

315 Chapel Hill Road

Palm Beach, FL 33409

SCOPE OF WORK

CONSTRUCTION OF A NEW 2-STORY RESIDENCE W/
BASEMENT GARAGE, POOL AND DETACHED 2-STORY
GARAGE, ASSOCIATED NEW HARDSCAPE & LANDSCAPE.

SPECIAL EXCEPTIONS

SPECIAL EXCEPTION 1, SEC. 154-24.1(3): A REQUEST FOR A
SPECIAL EXCEPTION TO REDEVELOP AN EXISTING
NONCONFORMING PARCEL COMPOSED OF PORTIONS OF
PLATTED LOTS WHICH IS 148'-2" IN DEPTH IN LIEU OF THE
150' MINIMUM DEPTH REQUIRED IN THE R-A ZONING DISTRICT.

SPECIAL EXCEPTION 2, SEC. 154-16.6(2): A REQUEST FOR A
SPECIAL EXCEPTION TO REDUCE THE MINIMUM VEHICLE
QUEING AREA PERPENDICULAR TO DRIVEWAY GATES FROM
9'-0" BY 19'-0" DEEP TO 9'-0" WIDE BY 9'-9" DEEP MINIMUM.

VARIANCES

VARIANCES

A VARIANCE 1, SEC. 154-24.1(1): A VARIANCE TO ENCRDACH
INTO THE REQUIRED BUILDING HEIGHT PLANE SETBACK AREA
DUE TO THE NON-CONFORMING LOT DEPTH.



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FINAL SUBMITTAL 10/07/24

ARC-24-0085 (ZON-24-0044)

ARCOM MEETING 11/22/2024 TOWN COUNCIL MEETING 12/11/2024

CIVIL ENGINEER
SIMMONS & WHITE

2891 METROCENTRE BOULEVARD, SUITE 3
WEST PALM BEACH, FL 33401
P: 561-478-7848

LANDSCAPE ARCHITECT
NIVERA WILLIAMS

629 N. FLAGLER DRIVE, SUITE 502
WEST PALM BEACH, FL 33401
P: 561-659-2820



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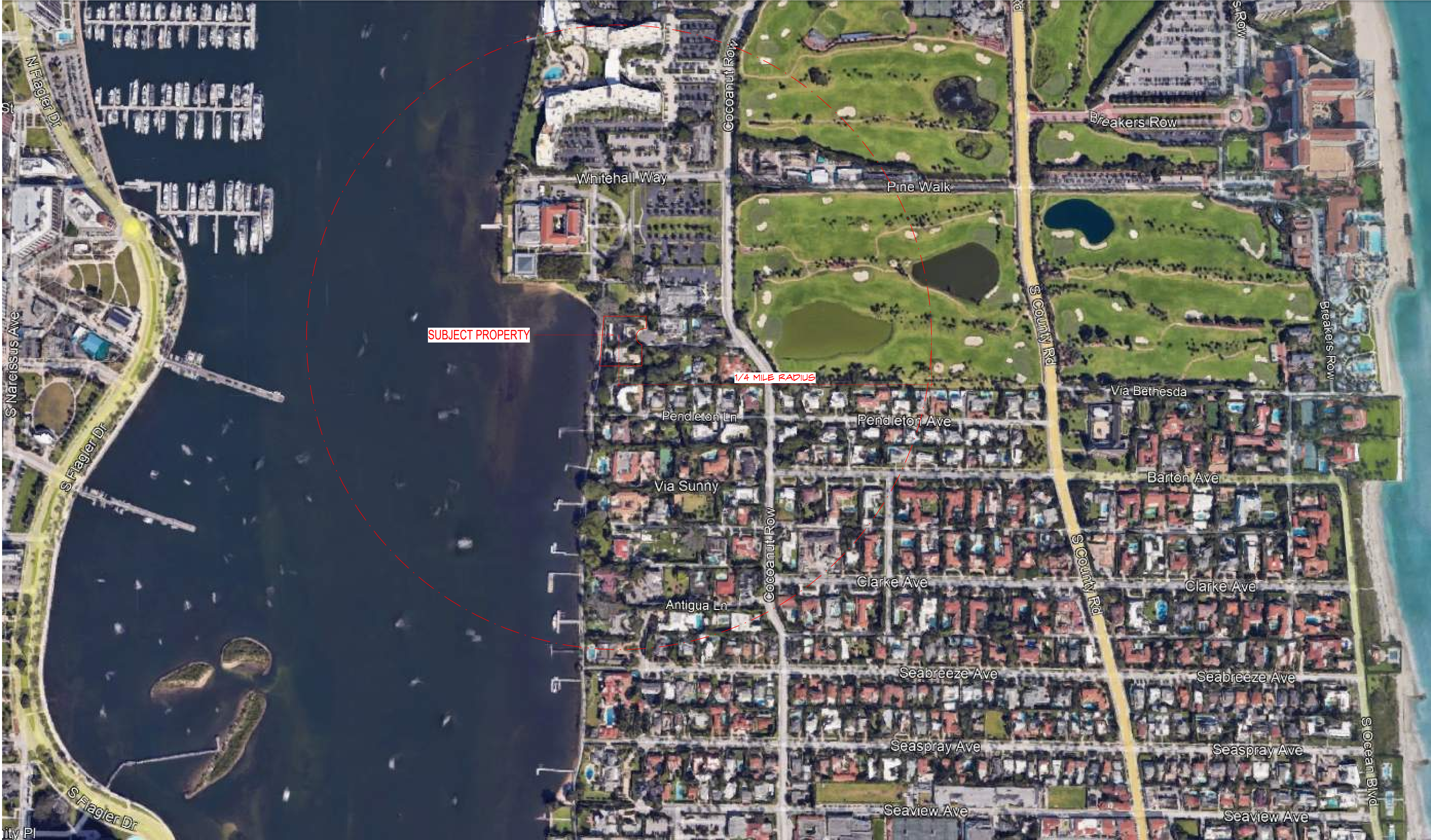
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CVR.

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COVER SHEET



VICINITY LOCATION MAP

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VICINITY LOCATION MAP

Z-0.1.0

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3 S LAKE TRAIL



300 CHAPEL HILL ROAD



309 CHAPEL HILL ROAD



301 CHAPEL HILL ROAD



45 COCOANUT ROW



FLAGLER MUSEUM



60 COCOANUT ROW



ROYAL POINCIANA CHAPEL BACK ELEVATION



SEA GULL COTTAGE

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Z-1.0.0

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NEIGHBORHOOD PHOTOS



4 S LAKE TRAIL



5 S LAKE TRAIL



345 PENDLETON LANE



333 PENDLETON LANE



315 PENDLETON LANE



311 PENDLETON LANE



322 PENDLETON LANE



306 PENDLETON LANE



303 PENDLETON LANE

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Z-1.0.1

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NEIGHBORHOOD PHOTOS



207 PENDLETON AVE



224 PENDLETON AVE



226 PENDLETON AVE



228 PENDLETON AVE



336 PENDLETON AVE



237 PENDLETON AVE



239 PENDLETON AVE

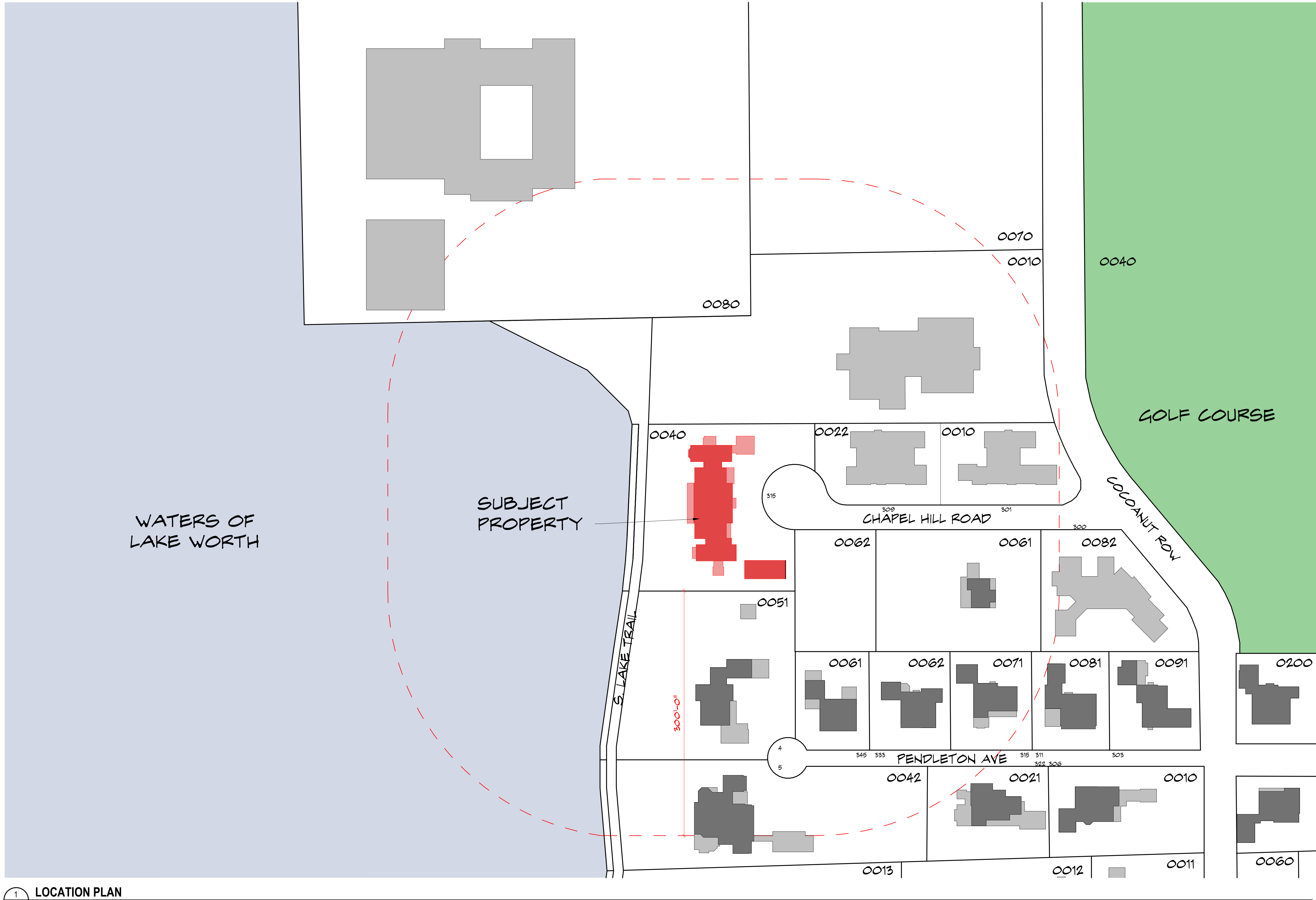


306 PENDLETON LANE



245 PENDLETON AVE

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1 LOCATION PLAN
Z-2.0.0 SCALE: 1" = 60'-0"



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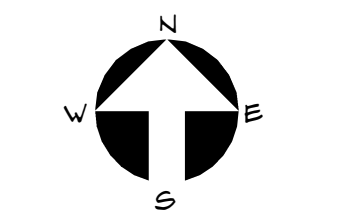
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Z-2.0.0
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LOCATION PLAN & STREETSCAPE ELEVATIONS



315 PENDLETON AVE



311 PENDLETON AVE



287 PENDLETON AVE



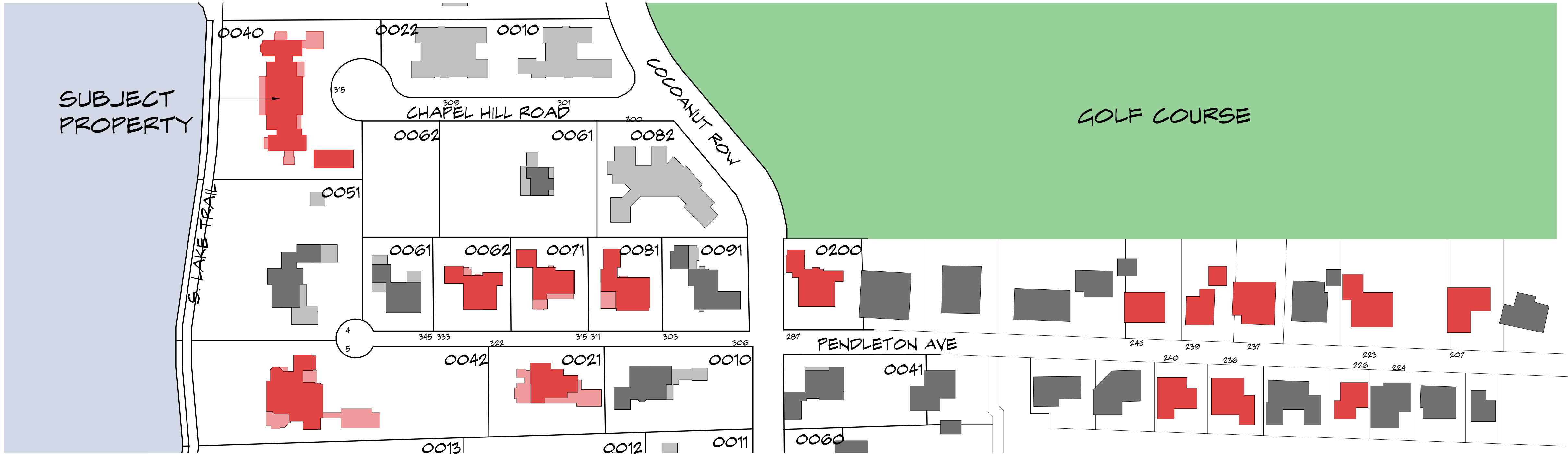
237 PENDLETON AVE



245 PENDLETON AVE



239 PENDLETON AVE



1 ADJACENT BRICK STRUCTURES
Z-2.1.0 SCALE: 1" = 80'-0"

207 PENDLETON AVE



226 PENDLETON AVE



5 S LAKE TRAIL



333 PENDLETON AVE



322 PENDLETON AVE



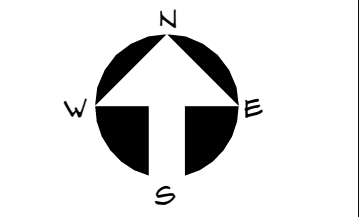
240 PENDLETON AVE

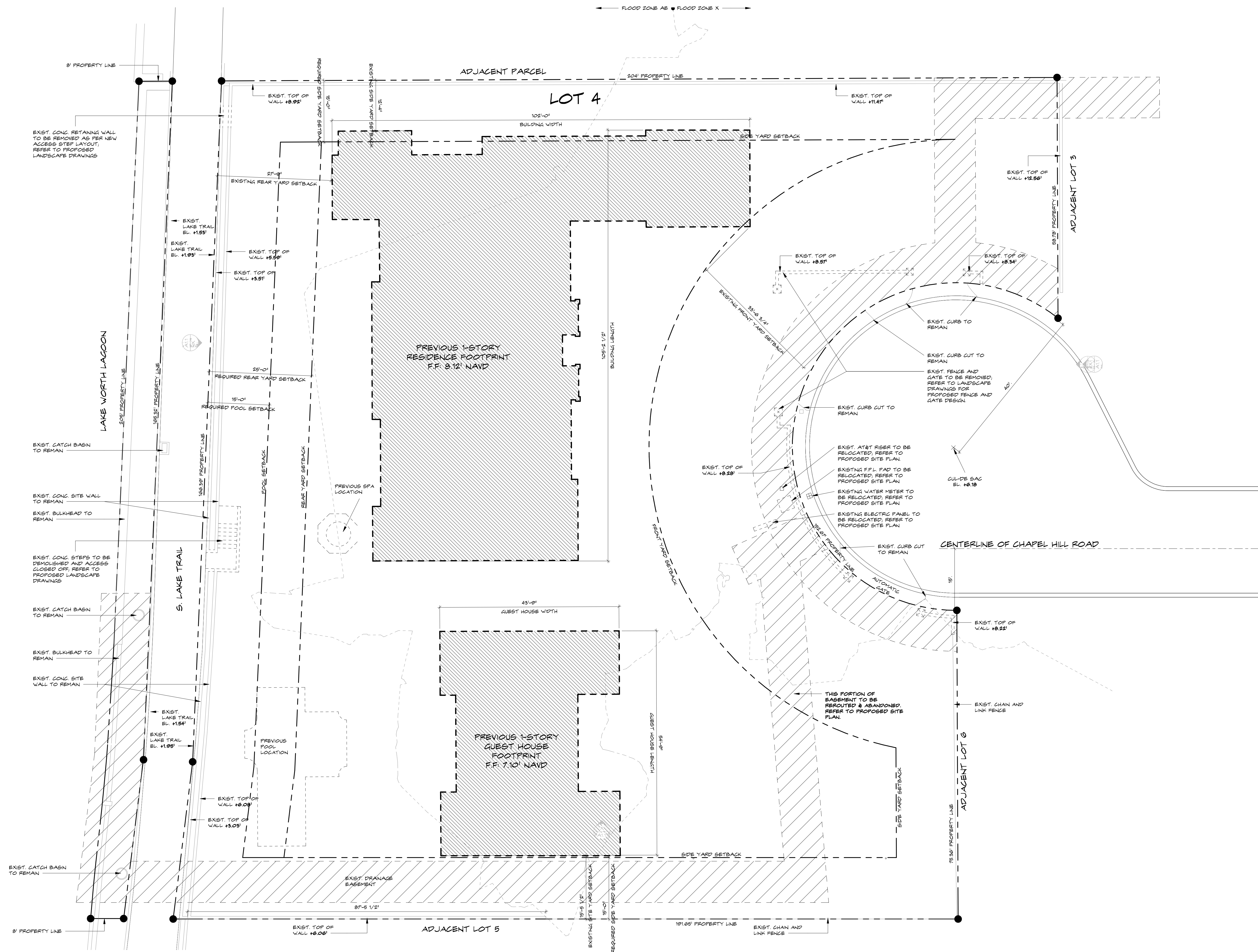


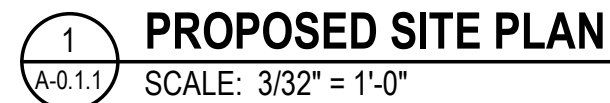
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223 PENDLETON AVE







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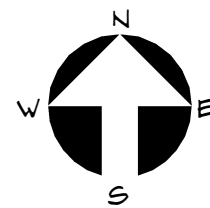
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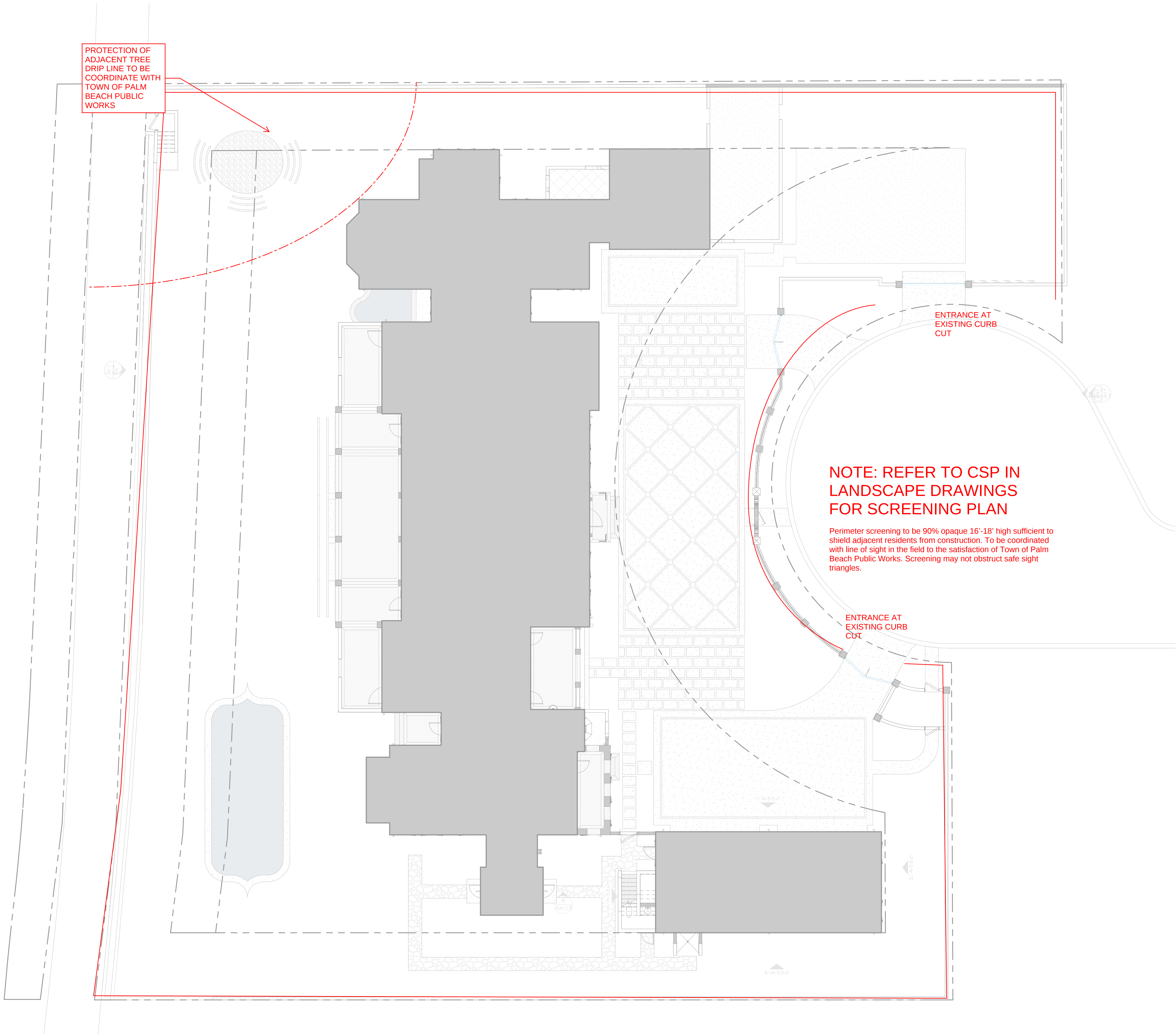
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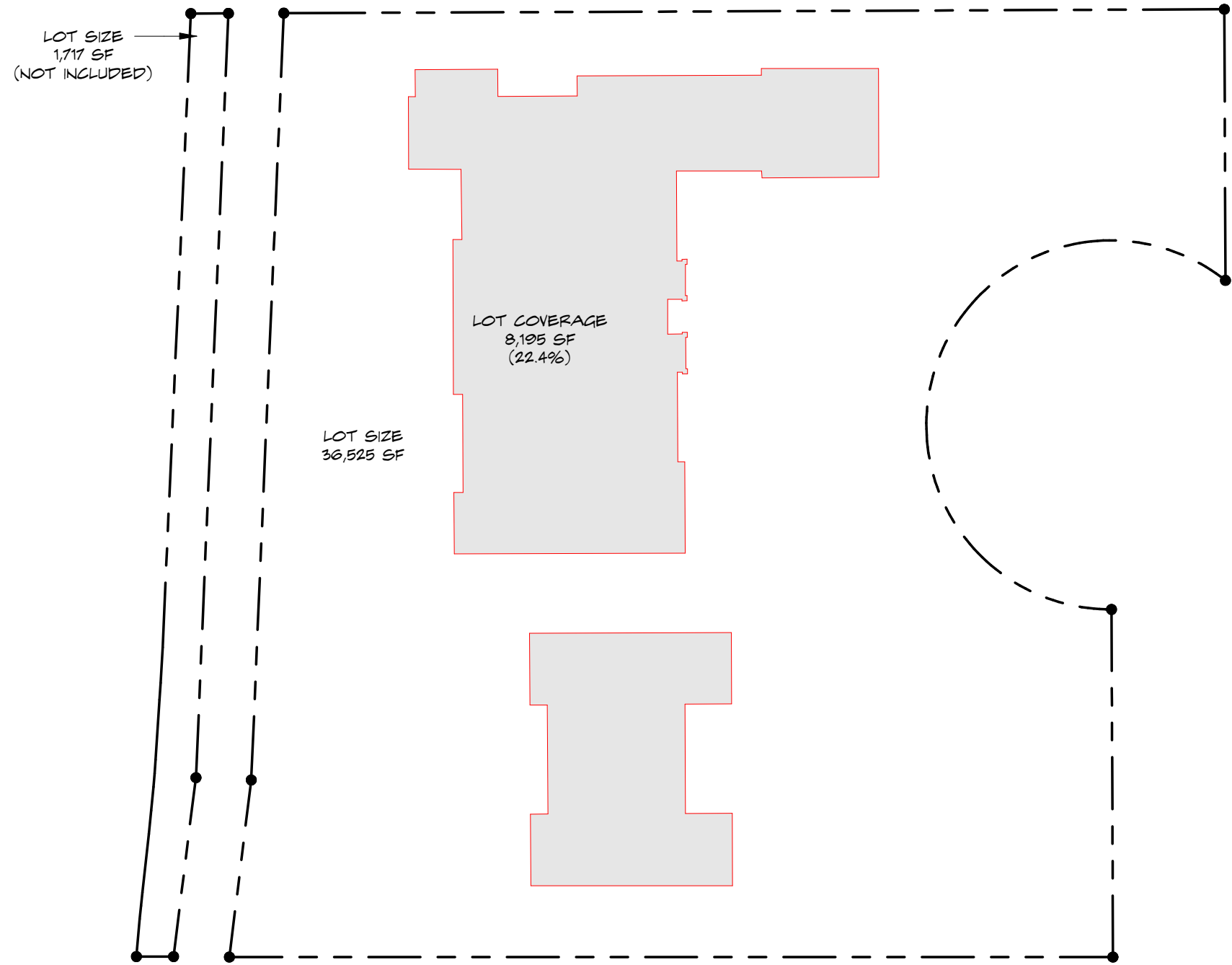
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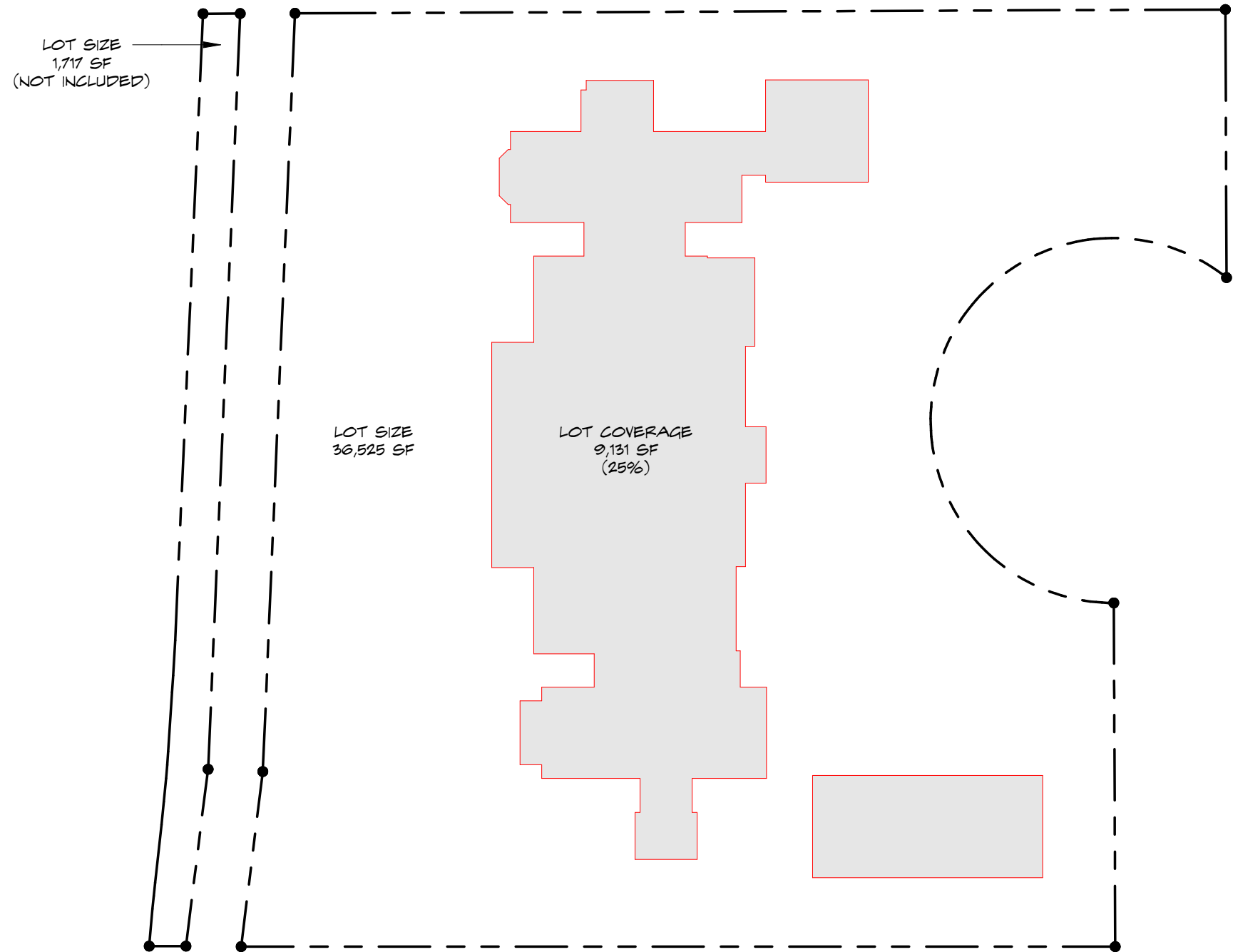






2 LOT COVERAGE - EXISTING

SCALE: 1" = 30'-0"



1 LOT COVERAGE - PROPOSED

SCALE: 1" = 30'-0"



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:	315 CHAPEL HILL ROAD, PALM BEACH, FL 33480		
2	Zoning District:	R-A (ESTATE RESIDENTIAL)		
3	Lot Area (sq. ft.):	36,525SF		
4	Lot Width (W) & Depth (D) (ft.):	205'-0" & 204'-0"		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	FEMA Flood Zone Designation:	AE 6 & X		
7	Zero Datum for point of meas. (NAVD)	7.0 NAVD		
8	Crown of Road (COR) (NAVD)	6.18 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	9,131 SF (25%)	8,195 SF (22.4%)	9,131 SF (25%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	8,195 SF	14,938 SF
12	*Front Yard Setback (Ft.)	35'-0" (E)	33'-7" (E)	36'-1 1/2" (E)
13	* Side Yard Setback (1st Story) (Ft.)	15'-0" (N) 15'-0" (S)	12'-5" (N) 15'-0" (S)	15'-0" (N) 15'-0" (S)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0" (N) 15'-0" (S)	N/A	26'-2" (N) 15'-0" (S)
15	*Rear Yard Setback (Ft.)	25'-0" (W) (LAKE TRAIL)	27' 8 1/4" (W)	46'-1" (W)
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25'-0"	19'-6 1/2"	21'-0"
18	Overall Building Height (Ft.)	35'-0"	19'-6 1/2"	30'-8"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	0'-10 13/16"	N/A	0'-10 13/16"
21	Finished Floor Elev. (FFE)(NAVD)	7.00 NAVD	8.12 NAVD	8.00 NAVD
22	Base Flood Elevation (BFE)(NAVD)	6.00 NAVD	6.00 NAVD	7.00 NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	18,267SF (50%)	TBD	19,805 (54.2%)
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	3,254 SF (45%)	TBD	3,256 (45%)
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

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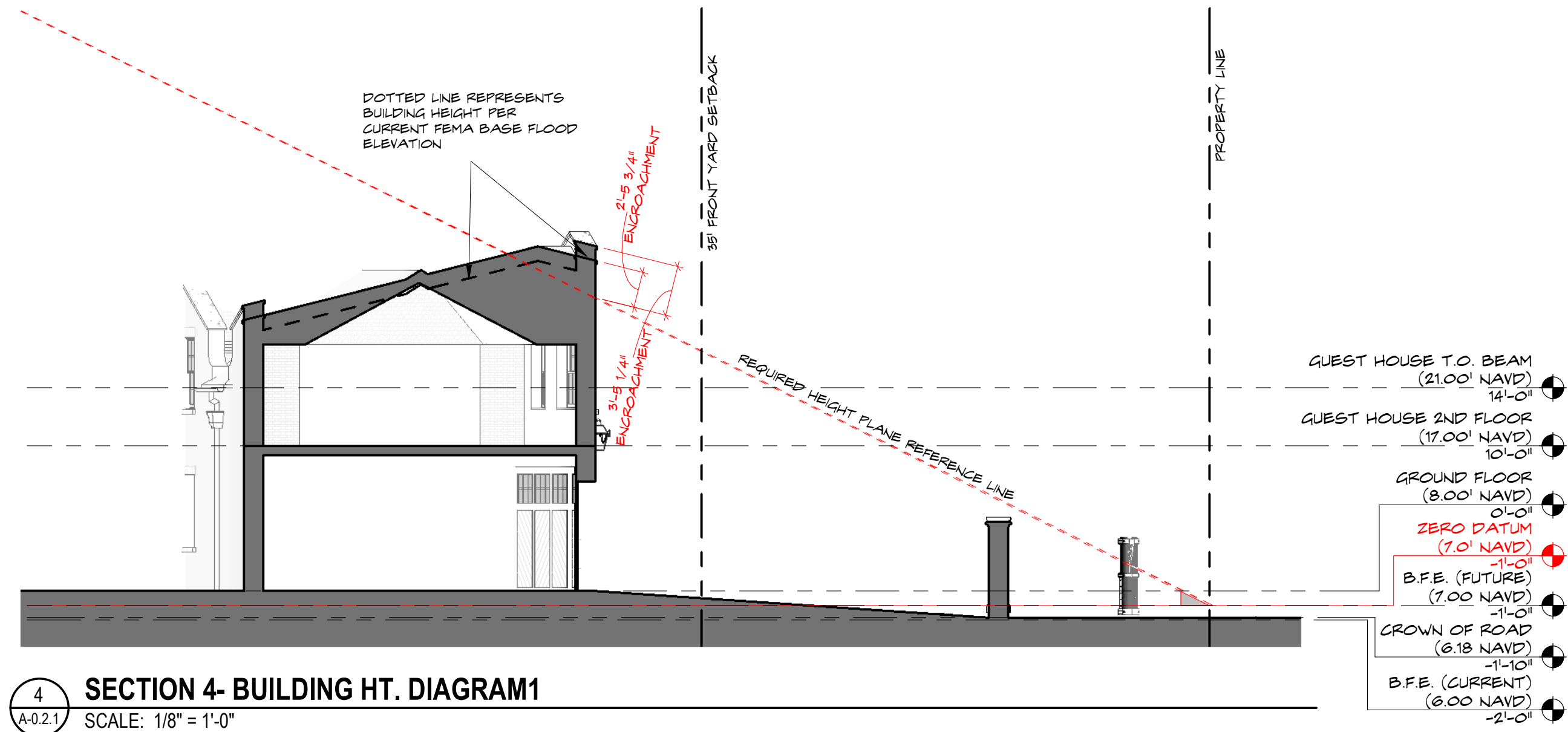
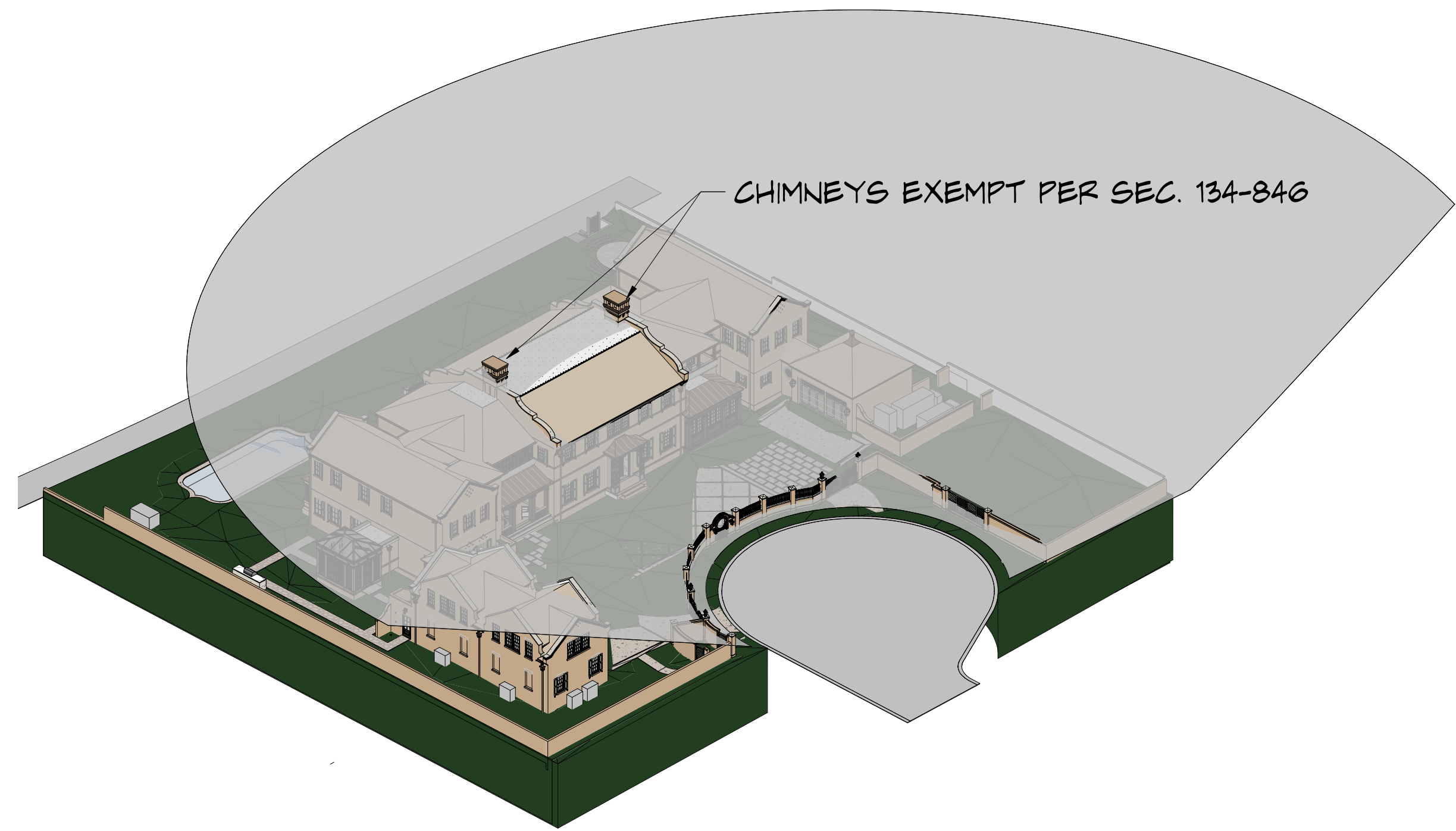
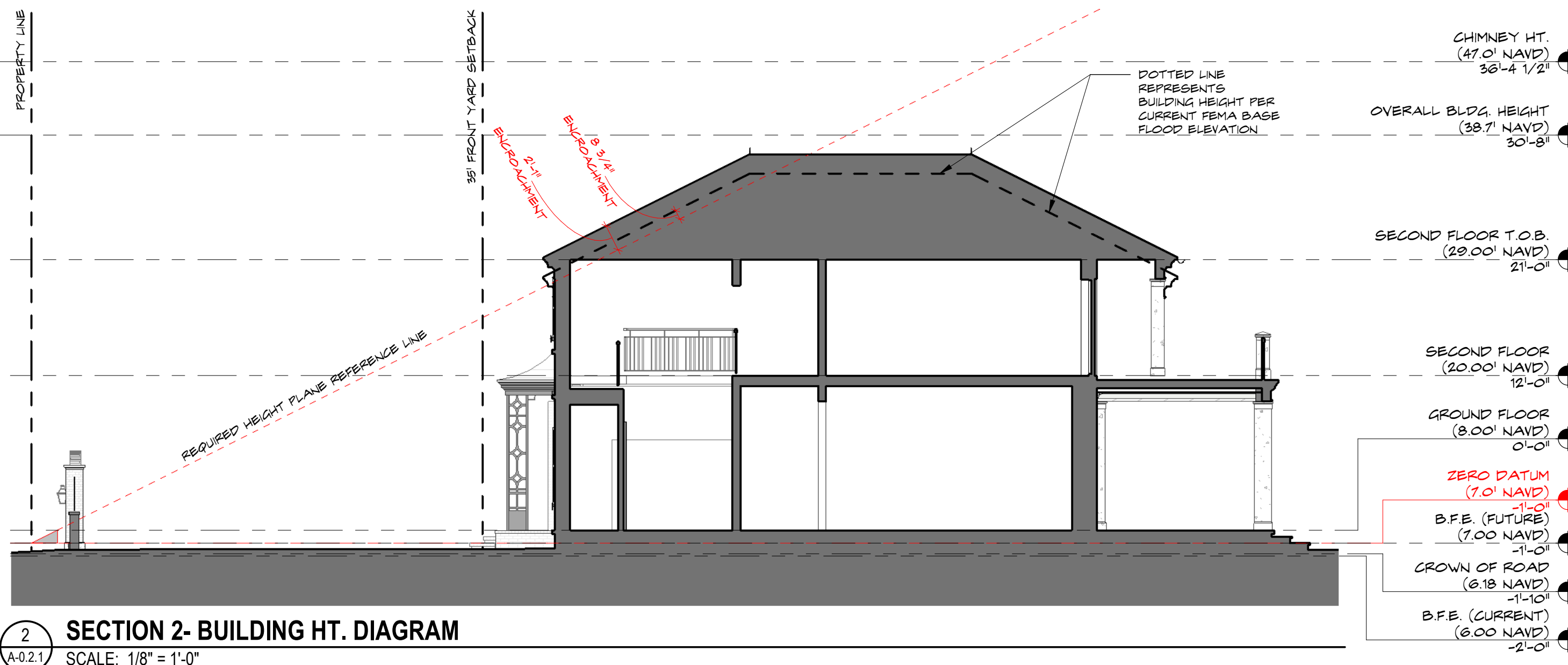
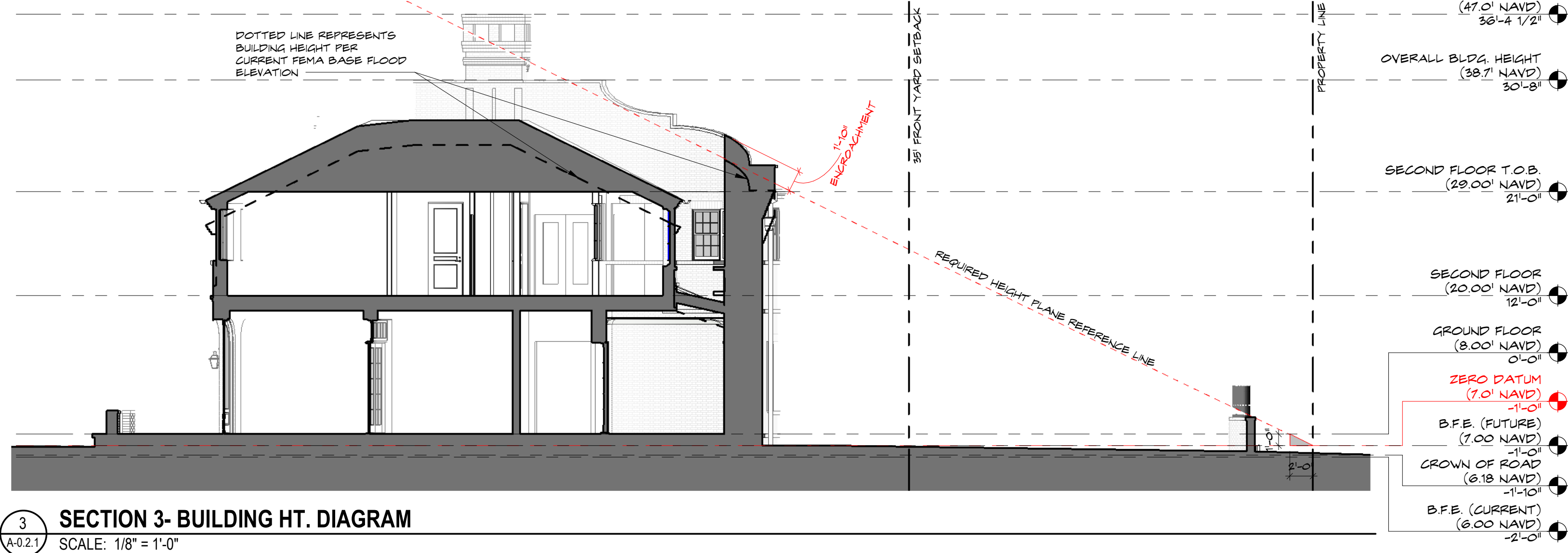
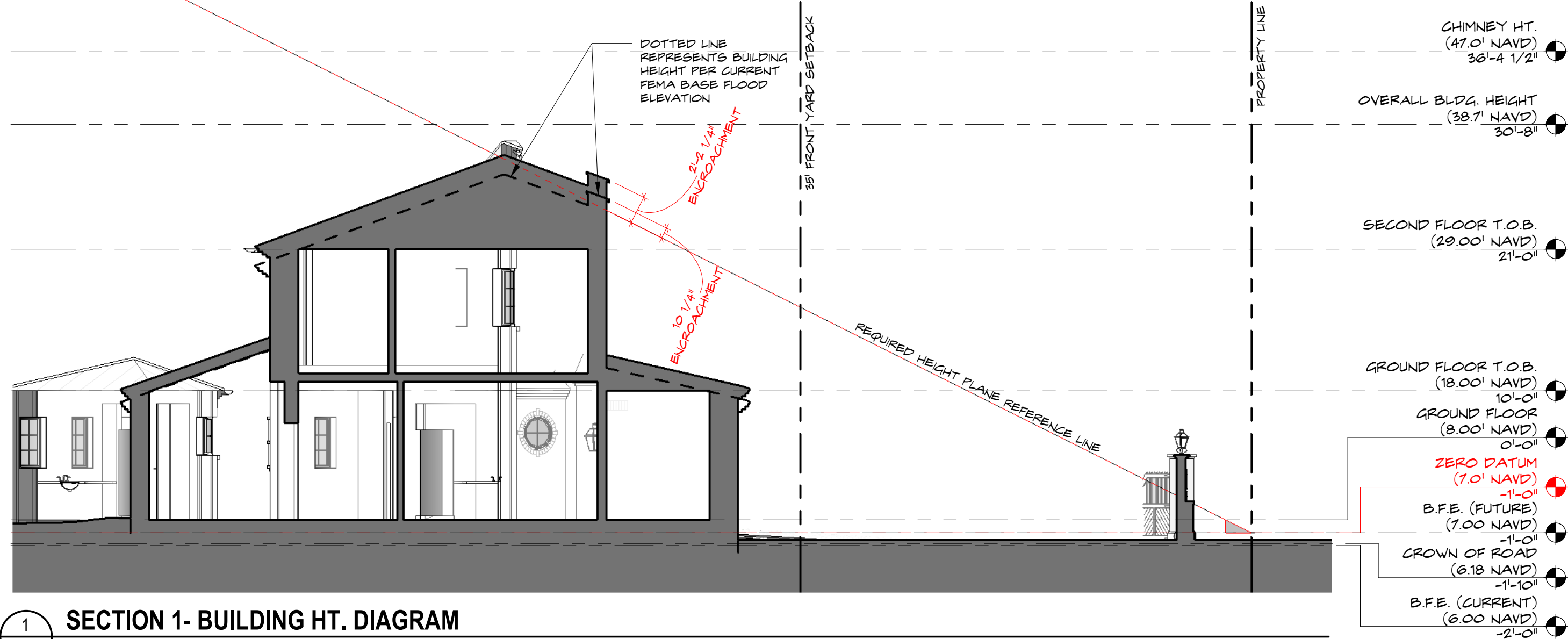
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ZONING LEGEND & DIAGRAMS

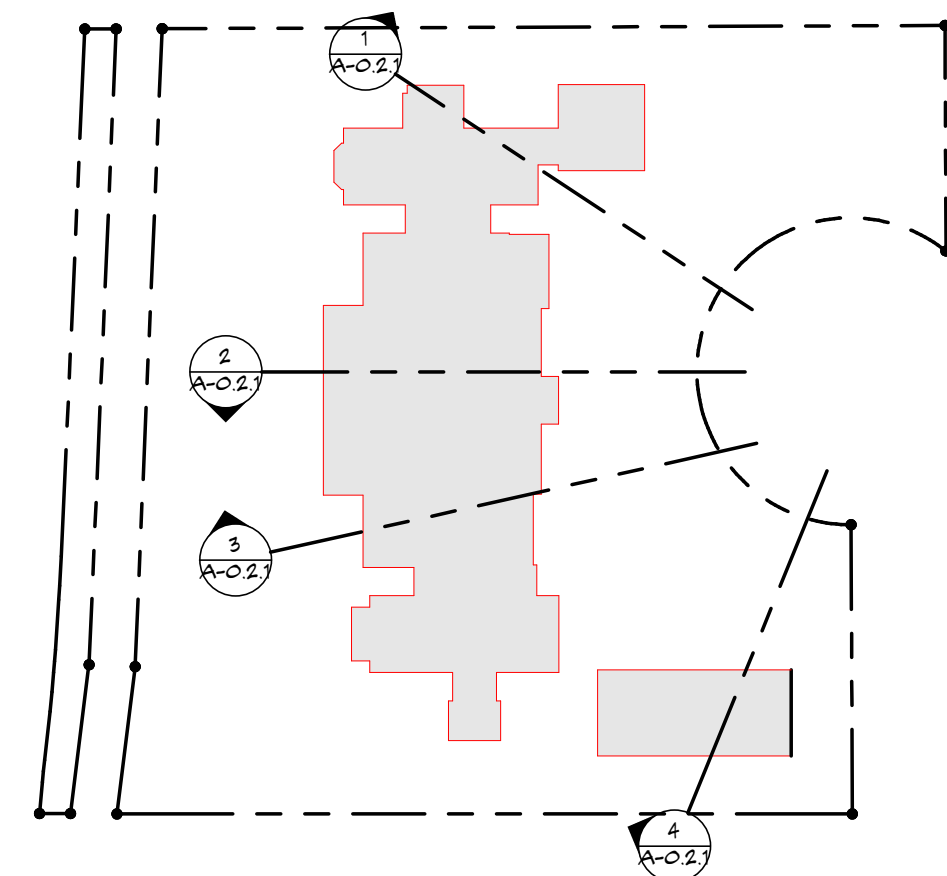
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VARIANCES

A. VARIANCE 1: SEC. 134-843(7): A VARIANCE TO ENCROACH INTO THE REQUIRED BUILDING HEIGHT PLANE SETBACK AREA DUE TO THE NON-CONFORMING LOT DEPTH.



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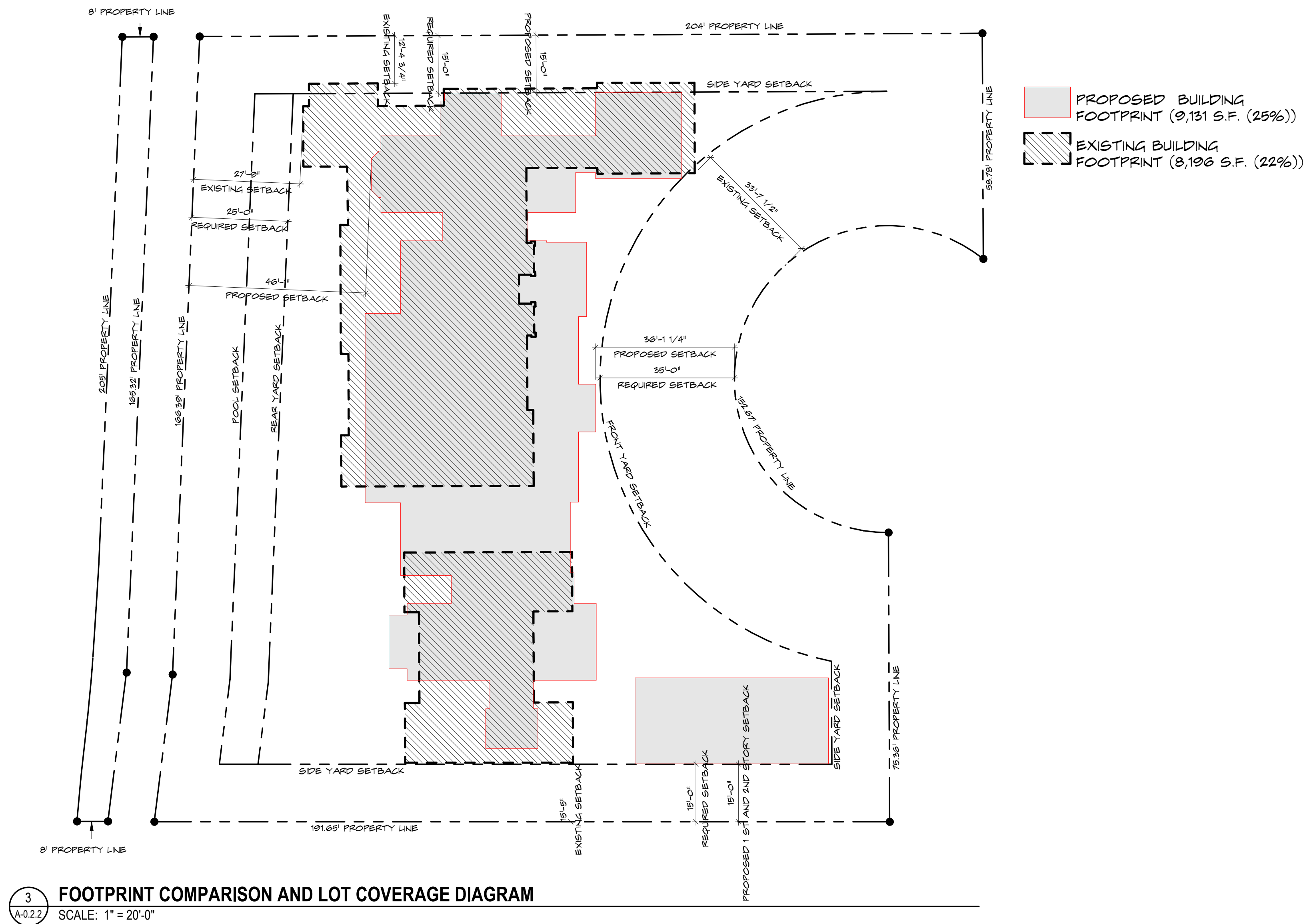
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ADJACENT LOT 5

ADJACENT LOT 6

ADJACENT PARCEL

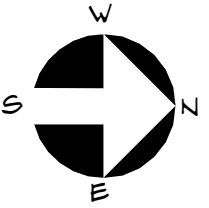
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GROUND FLOOR PLAN

A-1.1.0

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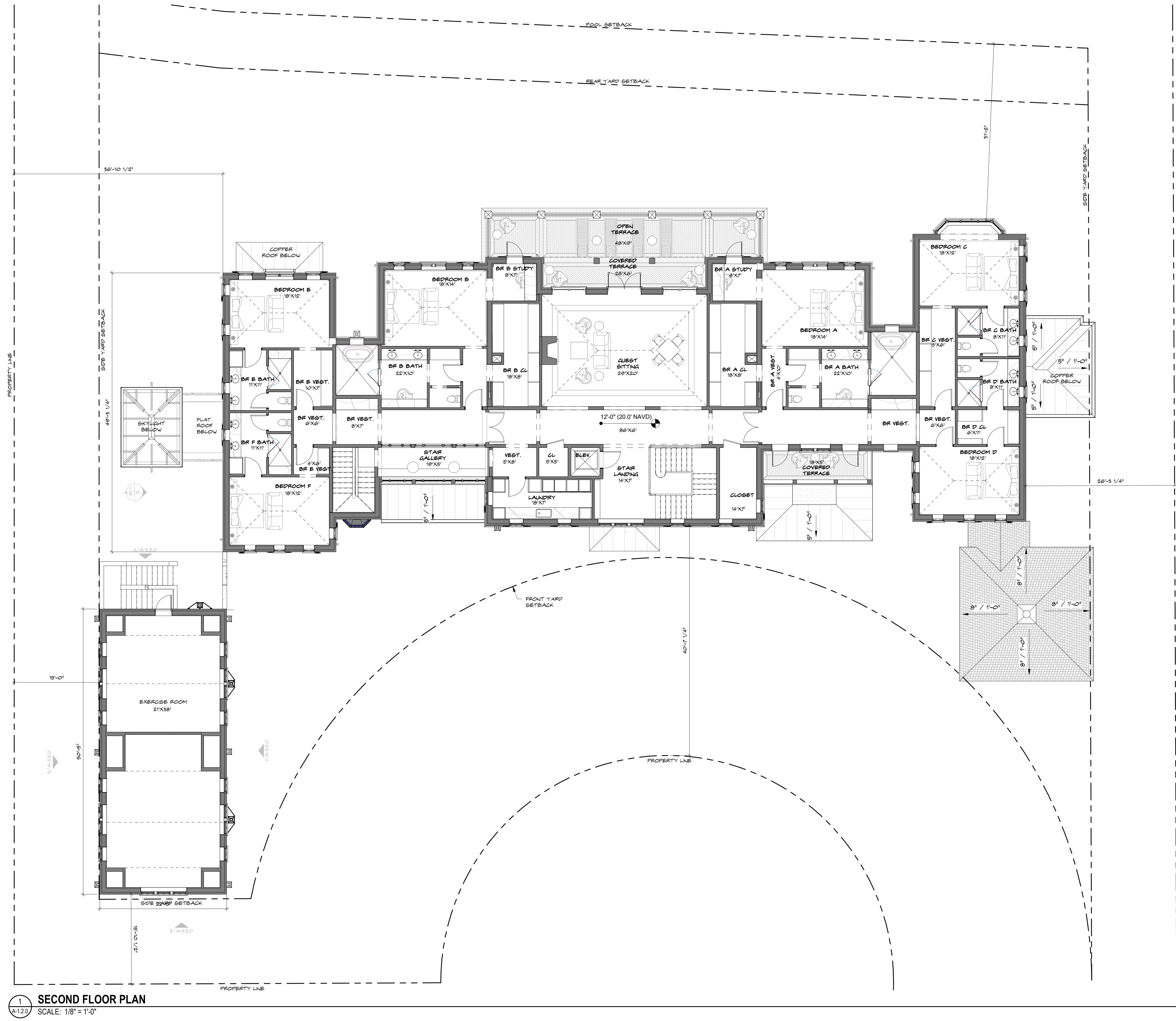
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A-2.0.0 ROOF PLAN
SCALE: 1/8" = 1'-0"

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ROOF PLAN

A-2.0.0

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