

Vicinity/Location Map



Aerial View



## Private Residence 334 Chilean Avenue Palm Beach

F L O R I D A

ARC-24-0097  
ZON-24-0057

ARCOM Presentation  
Date: 12/20/24

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- D2.0 Pedestrian Gate Detail
- D3.3 Site Wall Details (Variance Diagrams)

## Design Team/Consultants

**Landscape Architects**  
ENVIRONMENT DESIGN GROUP  
139 NORTH COUNTY ROAD SUITE 20B  
PALM BEACH, FL 33480  
561.832.4MATCH600  
WWW.ENVIRONMENTDESIGNGROUP.COM

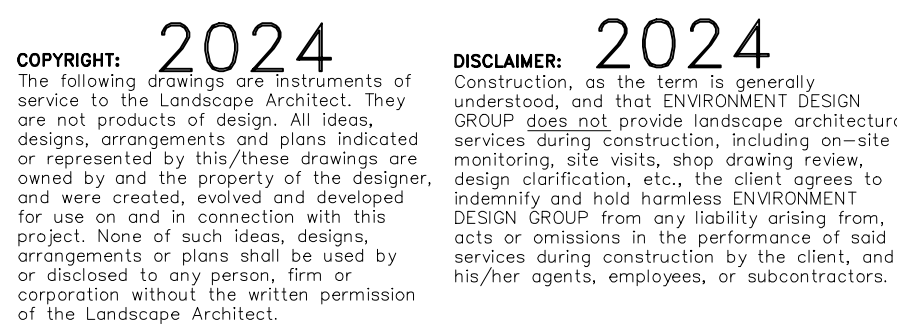
### Zoning Legend

PROPERTY ADDRESS	334 CHILEAN AVENUE		
ZONING DISTRICT	R-C RESIDENTIAL		
LOT AREA (SQ. FT.)	9384 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	75' & 100'		
STRUCTURE TYPE:	SINGLE FAMILY HOME		
FEMA FLOOD ZONE DESIGNATION:	ZONE X		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	3.40 NAVD		
CROWN OF ROAD (COR) (NAVD)	2.91 NAVD		
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	2,815 SQFT- 30% + 3% BONUS (3,096)	2835-30.2%	2835-30.2%
ENCLOSED SQUARE FOOTAGE	N/A	N/A	N/A
FRONT YARD SETBACK (FT.)	25'	25'	25'
SIDE YARD SETBACK (1ST STORY) (FT.)	10'	10'	10'
SIDE YARD SETBACK (2ND STORY) (FT.)	10'	10'	10'
REAR YARD SETBACK (FT.)	15'	15'-4"	15'-4"
ANGLE OF VISION (DEG.)	100	100	100
BUILDING HEIGHT (FT.)	23'-6"	21'-0"	21'-0"
OVERALL BUILDING HEIGHT (FT.)	31'-6"	27'- 6"	27'- 6"
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/A	7	7
BASE FLOOD ELEVATION (FFE) (NAVD)	EL. 6 BFE	N/C	N/C

### Landscape Legend

Property Address:	334 Chilean Avenue	
Lot Area:	9,384 s.f.	
	Required/Allowed	Proposed
Landscape Open Space:	4,220 s/f (45%)	4,277 (45.56%)
LQs to be altered	N/A	N/A
Perimeter LQs	2,110 s/f	2,807.31 s/f
Front Yard LQs	750 s/f (40%)	1,328 (45.2%)
Native Trees	30%	34%
Native Shrubs & Vines	30%	33%
Native Groundcover	30%	38%





JOB NUMBER: # 221,800.0 LA  
 DRAWN BY: Valeria Quintanilla

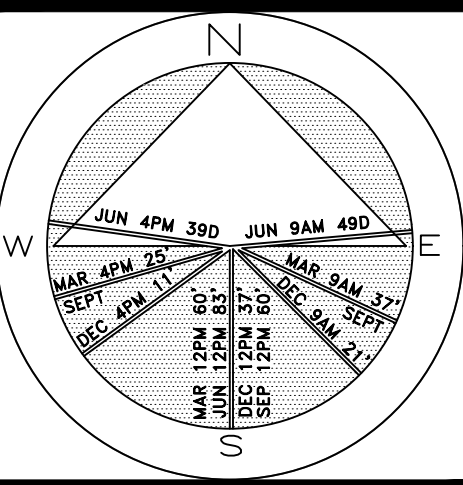
DATE: 12.03.2024

**SHEET E1.0**





Private Residence  
334 Chilean Ave  
Palm Beach

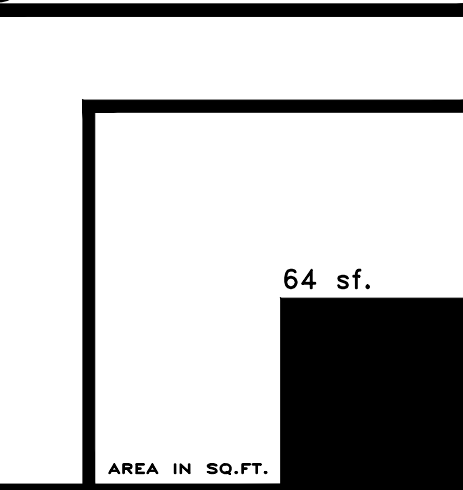


JOB NUMBER: # 22180.00 LA  
DRAWN BY: Valeria Quintanilla

DATE: 12.03.2024

SHEET E2.0

ARC-24-0097  
ZON-24-0057  
Site Context



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SUNSHINE STATE ONE CALL  
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*Old Presentation*



LEGEND

- A = ARC LENGTH  
A/C = AIR CONDITIONING  
A.E. = ACCESS EASEMENT  
A.K.A. = ALSO KNOWN AS  
ASPH. = ASPHALT  
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  
D/W = DRIVEWAY  
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  
I.D. = INSIDE DIAMETER  
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  
O/S = OFFSET  
(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.C.P. = PERMANENT CONTROL POINT  
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  
S/W = SIDEWALK  
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  
= BASELINE  
= CENTERLINE  
= 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

TREE LEGEND

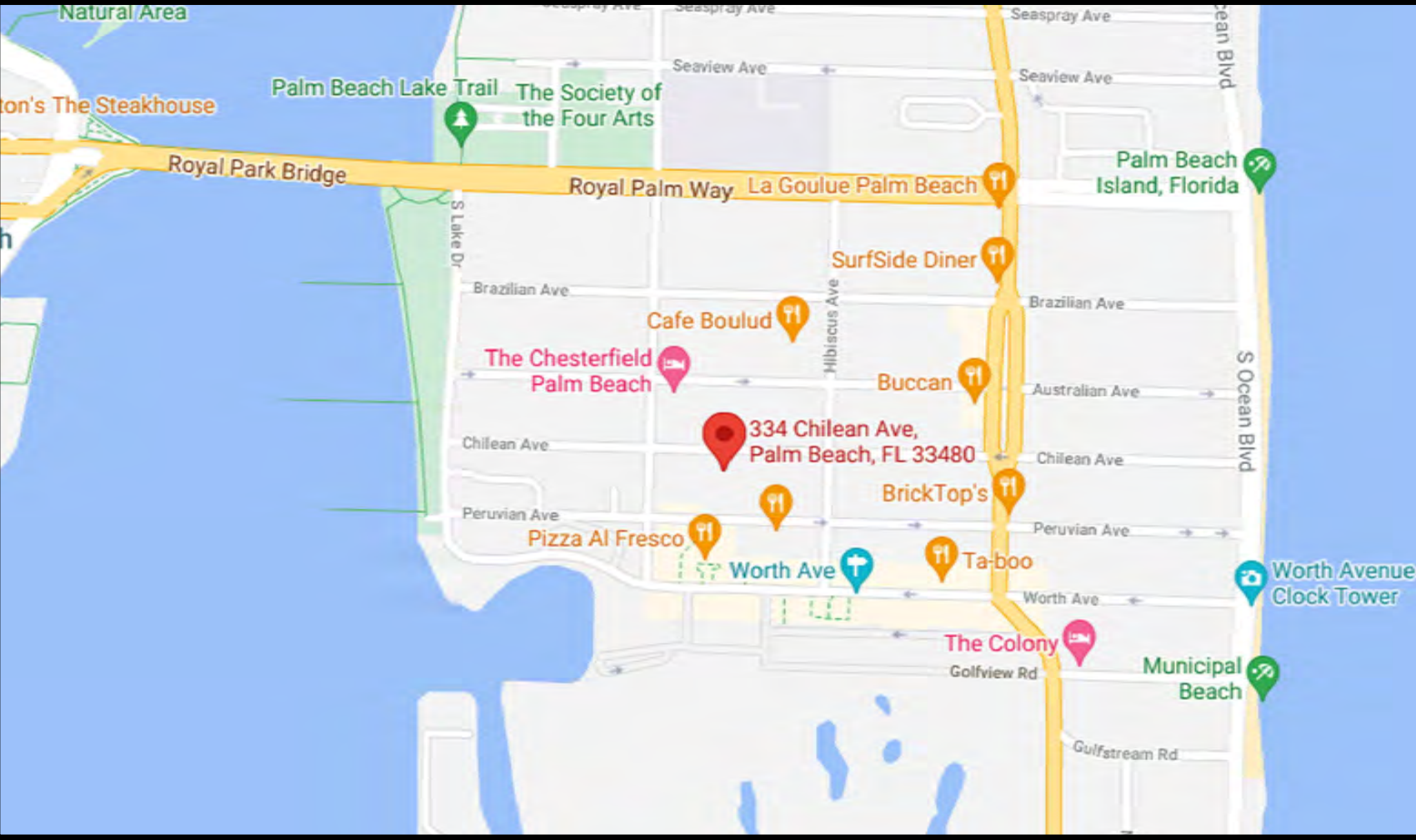
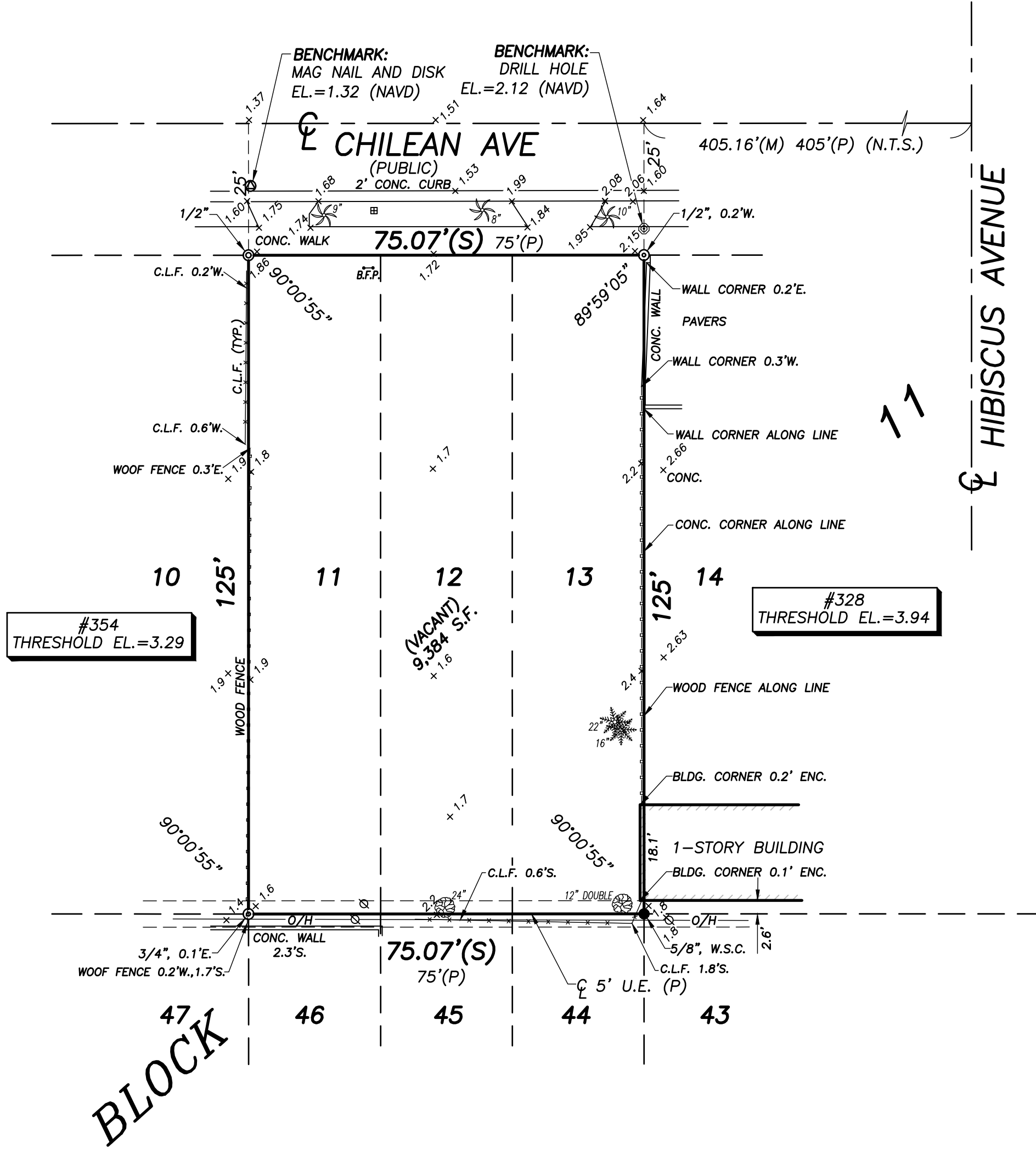
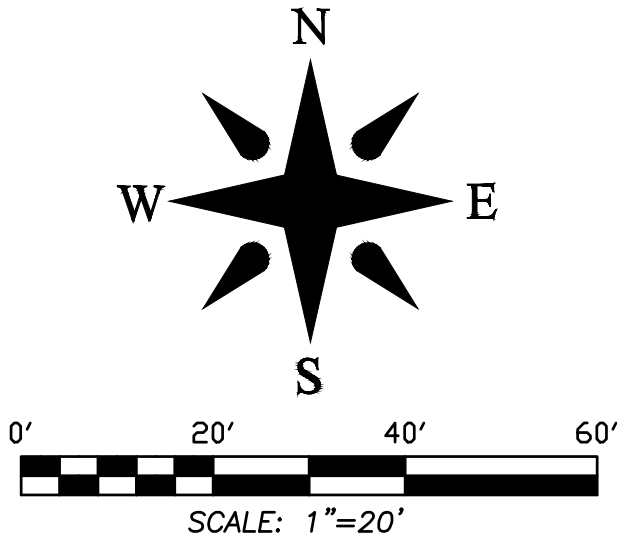
- = COCONUT PALM  
= FICUS TREE  
= ROYAL PALM

FLOOD ZONE:

This property is located in Flood Zone AE (EL. 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0389F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-5230253, issued by First American Title Insurance Company, dated February 10, 2021. 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'.



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:  
G.W. PURUCKER HOMES

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

G.W. Purucker Homes  
J.V., M&T Bank, First American Title Insurance Company, Alley, Maas, Rogers  
Lindsay, P.A.  
Horizon Title Services, Inc.

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

PROPERTY ADDRESS:  
334 Chilian Avenue  
Palm Beach, FL 33480

LEGAL DESCRIPTION:  
Lots 11, 12 and 13, Block 11 of REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, according to the Plat thereof as recorded in Plat Book 4, Page(s) 1, of the Public Records of PALM BEACH County, Florida.

TITLE COMMITMENT REVIEW						
CLIENT: 334 Chilian, LLC, a Florida limited liability company		COMMITMENT NO. : 1062-5230253		DATE: 02/20/2021		
DRAWN BY: Craig Wallace		JOB NO. : 07-1045.34				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-8	N/A	Standard Exceptions				•
9	PB 4 PG 1	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).	•			
10	DB 22 PG 113	Easement			•	

REVISIONS

09/02/21 CONVERT TO 24x36 M.B. 07-1045.3  
04/27/21 ADD NEIGHBORING F.F. ELEVATIONS & TITLE REVIEW B.M.S.W. 07-1045.4 PB309/65  
02/12/21 SPOT ELEVATIONS, SURVEY AND TIE-IN UPDATE B.M.S.W. 07-1045.3 PB307/38  
04/08/17 SURVEY AND TIE-IN UPDATE WITH CROWN OF ROAD ELEVATIONS AND TREE LOCATIONS J.C.M.B. 07-1045.3 PB209/35  
04/12/07 SPOT ELEVATIONS, B.M.M.S. PB85/64 07-1045.1

BOUNDARY SURVEY FOR:

G.W. PURUCKER HOMES



FIELD	F.G.	JOB NO.	07-1045	F.B.	PB87 PG. 26
OFFICE	M.B.	DATE:	2/22/07	DWG. NO.	07-1045
C.K.D.	C.W.	REF.	07-1045.DWG	SHEET	1 OF 1

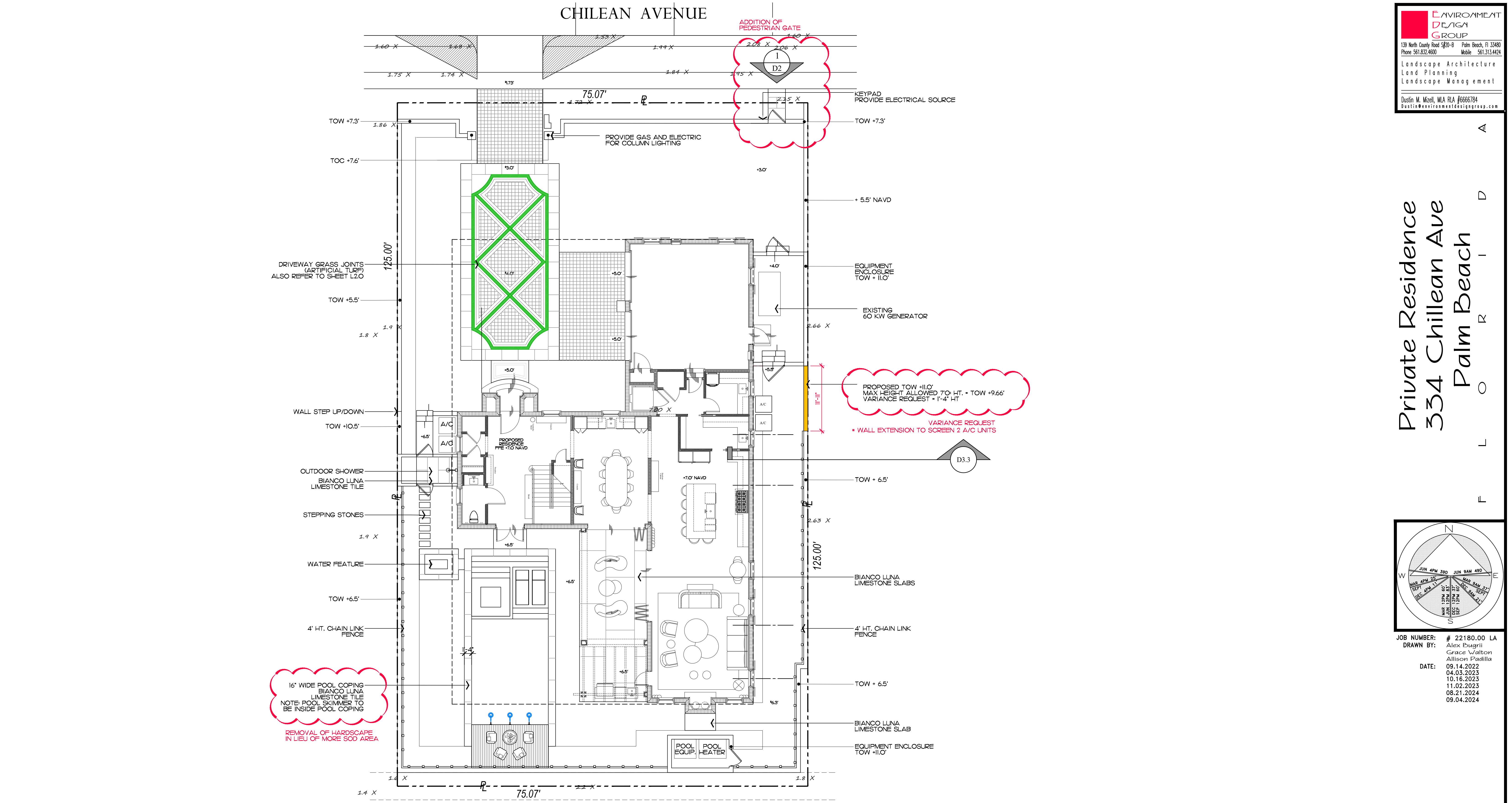
CERTIFICATION:

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, 1961.

DATE OF LAST FIELD SURVEY: 02/12/2021

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





**2024**  
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Site Data

LOT ZONE	R-C - MEDIUM DENSITY RESIDENTIAL					
LOT AREA	9,384 S.F. (10,000 S.F. MINIMUM)					
DESCRIPTION	REQUIRED		PREVIOUSLY SUBMITTED		CURRENTLY PROPOSED	
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,220 S.F.	43.60%	4,089.8 S.F.	45.57%	4,277 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	750 S.F.	74.40%	1,395.76 S.F.	74.40%	1,395.76 S.F.
PERIMETER LANDSCAPE	MINIMUM 50% OF L.O.S.	2,110 S.F.	64.88%	2,738 S.F.	65.63%	2,807.31 S.F.

ARC-24-0097  
ZON-24-0057

Site Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.  
AREA IN SQ.FT.

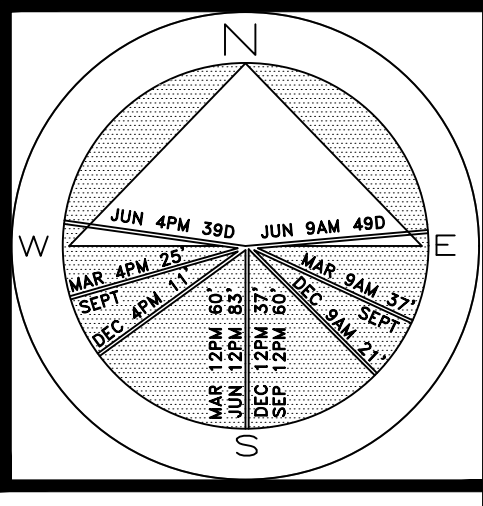
ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5820-8 Palm Beach, FL 33480  
Phone 561.832.4600 Mobile 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

Dustin M. Mizell, M.L.A. R.L.A. #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
334 Chilean Ave  
Palm Beach



JOB NUMBER: # 22180.00 LA  
DRAWN BY: Alex Bugrii  
Grace Walton  
Allison Padilla  
DATE: 09.14.2022  
04.03.2023  
10.16.2023  
11.02.2023  
08.21.2024  
09.04.2024

SHEET L1.1



A

D

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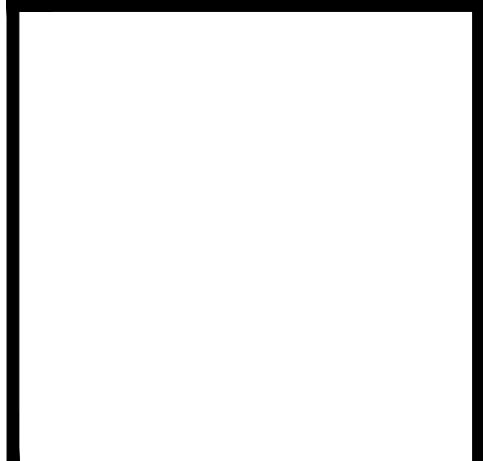
R

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L

F

Private Residence  
334 Chilleen Ave  
Palm Beach



JOB NUMBER: # 22180.00 LA  
DRAWN BY: Allison Padilla  
DATE: 06.20.24

SHEET L1.4

ARC-24-004  
ZON-24-014

Progress Photos  
SCALE IN FEET

64 sf.

AREA IN SQ.FT.



Existing NorthWest Corner



Existing NorthWest Corner



Existing West Buffer



Existing Southwest Buffer



Existing South Buffer



Existing South Buffer



Existing South East Corner



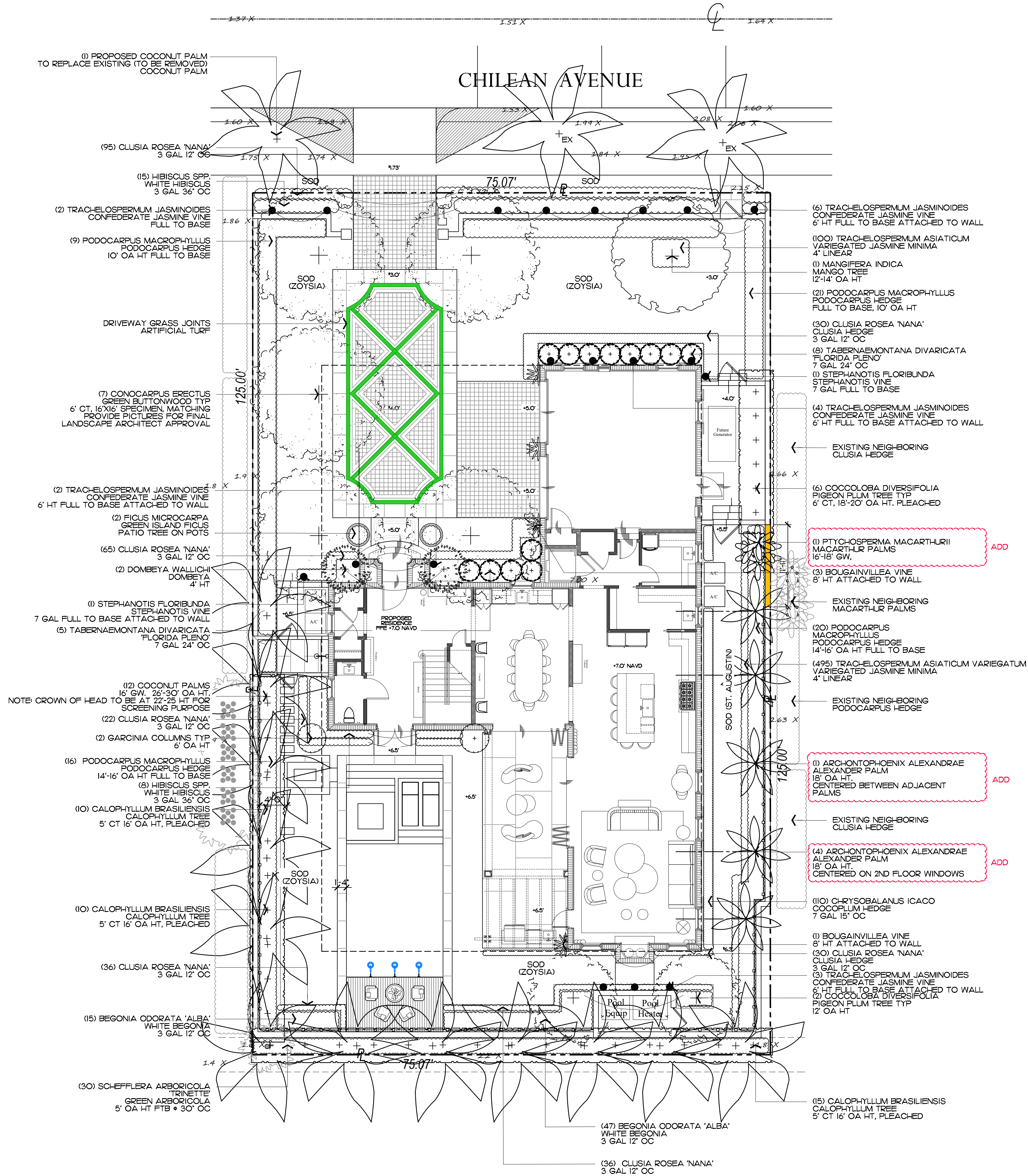
Existing East Buffer



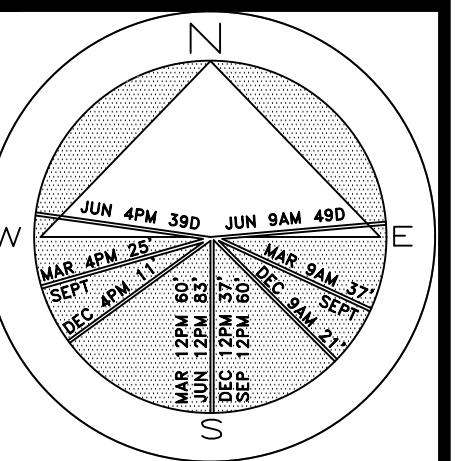
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Grace Walton  
Allison Padilla

DATE: 04.03.2023  
10.16.2023  
11.02.2023  
02.05.2023  
08.28.2024  
09.04.2024

SHEET L2.0

ARC-24-0097  
ZON-24-0057

Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.



## Trees & Palms

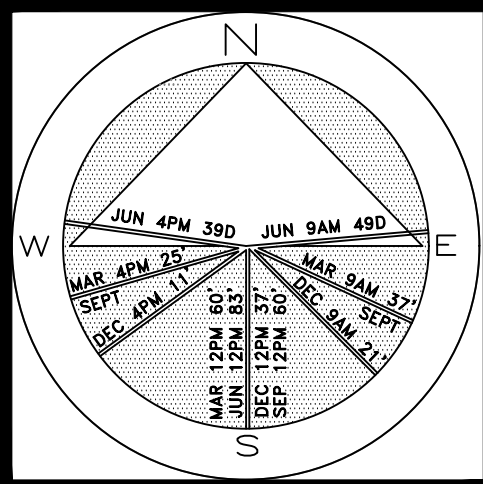
PLANT NAME	QTY.	DESCRIPTION	NATIVE
ARCHONTOPHOENIX ALEXANDRAE ALEXANDER PALM	5	18' OA HT	NO
CONOCARPUS ERECTUS GREEN BUTTONWOOD	7	6' CT, 16'X16' SPECIMEN MATCHING PROVIDE PICTURES FOR APPROVAL	YES
CALOPHYLLUM INOPHYLLUM CALOPHYLLUM TREE	21	5' CT 16' OA HT, PLEACHED	NO
COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	2	12' OA HT	YES
COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	5	6' CT 19' OA HT PLEACHED	YES
COCOS NUCIFERA COCONUT PALM	1	REPLACE TO REMOVED PALM ALONG RIGHT-OF-WAY HEIGHT TO MATCH EXISTING	NO
COCOS NUCIFERA COCONUT PALM	12	16' GW 26'-30' OA HT	NO
MANGIFERA INDICA MANGO TREE	1	12'-14' OA HT	NO
WODYETIA BIFURCATA FOXTAIL PALM	3	20' OA HT	NO
TOTAL TREES	41		
NATIVE TREES	14 - 34%		

## Groundcover

PLANT NAME	QTY./ SF.	DESCRIPTION	NATIVE
CLUSIA ROSEA 'NANA' CLUSIA	314 (314)	3 GAL 12" OC	YES
TRACHELOSPERMUM ASIATICUM VARIEGATED JASMINE MINIMA	495 (60)	4" LINEAR	NO
TOTAL	809		
NATIVE	314 - 38%		

## Shrubs & Vines

PLANT NAME	QTY.	DESCRIPTION	NATIVE
HIBISCUS SPP. WHITE HIBISCUS	28	3 GAL 36" OC	NO
PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	30 36	10' OA FULL TO BASE 14'-16' OA HT	NO
FICUS MICROCARPA GREEN ISLAND FICUS	2	PATIO TREE IN POTS	NO
CHRYSOBALANU ICAO COCOPLUM HEDGE	110	7 GAL 15" OC	YES
DOMBEYA WALLICHI DOMBEYA	2	4' OA HT	NO
TABERNAEMONTANA DIVARICATA 'FLORIDA PLENO'	13	7 GAL 24" OC	NO
GARCINIA COLUMNS GARCINIA	2	6' OA HT	NO
BEGONIA ODORATA 'ALBA' WHITE BEGONIA	62	3 GAL 12" OC	NO
SCHEFFLERA ARBORICOLA 'TRINETTE' GREEN ARBORICOLA	30	5 HT FULL TO BASE UNDERNEATH PLEACHED TREES	NO
TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	17	6' HT FULL TO BASE ATTACHED TO WALL	NO
STEPHANOTIS FLORIBUNDA STEPHANOTIS VINE	2	7 GAL FULL TO BASE ATTACHED TO WALL	NO
BOUGAINVILLEA VINE	4	8' HT ATTACHED TO WALL	NO
TOTAL	338		
NATIVE	110 - 33%		

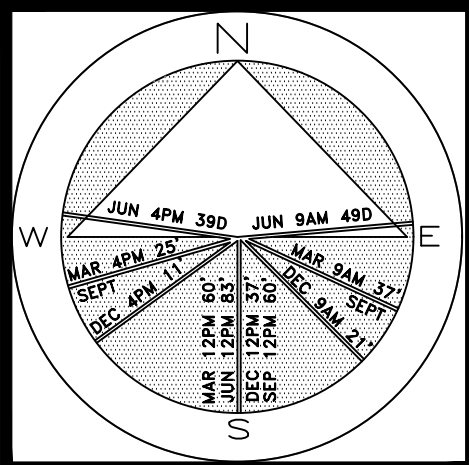


JOB NUMBER: # 22180.00 LA  
DRAWN BY: Alex Bugrii  
Sean Twomey  
Allison Padilla  
DATE: 05.03.2023  
11.02.2023  
01.22.2024  
02.05.2024  
09.23.2024

SHEET L3.0



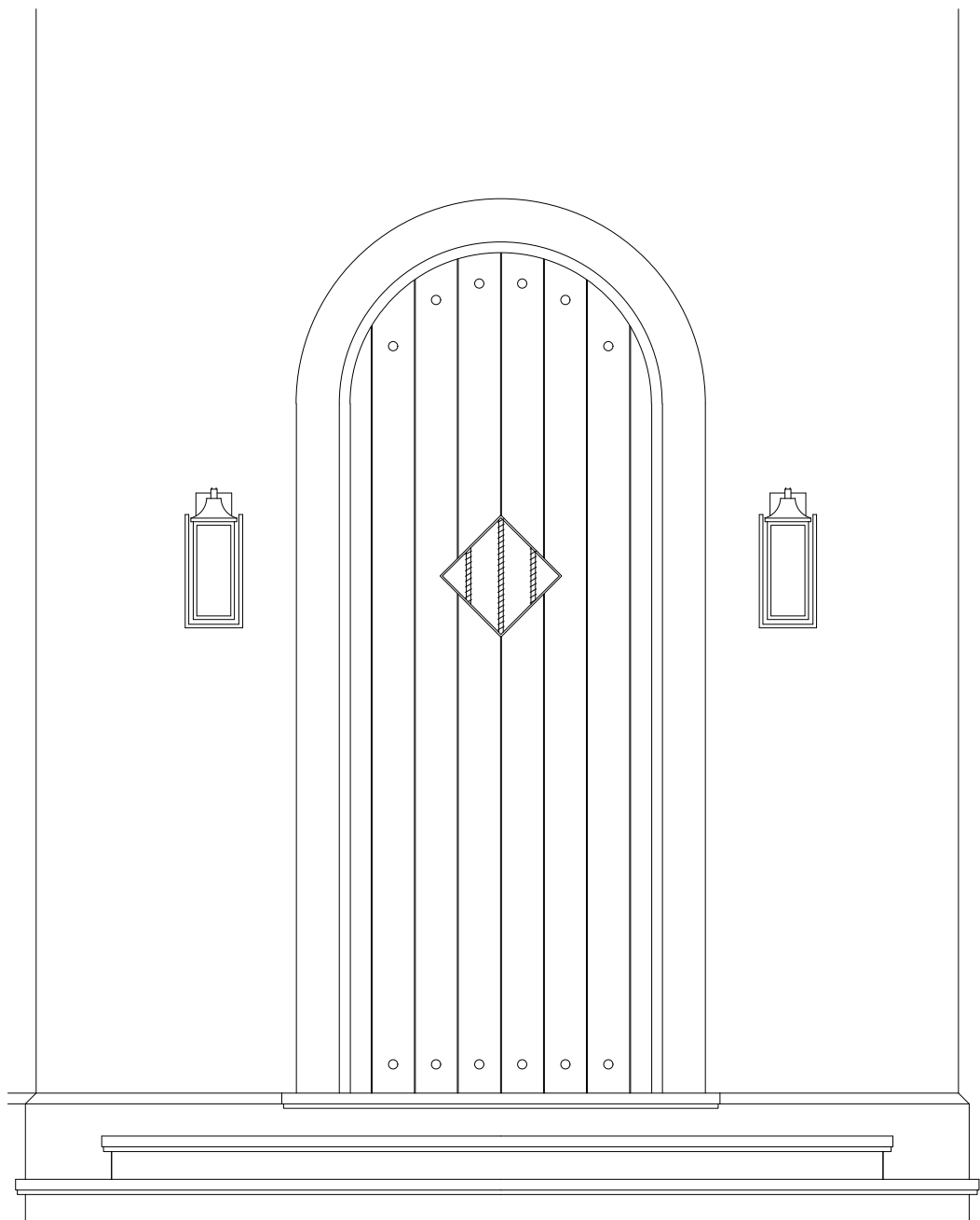
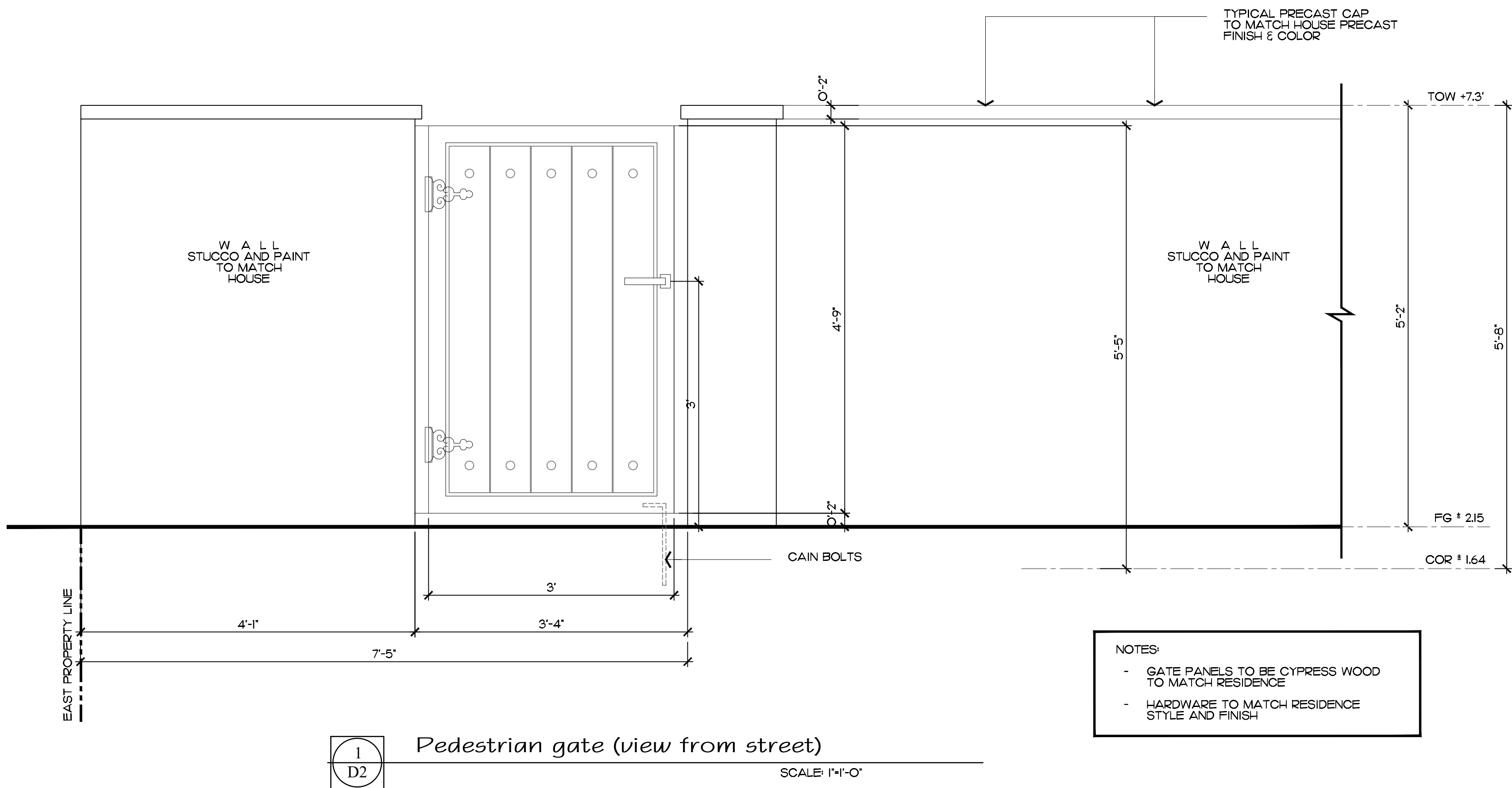
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09.23.2024

SHEET D2.0

AREA IN SQ. FT.



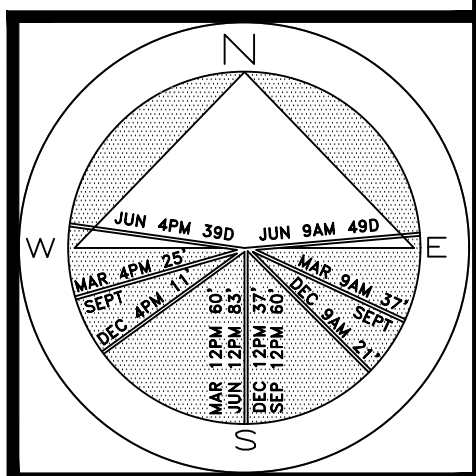
Currently Approved Front Door Design



Currently Approved Front Door Material:  
Cypress Wood



Private Residence  
334 Chilean Ave  
Palm Beach



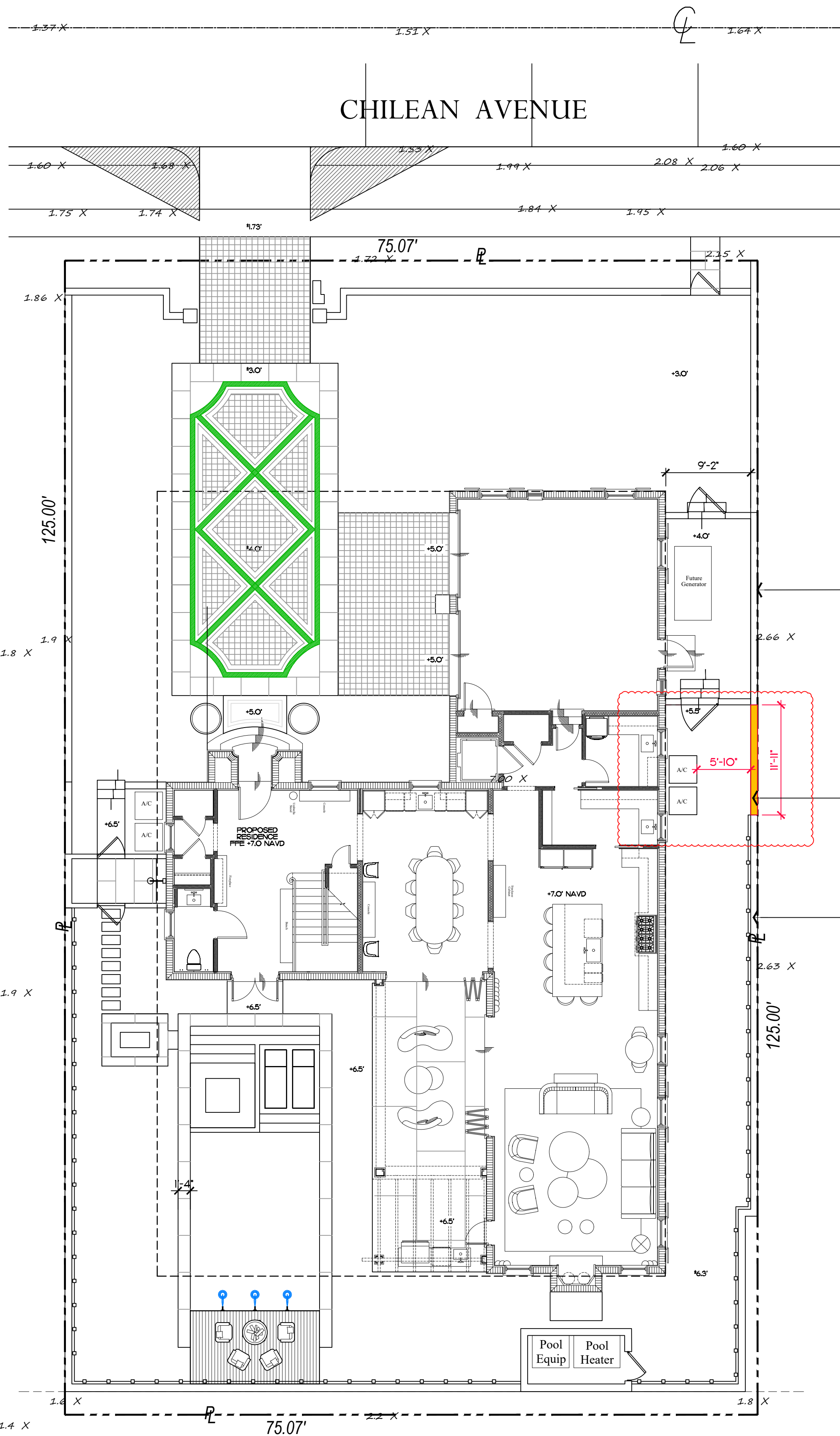
JOB NUMBER: # 22180.00 LA  
DRAWN BY: Allison Padilla  
DATE: 06.20.24

SHEET D3.3

ARC-24-004  
ZON-24-014

64 sf.

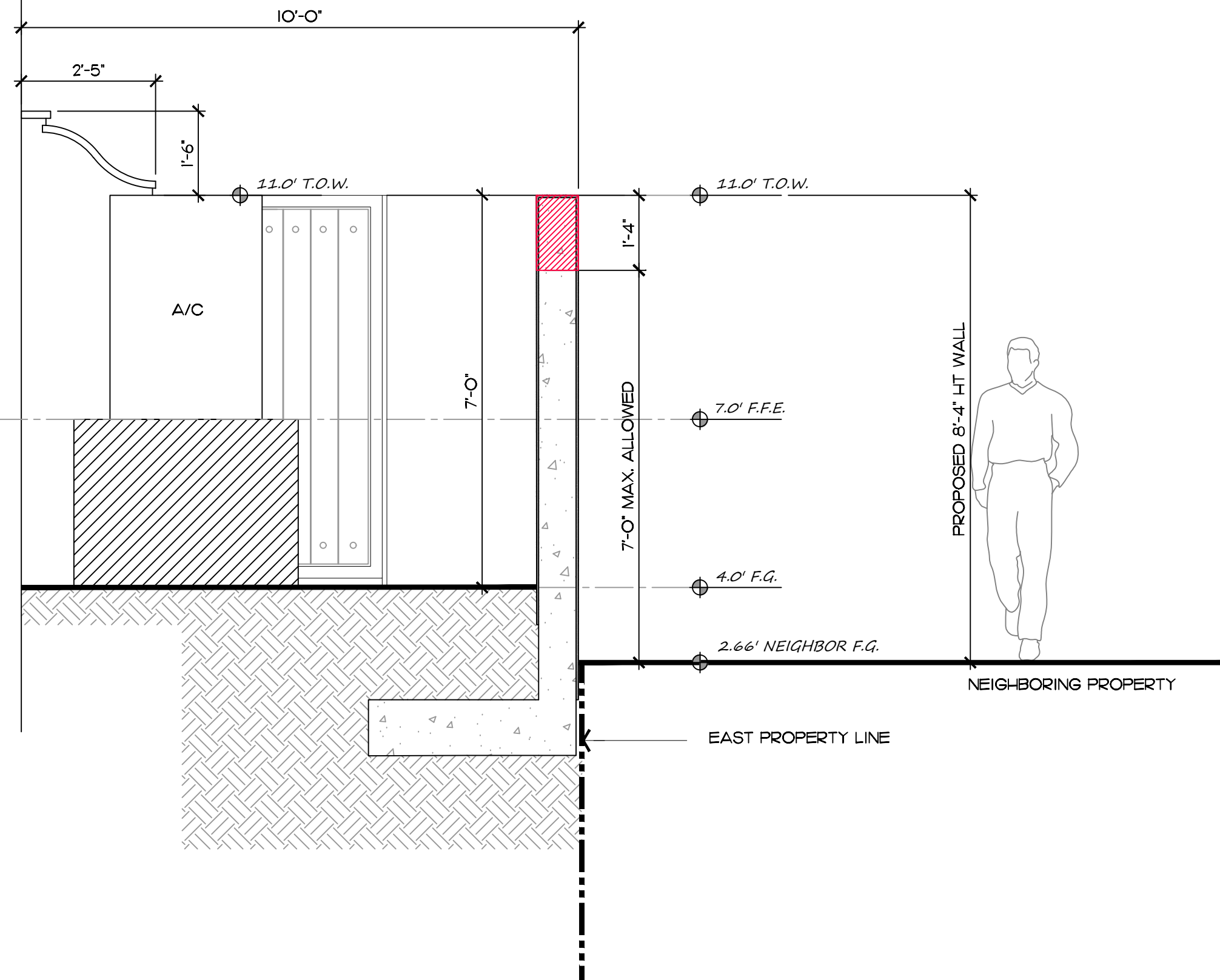
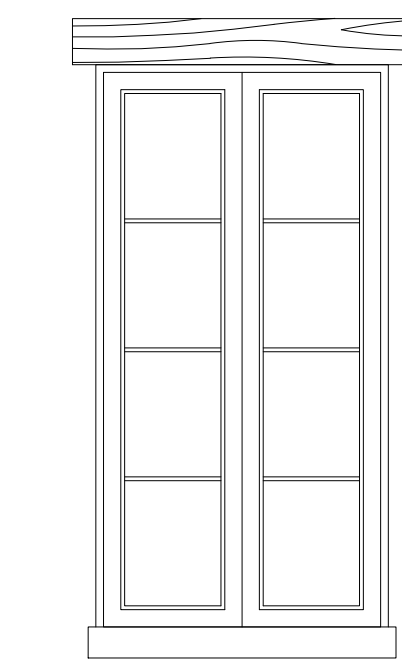
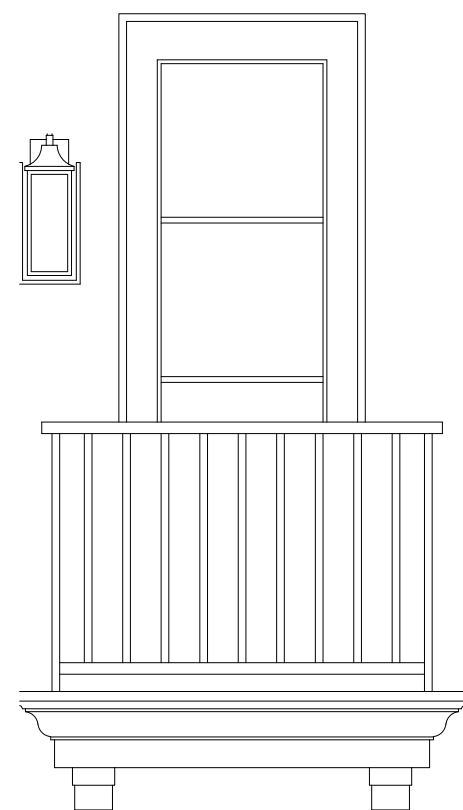
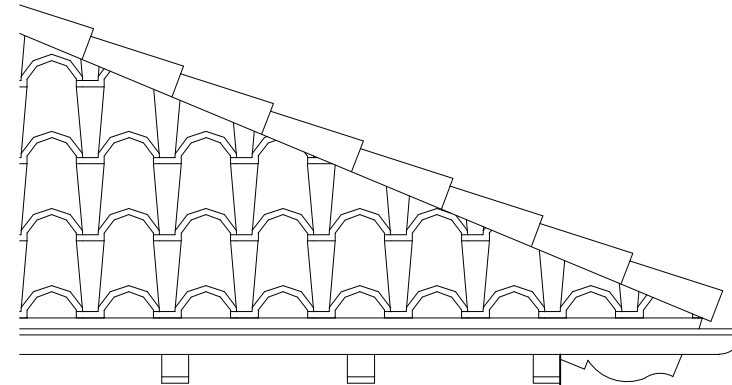
AREA IN SQ. FT.



APPROVED WALL TOW +11.0'  
8'-4" HT. WALL FROM NEIGHBOR PROPERTY

PROPOSED TOW +11.0'  
MAX HEIGHT ALLOWED 7'-0" HT. + TOW +9.66'  
VARIANCE REQUEST +1'-4" HT.

CURRENTLY APPROVED WALL  
TOW +6.5'  
3'-10" HT. WALL FROM NEIGHBOR PROPERTY



A/C Enclosure Section Detail

SCALE 1/2"=1'-0"

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SUNSHINE STATE ONE CALL  
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Site Plan- Variance Diagram

SCALE IN FEET 0' 8' 16' 24'