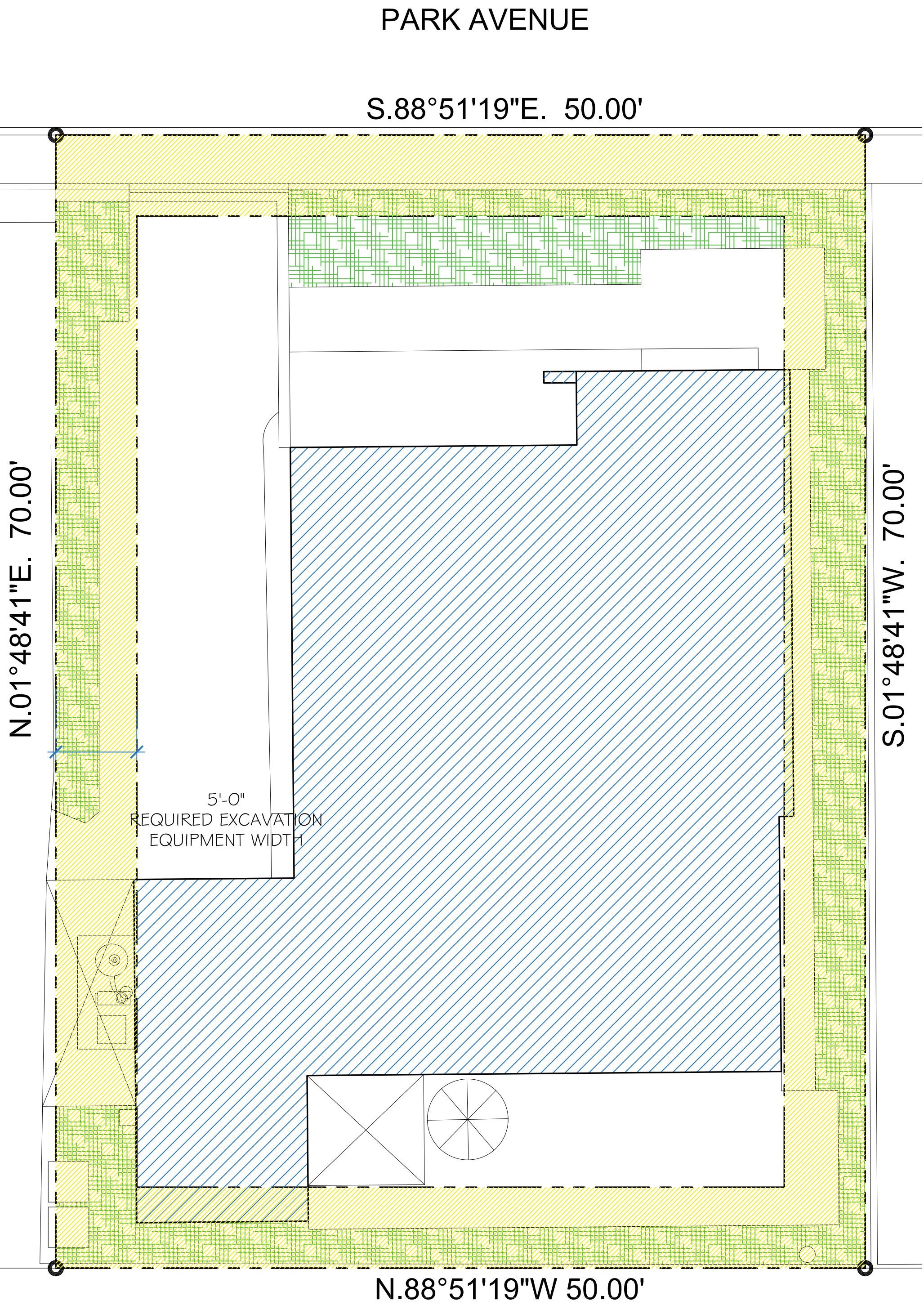
- Even if the equipment could access the rear of the property, the amount of worker traffic, damage to the site, and then required repair of the site would be far more excessive than if contained to the existing driveway area (hardscape vs landscape).
- When a pool is installed, new site drainage is required. The only feasible location is the existing driveway. A pool in the rear and drainage in the front would require more than twice the amount of time, money, and effort than containing both the pool and drainage in the west and the front.
- The rear of the property receives very little natural light due to the existing vegetation and the Palm Beach Historic Hotel/Condominium.
- The rear of the property also abuts a service alley primarily used by the Palm Beach Historic Hotel/Condominium which produces undesirable noise and odors as well as reduced privacy.
- Accessing the pool in the rear of the property would require passing through private bedrooms (an undesirable and inconvenient route).

REASONS THE POOL SHOULD BE ALLOWED IN THE PROPOSED WEST SIDE OF THE PROPERTY

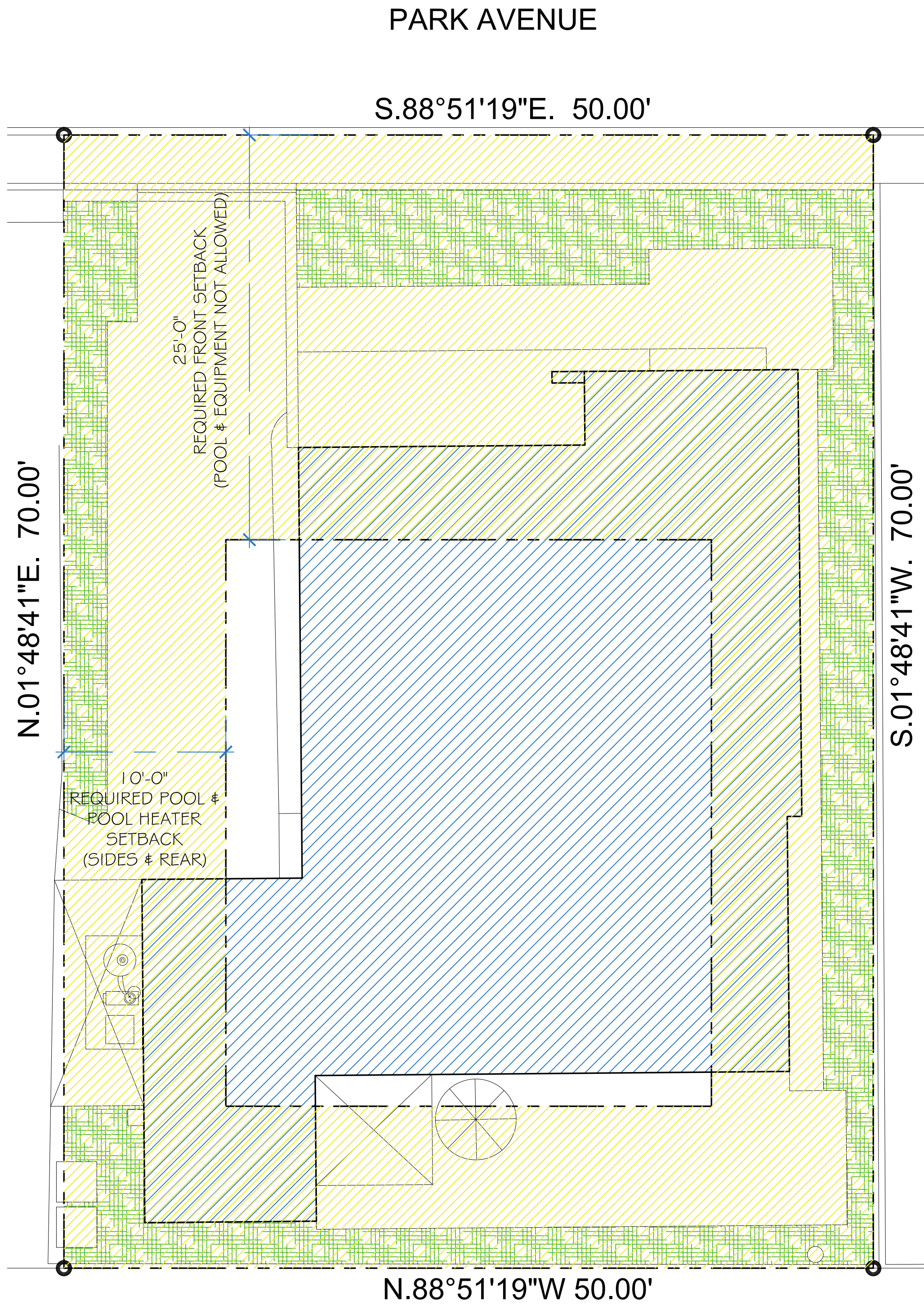
- Rhonda has several signatures of support for her proposed pool location, **most importantly from her immediate west neighbor who would be most affected by its proposed location.**
- Accessing the pool in the west side of the property could be achieved either via the front gate past the the driveway parking space or via the public rooms of the home (a more desirable and logical route).
- The pool and drainage in the west and front of the property are more efficient and cost effective locations and methods of construction.
- Almost identical size, location, and setback variance for a pool were approved immediately across the street at 251 Park Avenue, establishing precedent.
- The proposed west location will provide more privacy as well as enhanced natural light as opposed to the rear of the property.

REASONS THE POOL EQUIPMENT SHOULD BE ALLOWED IN THE PROPOSED WEST SIDE OF THE PROPERTY

- Existing pool equipment was located in same location. If the existing equipment was still in good working condition, no need for a variance would be needed.
- The closer the distance from the pool to the equipment, the more cost effective the installation.
- Again, Rhonda has several signatures of support for her proposed project, **most importantly from her immediate west neighbor who would be most affected by its proposed location.**
- As a point of compromise, Rhonda has agreed to construct a CMU wall to screen the equipment from her west neighbor, thereby eliminating a variance.

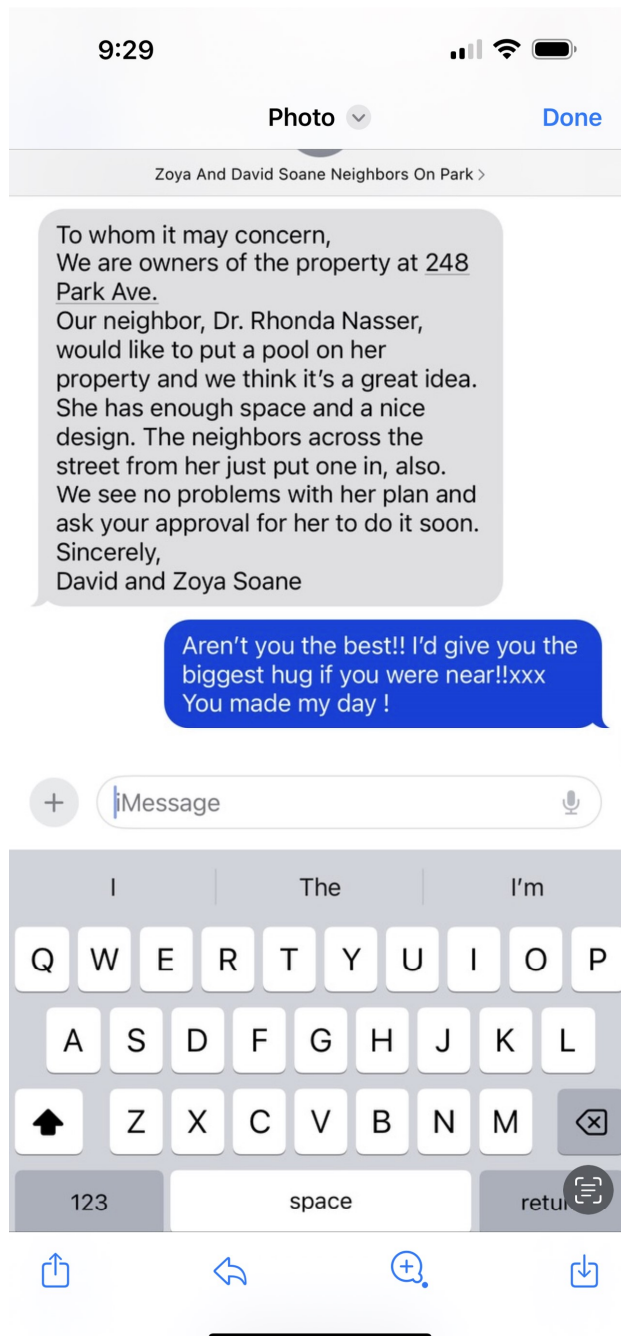


WIDTH OF EXCAVATION EQUIPMENT AROUND SITE
1/4" = 1'-0"

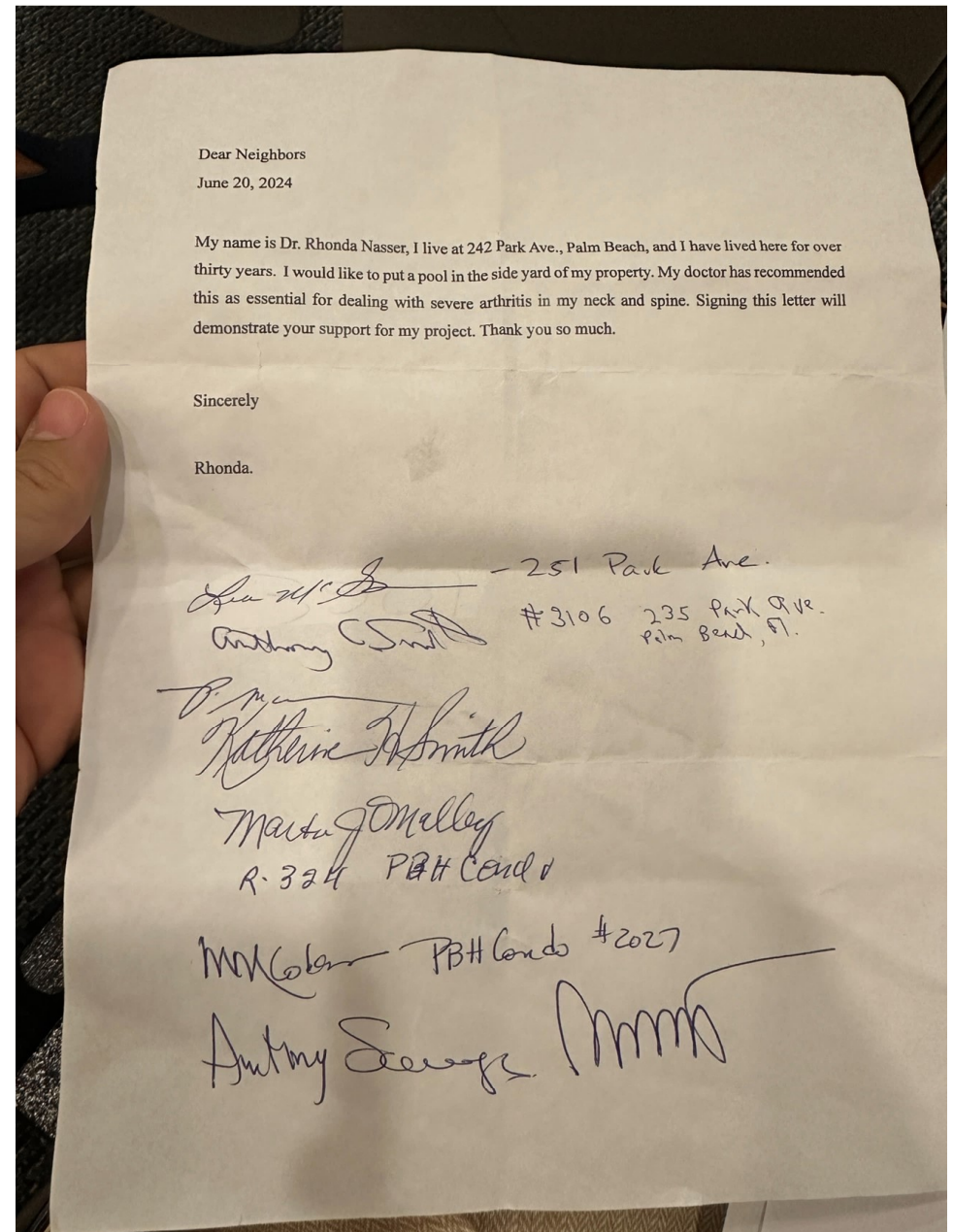


POOL SETBACK REQUIREMENT AROUND SITE
1/4" = 1'-0"

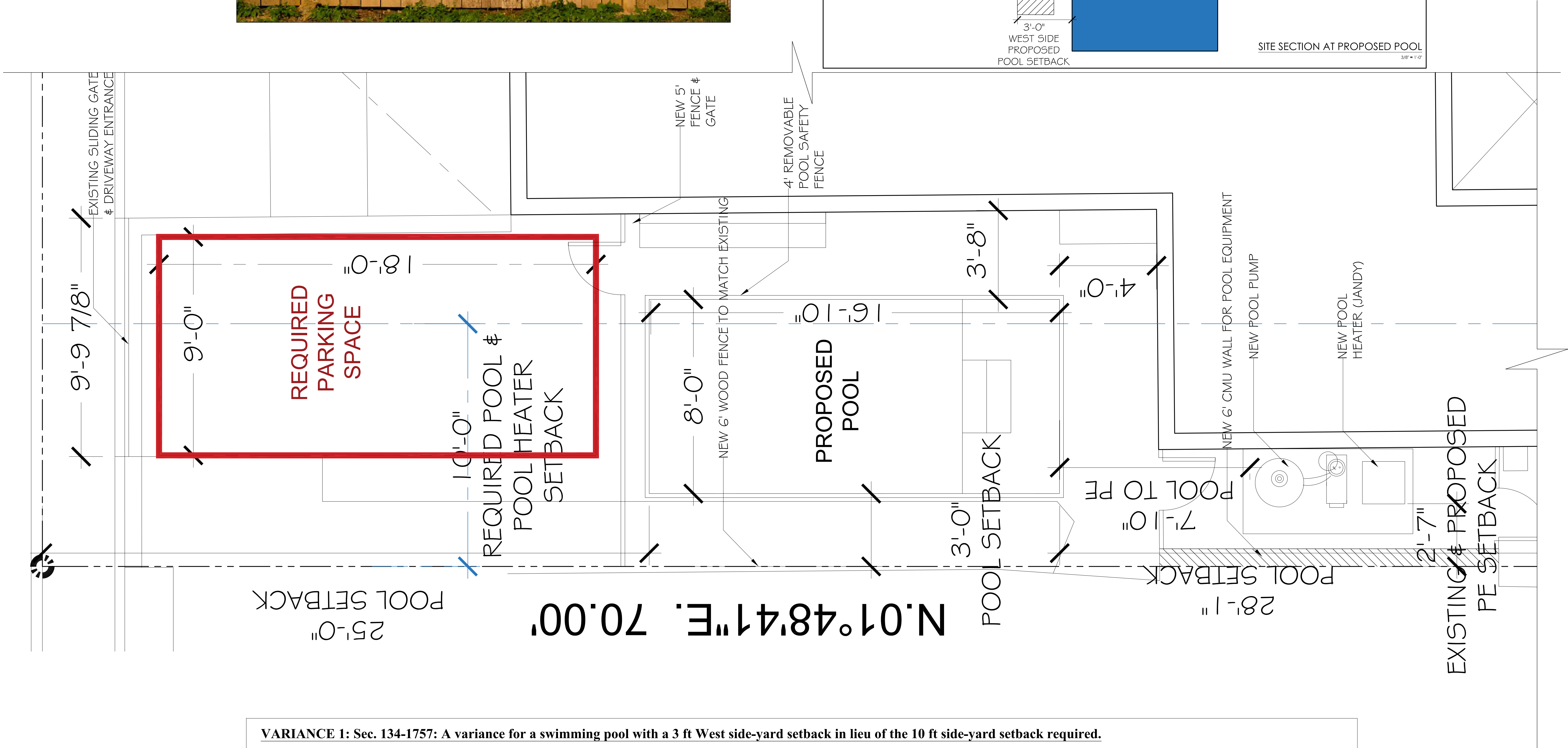
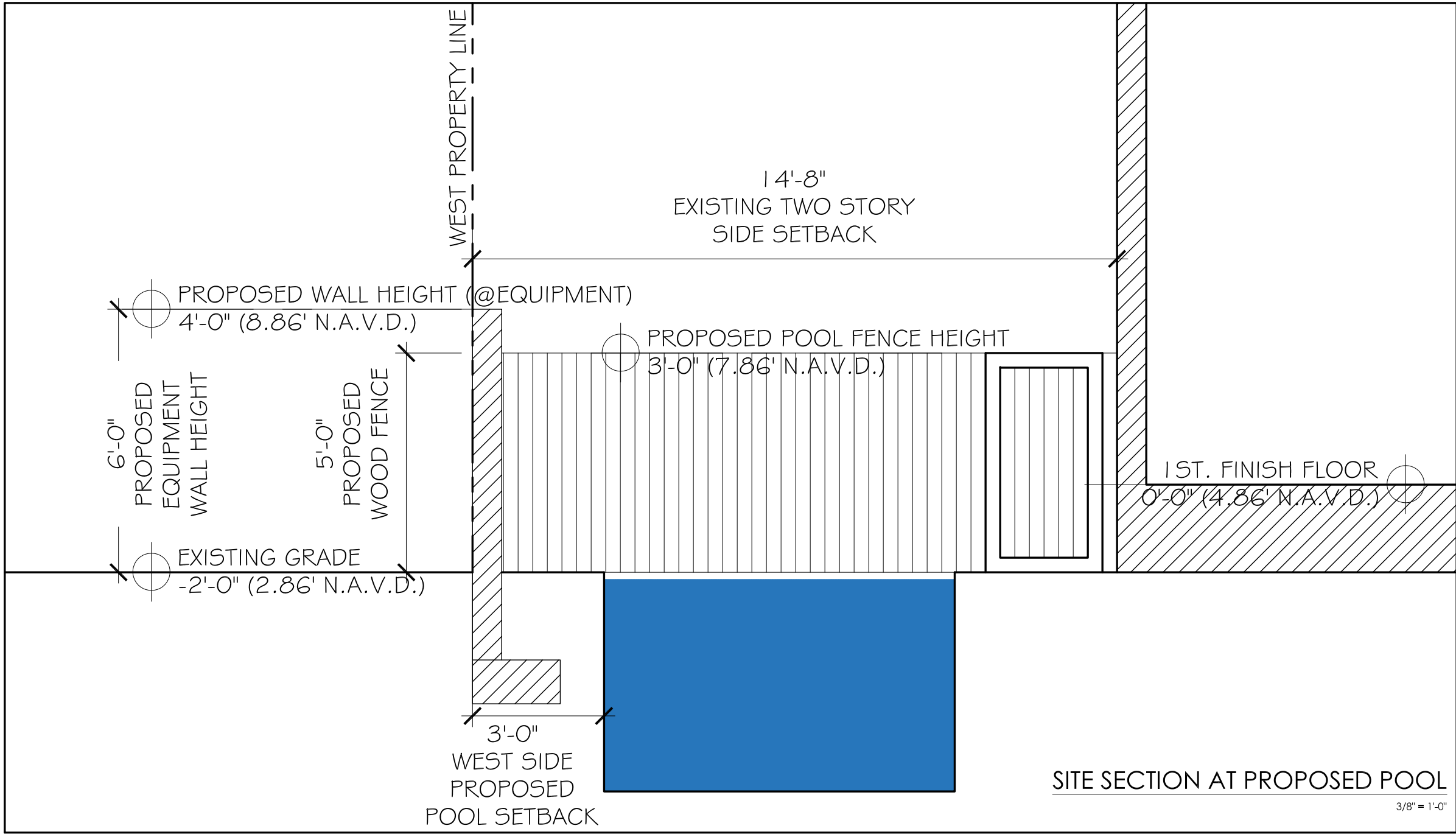
242 PARK AVENUE PALM BEACH, FLORIDA 33480	
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ARC-24-0029 ZON-24-0023	



From immediate west neighbor (directly affected by pool) to Rhonda



Signatures of supporting neighbors

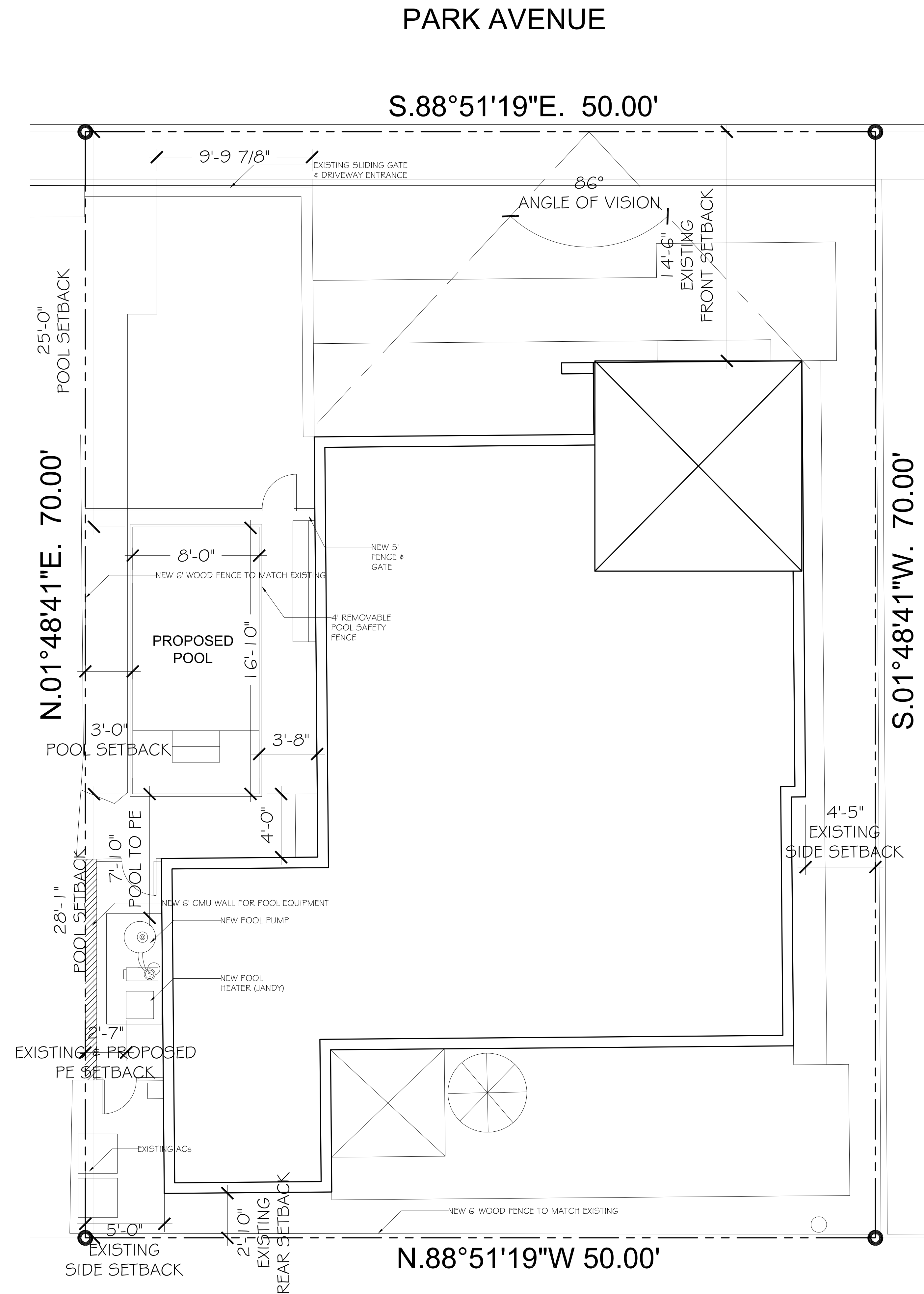
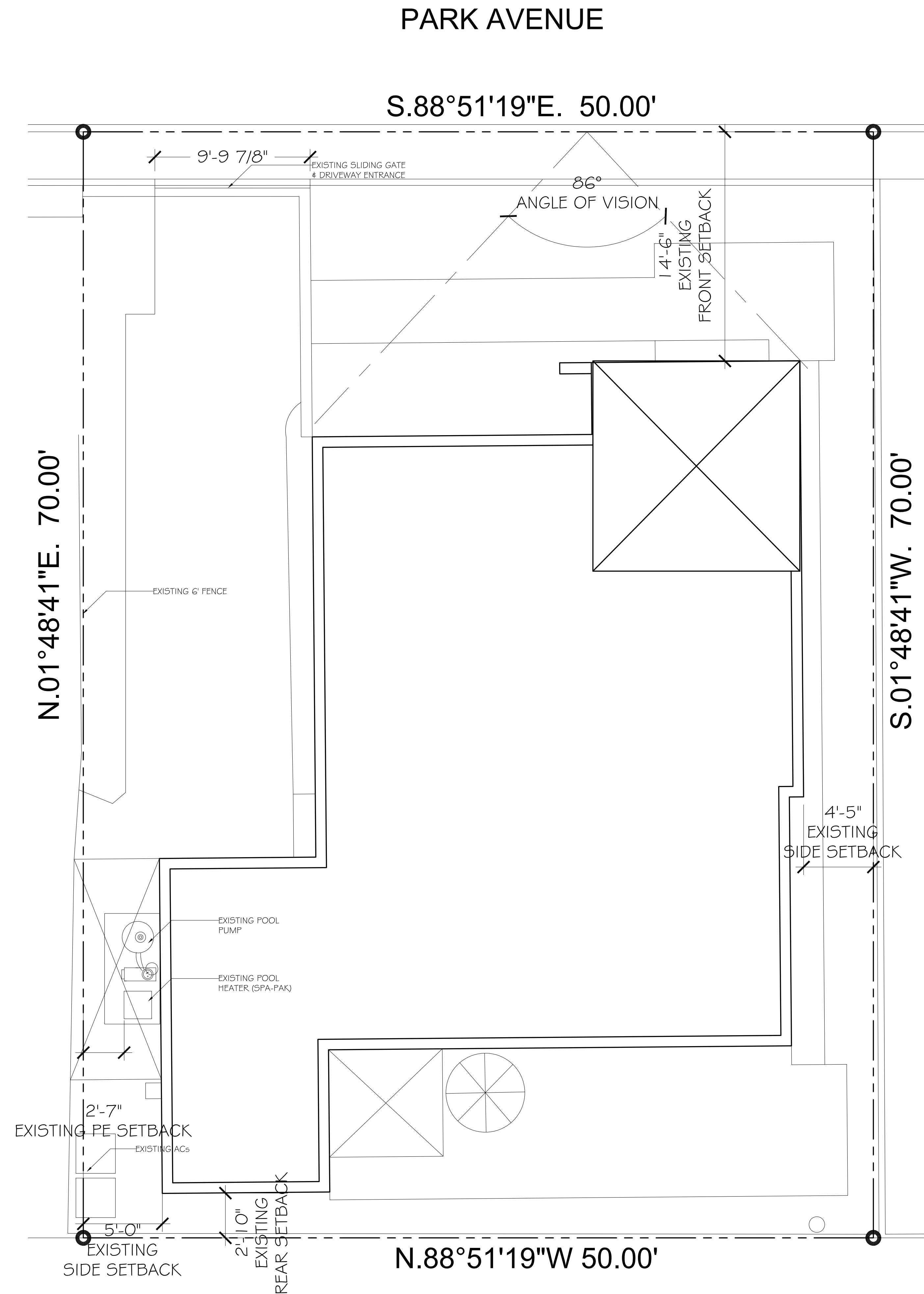


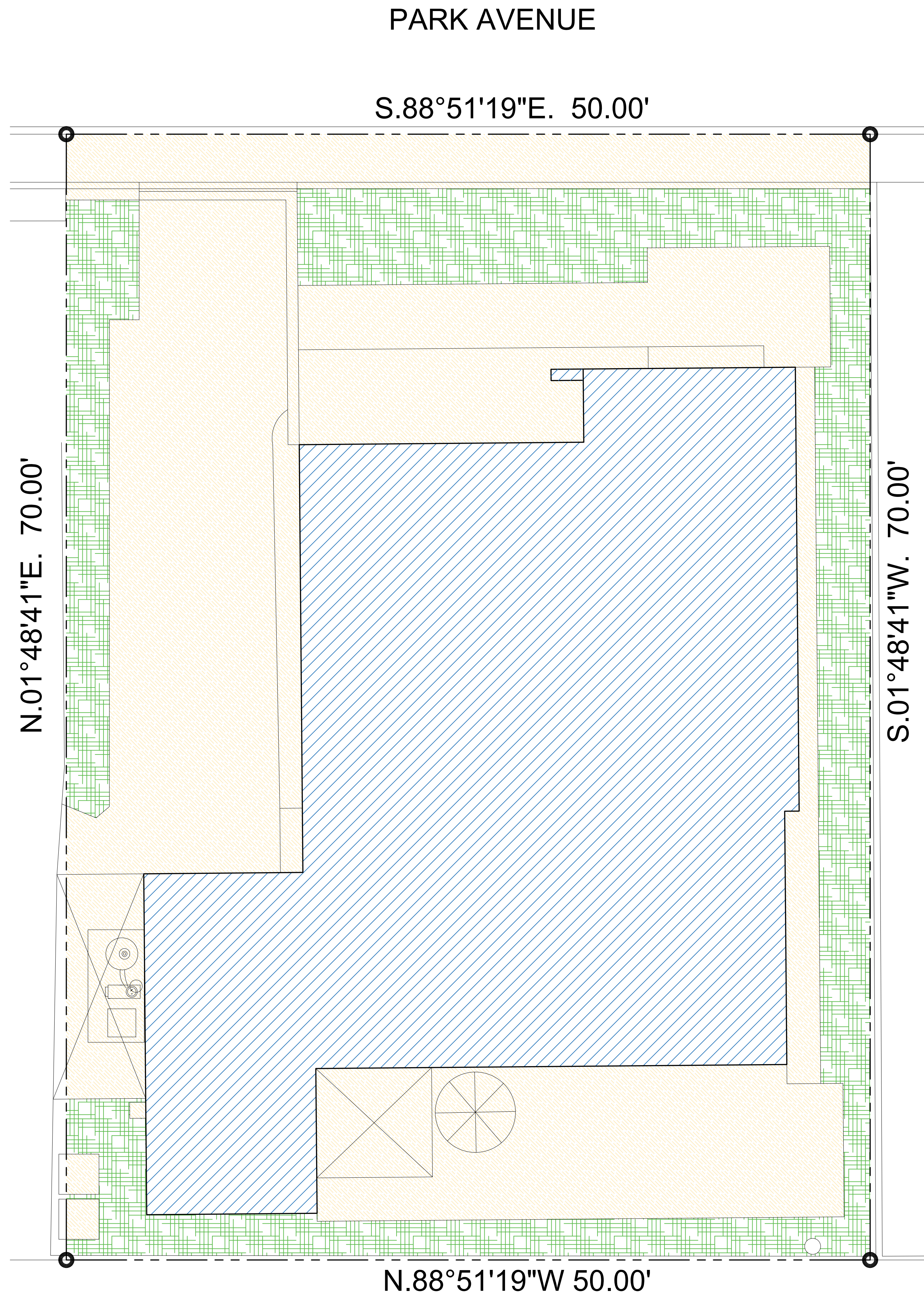
VARIANCE 1: Sec. 134-1757: A variance for a swimming pool with a 3 ft West side-yard setback in lieu of the 10 ft side-yard setback required.

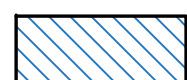


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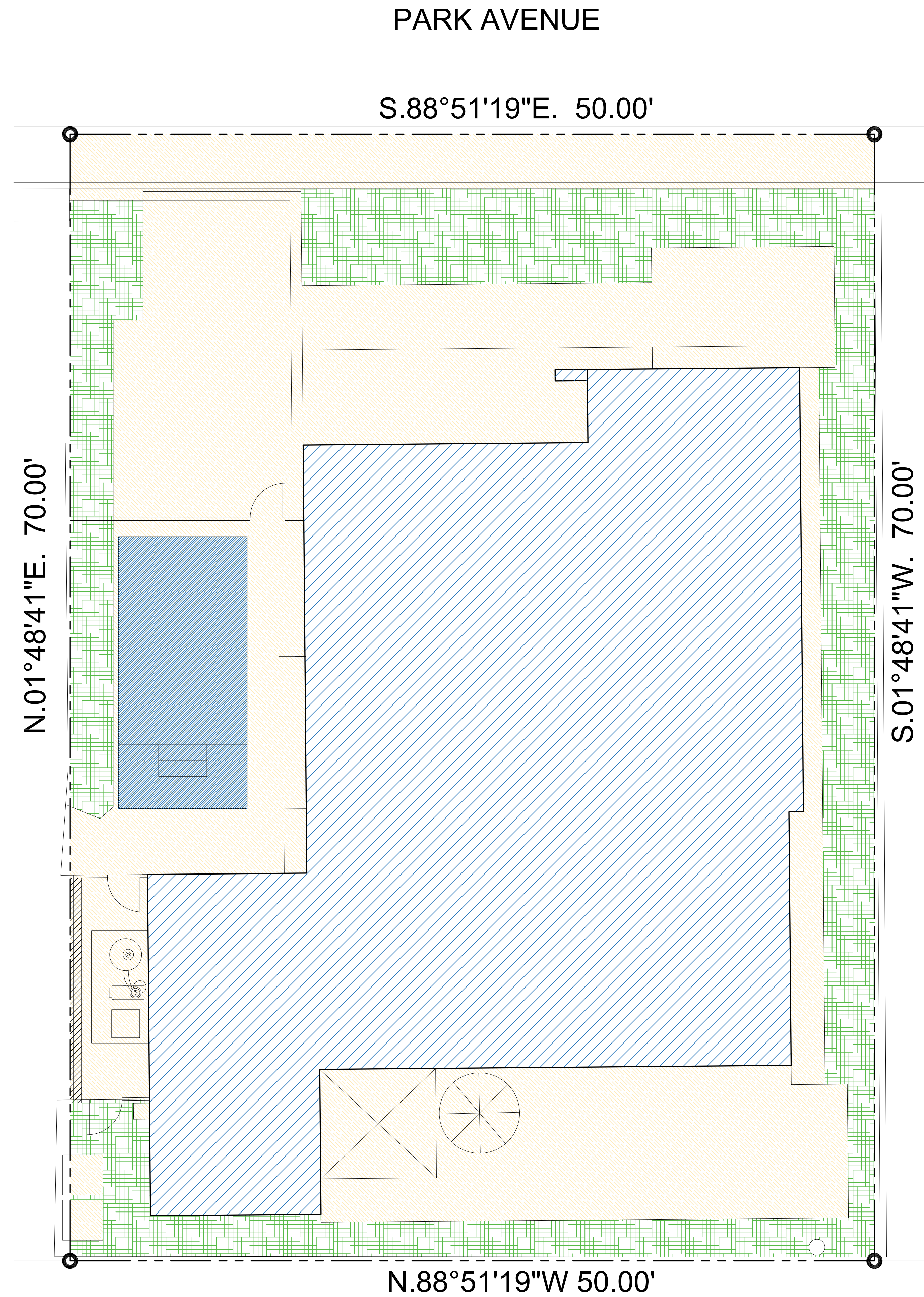


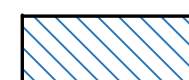
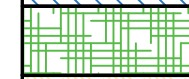



EXISTING & PROPOSED COVERAGE			
	FOOTPRINT	1,462.00	(41.77%)
	OPEN SPACE	630.00	(18.00%)
	HARDSCAPE	1,408.00	(40.23%)
	TOTAL	3,500.00	(100.00%)

EXISTING LOT COVERAGE DIAGRAM

1/4" = 1'-0"



EXISTING & PROPOSED COVERAGE			
	FOOTPRINT	1,462.00	(41.77%)
	OPEN SPACE	630.00	(18.00%)
	HARDSCAPE	1,408.00	(40.23%)
	TOTAL	3,500.00	(100.00%)

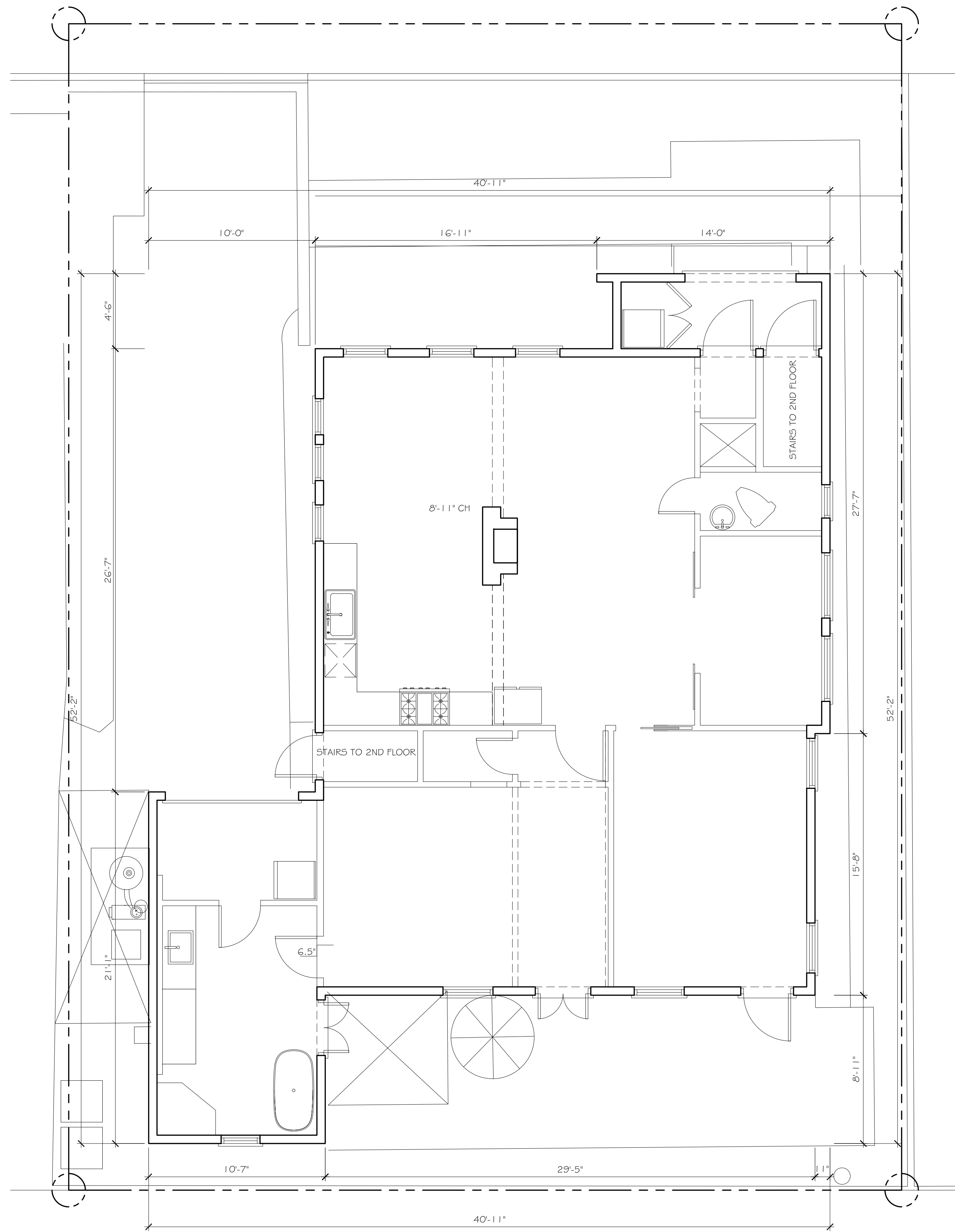
PROPOSED LOT COVERAGE DIAGRAM

1/4" = 1'-0"

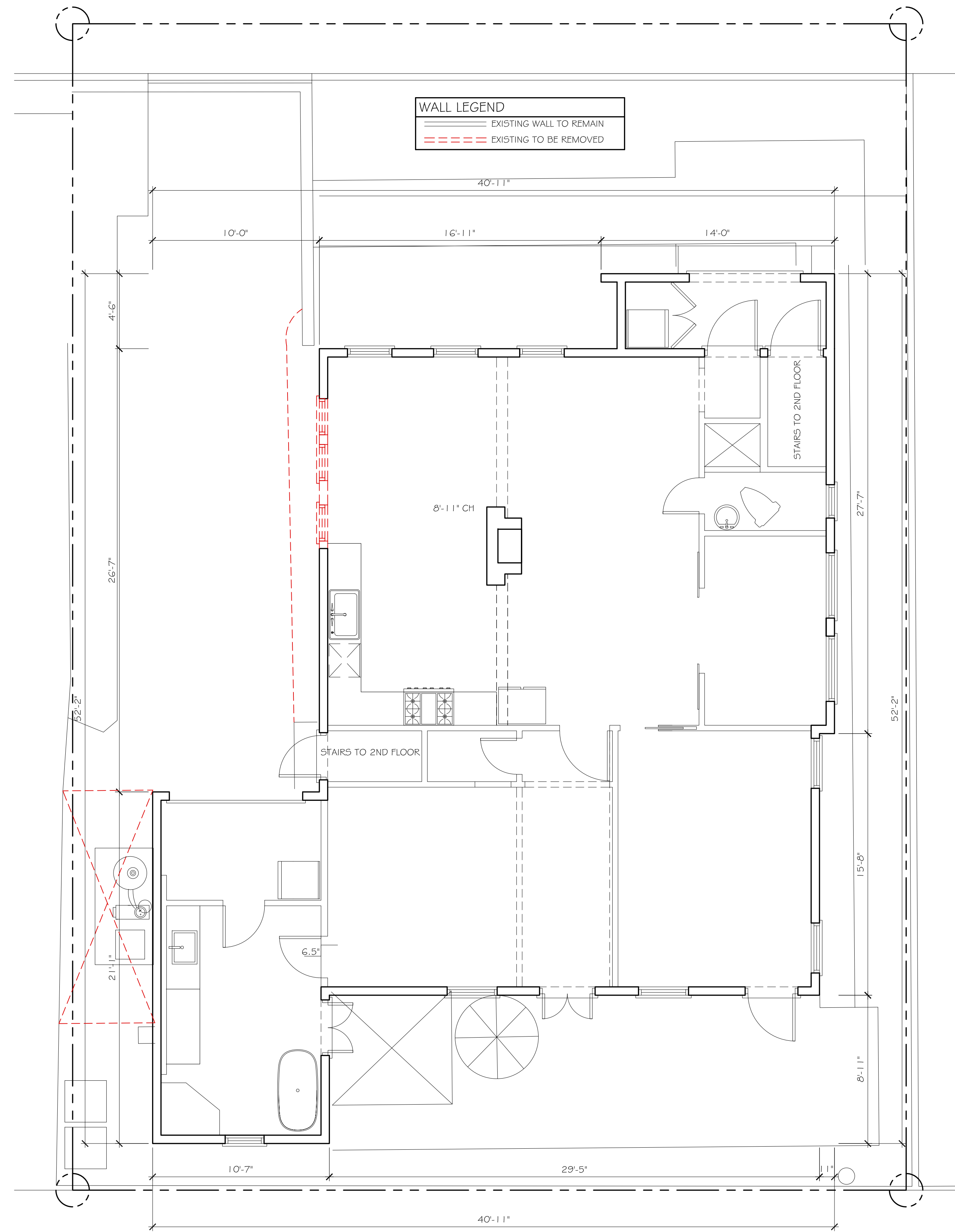


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6-20-24	
ARC-24-0029 ZON-24-0023	

242 PARK AVENUE
PALM BEACH, FLORIDA 33480



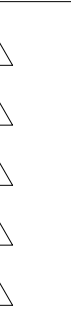
EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

242 PARK AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:

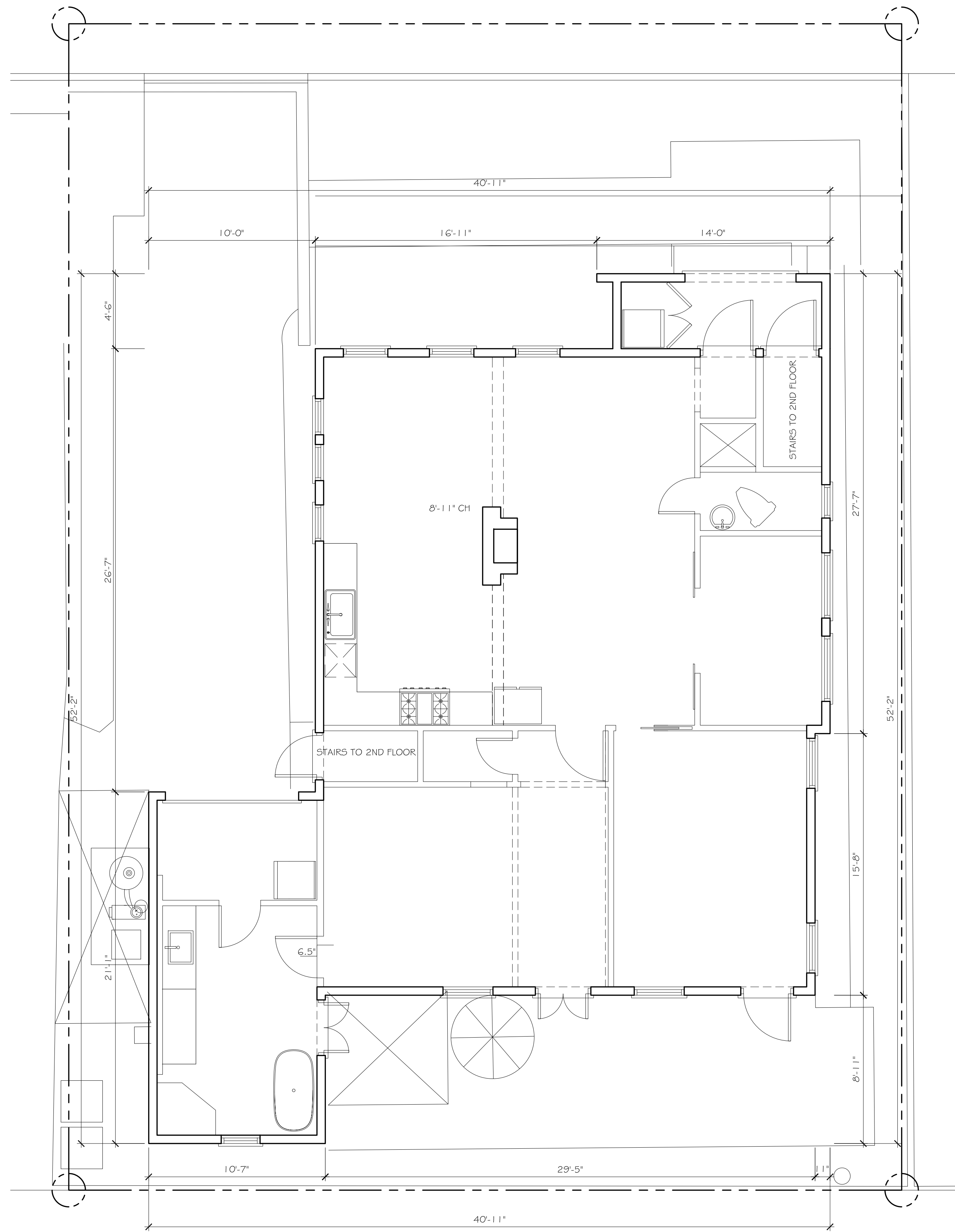


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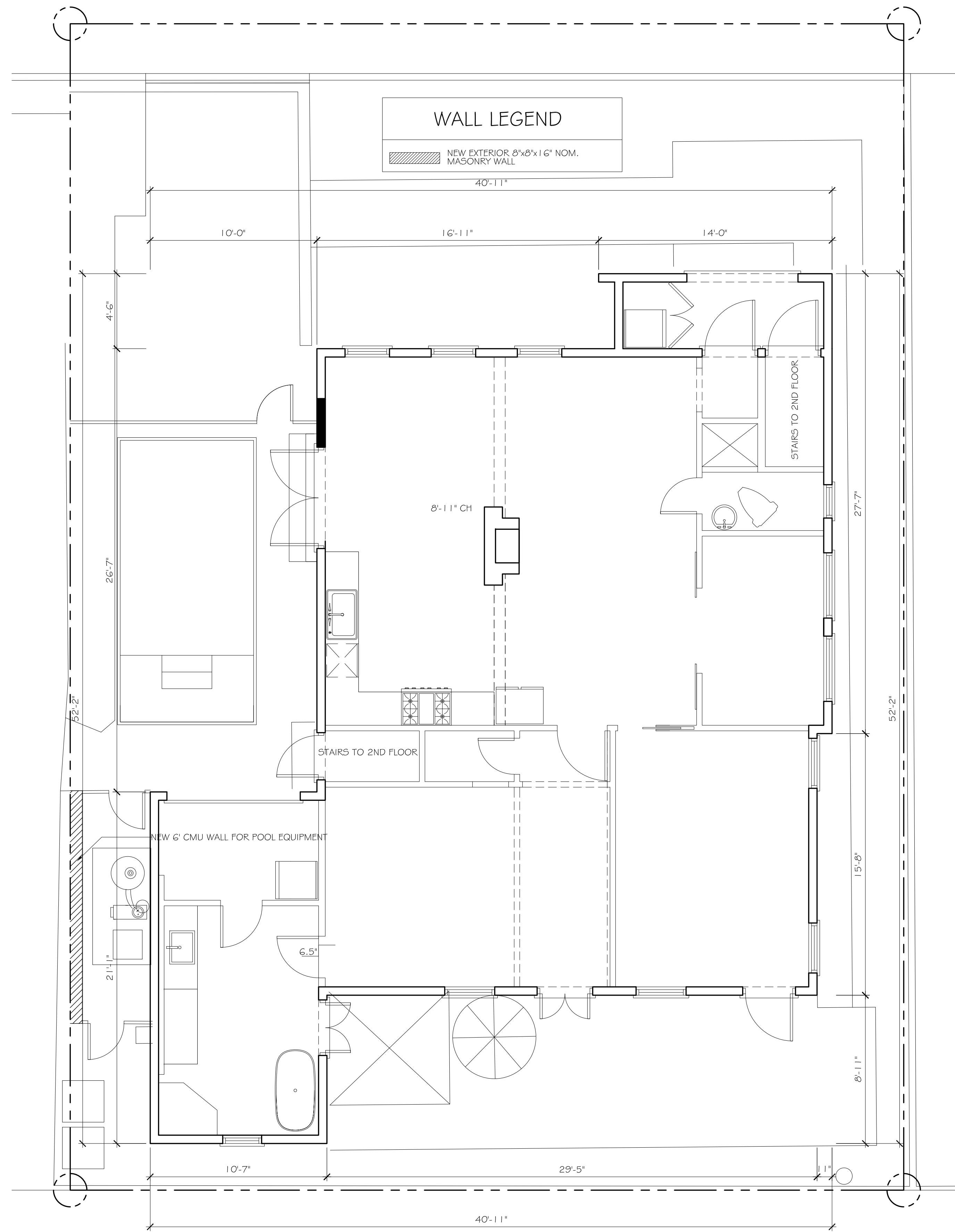
15

6-20-24

ARC-24-0029
ZON-24-0023



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

242 PARK AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:



SHEET NUMBER:

16

6-20-24

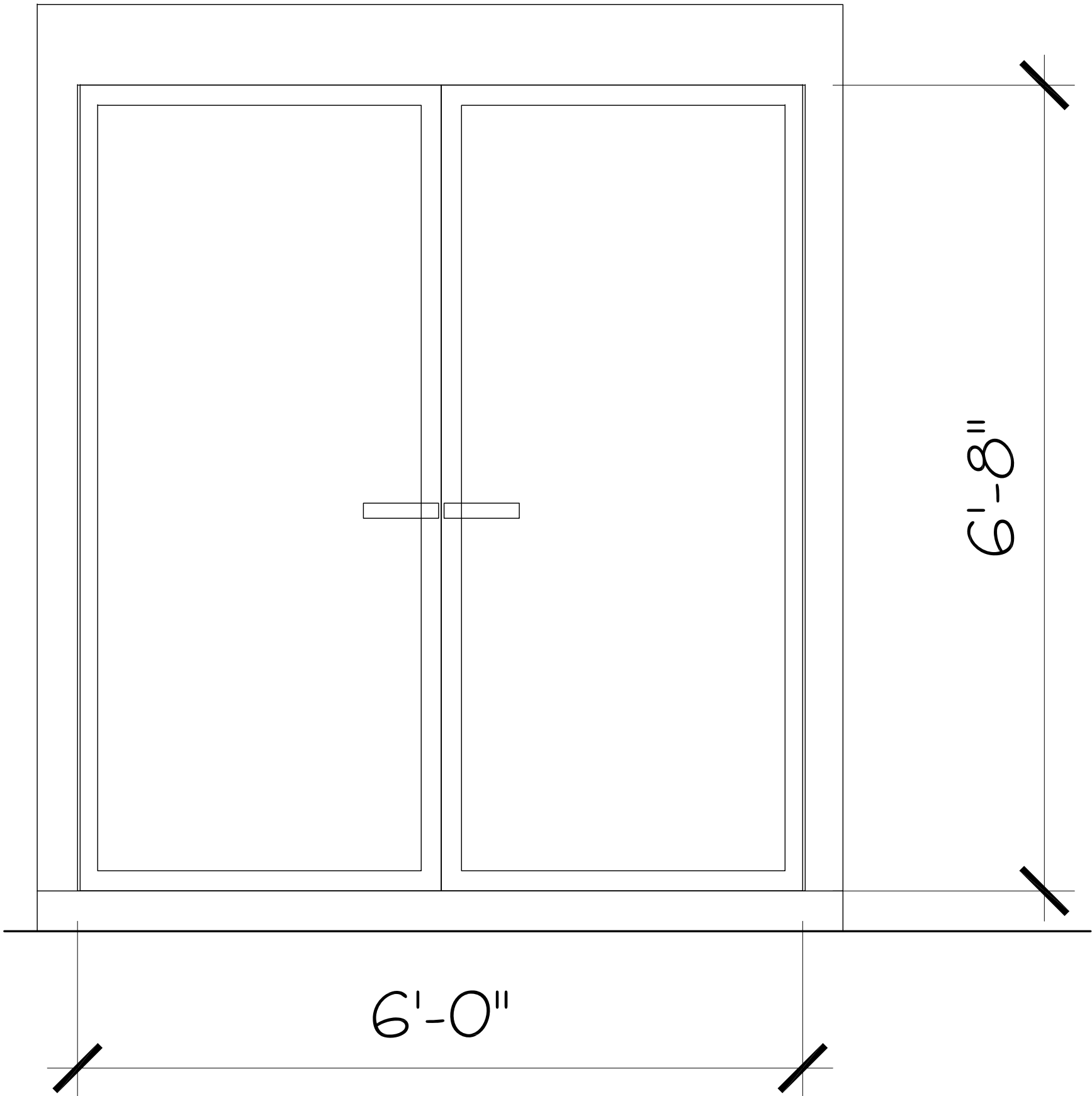
ARC-24-0029
ZON-24-0023



EXISTING NORTH ELEVATION
1/4" = 1'-0"



PROPOSED NORTH ELEVATION
1/4" = 1'-0"



IMPACT RATED
ALUMINUM AND GLASS
FRENCH DOORS TO MATCH
EXISTING WINDOWS
AND DOORS

242 PARK AVENUE
PALM BEACH, FLORIDA 33480

REVISIONS:
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17

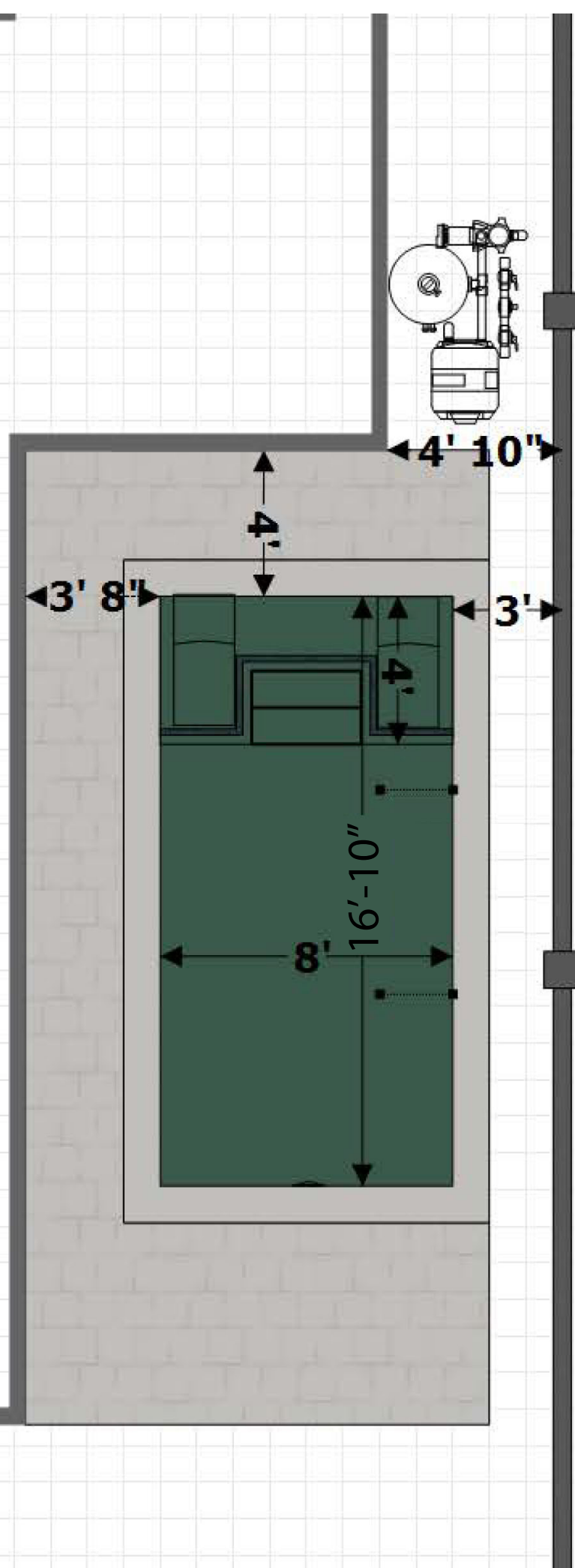
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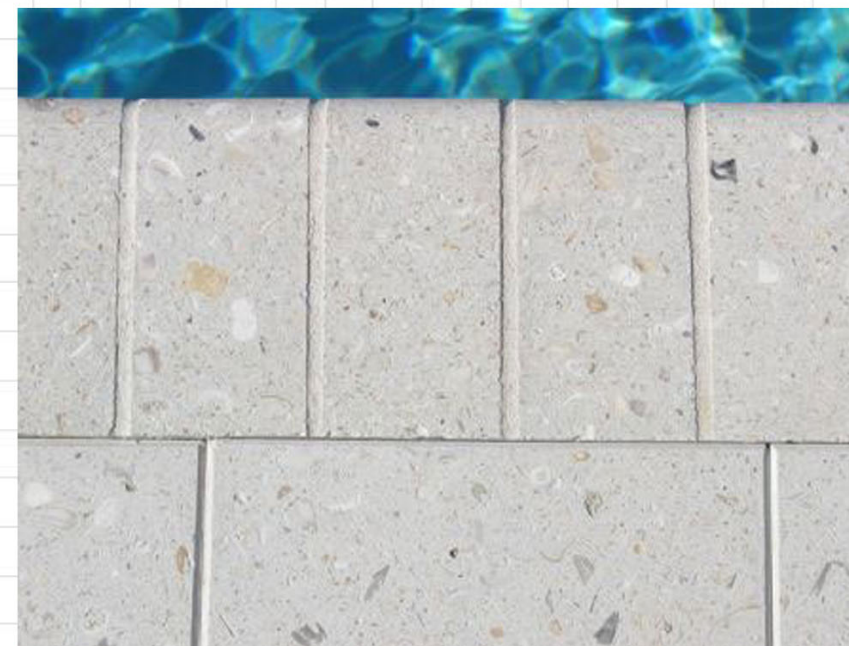
Existing Driveway



Proposed Pool Area

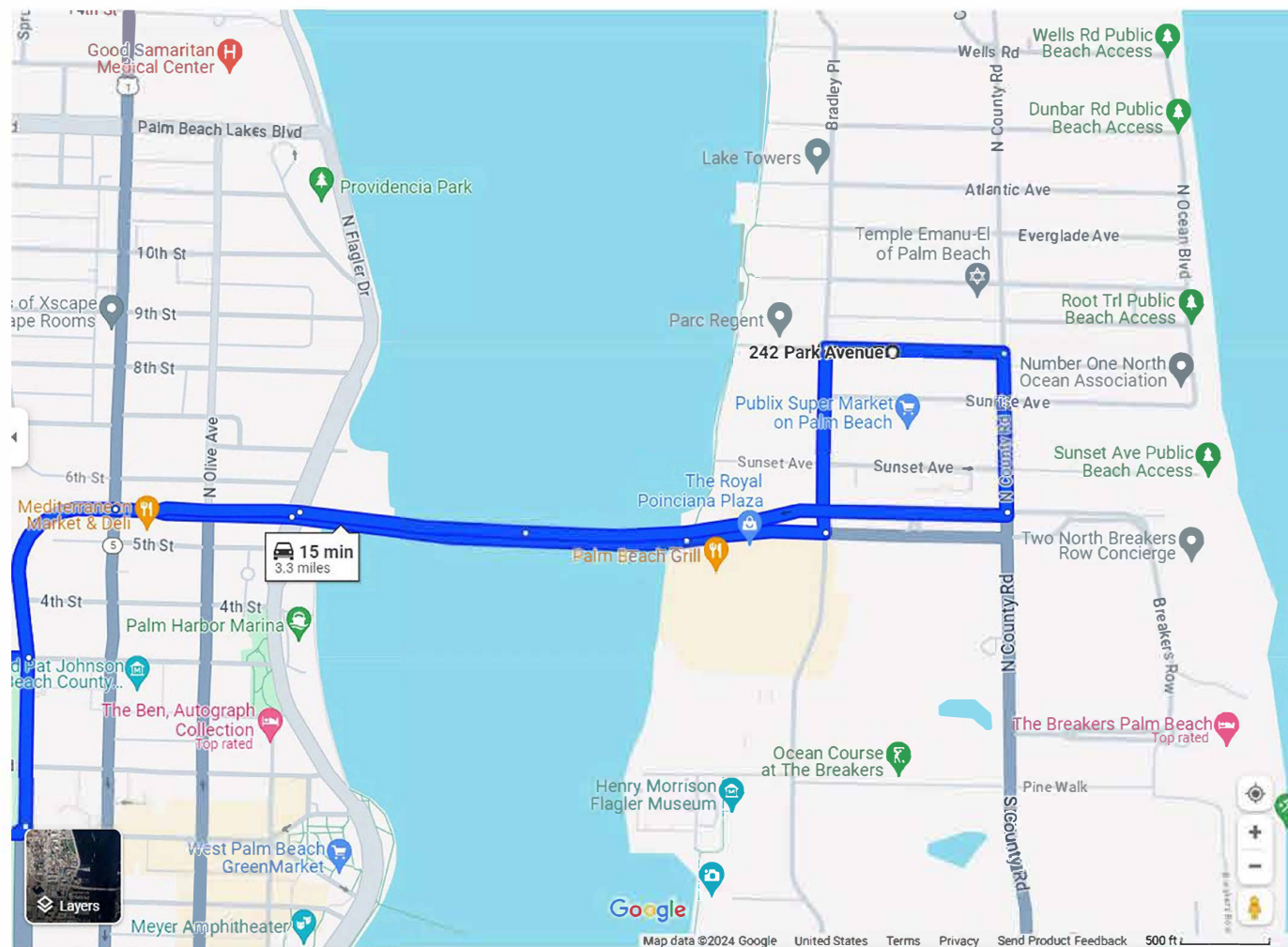


POOL WATERLINE TILE: 6X6 KEY-TEAL LUV TILE
POOL COPING: 12X24 IVORY SHELLOCK
ARTISTIC PAVERS 1-5/8"









EXCAVATION | 1 WEEK

Break ground for pool installation

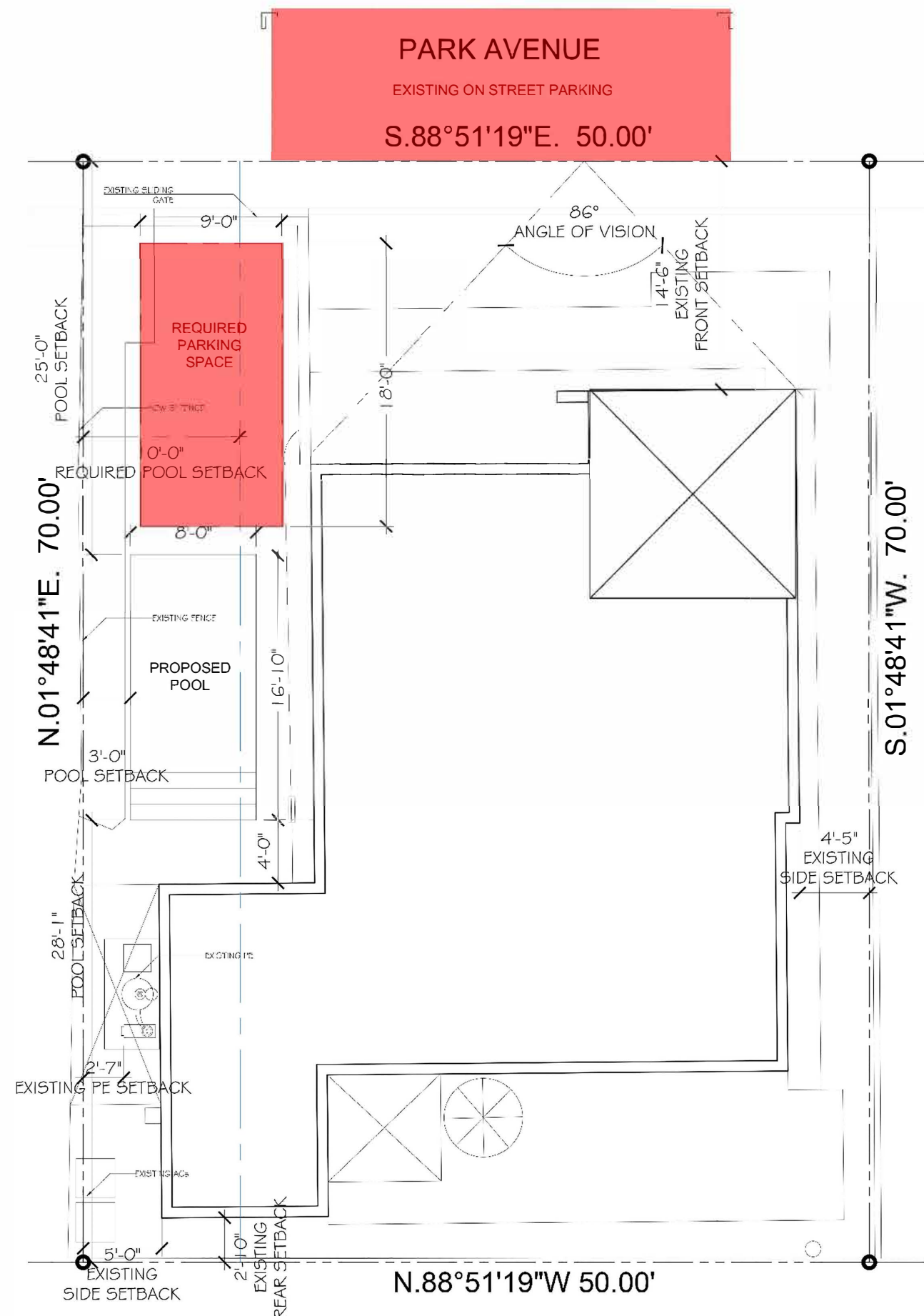
STEEL, PLUMBING, ELECTRICAL | 1-2 WEEKS

Lay steel, route electrical and plumbing

GUNITE, PLASTER, VINYL, FIBERGLASS | 1 - 3 WEEKS

Time to install your swimming pool!

Allow 1 week for gunite to cure post-installation



**246 PARK AVENUE
PALM BEACH, FLORIDA 33480**

REVISIONS:



SHEET NUMBER:

23

7-24

RC-24-0029
DN-24-0044

TRUCK ROUTE

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 3,500 sq.ft.

Proposed Drainage Area = 619 sq.ft.

Drainage Area Impervious Surface = 464 sq.ft.

Drainage Area Pervious Surface = 155 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method ($Q=CiA$) where:
 $C = 1.0$ (impervious surface)
 $C = 0.2$ (pervious surface)
 $i = 2$ in/hr

Impervious Surface Runoff Volume:
 $1.0 \times 2 \text{ in/hr} \times 464 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 77 \text{ cu.ft.}$

Pervious Runoff Volume:
 $0.2 \times 2 \text{ in/hr} \times 155 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 5 \text{ cu.ft.}$

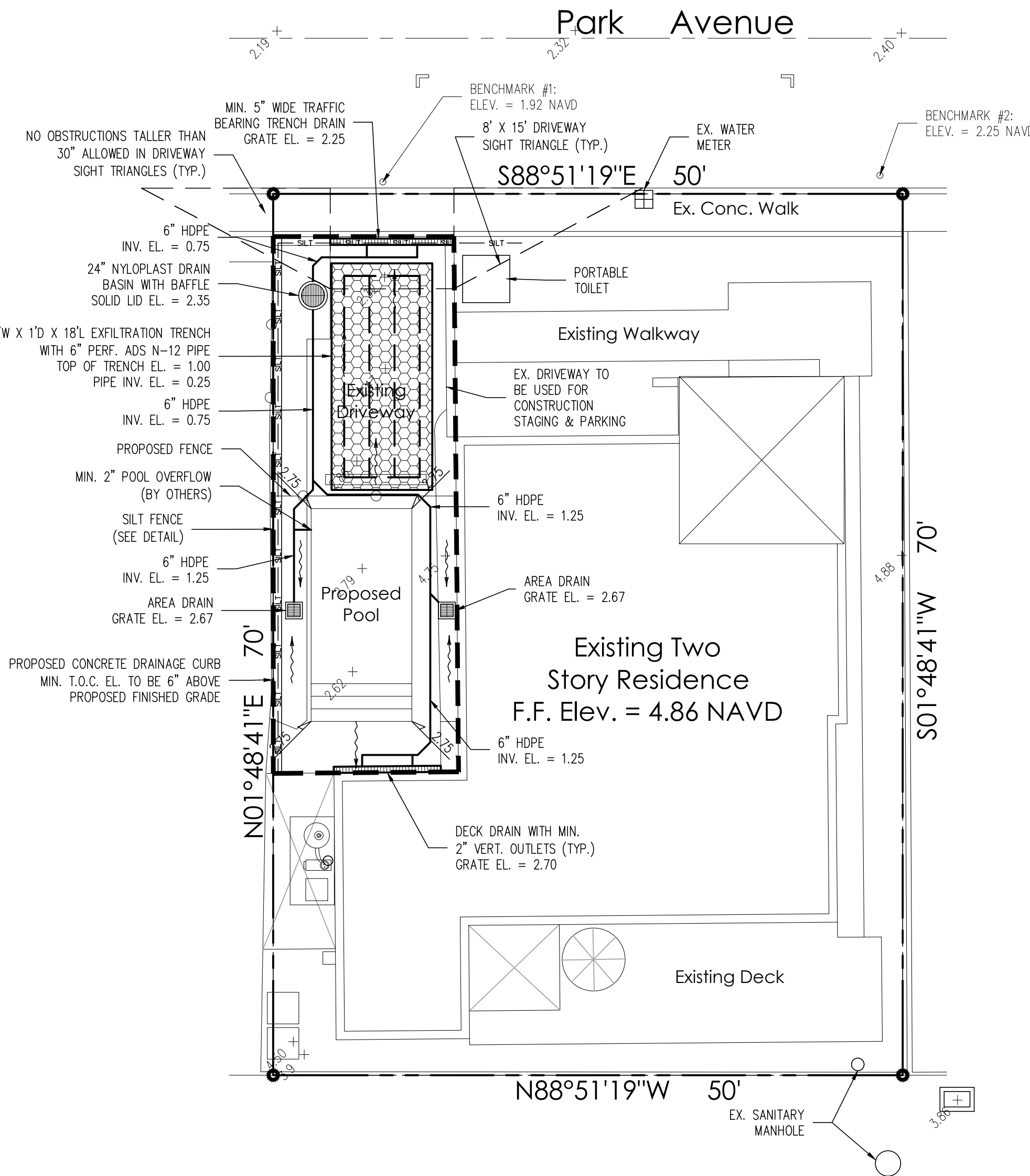
Total Volume to be Retained = 82 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	18	ft
W	=	Trench Width	=	8	ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head	
H2	=	Depth to Water Table	=	0.75	ft
DU	=	Un-Saturated Trench Depth	=	0.00	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	5	cu.ft.

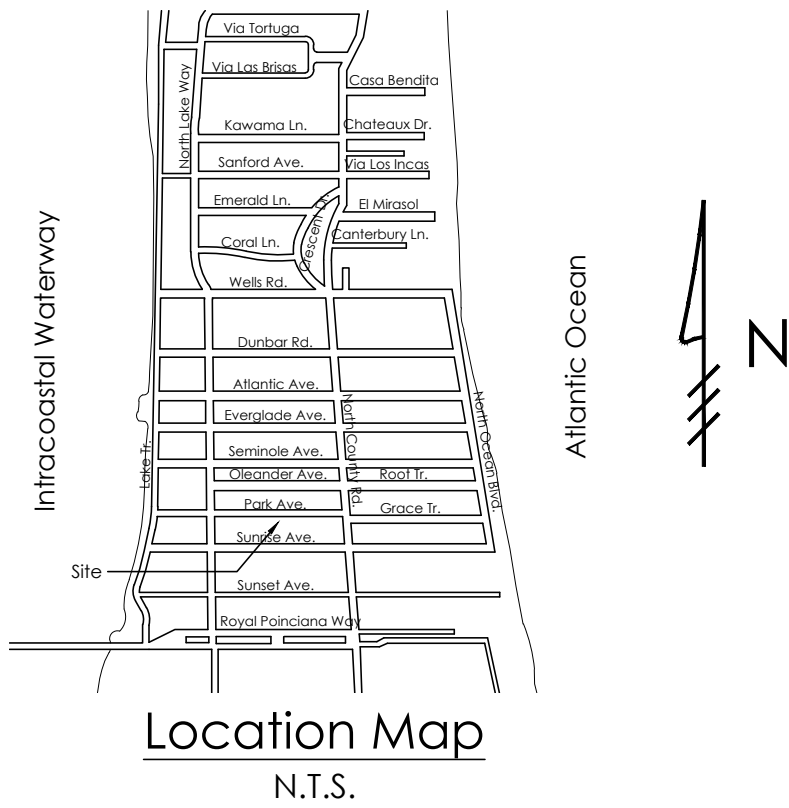
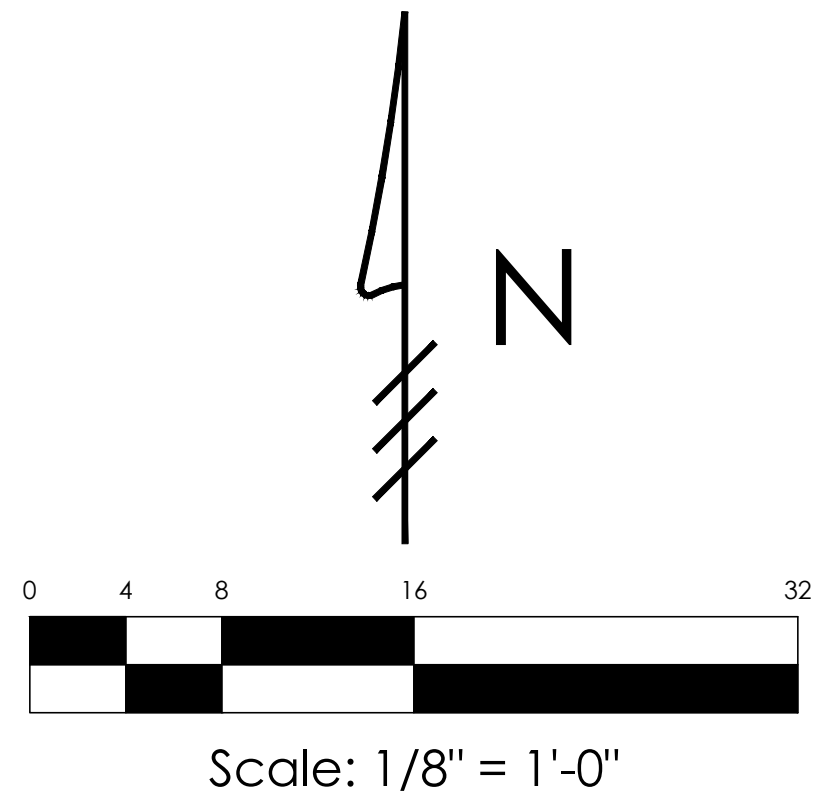
Notes:

- 1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- 3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- 4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- 5) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 6) Video inspection of storm drainage system required prior to installation of sod.



Legend

- EXISTING ELEVATION PER MILLER LAND SURVEYING (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



GRUBER CONSULTING ENGINEERS

2475 Mercer Avenue, Suite 305
West Palm Beach, FL 33401
561.312.2041
office@gruberengineers.com

48 HOURS BEFORE DIGGING.
CALL 1-800-432-4770
SUNSHINE STATE ONE
CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

Conceptual Grating/Drainage/Erosion Control Plan For:

PROPOSED POOL

242 Park Avenue
Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2023-0080
Issue Date	06/14/2024
Scale	1/8" = 1'-0"

REVISIONS:

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CHAD M. GRUBER
FLORIDA P.E. NO. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-1

Plan Background from Site Plan by
Daniel Clavijo Received 6/6/24

ARC-24-0029
ZON-24-0023

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