

RECEIVED

By elyn at 11:51 am, Aug 22, 2023

354 Chilean Avenue, Villa A

**First Submittal ARC: 23-114
Dashiell**

**Submittal date: June 27, 2023
Proj. Hearing Date: August 8, 2023**

Project Team: Vassalotti Stone

Applicant seeks post-completion permit for

- **Replacement garden gate**
- **Resurfacing of patio tile: travertine to dominican coral**
- **6 inch by 11 foot expansion of patio (to square it off)**

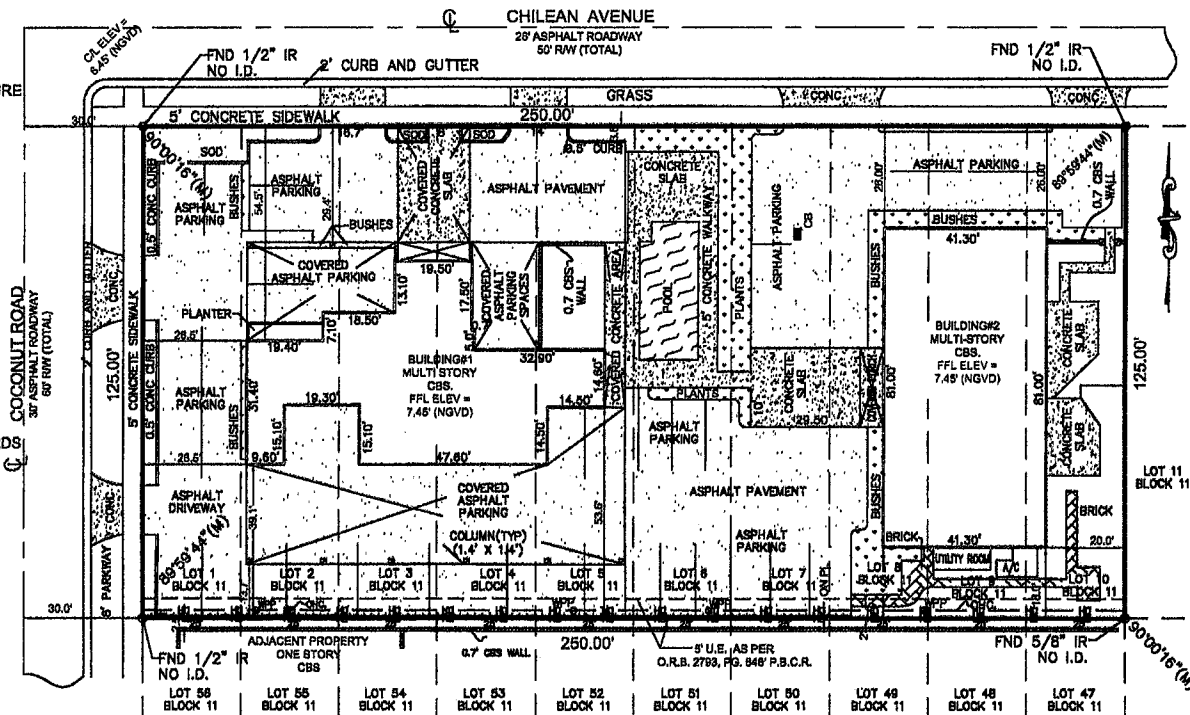
Page Index:

- 1. Survey**
- 2. Location Map**
- 3. Photo – Gate**
- 4. Photo – Patio**
- 5. Site Plan**
- 6. Landscape Legend**
- 7. Landscape & Drainage notes**
- 8. HOA approvals**
- 9. HOA Gate approval**
- 10. HOA Patio Approval**
- 11. Vassalotti confirmation**

GENERAL LEGEND:

BCR = BROWARD COUNTY RECORDS
 BM = BENCHMARK
 CB = CATCH BASIN
 CL = CENTERLINE
 CLF = CHAINLINK FENCE
 CLP = CONCRETE LIGHT POLE
 CBS = CONCRETE BLOCK STRUCTURE
 CONC = CONCRETE
 C/S = CONCRETE SLAB
 DE = DRAINAGE EASEMENT
 D = DELTA (CENTRAL ANGLE)
 E = EAST
 ELEV. = ELEVATION
 X 0.00' = EXISTING ELEVATION
 EOP = EDGE OF PAVEMENT
 EOW = EDGE OF WATER
 FF = FINISHED FLOOR
 FH = FIRE HYDRANT
 FN = FOUND NAIL
 INV = INVERT
 FIP = FOUND IRON PIPE
 FIR = FOUND IRON ROD
 FND = FOUND NAIL AND DISC
 L = ARC LENGTH
 MDCR = MIAMI DADE COUNTY RECORDS
 N = NORTH
 N/D = NAIL AND DISC
 MF = METAL FENCE
 ORB = OFFICIAL RECORDS BOOK
 O/S = OFFSET
 PB = PLAT BOOK
 PBCR = PALM BEACH RECORDS
 PC = POINT OF CURVATURE
 PG = PAGE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PVCF = PLASTIC FENCE
 R = RADIUS
 R/W = RIGHT OF WAY
 S = SOUTH
 S/W = SIDEWALK
 SIR = SET 1/2" IRON ROD
 S/D = SET NAIL & DISC
 UE = UTILITY EASEMENT
 UP = UTILITY POLE
 W = WEST
 W/F = WOOD FENCE
 W/M = WATER METER

NAVD = NORTH AMERICAN VERTICAL DATUM OF 1988
 NGVD = NATIONAL GEODETIC VERTICAL DATUM OF 1929
 THE FLOOD ZONE DATUM SHOWN BELOW IS REFERENCED TO 1929



LEGAL DESCRIPTION:

LOTS 1 THRU 10, BLOCK 11 OF "ROYAL PARK ADDITION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATIONS: **ISLAND HOUSE** **CONDOMINIUM**

SURVEYORS NOTES:

ANGLES IF SHOWN ARE REFERENCED TO THE RECORD PLAT AND ARE AS MEASURED.

LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.

NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.

5' UTILITY EASEMENT PER O.R.BOOK 2793, PG 648 PER PALM BEACH COUNTY RECORDS, NOTED ON SURVEY

REVIEWED TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY NUMBER 1062-3532662 DATED MARCH 15, 2016 AND HAVE PLOTTED ALL MATTERS.

Boundary Survey

PROPERTY ADDRESS:

354 CHILEAN AVENUE
 PALM BEACH, FL. 33480

FLOOD ZONE DATA:

ZONE: AH 7

COMMUNITY #: 120220

PANEL & SUFFIX: 0002 C

DATE OF FIRM: 9/30/82

REVISIONS:

FIELD LOCATION OF IMPROVEMENTS

UPDATED SURVEY

REVIEWED TITLE COMMITMENT

DATE:

5/15/2009

3/9/2016

4/8/2016

SCALE: 1" = 30'

CADD: LJ

CHECKED BY: JSP

INVOICE #: 16-43047

SHEET # 1 OF 1

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

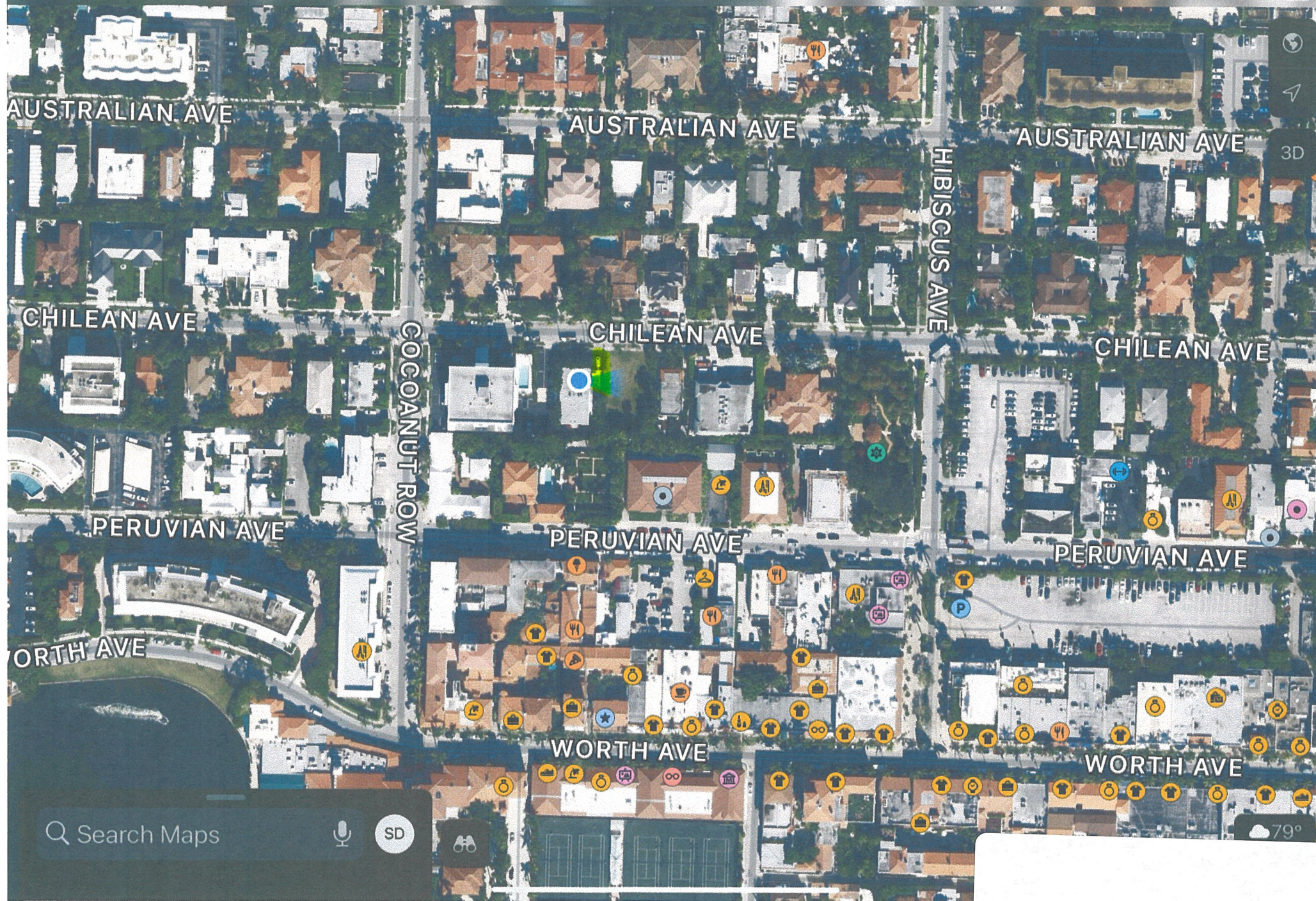
JULIO S. PITA, PSM, STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER LS 5789
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ALL COUNTY SURVEYORS



Survey

1





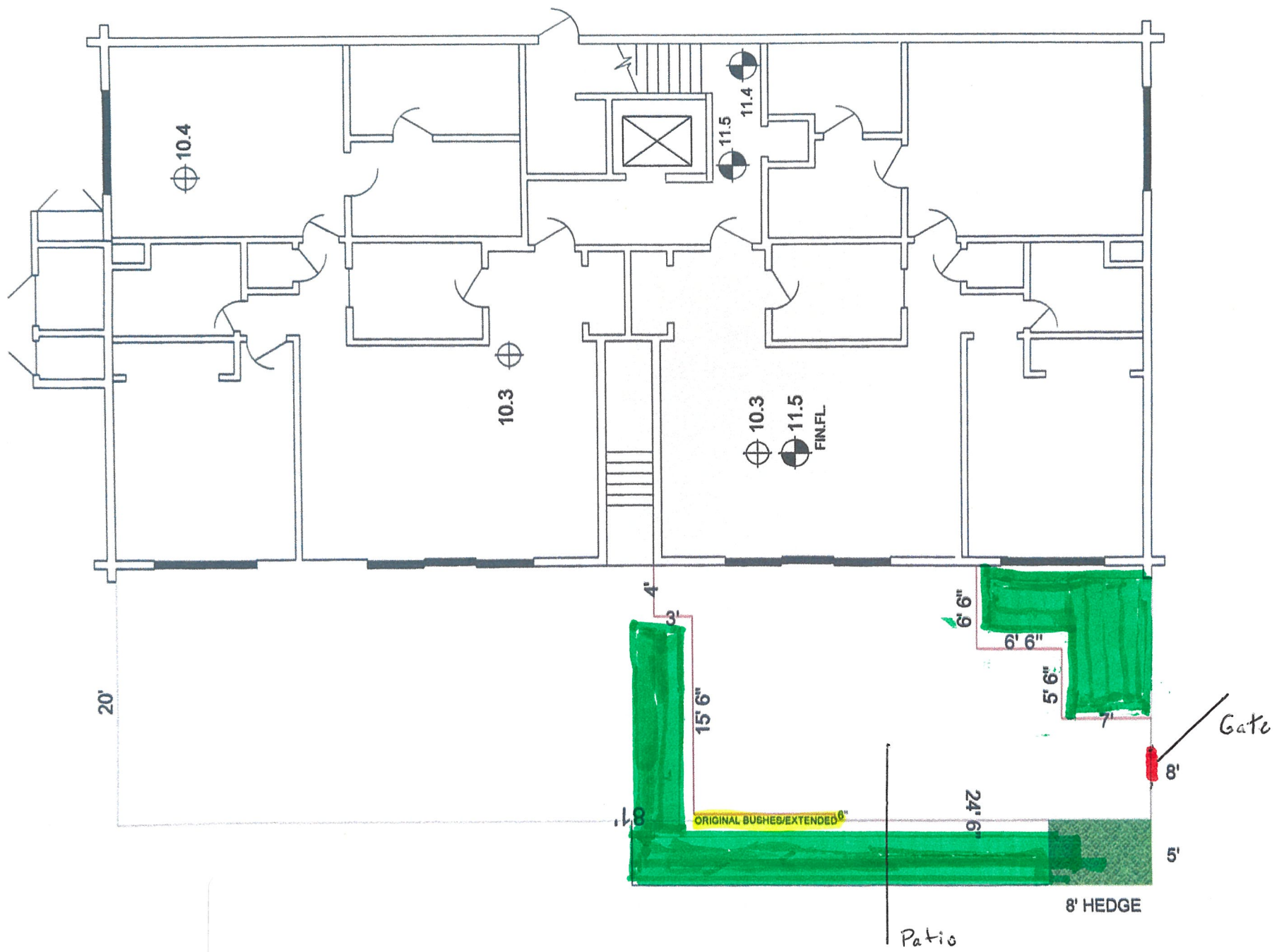
Gate from street, looking south (~28" X 64")
white powder coated aluminum



Interior, looking north



~42' from gate to street, looking north



Site Plan 5



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

Line #	Landscape Legend		
1	Property Address:	Villa A Only	
4		Required	Proposed
5	Lot Size (sq ft)	760	760
6	Landscape Open Space (LOS) (Sq Ft and %)		n/a
7	Perimeter LOS (Sq Ft and %)		290 (38%)
8	Front Yard LOS (Sq Ft and %)		n/a
9	Native* Trees %		n/a
10	Native* Palms %		n/a
11	Native* Shrubs %	rosca elusia	100%
12	Native* Vines / Ground Cover %		n/a

**To determine appropriate native vegetation, the Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.*

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

REV BF 20220304

Total Property

36,294

~ 4% of total

Landscape Legend

ARC: 23-114

Landscape & Drainage notes:

- a) The as-built, or existing for at least the previous 24 years, patio was travertine tile on a concrete base. In 2021 the base and tile were replaced with dominican coral on a compacted rock base. The previously impermeable patio is now permeable resulting in significantly improved total site drainage and retention.
- b) That understood, as far as calculations: Actual SF of patio expansion equals 5.5 square feet, or a de minimis .000151 of the total land parcel.
- c) If, one refers to the original survey, recertified in 2016 and included for reference in this application, the net change in the surface hardscape is ~ 415 square feet more permeable surface area. That is, there is quite probably less hardscape today that at the time the building was built as concrete walkways were removed for landscaping. (548 square feet more landscaped area less 133 square feet of patio area "presumably extended" = 415 square feet) Plus, add to this the drainage and retention improvement of the patio itself and the resulting increased permeable surface is closer to an increase of ~1000 square feet.



Island House

354 CHILEAN AVENUE

PALM BEACH, FLORIDA 33480

PHONE (561) 655-7805 • FAX (561) 655-7806

06-27-23

To Whom it may Concern:

Please see the attached two email communications to Sam Dashiell from the Board of Directors of the Island House Condominium approving his Alterations.

Any questions please call Grant Hall Property Manager at 561-655-7805.

Thank You,

Grant Hall

Property Manager, LCAM

8

HOA approval

From: hunter hansen hunterhansen.ih@gmail.com
Subject: Gate Villa A
Date: Aug 31, 2022 at 8:28:07 PM
To: Sam And Dashiell samdashiell@gmail.com
Cc: Sammy Vassallo sam@vassallopc.com, John
Otto jfotto@me.com, Ryan O'Rourke
ryanorourkeih@gmail.com

Sam

The board has agreed that the gate style and color you submitted for Villa A patio is approved based on its white color and rounded arch being conducive to the rest of the building. And, to the fact that the previous board accepted the green gate at Villa B with no objections.
Hunter.

Sent from my iPhone

Hunter Hansen

[239-300-8800](tel:239-300-8800)

Hunterhansen.ih@gmail.com

9
HOA Gate Approved

Patio

Ryan O'Rourke <ryanorourkeih@gmail.com>
To: Sam Dashiell <samdashiell.ih@gmail.com>

Tue, May 23 at 3:23 PM

Good afternoon. The patio and other improvements in the limited common area was and is approved by the Board of Directors. This is consistent with the limitations of declaration in the association documents.

Thank you.
[Quoted text hidden]

HOA Patio Approval 10

From: Office-JVI office.jvi@yahoo.com
Subject: 354 CHILEAN AVE UNIT A
Date: Mar 16, 2023 at 10:02:30 AM
To: Sam Dashiell samdashiell@gmail.com

Good morning,

This email is to confirm that the following work was completed at 354 Chilean Ave. Unit A. Jeremy Vassalotti Inc. replaced the Travertine tile material with new Dominican coral material on the patio approx. 15' 1/2" x 34' at site.

If you have any questions please feel free to contact me.

Thank you,
Ashley Sanchez
Office Manager

Jeremy Vassalotti, Inc. | Vassalotti StoneWorks

O: [561-631-7299](tel:561-631-7299)

Mailing/Office Location:

300 West 10th Street

West Palm Beach, FL 33404

VassalottiStoneWorks.com

Vassalotti confirmation 11