

EXHIBIT "B"

**COVER SHEET**

FIRST SUBMITTAL

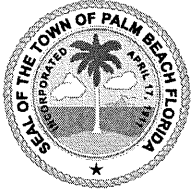
File No.: ARC – 21 – 101  
Address: 425 Chilean Avenue  
Palm Beach, FL 33480

Date of Hearing: ARCOM December 17, 2021

Project Team: Dustin Mizell  
Environment Design Group, Inc.  
139 North County Road, Suite 20B  
Palm Beach, FL 33480  
561-832-4600  
[dustin@environmentdesigngroup.com](mailto:dustin@environmentdesigngroup.com)  
Landscape Architect

Francis X.J. Lynch, Esquire  
Sniffen & Spellman, P.A.  
605 North Olive Avenue, 2nd Floor  
West Palm Beach, FL 33401  
561-721-4004  
[flynch@sniffenlaw.com](mailto:flynch@sniffenlaw.com)  
Attorney

Scope of Work: Revise landscape plan to address removal of ficus nitida trees at curb cut inside site wall (which created a dangerous condition for those using the driveway) and installation of new plant material podocarpus hedge added to southwest planter and train existing Bougainvillea to surround garage door openings



**TOWN OF PALM BEACH**  
 Planning, Zoning & Building Department  
 360 South County Road  
 Palm Beach, FL 33480  
 (561) 838-5430 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

### DEVELOPMENT REVIEW CHECKLIST

<b>DATE OF PRE APPLICATION:</b> 10/04/2021		<b>FILE NUMBER:</b> ARC-21-101	
<b>ADDRESS:</b> 425 Chilean Avenue			
<b>DOCUMENTATION SUBMITTAL REQUIREMENTS</b>			
1	Copy of signed and dated <b>Check List</b> issued at Pre-Application meeting		✓
2	Completed <b>Development Review Application</b> , Affidavits (original signatures)		✓
3	Signed and dated <b>Letter of Intent (LOI) for Development Review</b> which details the proposed project. LOI must respond to all review guidelines in the applicable section of the code as follows:		
a	Landmarks Preservation in accordance with Section 54-122 and/or Section 54-161 and/or other		
b	Architectural Review in accordance with Section 18-205 and/or Section 18-206		✓
c	Special Exception in accordance with Section 134-229		
d	Site Plan Review Approval in accordance with Section 134-329		
e	Variance(s) in accordance with Section 134-201		
f	Other		
4	<b>Combination Project.</b> Applicant informed that the project must be referred to ARCOM or the Landmarks Preservation Commission prior to your Town Council hearing, you are required to submit the ARCOM or LPC application package including a separate ARCOM/LPC application.		
5	<b>Site History.</b> Provide a detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 specific to this property. This information should be attached as an Exhibit to the Letter of Intent (LOI)		✓
6	Item <b>Notice</b> for Mailer: Staff generated Mail Notice to be supplied to applicant		
7	Signed and notarized <b>Notice of Affidavit (or appropriate Combo Notice if applicable)</b>		
8	<b>Tax Radius Map</b> identifying the subject property with a 300 ft radius of the outside boundaries		
9	<b>List of Property Owners</b> (including subject property) located within 300 ft radius (or greater if necessary) of the outside boundaries of the subject site to be notified		
10	Mailed Envelope to Town Hall sent by the applicant. Envelopes shall include Application, Affidavit, Letter of Intent, Notice to Property Owners, and plans depicting project.		
11	Digital disc or jump drive containing all of the above		✓
12	Payment of Fees		
<b>Plan submittal requirements (Architectural and landscape plans must be sized 11" x17" with legible line weights, dimensions, and text call outs).</b> (Paginate on each sheet in the lower right corner, sequentially)			
13	<b>Survey:</b> Original and Electronic version of signed & sealed, dated no more than one year from date of application. Survey must show: lot area, grade in NAVD as defined in the Town Code, and spot elevations (NAVD), easements and encumbrances. Abstracted version may be requested if checked		
14	Cover Sheet with file number, address, project team, complete bulleted point scope of work, sheet index, title clearly labeled "First" and "Final Submittal", respectively, and dated with date of hearing		✓
15	Zoning Legend: All applicable zoning information (Use Town of Palm Beach PZB Department zoning legend		✓

Property Address: 425 Chilean Avenue

Review: ARCOM PZ&amp;B: SCP

16	Zoning Diagrams- graphic and shaded diagrams depicting the following with calculations: lot coverage, cubic content ratio (CCR), open space, angle of vision, building height plane, and safe sight triangles	✓
17	A vicinity location map indicating the context of the subject property in the general surroundings with color aerial ¼ mile radius, identifying project and showing name of streets	✓
18	A larger location plan indicating plan of the proposed project in reference to outlined adjacent property buildings and rights-of-way	✓
19	An overall site plan containing layout of all structures (with north arrow, graphic drawing scale, cardinal directions, property lines, dimensions and adjacent streets labeled) including location of all mechanical equipment proposed (AC and pool) and future (generator).	✓
20	Current color photographs of all sides of the structure(s), including existing conditions and site features, labeled if needed and with corresponding keyplan. (no Google images)	✓
21	Current color photographs labeled, corner to corner, across the street and surrounding properties with a key directional plan.	✓
22	Demolition Plans (Floor Plans & Elevations (graphically depicting complete areas of demolition, including extent of roof, truss and slab/floorplate removal). Drawings must graphically depict proposed demolition with hatching, rendering, or color tones.	
23	Existing Floor Plans & Elevations with dimensions. Labels for features that entails proposed work.	
24	Proposed Floor Plans and Roof Plan, including general dimensions and section marks. All plans shall indicate location of all property lines and setbacks. Drawings must graphically depict proposed changes with hatching or tone. Where an addition to an existing building is proposed, provide existing plans noting any removal of alteration of existing building elements.	
25	Proposed Elevations, materials & finishes noted (showing grade, base flood elevation, FFE, proposed height heights in NAVD values). All elevations shall indicate location of all property lines and setbacks. Labels for features that entails proposed work. Drawings must graphically depict proposed changes with hatching or tone.	
26	Streetscape contextual elevation with abutting properties with height measurements in NAVD values depicting architectural style, approximate location of windows, heights, architectural features, in relation of topographical sloped of right-of-way, a minimum of two houses on each side in relationship to the proposed building.	
27	Proposed section diagram drawings (showing grade, base flood elevation, FFE, proposed overall heights in NAVD values). Include mini key plan of where section is taken.	
28	Proposed section yard diagrams: enlarged sections of all required yard setbacks that show all proposed elements, existing and proposed grade, encroachments, projections, overhangs, eaves, slabs, et al and elevations of equipment in required yards to demonstrate compliance; include in yard diagrams/sections property lines, setback lines, and setbacks and height of all elements within, measure from standard elevation datum marks. Diagrams shall be at an enlarged and drawn to a readily legible scale. Include mini key plan of where section is taken.	
29	Color Renderings (elevations and three dimensional perspectival drawings). With and without landscaping.	✓
30	Exterior Material and Finishes sheet. Description and visuals of all exterior building finishes, colors and materials proposed as part of the project, including hardscape selection and accent and trim details.	
31	Landscape Plans - street and onsite, rendered and non-rendered illustrations - identifying existing, proposed landscape including material key, selected species, and size container; also site and plant	✓

Property Address: 425 Chilean Avenue

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	lighting, irrigation, raised curbs, a tree survey and tree disposition plan identifying all historic/specimen sized tree resources on site how such will be relocated and/or protected. Plans to indicate hardscape proposed, open space percentage and compliance with 25% native vegetation requirement.	
32	<b>Construction Screening Plan.</b> Demonstrates how the adjacent neighbors will be screened from the construction activity through the use of landscaping <b>and</b> construction fencing/gates	
33	<b>Construction Staging and Truck Logistics Plan.</b> Demonstrates how the owner and contractors will identify specific locations on and adjacent to the project site for parking, material storage, deliveries, dumpster, portable toilets, tire cleaning area, silt fence, etc. and indicate the proposed route for truck traffic to best ingress and egress the property depending upon its location on the Island	
34	<b>Storm Water Management Plan</b> / drainage civil pages (Ordinance 15-01, Section 86-91)	
<b>Supplemental plan requirements</b>		
35	<b>Variance(s) diagram.</b> Drawing(s) graphically depicting requested variances (proposed vs. required).	
36	<b>Parking Statement.</b> Provide a detailed parking statement which includes details of all available off-street parking designated for service use (for example: lawn service, pool service, staff/employee use).	
37	<b>Landmark Structure Background Information</b> – Documentation including Sanborn Insurance Maps, historic photographs, historic archival or physical evidence, and a narrative describing important background on the structure to be restored, renovated, receive an addition, or otherwise affected by the proposal; all available historic data including original plans, historic photographs and permit history of the structure and any other related information on the property.	
38	<b>Structural Report:</b> Analysis of existing building's structural integrity including methodology for shoring and bracing.	
39	Historic plans and elevations (if available).	
40	Elevation Changes Over Time drawing depicting sequential timeline of alterations to façades.	
41	Demolition Report	
42	Seating plan: #indoors, #outdoors, # within public right-of-way	
43	Line of Sight graphics	
44	Proposed Operational Plan: Include deliveries and trash pickup times, hours of operations, number of employees, trash location	
45	Valet Operations Plan. Circulation, drop-off & pick-up, Valet route in and out, Valet stand location	
46	Traffic Concurrency. A traffic concurrency report and Palm Beach County traffic concurrency determination.	
47	<b>Florida Master Site File [FMSF]</b> for existing property proposed for demolition	
48	Lighting, or signage plans	
49	Material Removal sheet, clearly identifying all and all removal or alteration of existing building elements	
50	One (1) 24" x 36" set of drawings (including survey, arch, landscape, drainage, tree resource)	
<b>Other requirements</b>		



Property Address: 425 Chilean AvenueReview: ARCOM PZ&B: SCP**ADDITIONAL INFORMATION AND ACKNOWLEDGEMENTS**

- A. Other information/documentation required for First submittal will be identified during Pre-Application meeting but may be modified based on further analysis.
- B. It is the responsibility of the applicant to confirm that paper document sets (First and Final), and digital version on CD/jump drive are consistent with each other and legible.
- C. A complete submission will include a payment of fees, disc, and other documents as indicated above, reviewed to the satisfaction of the Director of Planning, Zoning, and Building, or designee. Please refer to detailed instruction sheets for reference. Incomplete or incorrectly prepared submittal materials will not be accepted or issued a 'Notice to Proceed'. Only those submittals deemed **complete applications** shall be scheduled for consideration and placed on an agenda.
- D. Substantial plan revisions and modifications to the application **will not** be accepted after the Final Submittal deadline. Minor plan revisions, supplemental renderings, or additional information or details, as may be requested by staff, from those submitted at 'Final Submittal' may be presented and considered at the scheduled meeting; these "Supplemental" sheets shall only be accepted with the approval of the Director of Planning, Zoning and Building, or designee.

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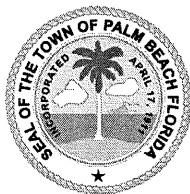
Applicant or Designee's Name

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Applicant or Designee's Signature

---

Date



**TOWN OF PALM BEACH**  
 Planning, Zoning & Building Department  
 360 South County Road  
 Palm Beach, FL 33480  
 (561) 838-5430 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

### DEVELOPMENT REVIEW APPLICATION

Updated 08/16/21

<b>FILE NUMBER:</b> ARC-21-101	<b>ZONING NUMBER (if applicable):</b>	<b>DATE:</b> 10.28.21
<b>ADDRESS:</b> 425 Chilean Avenue		
<input type="checkbox"/> <b>LANDMARKS</b> <input type="checkbox"/> Certificate of Appropriateness for design approval <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historically Significant building <input type="checkbox"/> Historic district/ Site designation / undesignation <input type="checkbox"/> Other (expand below) <input type="checkbox"/> Waiver <input type="checkbox"/> Tax abatement project	<input checked="" type="checkbox"/> <b>ARCOM</b> <input type="checkbox"/> Design review approval- <u>major project</u> <input type="checkbox"/> Design review approval- <u>minor project</u> <input checked="" type="checkbox"/> Design review approval- <u>minor no notice</u> <input type="checkbox"/> Demolition <input type="checkbox"/> Other (expand below)	
<input type="checkbox"/> <b>TOWN COUNCIL</b>		
<input type="checkbox"/> Special exception <input type="checkbox"/> Variance(s) <input type="checkbox"/> Site plan review <input type="checkbox"/> Division of land / replat <input type="checkbox"/> Amendment to the Town's Zoning Code or Zoning Map or Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Other (expand below)		
<input type="checkbox"/> <b>Other:</b>		
<b>Property Information</b>		
ADDRESS OF PROPERTY 425 Chilean Avenue		
LEGAL DESCRIPTION (if necessary attach as separate exhibit)		
PROPERTY OWNER NAME Lorraine Charman		
CONTACT NUMBER AND/OR EMAIL		
APPLICANT NAME (if different than owner)		
CONTACT NUMBER AND/OR EMAIL		
<b>Authorized Representative(s) Information (if applicable)</b>		
NAME Dustin Mizell / Environment Design Group	<input type="checkbox"/> Attorney <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other <u>Landscape Architect</u>	
CONTACT PHONE (561) 832-4600	EMAIL ADDRESS dustin@environmentdesigngroup.com	

**Summary of Request (NOTE: A separate Letter of Intent (LOI) is required as part of the submittal prerequisite)****PROVIDE A BRIEF SCOPE OF PROJECT REQUEST**

The Applicant seeks to make a small modification to a previously approved landscape plan (ARCOM #27-2017) to eliminate an issue in which the previously approved plan, once implemented, created a potentially dangerous condition.

Applicant seeks to amend a previously approved landscape plan (ARCOM A-027-2017) to confirm the removal of two (2) ficus nitida trees and to install replacement landscape material (podocarpus hedge to be added to the front southwest planter and existing bougainvillea to be trained to surround garage door openings).

**Project Information**

Is there an existing building(s) on the site?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project include minor exterior demolition?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does the project include total demolition?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does the project include exterior alterations?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does the project include site plan modifications?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Provide the total square footage of the new construction.	SF.	
Provide the gross square footage of the new construction (including parking and all usable area).	SF.	

**Design Professional (primary design professional responsible for project design)**

NAME: Dustin Mizell / Environment Design Group	<input type="checkbox"/> Architect
LICENSE #: 6666784	<input type="checkbox"/> Contractor
<input type="checkbox"/> Check this box if you are a Commission member that will result in a voting conflict of interest	<input checked="" type="checkbox"/> Landscape Architect
	<input type="checkbox"/> Engineer
	<input type="checkbox"/> Other _____
CONTACT PHONE (561) 832-4600	EMAIL ADDRESS dustin@environmentdesigngroup.com

**Please read the following and acknowledge below:**

- ☐ As part of the project approval, I voluntarily agree to dedicate a utility easement supporting the undergrounding project to the satisfaction of the Town of Palm Beach, which may include the installation of aboveground electrical equipment and pads to be placed on my property.

The aforementioned is acknowledged by:

- ☐ Owner of the subject property  
☒ Authorized representative

\_\_\_\_\_  
**SIGNATURE**

Dustin Mizell

\_\_\_\_\_  
**PRINT NAME**

\_\_\_\_\_  
**DATE SIGNED**

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

File No.:     ARC-21-101  
Address:     425 Chilean Avenue

Lot 15, less the West 12.5 feet thereof, and Lots 16 and 17, Block 5, Revised Map of Royal Park Addition to Palm Beach, Florida, according to the Plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.

and

Lot 13, less the West 5.90 feet thereof, all of Lot 14 and West 12.5 feet of Lot 15, Block 5, Revised Map of Royal Park Addition to Palm Beach, Florida, according to the Plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.



**ENVIRONMENT  
DESIGN  
GROUP**

---

Land Planning  
Landscape Architecture  
Landscape Management

Private Residence  
425 Chilean Avenue  
Palm Beach, Florida 33480

ARCOM # ARC-21-101

## **LETTER OF INTENT**

Current zoning for the project is R -C – Medium Density Residential.

Our current proposal, for improvements to the site, does not include any architectural changes.

The proposed work only pertains to the landscape. There is currently one curb cut along the front of the property.

The proposed changes include:

- Podocarpus Hedge to be added to the front southwest planter
- Existing Bougainvillea to be trained to surround garage door openings

If there are any questions regarding this project, please feel free to reach out to our office.

Dustin Mizell, *President*

Environment Design Group  
139 N. County Road  
Suite 20  
Palm Beach, Florida 33480  
561.832.4600

Paramount Building  
139 North County Road, Suite 20-B  
Palm Beach, FL 33480  
561.832.4600 phone  
Dustin@environmentdesigngroup.com

## ZONING HISTORY

File No.:     ARC-21-101  
Address:     425 Chilean Avenue

- A.     425 Chilean Avenue
  - 1.     Variance #34-79
    - Permission to construction a 3' x 6' 2nd floor balcony providing a seven foot (7.0') setback from east property line instead of fifteen feet (15.0') required.  
Approved July 10, 1979
  - 2.     Permit Extension
    - for additional time to construct current home.  
Approved August 14, 2019
- B.     425 and 431 Chilean Avenue
  - 1.     Variance 30-2015
    - to renovate an existing two family residential building into one single family residence.
      - to allow lot coverage of 34.9% in lieu of 33% existing and 30% maximum permitted by code.  
Approved December 9, 2015

## SHEET INDEX

Sheet 1	Site Plan
Sheet 2	Landscape Plan page 1
Sheet 3	Existing Site Photos
Sheet 4	Proposed Front Yard Landscape Plan
Sheet 5	Proposed Perspective Rendering



NO CHANGES TO SITE DATA

SIGNATURE: 16 Nov 2019



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

PREVIOUSLY APPROVED



**MARIO F. NIEVERA**  
State of Florida  
Landscape Architect  
Registration No.  
6666856

LANDSCAPE PLAN

**CHARMAN RESIDENCE**

4925 CHILEAN AVENUE, PALM BEACH, FL

21 AUGUST 2019  
04 JUNE 2019  
22 MAY 2019  
06 MAY 2019  
25 MARCH 2019  
26 FEBRUARY 2019  
22 JANUARY 2019  
14 JANUARY 2019  
21 DECEMBER 2018  
21 JUNE 2017  
11 MAY 2017  
13 DECEMBER 2016  
13 OCTOBER 2016



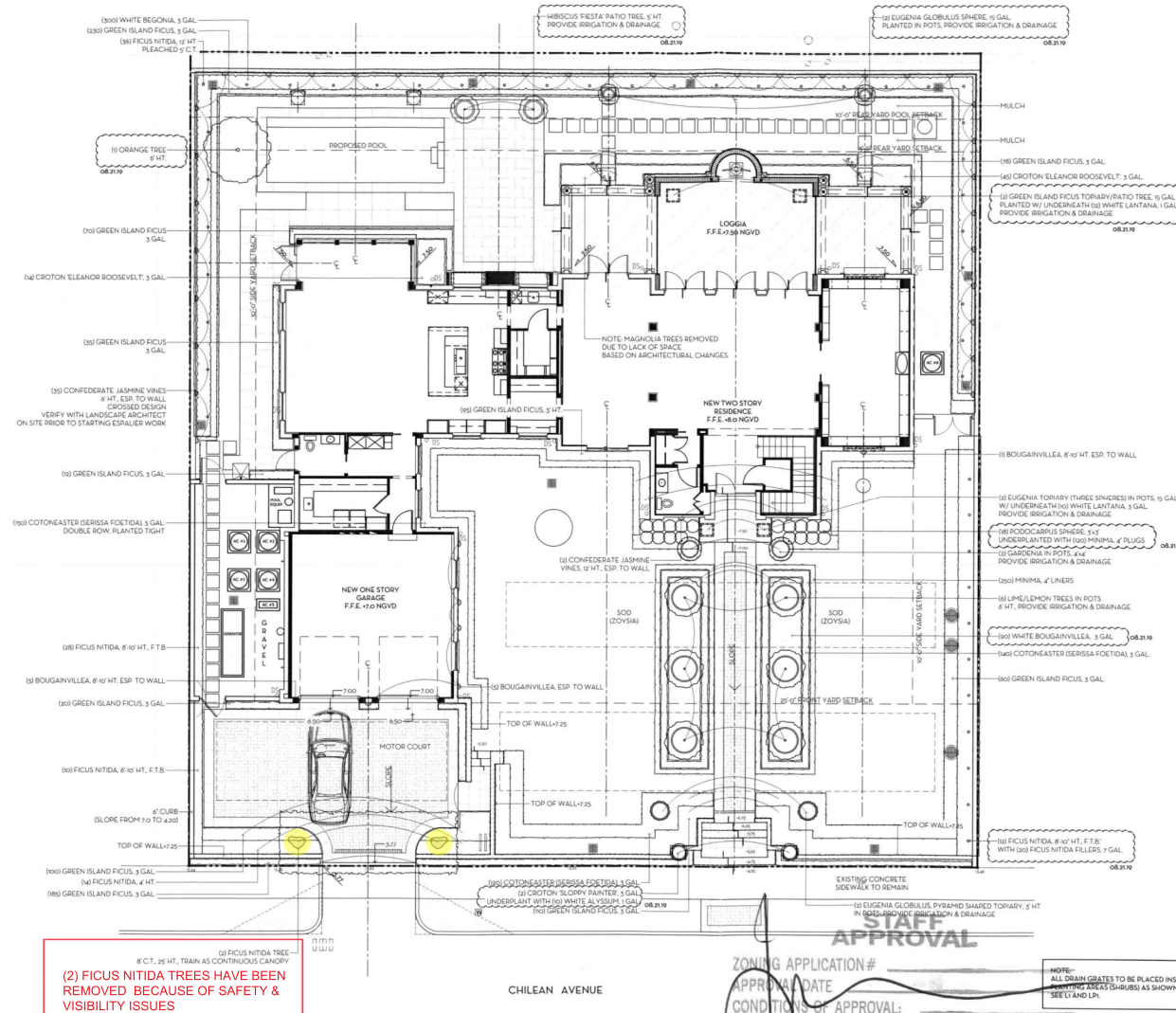
NIEVERA WILLIAMS  
DESIGN

223 Sunset Avenue  
Suite 150  
Palm Beach, Florida 33480  
P: 561-659-2820  
F: 561-659-2113

NIEVERAWILLIAMS.COM

## LP1

A-027-2017

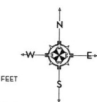
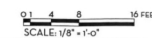
SCALE:  $1/8'' = 1'-0''$ 

## PREVIOUSLY APPROVED LANDSCAPE PLAN

ZONING APPLICATION # \_\_\_\_\_  
APPROVAL DATE \_\_\_\_\_  
CONDITIONS OF APPROVAL \_\_\_\_\_

SIGNATURE 10 NOV 2019

NOTE:  
ALL DRAIN GRATES TO BE PLACED INSIDE  
PLANTING AREAS (SHRUBS) AS SHOWN.  
SEE L1 AND LPL.







View to West Planting



View to West Planting



West Planter Width



West Planter Width



View to Garage Facade

ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5020-8  
Phone: 561.832.4600

Palm Beach, FL 33480  
Mobile: 561.313.4424

Landscape Architecture

Land Planning

Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784

Dustin@environmentdesigngroup.com

Private Residence  
425 Chilean Avenue  
Palm Beach

F L O R I D A

JOB NUMBER: # 21199.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 10.11.2021

SHEET L1

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DISCLAIMER: 2021

Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

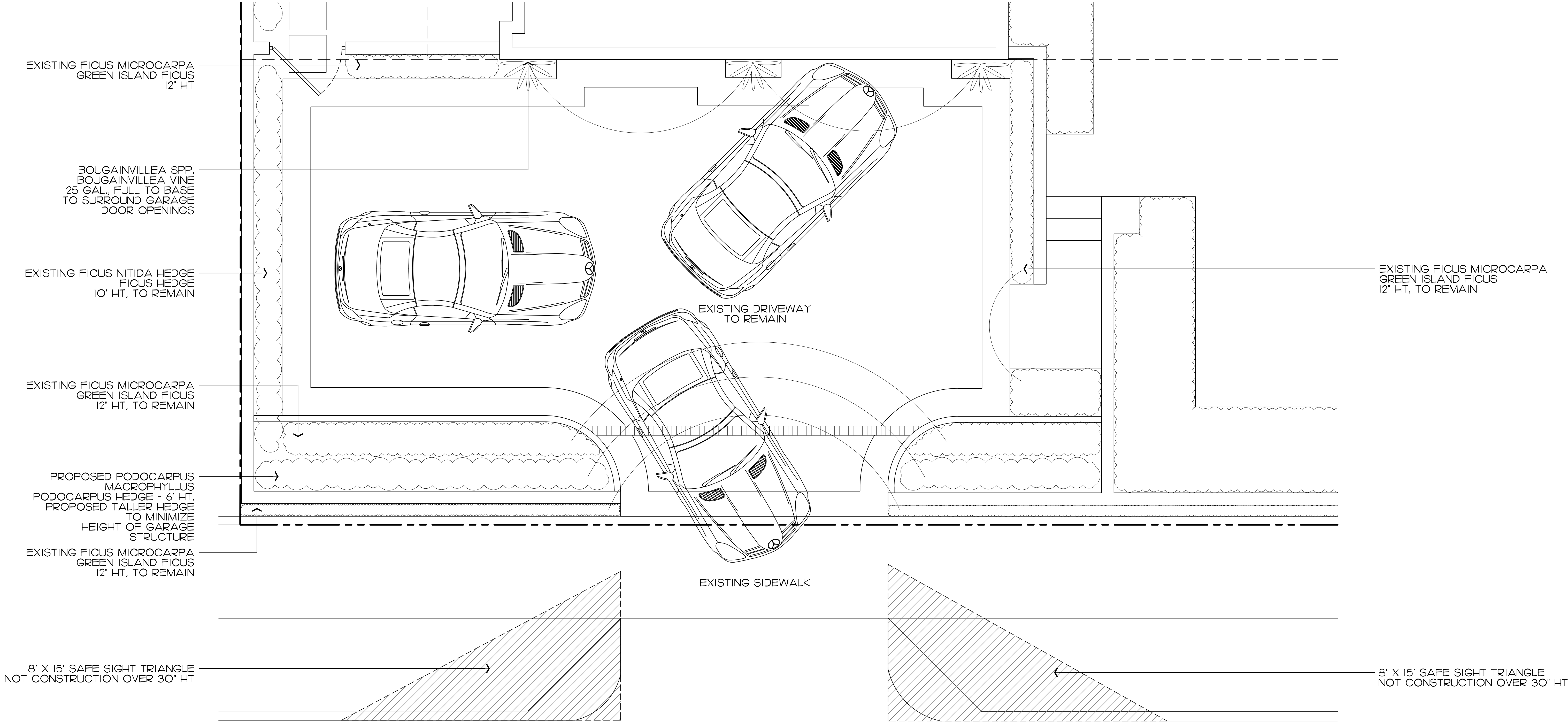
48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

ARCOM# ARC-21-101  
Existing Site Photos



Private Residence  
425 Chilean Avenue  
Palm Beach

A  
D  
I  
R  
O  
L  
F



CHILEAN AVENUE

NOTE: SITE CALCULATIONS TO MATCH  
PREVIOUSLY APPROVED PLAN BY  
NIEVERA WILLIAMS DESIGN.

JOB NUMBER: # 21199.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 10.11.2021

SHEET L2

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

ARCOM# ARC-21-101  
Proposed Front Yard Landscape

SCALE IN FEET: 3/8"=1'-0"



Private Residence  
425 Chilean Avenue  
Palm Beach

F L O R I D A

JOB NUMBER: # 21199.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 10.11.2021

SHEET L3



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48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
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SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

ARCOM# ARC-21-101  
Proposed Perspective Rendering