

NIEVERA WILLIAMS DESIGN February 6, 2025

Letter of Intent 250 Queens Lane

Drop Off Submittal-ARC-24-0099

We are requesting approval for the following landscape adjustments to the above referenced property:

- 1. Installation of a 36 KW generator on the southwest corner of the property.
- 2. Relocation of 2 A/C units to comply with the 5' setback requirement
- 3. Construction of a site wall to screen the generator and A/C equipment as required.
- 4. Removal of the existing artificial turf in the rear and replacement with real grass

The modifications set forth above meet all subsections of Sec 18-205. We believe the additions enhance the property and are in conformity of good taste and design. None of the proposed changes are of inferior quality or will have a negative impact on the surrounding neighborhood.

Please let us know if you have any questions or need anything further.

PALM BEACH 625 N. Flagler Dr. STE 502 West Palm Beach, FL 33401 P: 561.659.2820 F: 561.659.2113

NEW YORK 39 Fifth Avenue Suite 3C New York, NY 10003

TAMPA 400 N. Tampa St. 15th Floor Tampa, FL 33602

nieverawilliams.com

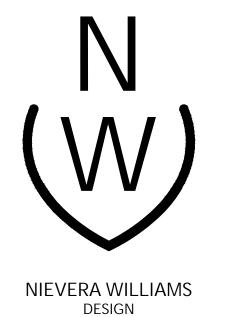
Cory Meyer Nievera Williams Design



SCOPE OF WORK:

- PROPOSED GENERATOR ٠
- **REAR PAVING MODIFICATIONS** ٠
- RELOCATE A/C EQUIPMENT ٠
- SCREEN WALLS ASSOCIATED WITH GENERATOR AND A/C •

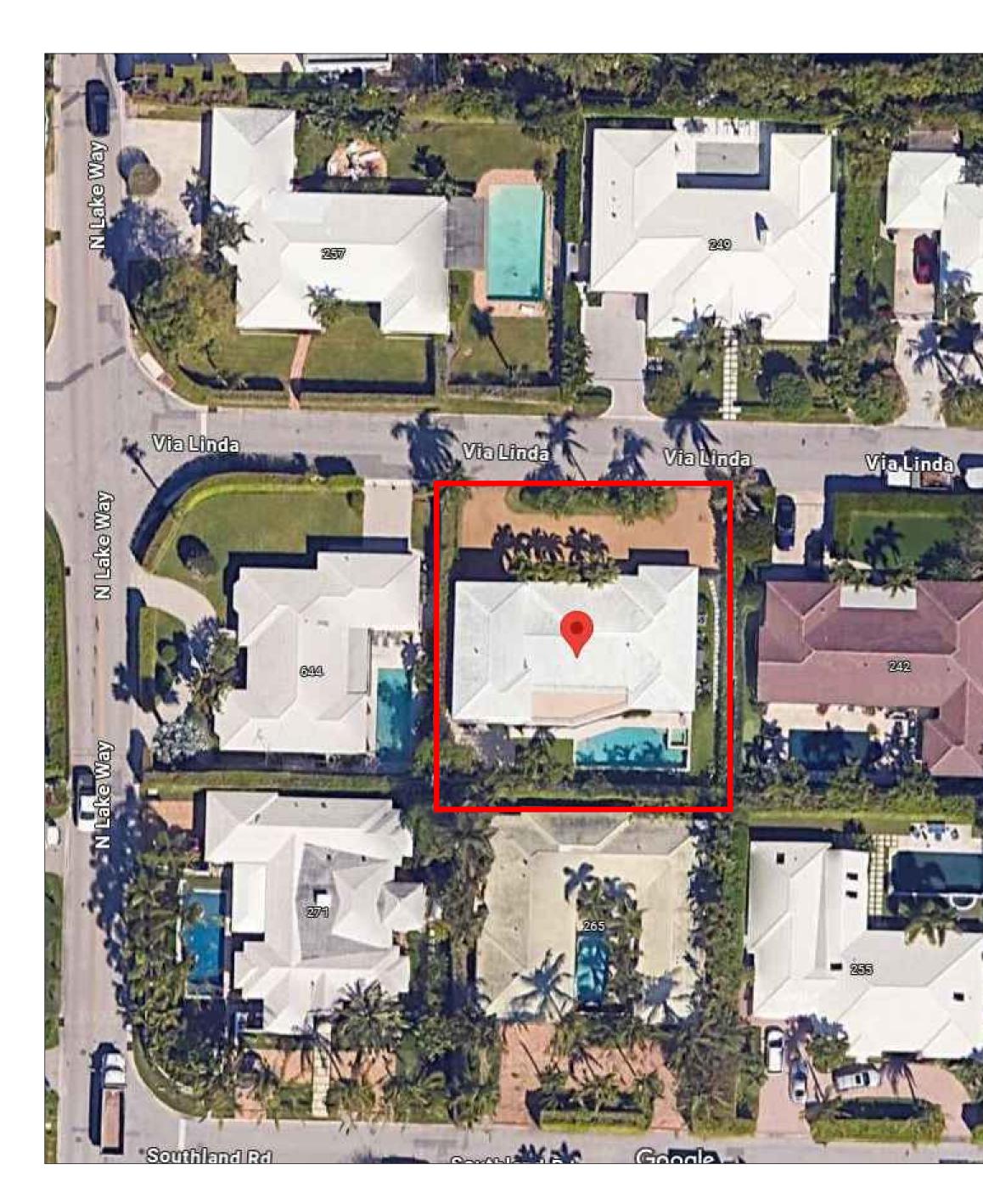
SHEET LEGEND: **EX1: LOCATION MAP AND SITE DATA EX2: EXISTING CONDITIONS AND DEMOLITION** EX3: EXISTING SITE PHOTOS L1: PROPOSED LANDSCAPE PLAN LP2: PLANT LIST AND DETAILS D1: SITE DETAILS OS1: OPEN SPACE DIAGRAM **OS2: SITE ALTERATION DIAGRAM** SURVEY: TOPB RECORD FILE SURVEY: CURRENT SITE CONDITIONS



625 N. Flagler Drive Suite 502 West Palm Beach, FL 33401 P: 561-659-2820 F: 561-659-2113 nieverawilliams.com

# 250 VIA LINDA PALM BEACH, FLORIDA ARC-24-0099 FINAL SUBMITTAL - FEBRUARY 10, 2025 ANTICIPATED MEETING - FEBRUARY 26, 2025





# LOCATION MAP

SURVEY ON	FILE		
SITE AREA =	10,250	SQ FT	100
MINIMUM LANDS REQUIRED = EXISTING =	4,613	SQ FT SQ FT	45% 34.3

 EXISTING SITE CALCULATIONS

 100%
 SITE AREA =
 10,250
 SQ FT
 100%

 MINIMUM LANDSCAPE:
 REQUIRED =
 4,613
 SQ FT
 45%

 34.3%
 EXISTING =
 3,408
 SQ FT
 33.2%

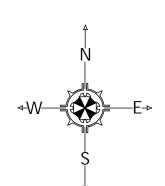
PROPOSED SITE CALCULATIONS SITE AREA = 10,250 SQ FT 100% MINIMUM LANDSCAPE:

MINIMUM LANDSCAPE: REQUIRED = 4,613 SQ FT 45% EXISTING = 3,408 SQ FT 33.2% PROPOSED = 3,516 SQ FT 34.3%

e#	# Landscape Legend								
L	Property Address:	250 VI	A LINDA						
2	Lot Area (sq. ft.):	10,2	250 SF						
3		REQUIRED	PROPOSED						
1	ndscape Open Space (LOS) (Sq Ft and %)	4,613 SF (45%)	3,516 SF (34.30%)						
	LOS to be altered (Sq FT and %)	N/A	302 SF (2.94%)						
i	Perimeter LOS (Sq Ft and %) 2,306 SF (50%) 2,687 SF (58								
	Front Yard LOS (Sq Ft and %) 1,000 SF (40%) 684 SF (2								
	Native Trees %	30%	N/A						
	Native Shrubs & Vines %	Native Shrubs & Vines % 30%							
)	Native Groundcover %	30%	N/A						
	To determine q	ualifying native vegetation use	either:						
	the Institute for Regional Conserva	tion Natives for Your Neighborh	nood FL Statewide Plant List						
	OR								
	the Florida Native Plant Society Native Plants for Your Area List								
	Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.								
	This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and								
	landscape openspace data sh	all be incorporated on to correspo	nding zoning legend.						
	See Ord. 003-2023		REV BF 20230727						

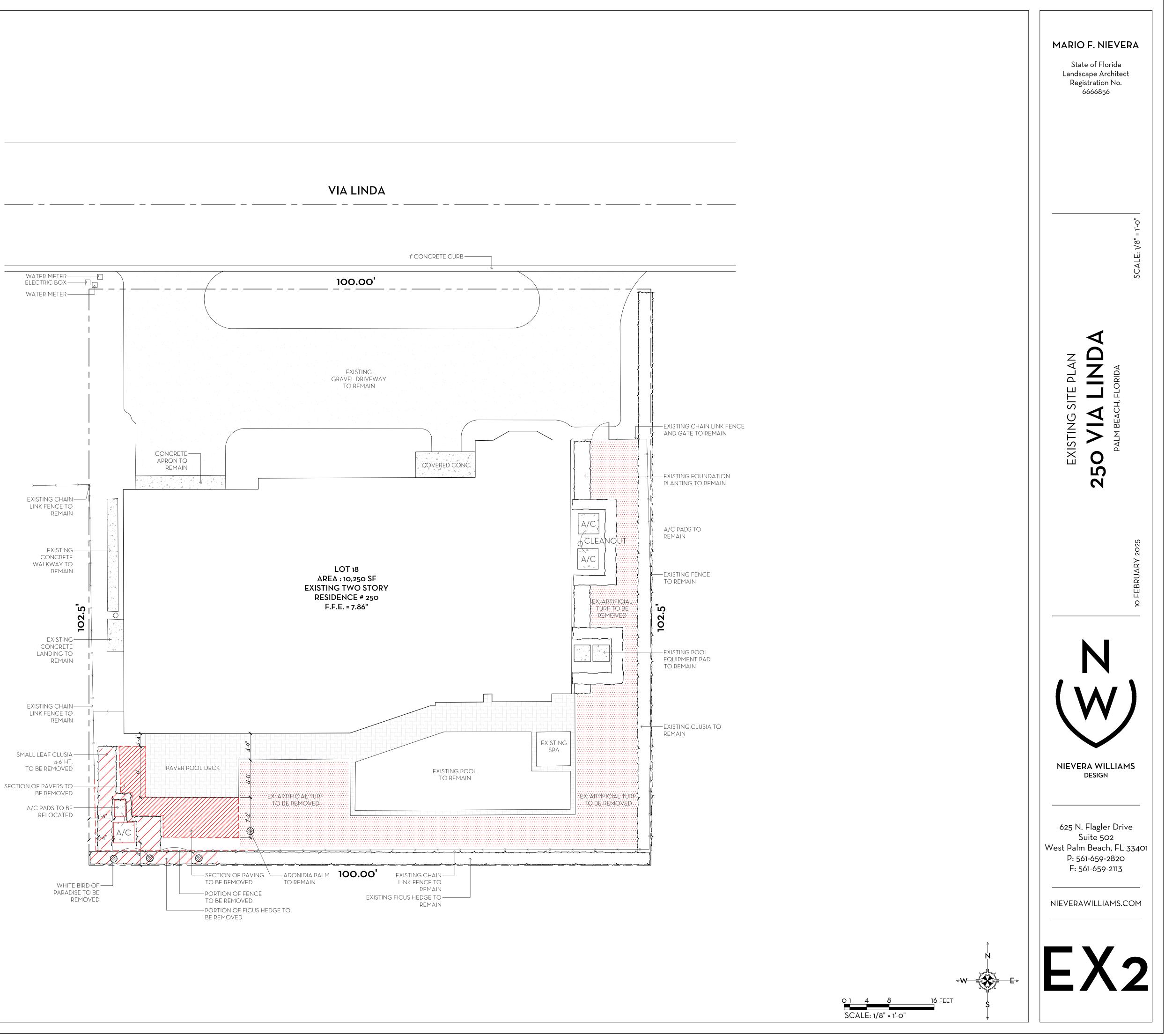
	COMM OF PALAN OF LAND THE CHIEF FLORE CHIE	<b>Town of Palm</b> Planning Zoning and 360 S County Rd Palm Bea www.townofpalmbea	Building ach, FL 33480			
Line #		Zoning Legen	d			
1	Property Address:	250 Via Linda				
2	Zoning District:	R-B				
3	Lot Area (sq. ft.):					
4	Lot Width (W) & Depth (D) (ft.):	100.00' (W), 102.5' (I	)			
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single- Family				
6	FEMA Flood Zone Designation:					
7	Zero Datum for point of meas. (NAVD)					
8	Crown of Road (COR) (NAVD)					
9 10		REQ'D / PERMITTED	EXISTING	PROPOSED		
10	Lot Coverage (Sq Ft and %)	4,013 5 (45%)	3,408 SF (33.2%)	3,516 SF (34.3%)		
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)					
12	*Front Yard Setback (Ft.)	25 FT.	25 FT.	N/C		
13	* Side Yard Setback (1st Story)West (Ft.)	10 FT.	6 FT.	N/C		
14	* Side Yard Setback (1st Story)East (Ft.)	10 FT.	14 FT.	N/C		
15	* Side Yard Setback (2nd Story) (Ft.)	10 FT.	N/A	N/A		
16	*Rear Yard Setback (Ft.)	15 FT.	23 FT.	N/C		
17	Angle of Vision (Deg.)	N/A	N/A	N/A		
18	Building Height (Ft.)		N/A	N/A		
19	Overall Building Height (Ft.)		N/A	N/A		
20	Cubic Content Ratio (CCR) (R-B ONLY)		N/A	N/C		
21	** Max. Fill Added to Site (Ft.)		N/A	N/C		
22	Finished Floor Elev. (FFE)(NAVD)		7.86	7.86		
23	Base Flood Elevation (BFE)(NAVD)		N/A	N/A		
24	Landscape Open Space (LOS) (Sq Ft and %)		3,408 SF (33.2%)	3,516 SF (34.3%)		
25	Perimeter LOS (Sq Ft and %)		2,672 SF (57.9%)	2,687 SF (58.2%)		
26	Front Yard LOS (Sq Ft and %)		684 SF (27.36%)	684 SF (27.36%)		
	*** Native Plant Species %		er to TOPB Landscape Le			
** Differ ence	* Indicate each yard area with cardinal direction (N,S,E,W)	Enter N/A if value is not applicable.				
*** Provi de		Enter N	I/C if value is not changing.			
				REV BF 20230626		





State of Florida Landscape Architect Registration No. 6666856

	SCALE: 1/8" = 1'-0"
EXISTING CONDITIONS 250 VIA LINDA Palm Beach, Florida	
	10 FEBRUARY 2025
NIEVERA WILLIAM DESIGN	VIS
625 N. Flagler Driv Suite 502 West Palm Beach, FL P: 561-659-2820 F: 561-659-2113 NIEVERAWILLIAMS.C	33401
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REAR YARD



EXISTING TERRACE LOOKING SOUTHEAST

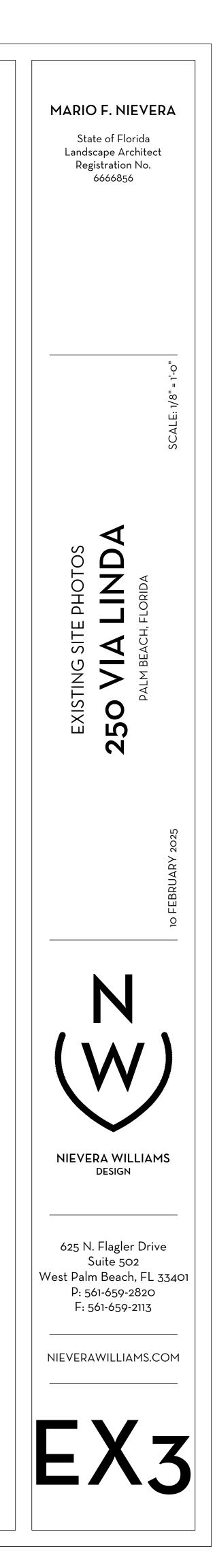


EXISTING TERRACE LOOKING INTO SOUTHWEST CORNER (A/C UNITS BEHIND HEDGE)

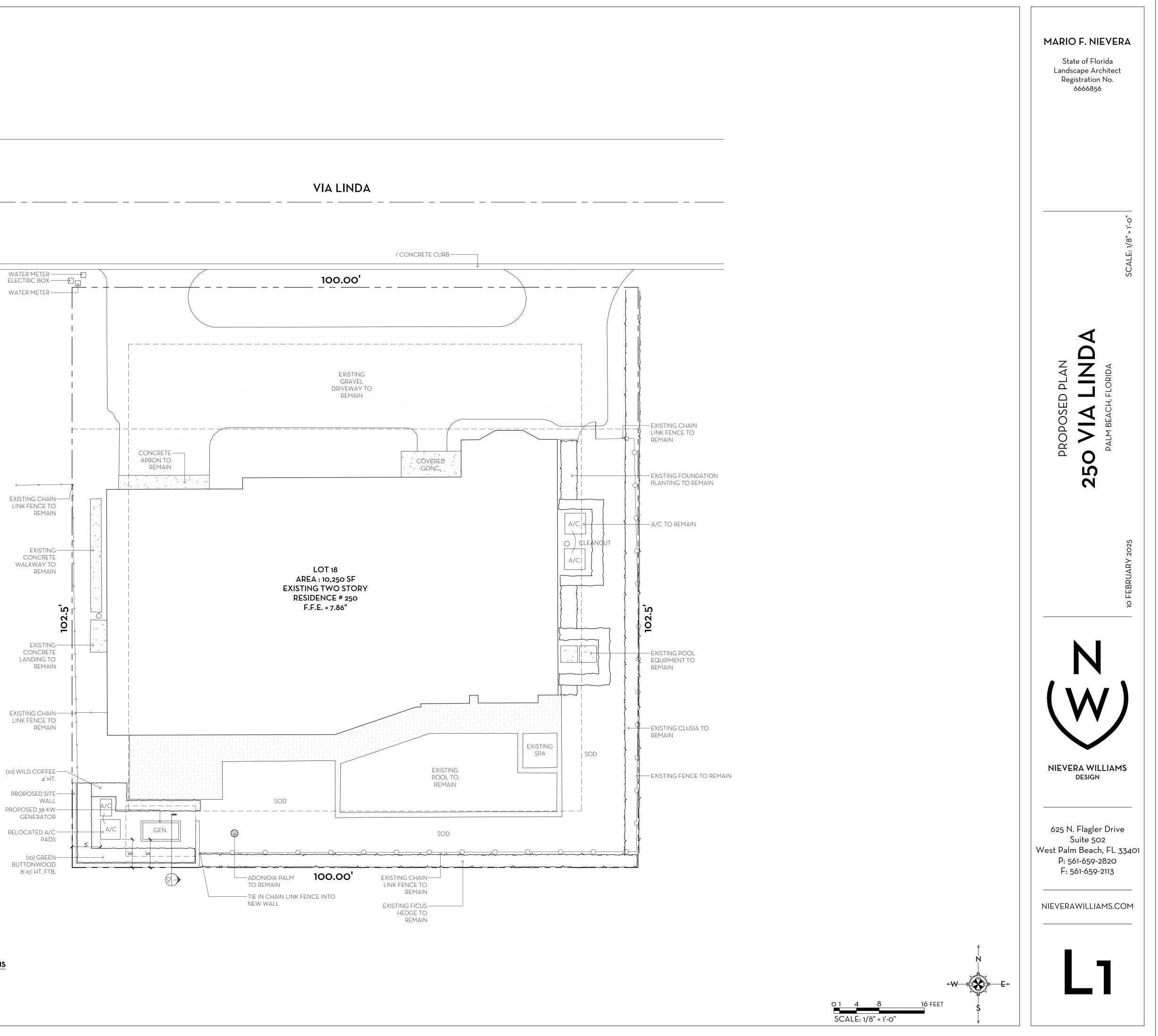


A/C UNITS BEING RELOCATED







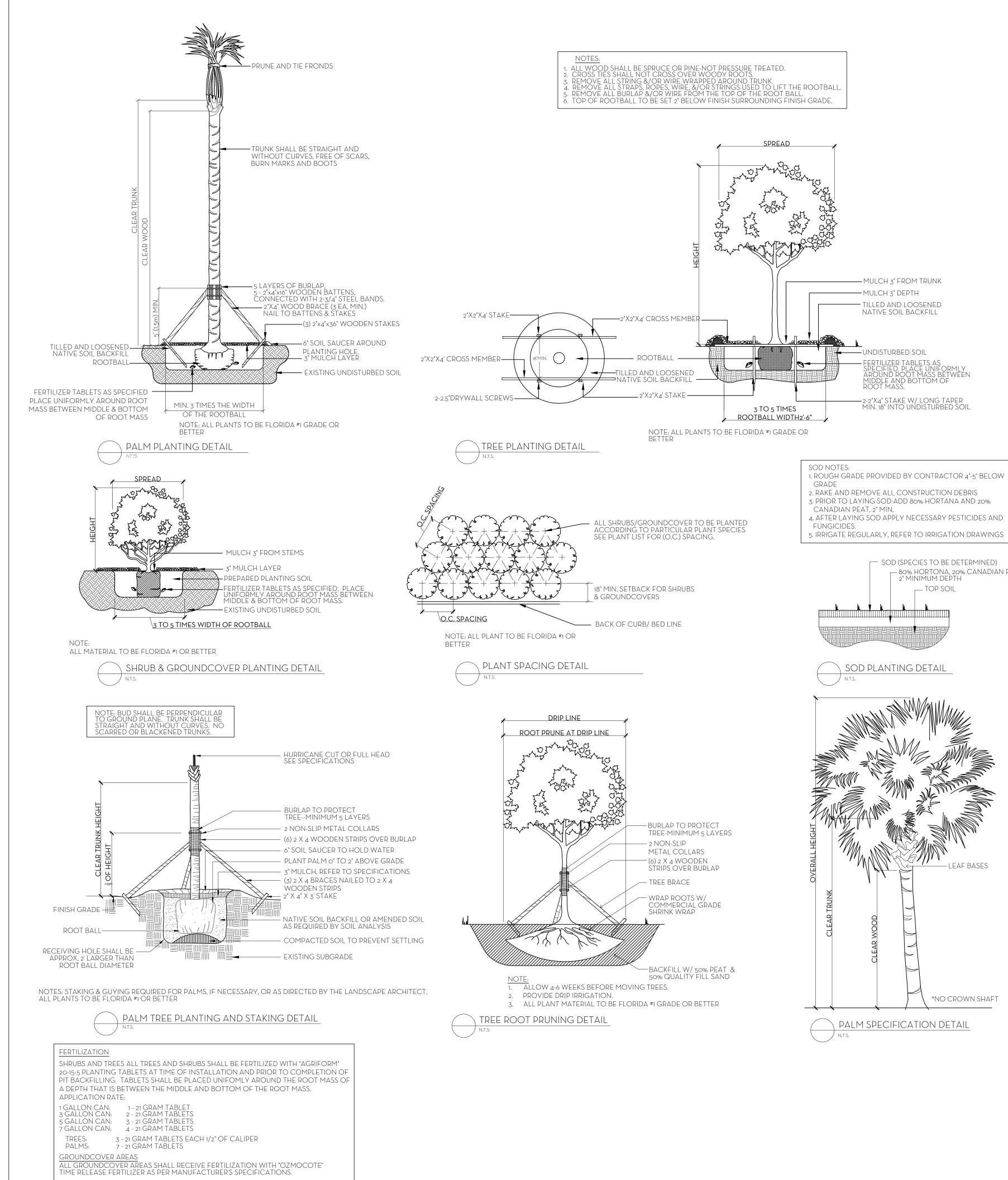


PROPOSED	SITE C		LATIONS
SITE AREA =	10,250	SQ FT	100%
<b>MINIMUM LANDS</b> REQUIRED = EXISTING =	4,613	SQ FT SQ FT	45% 33.2%
PROPOSED =	• / /	SQ FT	34.3%

VEY OI			<b>EXISTING SITE CALCULATIONS</b>				
AREA =	10,250 SQ FT	100%	SITE AREA =	10,250 SQ FT	100%		
M LAND	SCAPE:		MINIMUM LAND	SCAPE:			

SURVEY ON	N FILE		EXISTING S	ITE CALCULA	TIONS
SITE AREA =	10,250 SQ FT	100%	SITE AREA =	10,250 SQ FT	100%
MINIMUM LAND: REQUIRED = EXISTING =	SCAPE: 4,613 SQ FT 3,515 SQ FT	45% 34.3%	MINIMUM LAND REQUIRED = EXISTING =	<b>SCAPE:</b> 4,613 SQ FT 3,408 SQ FT	45% 33.2%





	GICIDES. GATE REGUL	ARLY, REFER T	O IRRIGATIC	N DRAWINGS	
		80% H 2" MIN	- TOP SOIL	ETERMINED) 9% CANADIAN H	PEAT
	SOD F				
CI FAR TRIINK		CLEAR WOOD		AF BASES	

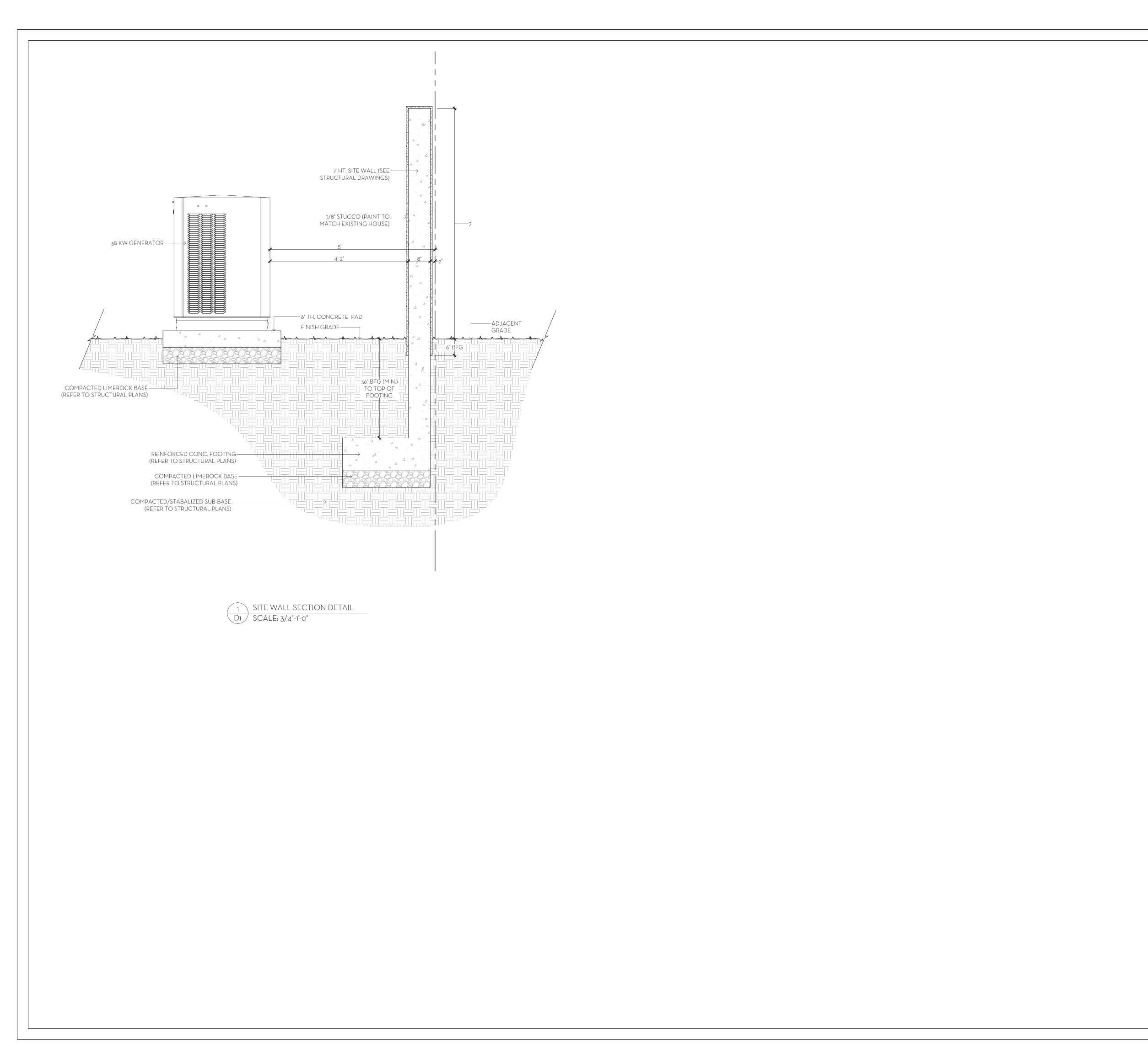
						250 Via Linda
Landsca	pe Material Schedule					2/6/25
ltem No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area
1	Shrubs					
2	Green Buttonwood	Conocarpus erectus	10	8'-10' HT. FTB	✓	
3	Wild Coffee	Psychotria nervosa	10	4' HT.	✓	
4	SOD					
5	St. Augustine Palmetto		VIF			

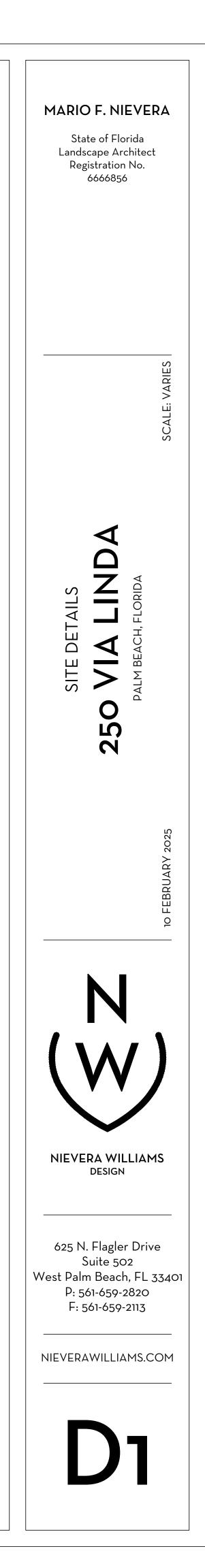
Line #	La	ndscape Legend						
1	Property Address:	250 VIA LINDA						
2	Lot Area (sq. ft.):	10,250 SF						
3		REQUIRED	PROPOSED					
4	ndscape Open Space (LOS) (Sq Ft and %)	4,613 SF (45%)	3,516 SF (34.30%)					
5	LOS to be altered (Sq FT and %)	N/A	302 SF (2.94%)					
6	Perimeter LOS (Sq Ft and %)	2,306 SF (50%)	2,687 SF (58.25%)					
7	Front Yard LOS (Sq Ft and %)	1,000 SF (40%)	684 SF (27.36%)					
8	Native Trees %	30%	N/A					
9	Native Shrubs & Vines %	30%	100%					
10	Native Groundcover %	30%	N/A					
	To determine qua	alifying native vegetation use	either:					
	the Institute for Regional Conservation	on Natives for Your Neighborl	nood FL Statewide Plant List					
		OR	CALCULATION OF THE OWNER OF THE O					
	the Florida Native Pla	nt Society Native Plants for Y	our Area List					
	Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant							
	requirements and must sub	mit a landscape and irrigation	on plan for review.					

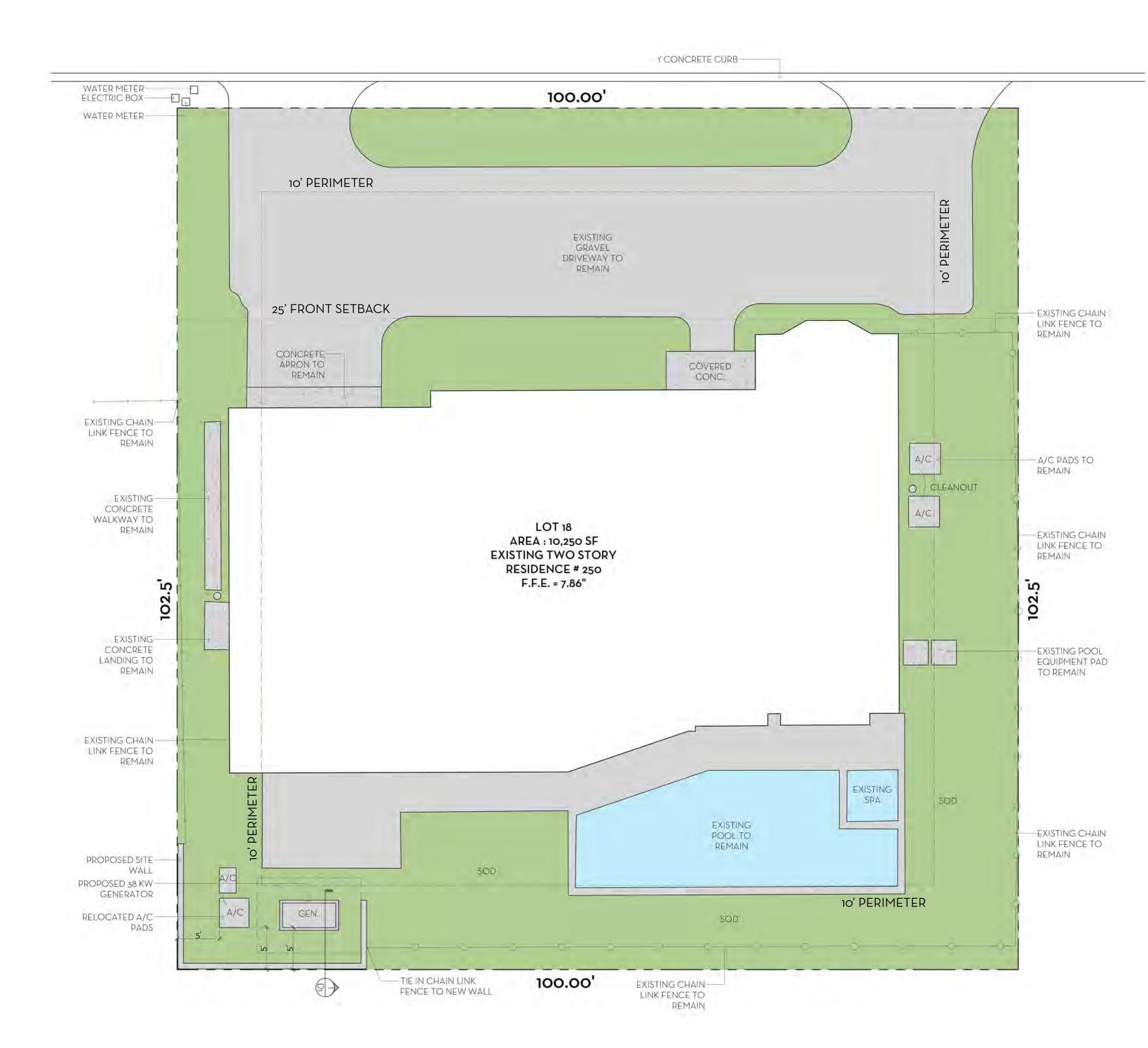
See Ord. 003-2023

REV BF 20230727

MARIO F. NIEVERA State of Florida Landscape Architect Registration No. 6666856 <S AL  $\square$ Ζ DŪ ND  $\triangleleft$  $\frac{1}{2}$  $\vdash$ Д NA. 0 **5**2 Ы NIEVERA WILLIAMS DESIGN 625 N. Flagler Drive Suite 502 West Palm Beach, FL 33401 P: 561-659-2820 F: 561-659-2113 NIEVERAWILLIAMS.COM





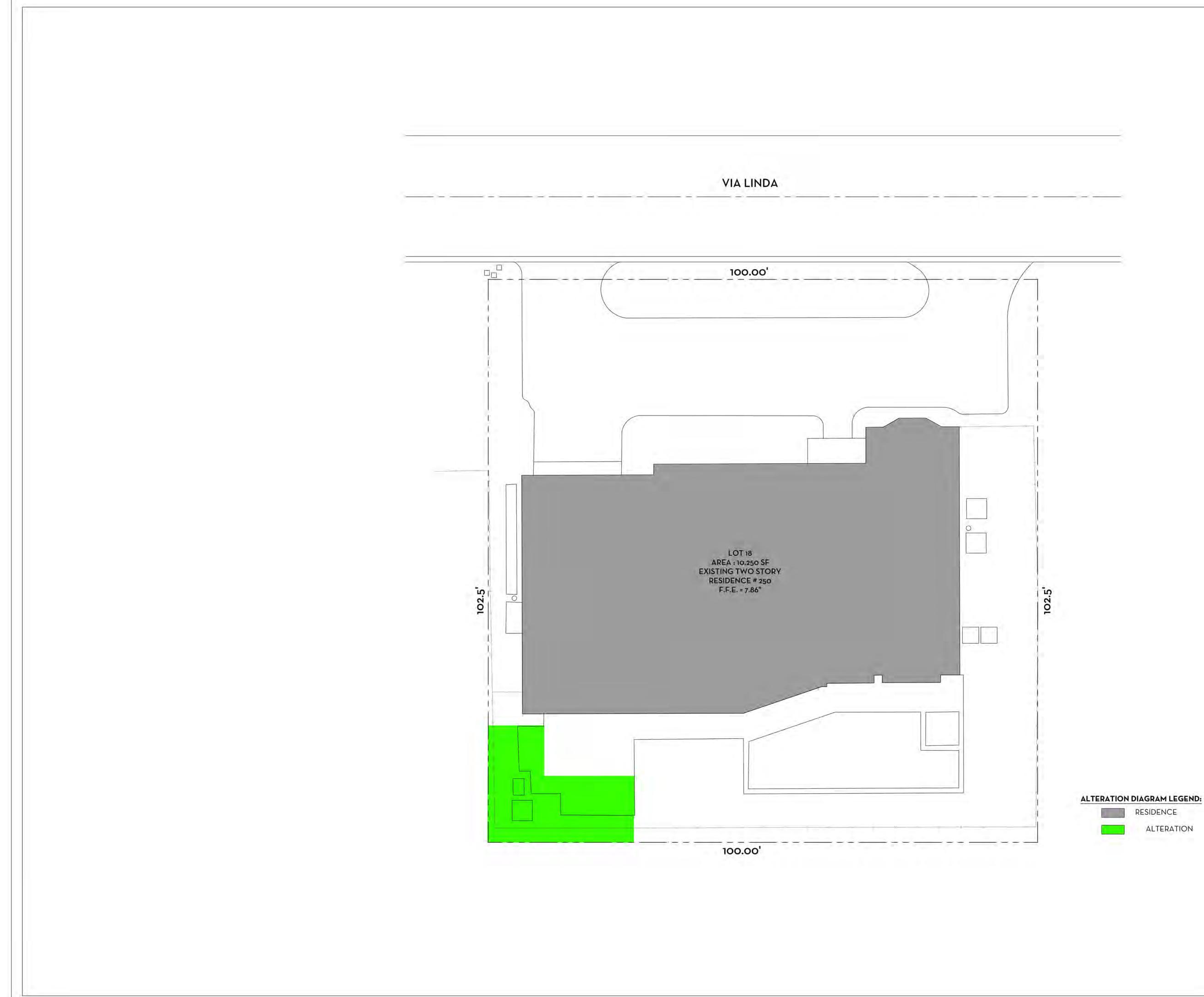


OVERALL R-B SIT	ECAL	CULAT	IONS:	FRONT SETBACK SIT	E CALCULAT	IONS:	10' PERIMETER SITE	CALCULATIONS:	OPEN SP	ACE LEGEND:
SITE AREA =	10,250	SQ FT	100%	25' SETBACK AREA =	2,500 SQ FT	100%	PERIMETER AREA =	3,650 SQ FT		RESIDENCE
MINIMUM LANDS	CAPE:			MINIMUM LANDSCAP	PE:		MINIMUM LANDSCA	PE:		
REQUIRED =	4,613	SQ FT	45%	REQUIRED =	1,000 SQ FT	40%	(50% OF 4,613 SF) = 2,306,5 F	REQUIRED		POOL / FOUNT
EXISTING =	3,408		33.2%	EXISTING =	684 SQ FT	27.4%	EXISTING =	2,672 SQ FT		FOOL/TOON
PROPOSED =	3,516	SQ FT	34.3%	PROPOSED =	684 SQ FT	27.4%	PROPOSED =	2,687 SQ FT		HARDSCAPE
										LANDSCAPE

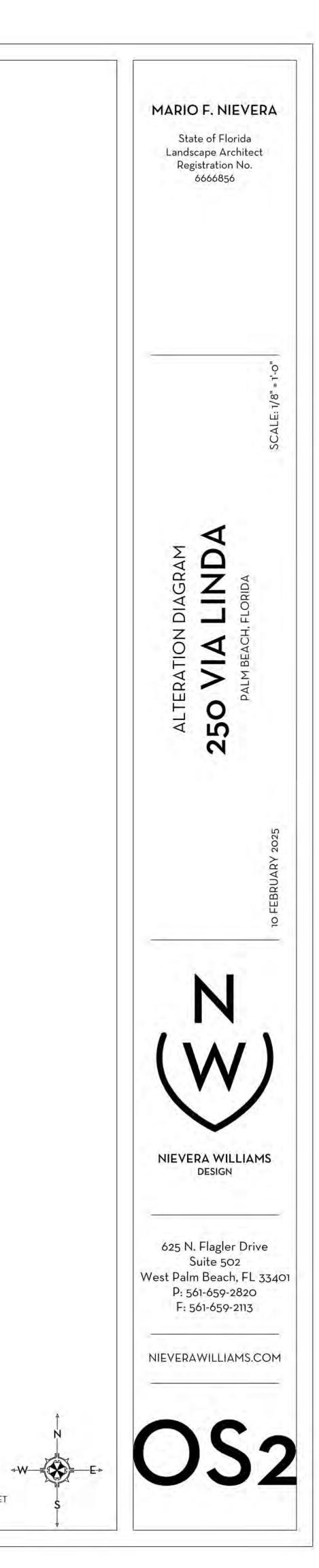
## VIA LINDA

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MARIO F. NIEVERA State of Florida Landscape Architect Registration No. 6666856 4 DIAGRAM LIND, OPEN SPACE 4 7 PALI 250 NIEVERA WILLIAMS DESIGN 625 N. Flagler Drive Suite 502 West Palm Beach, FL 33401 P: 561-659-2820 F: 561-659-2113 NIEVERAWILLIAMS.COM <₩----E+ ' 01 4 8 SCALE: 1/8" = 1'-0" 6 FEET







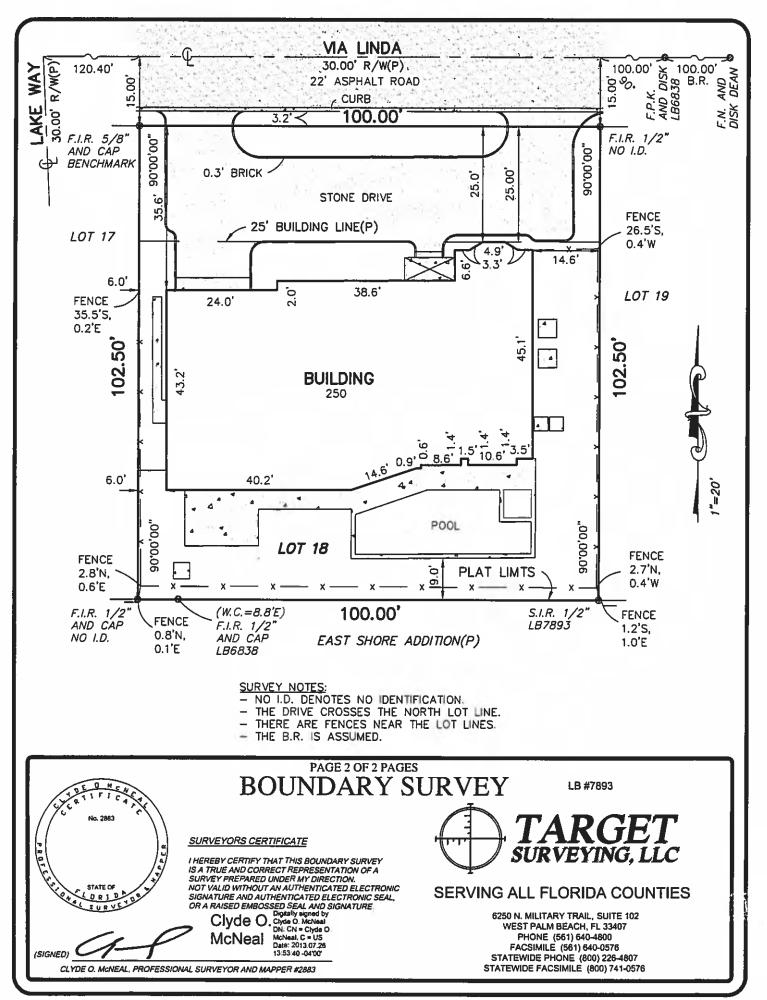
RESIDENCE

0 1 4 8 SCALE: 1/8" = 1'-0"

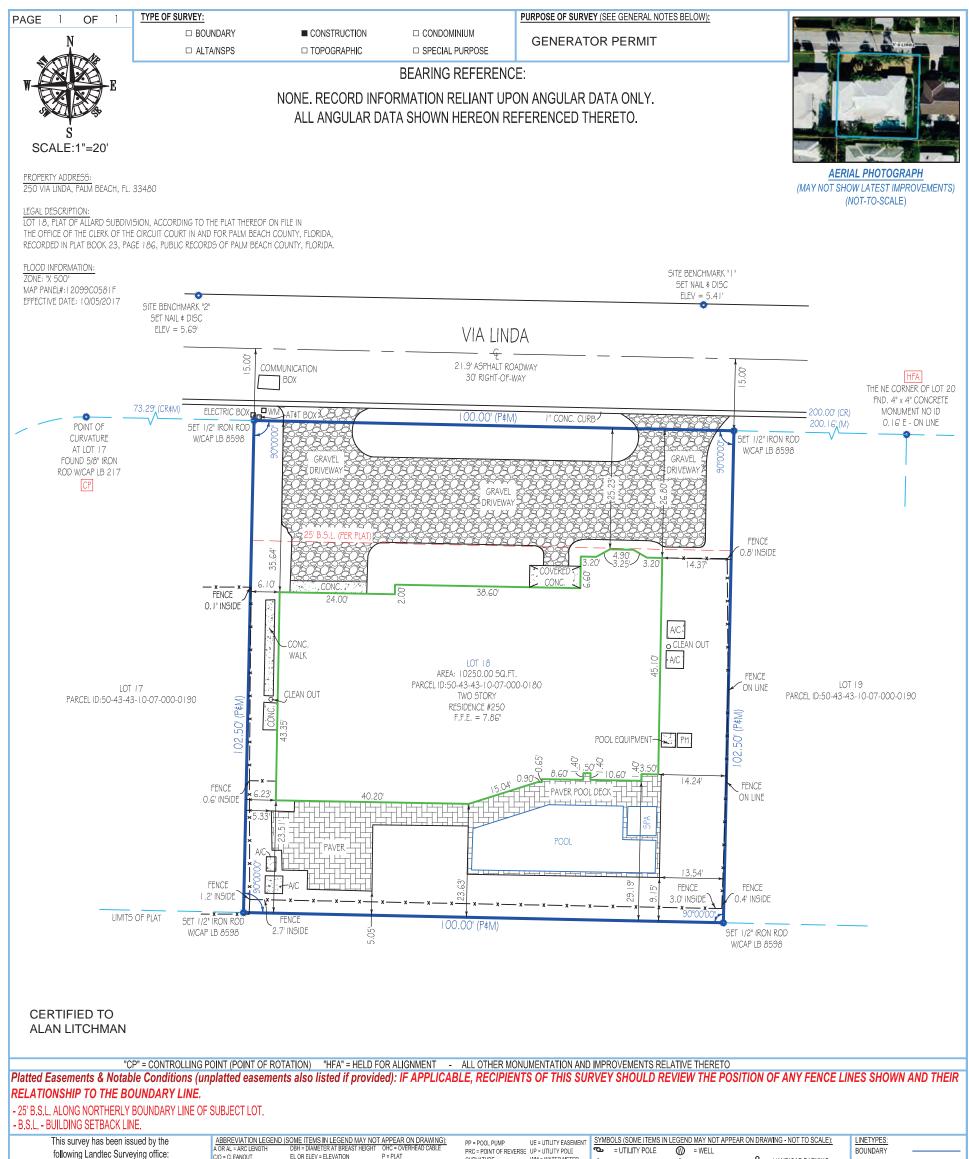
16 FEET

ALTERATION

### TOPB RECORD FILE SURVEY



### **CURRENT SURVEY**



840 U.S. HWY 1, Suite 330     CA = CENTRAL ANGLE     EM = ELECT       North Palm Beach, FL 33408     CF = CALCULATED FROM FIELD     F.F.E. = FIN       Office:     (561) 210-9344     CH = CHORD DISTANCE     FIN = FOUN       Cox = CENTRAL ANGLE     FIN = FOUN     CF = CALCULATED FROM FIELD     FIN = FOUN	RIC METER         PC = POINT OF CURVE         PT = POINT OF TANGENCY         W1           SHED FLOOR ELEV.         PCC = POINT OF COMPOUND         OTR = OUARTER         R         RAUUS           J NAUL         PH = POOL HEATER         RNG = RANGE         RG = RANGE         RG = RANGE           JD         PH = POOL HEATER         RNG = RANGE         RG = RANGE         RG = RANGE           AGE FINISHED FLOOR         PH = POINT OF INTERSECTION         RGW = RIGHT OF WAY         SEC = SECTION           ESCRIPTION         POB = POINT OF BEGINNING         TE = TH EPHANDE RISFER         TE	
GENERAL NOTES: 1. THIS SURVEY IS ASSED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE 2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH F MONUMENTED BOUNDARY LINES. 3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED 4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICA 6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD 7. ANY CORMERS SHOWN AS "SET' HAVE ETHER BEEN SET ON THE DATE OF FIELD WORK. OR WILL BE SET W	I ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONS PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ( RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSIT IN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON. DI INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.	SIBLE FOR DAMAGES RESULTING FROM THE ON THEIR PHYSICAL RELATIONSHIP TO THE TIONS.
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17 THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE EL SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SE FLORIDA STATUTES.	ECTRONIC Elevations, if shown:	PRINTING INSTRUCTIONS: WHEN PRINTING THIS POF IN ADDBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".
SIGNATURE		CONSTRUCTION SURVEYING