

COA-24-007 / ZON-24-028

Final Submittal

Landmarks Hearing: February 21, 2024

Town Council Hearing: March 13, 2024

Vehicular Gates at

124 Via Bethesda

Palm Beach, FL 33480

Scope of Work:

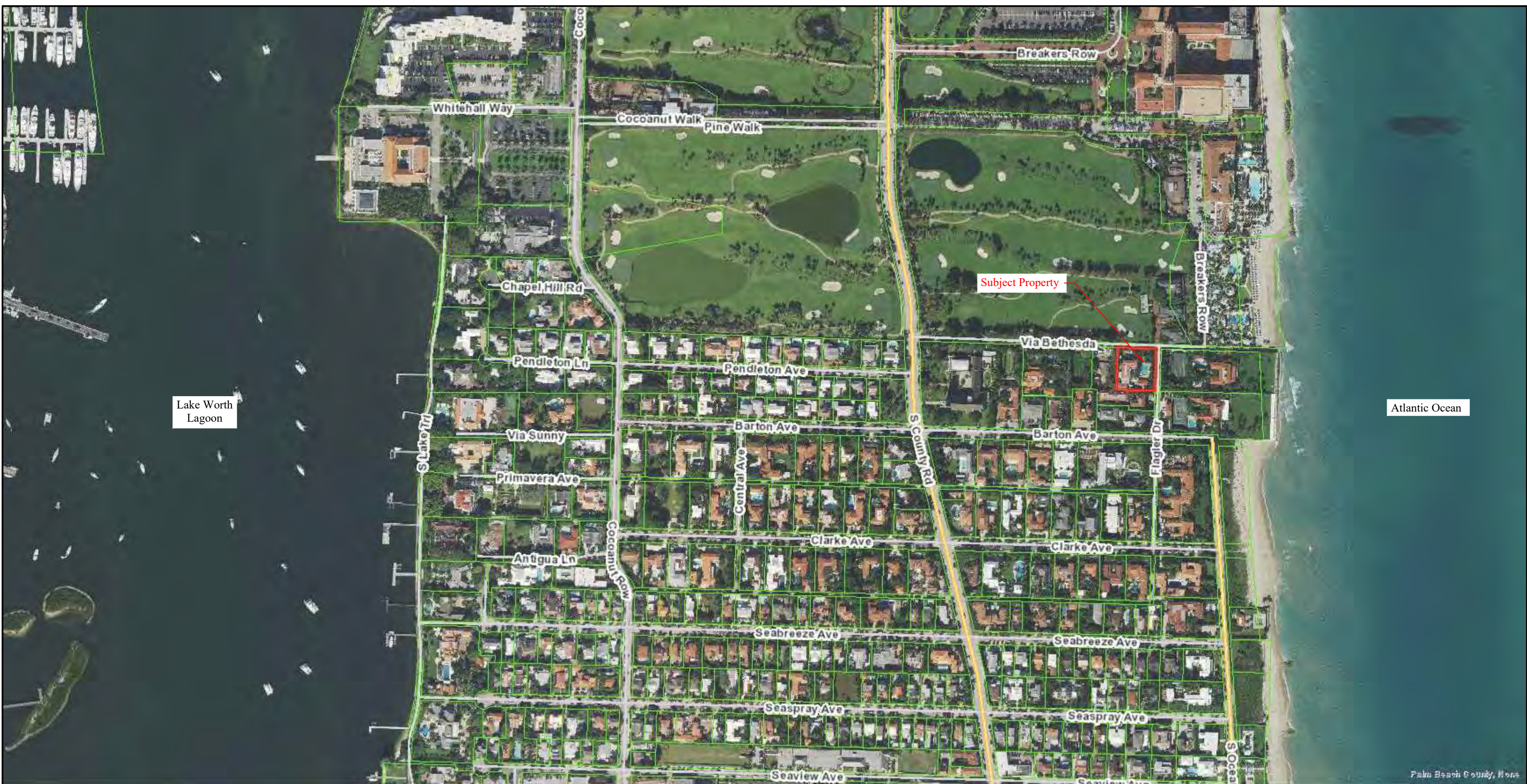
- Addition of (2) Sliding Vehicular Gates at the Existing North Motor Court
- Addition of Swinging Vehicular Gates, Stone Gateposts, and Stucco Wall at Existing East Drive

Project Team

CONSULTANT	CONTACT INFORMATION
Architect	Smith Architectural Group 205 Phipps Plaza Palm Beach, Florida (561) 832-0202

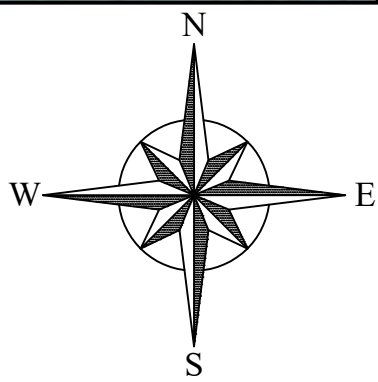
Drawing Sheet Index

NO.	DESCRIPTION	SCALE
Cover	Cover Sheet / Index / Location Map	NTS
A000	Existing Overall Site Plan	1/8"=1'-0"
A001	Proposed Overall Site Plan	1/8"=1'-0"
A002	Photos of Existing Site and Adjacent Properties	NTS
A003	Photos of Existing Locations of Proposed Gates	NTS
A003.1	Photos of Existing Site Wall at Northeast Drive Location	NTS
A004	North Driveway Gate Schematics	3/8"=1'-0"
A005	East Driveway Gate Schematics	3/8"=1'-0"
A006	Enlarged Gate Elevations	
A007	Neighborhood Context Study	1/16"=1'-0"
A008	Inspiration Imagery	
CSP	Construction Screening and Staging Plan	
TLP	Truck Logistics Plan	
	Survey	1"=20'
	Preliminary Site Elevation Survey	1"=20'



Vicinity Sketch

Scale:



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By yfigueroa at 12:24 pm, Jan 16, 2024



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SMITH ARCHITECTURAL GROUP, INC.

205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Renovations to

124 Via Bethesda LLC

124 Via Bethesda

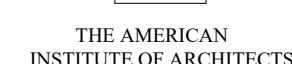
Palm Beach, FL 33480

AAC001849

Jeffery W. Smith
AR9772

SHEET NO.

Cover



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Renovations to
124 Via Bethesda LLC

Palm Beach, FL 33480

124 Via Bethesda

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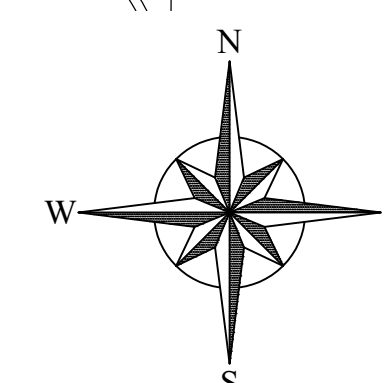
Jeffery W. Smith
AP9773


SHEET NO.

A000



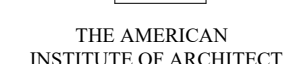
Scale:

$$1/8'' = 1'.0$$


		<div>  <div> Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com </div> </div>		
Line #		Zoning Legend		
1	Property Address:	124 Via Bethesda		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	25,211 SF		
4	Lot Width (W) & Depth (D) (ft.):	150.00'(W) x 168.07'(D)		
5	Structure Type:	Single-Family		
6	(Single-Family, Multi-Family, Comm., Other)			
7	FEMA Flood Zone Designation:			
8	Zero Datum for point of meas. (NAVD)			
9	Crown of Road (COR) (NAVD)			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25%	23.57%	No Change
11	Enclosed Square Footage (1st & 2nd St. Basement, Porch, Staircase, etc.)			No Change
12	*Front Yard Setback (Ft.)	35.0'	49.43'	No Change
13	* Side Yard Setback (1st Story) (Ft.)	15.0' / 25.0'	10.0' / 26.96'	No Change
14	* Side Yard Setback (2nd Story) (Ft.)	30.0'	64.54'	No Change
15	*Rear Yard Setback (Ft.)	15.0'	3.61'	No Change
16	Angle of Vision (Deg.)	100	100	No Change
17	Building Height (Ft.)	22.0'	21.17'	No Change
18	Overall Building Height (Ft.)	30.0'	25.28'	No Change
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.85		No Change
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)			NC
22	Base Flood Elevation (BFE)(NAVD)			NC
23	Landscape Open Space (LOS) (Sq Ft and %)	50%	38.3%	38.1%
24	Perimeter LOS (Sq Ft and %)	NA	NA	NA
25	Front Yard LOS (Sq Ft and %)	45%	60.1%	60.0%
26	*** Native Plant Species %			

Please refer to TOPB Landscape Legend.

COA-24-007 (ZON-24-028)



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PALM BEACH, FL 33480
561-832-0202

Renovations to
124 Via Bethesda LLC

Palm Beach, FL 33480

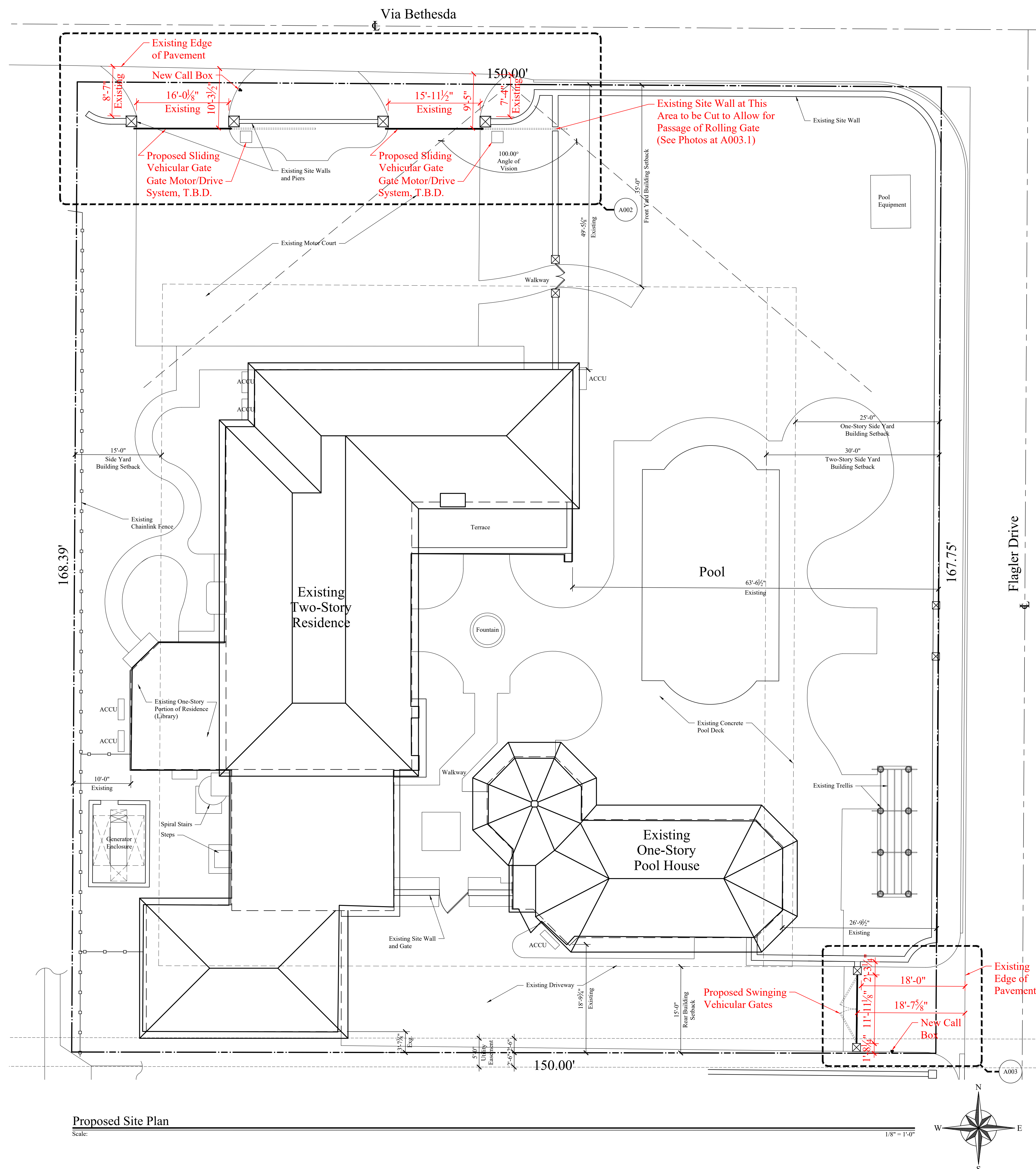
124 Via Bethesda

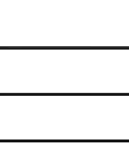
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Jeffery W. Smith
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SHEET NO.

A001





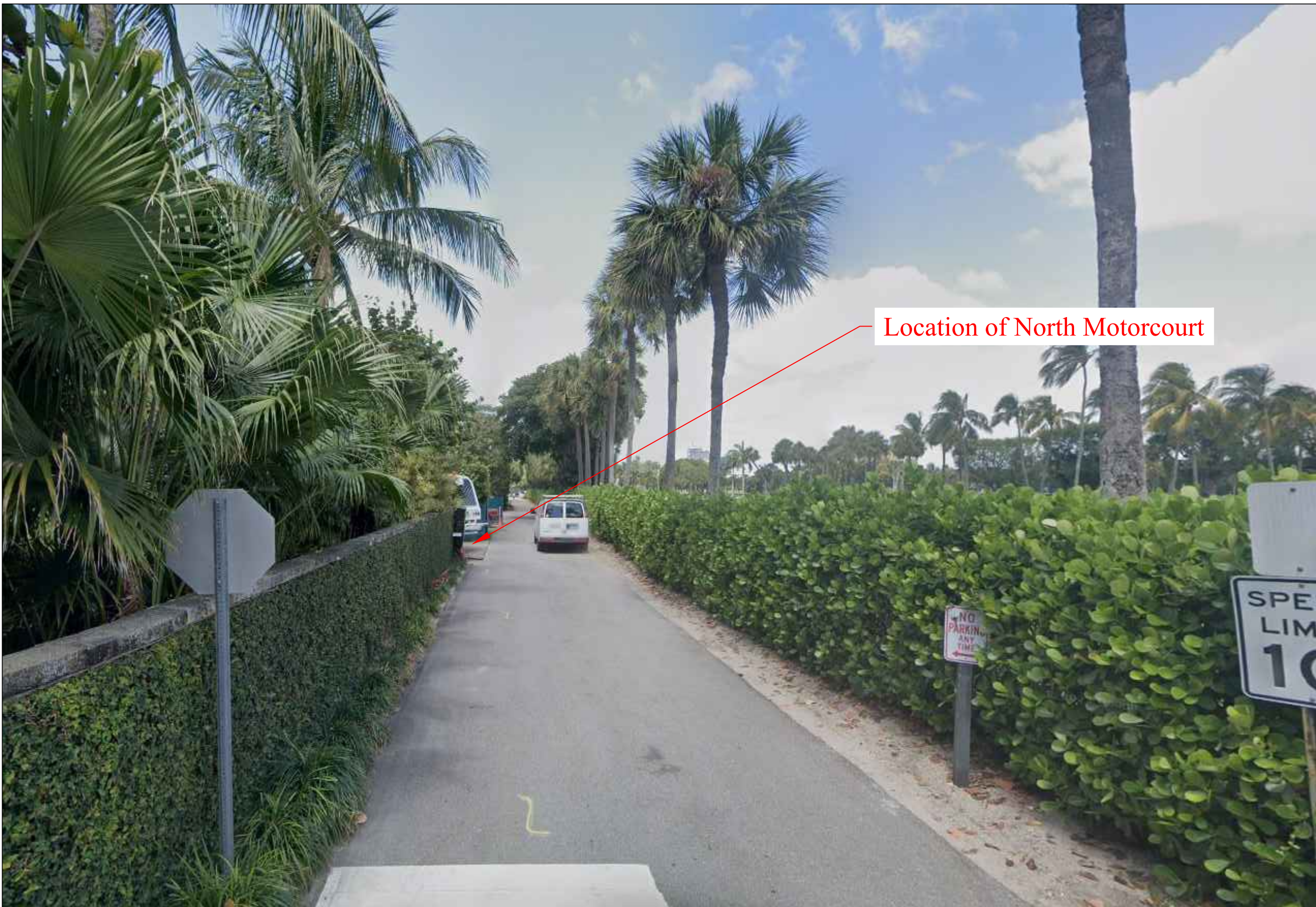
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend

Line #			
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2	Zoning District:	R-B	
3	Lot Area (sq. ft.):	25,211 SF	
4	Lot Width (W) & Depth (D) (ft.):	150.0'(W) x 168.0'(D)	
5	Structure Type:	Single-Family	
6	<small>(Single-Family, Multi-Family, Comm., Other)</small>		
7	FEMA Flood Zone Designation:		
8	Zero Datum for point of measures. (NAVD)		
9	Crown of Road (COR) (NAVD)		
10		REQ'D / PERMITTED	EXISTING
11	Lot Coverage (Sq Ft and %)	25%	No Change
12	Enclosed Surface Footage (1st & 2nd Fl., Basement, Area, Structure, etc.)		No Change
13	*Front Yard Setback (Ft.)	35.0'	No Change
14	*Side Yard Setback (1st Story) (Ft.)	15.0' / 25.0'	No Change
15	*Side Yard Setback (2nd Story) (Ft.)	30.0'	No Change
16	*Rear Yard Setback (Ft.)	15.0'	No Change
17	Angle of Vision (Deg.)	100	No Change
18	Building Height (Ft.)	22.0'	No Change
19	Overall Building Height (Ft.)	30.0'	No Change
20	Cubic Content Ratio (CCR) (R-B ONLY)	3.85	No Change
21	** Max. Fill Added to Site (Ft.)		
22	Finished Floor Elev. (FFE)(NAVD)		NC
23	Base Flood Elevation (BFE)(NAVD)		NC
24	Landscape Open Space (LOS) (Sq Ft and %)	50%	38.1%
25	Perimeter LOS (Sq Ft and %)	NA	NA
26	Front Yard LOS (Sq Ft and %)	45%	60.0%
27	*** Native Plant Species %		

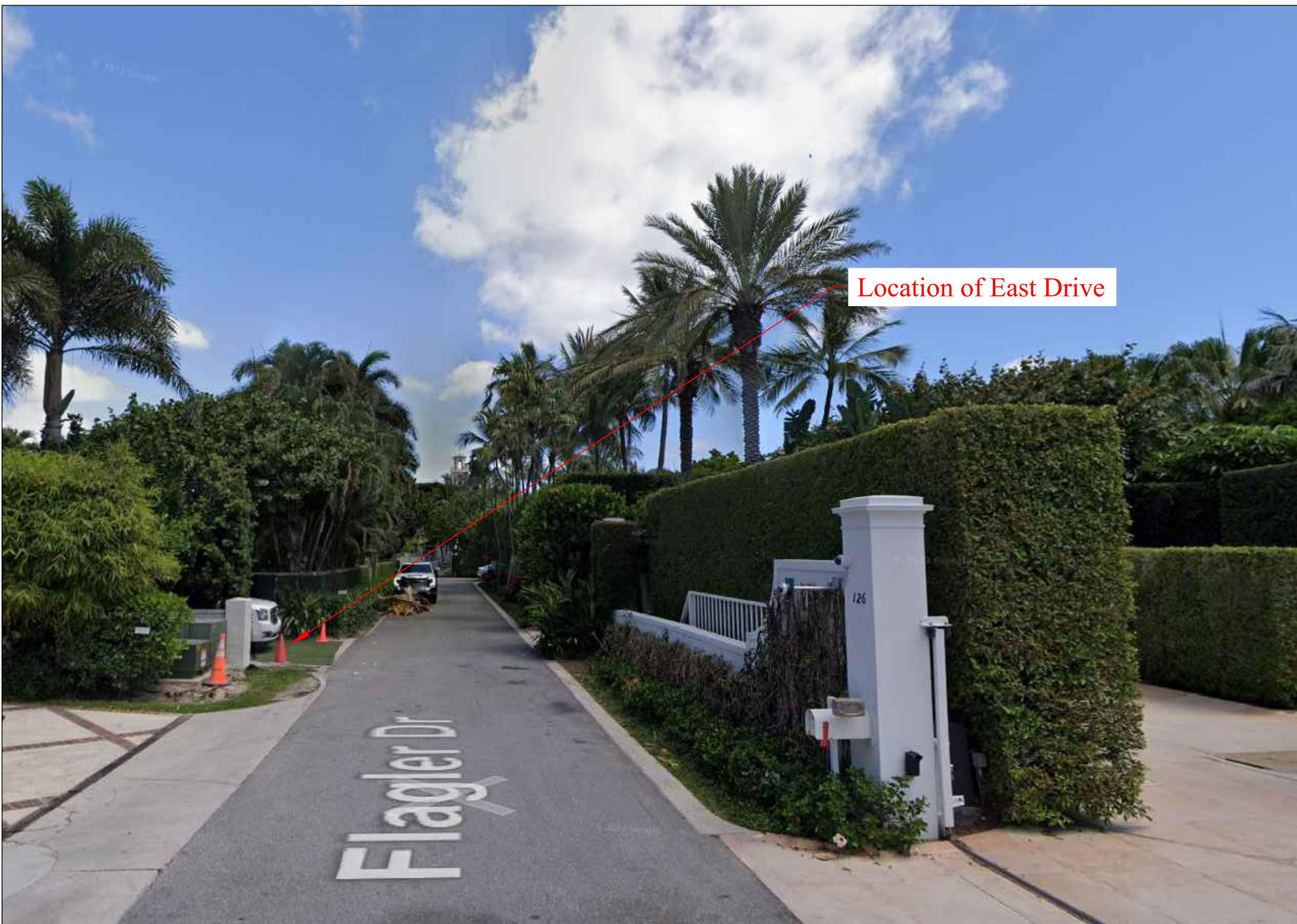
Please refer to TOPB Landscape Legend.

COA-24-007 (ZON-24-028)



Looking West Down Via Bethesda

Scale: _____ Not to Scale



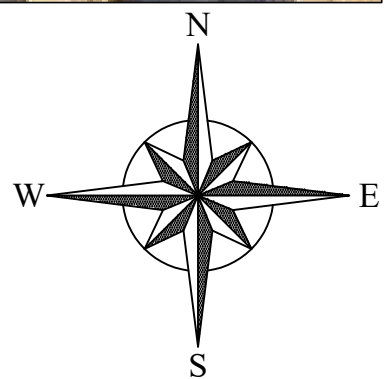
Looking North Up Flagler Drive

Scale: _____ Not to Scale



Aerial Photo of Subject Property and Adjacent Properties

Scale: _____ Not to Scale





Existing North Motor Court as Viewed from Via Bethesda
Scale:

3/8" = 1'-0"



Existing East Drive as Viewed from Flagler Drive
Scale:

3/8" = 1'-0"



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SMITH ARCHITECTURAL GROUP, INC.
205 PHIPPS PLAZA
PALM BEACH, FL 33480
561-832-0202

Renovations to
124 Via Bethesda LLC

Palm Beach, FL 33480

124 Via Bethesda

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SHEET NO.
A003



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A003.1

COA-024-2021
COA-24-007 (ZON-34-028)



Existing Site Wall to be Cut at Northeast Drive
Scale: No Scale



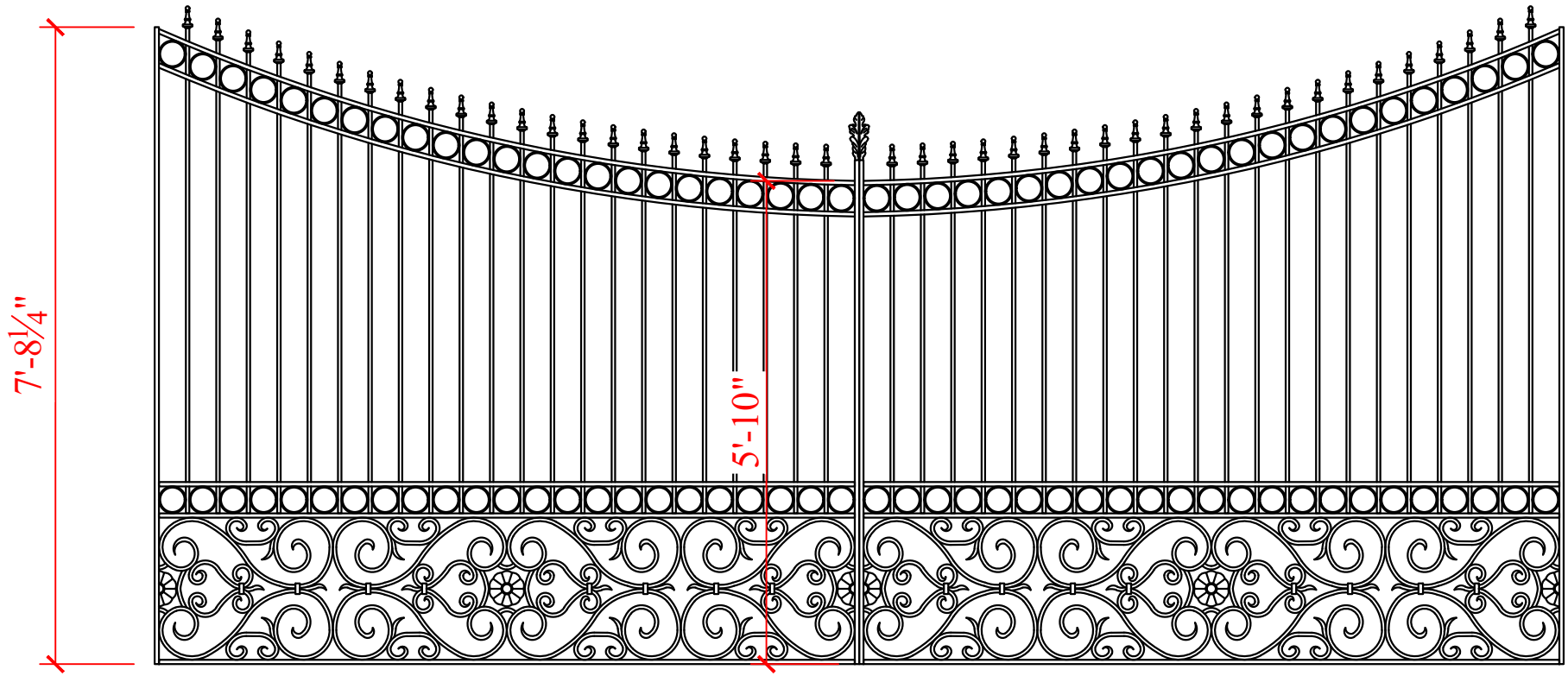
Existing Site Wall to be Cut at Northeast Drive
Scale: No Scale



Proposed North Motor Court Gate Elevation

Scale:

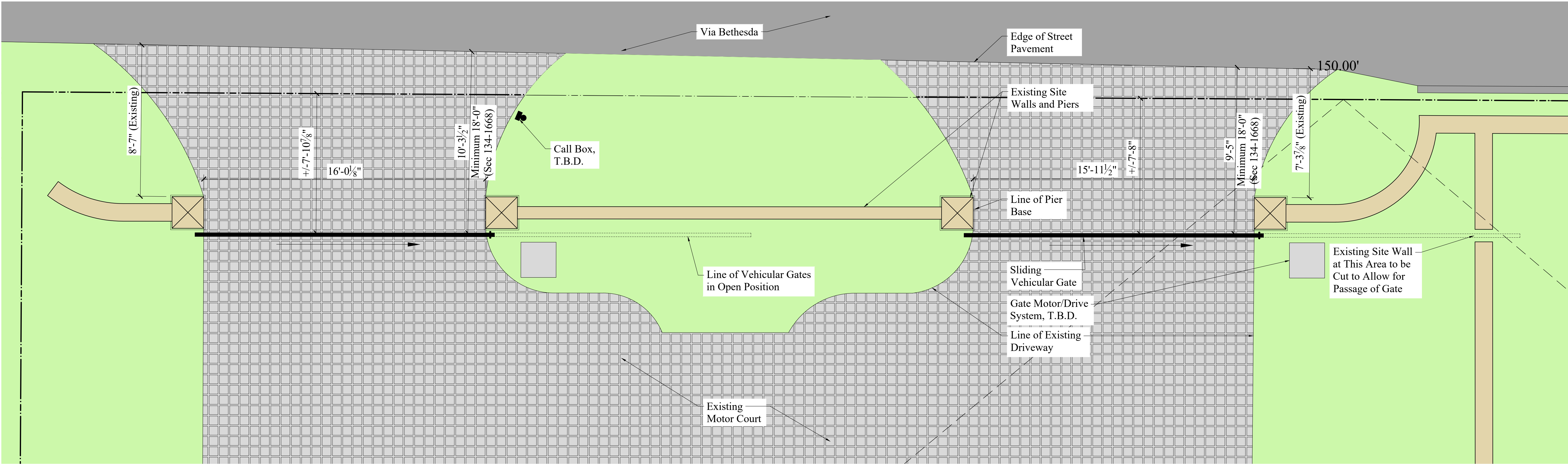
3/8" = 1'-0"



Overall Gate Elevation

Scale:

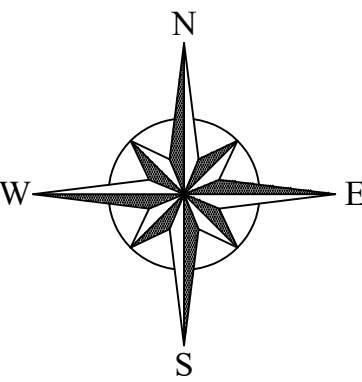
1/2" = 1'-0"



Proposed North Motor Court Gate Plan

Scale:

3/8" = 1'-0"



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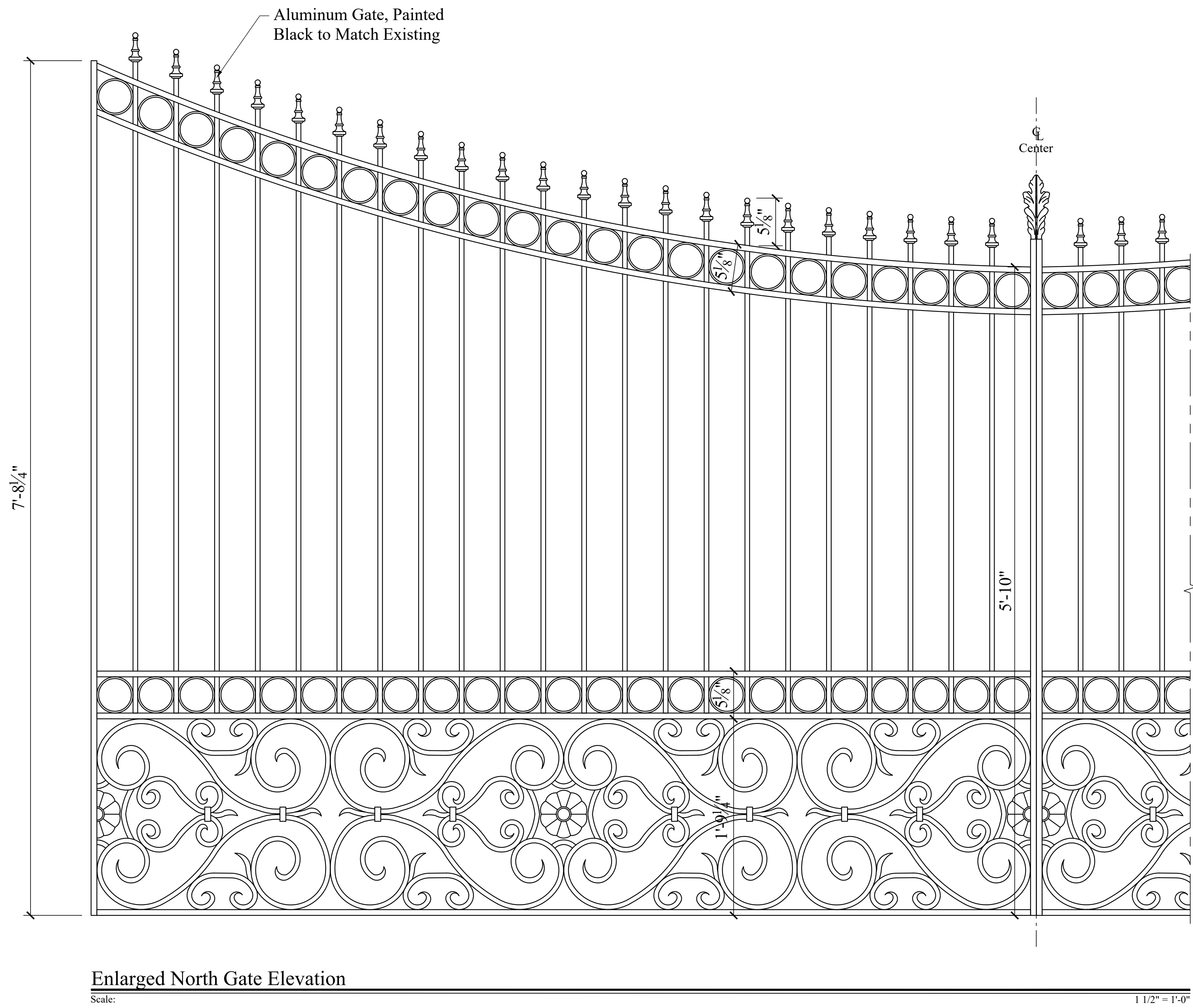
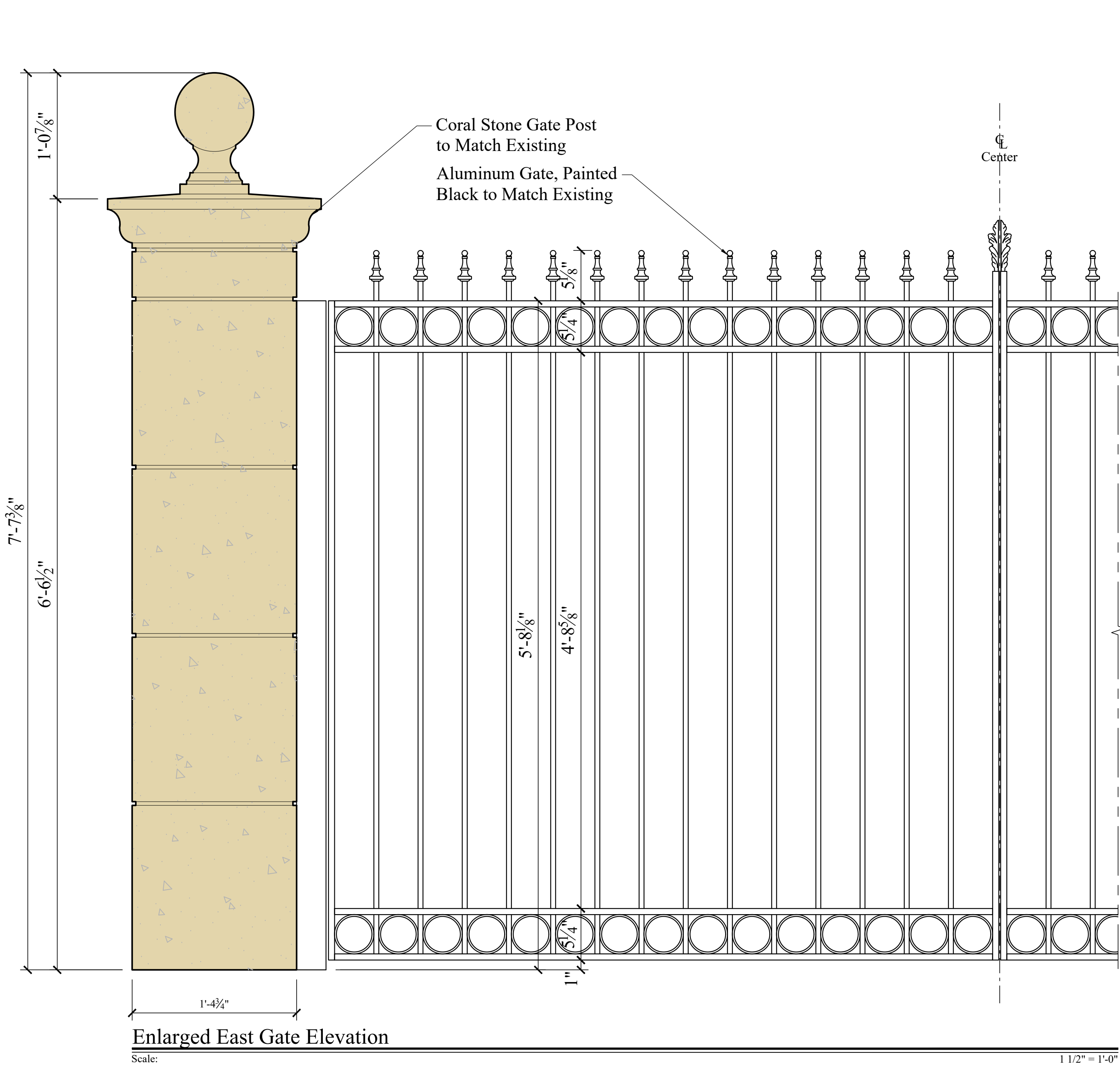
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SHEET NO.

A004

COA-024-2021
COA-24-007 (ZON-34-028)



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Renovations to
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Jeffery W. Smith
AR9772

SHEET NO.


A006

COA-024-2021
COA-24-007 (ZON-24-028)



Note:
** = Non-Confirming for
Gate Setback of Min.
18'-0" from Edge of
Pavement.





THE AMERICAN
INSTITUTE OF ARCHITECTS

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124 Via Bethesda
Palm Beach, FL 33480

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Jeffery W. Smith
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A007

COA-024-2021
COA-24-007 (ZON-34-028)



Existing Ironwork at Upper Gallery

Scale:



Enlargement of Ironwork at Upper Gallery

Scale:



Upper Gallery Ironwork as Viewed from Interior

Scale:



Existing Gate at Motor Court

Scale:



Existing Gate at Kitchen Courtyard

Scale:



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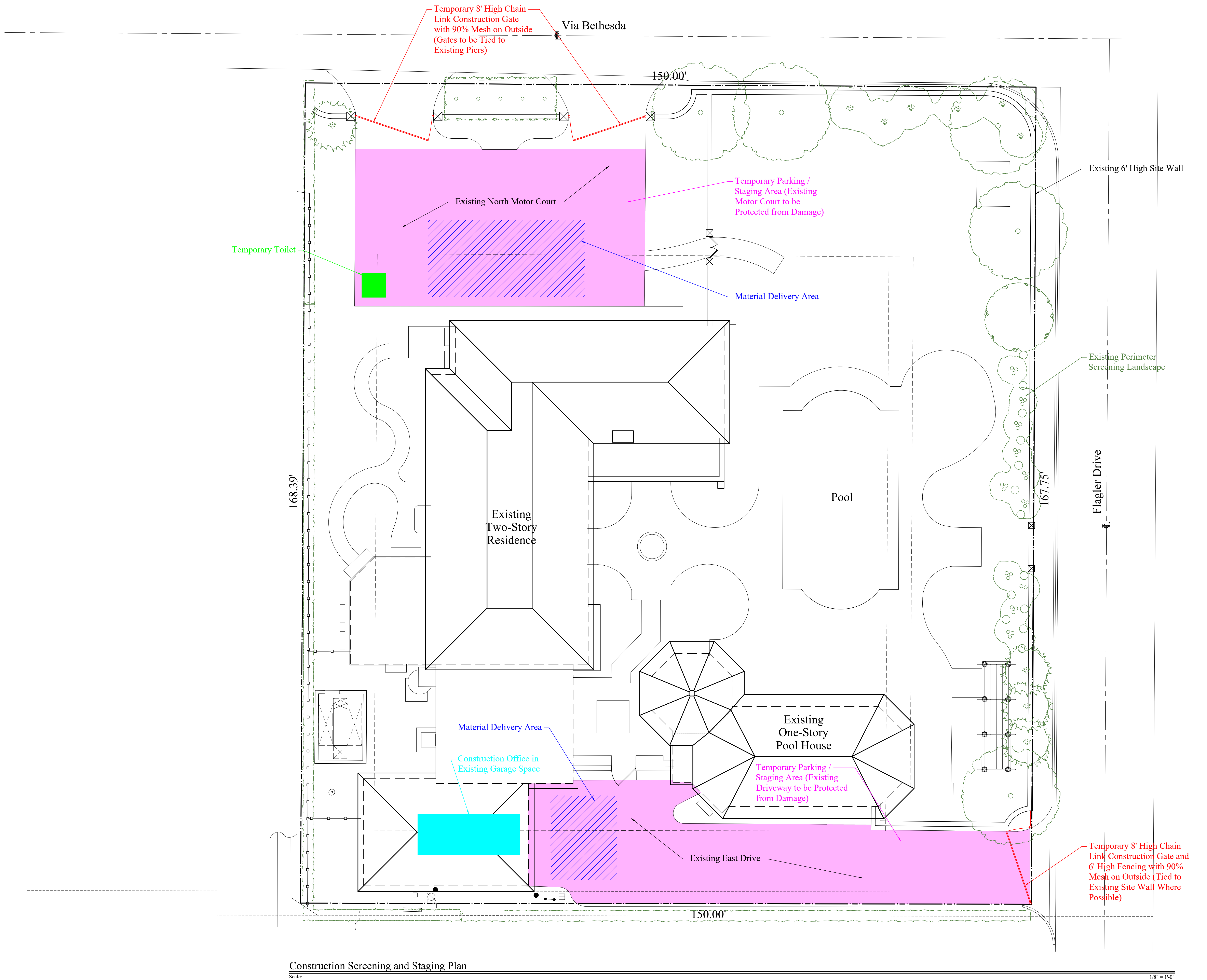
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124 Via Bethesda
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A008



Construction Screening and Staging Plan

Scale:

1/8" = 1'-0"



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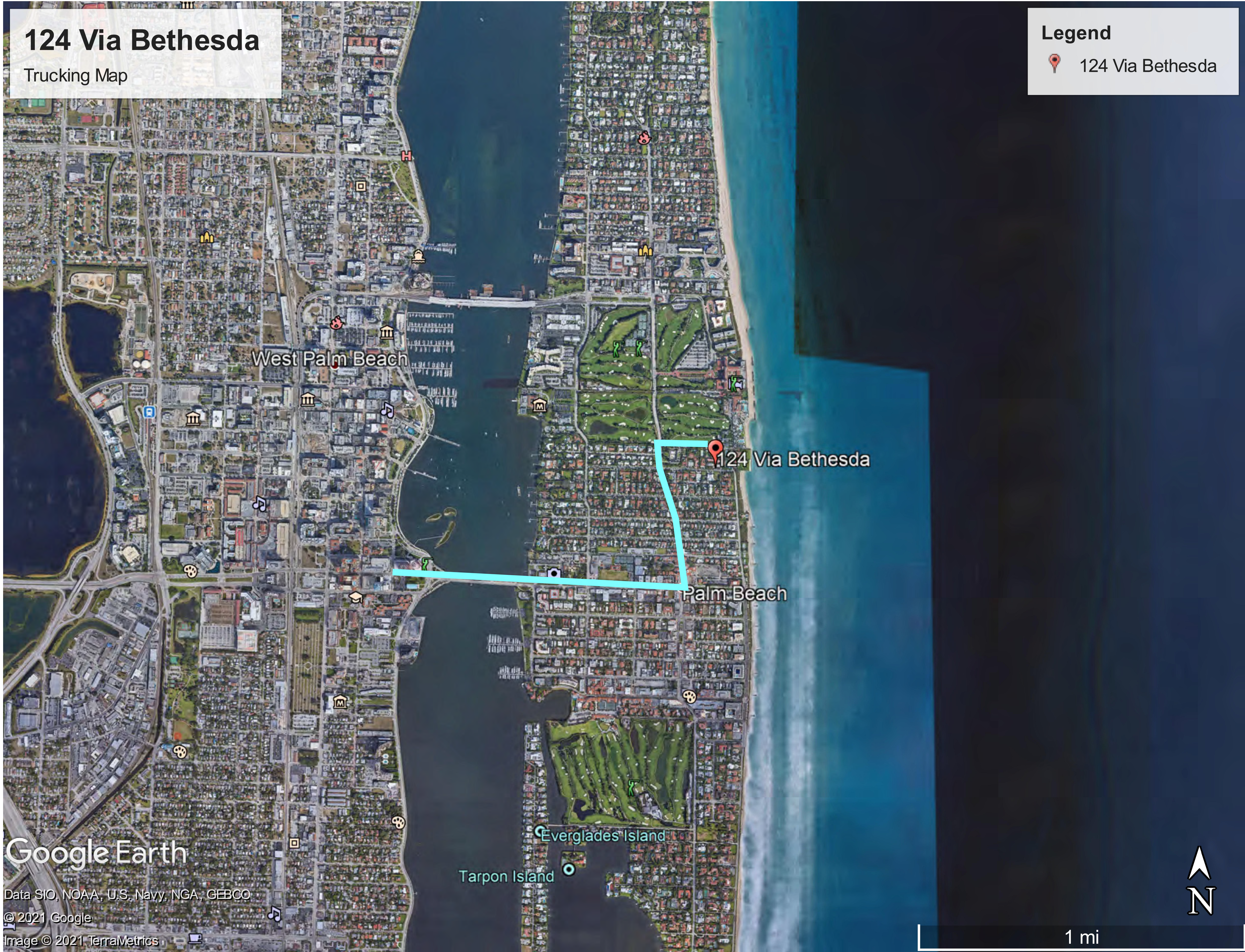
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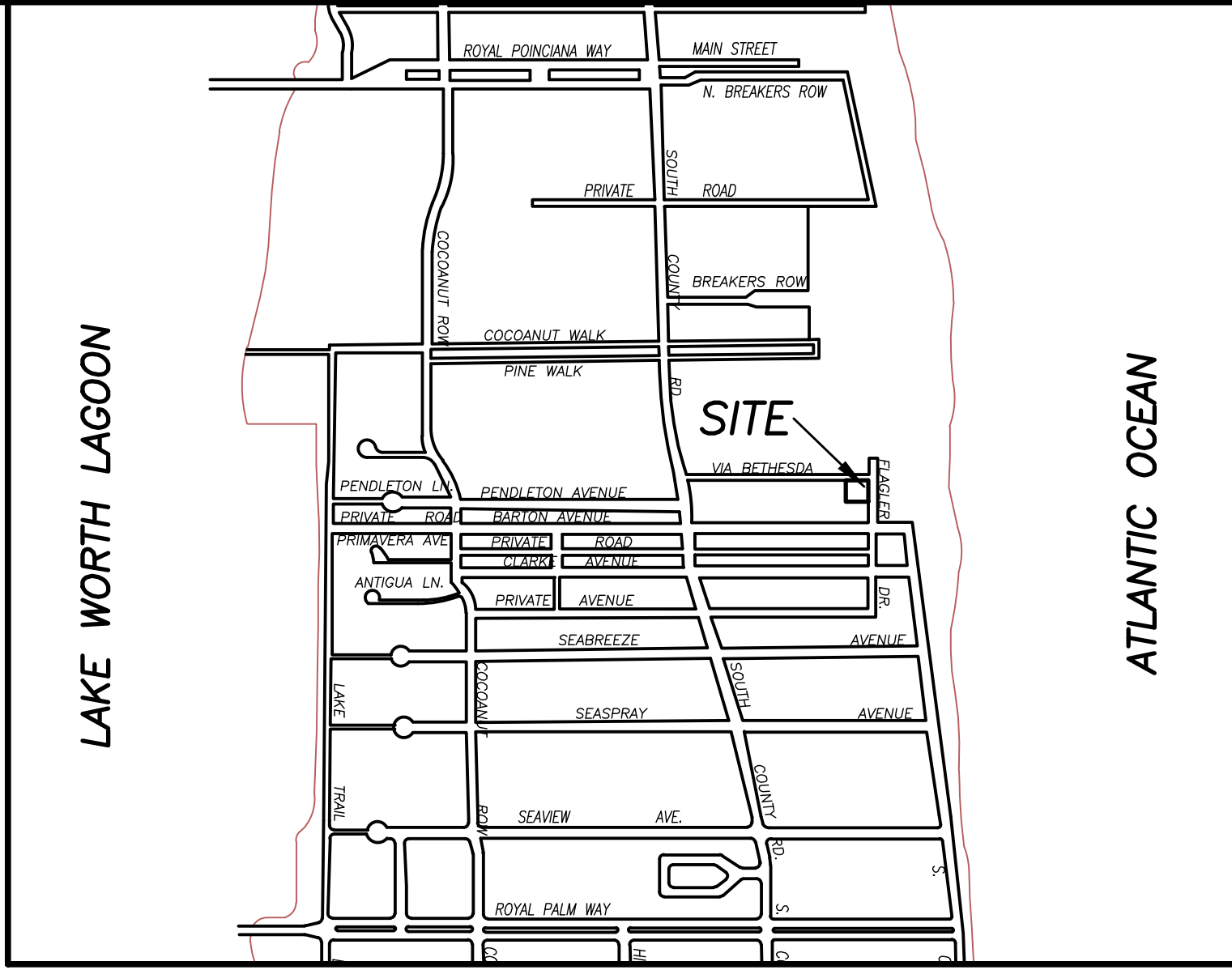
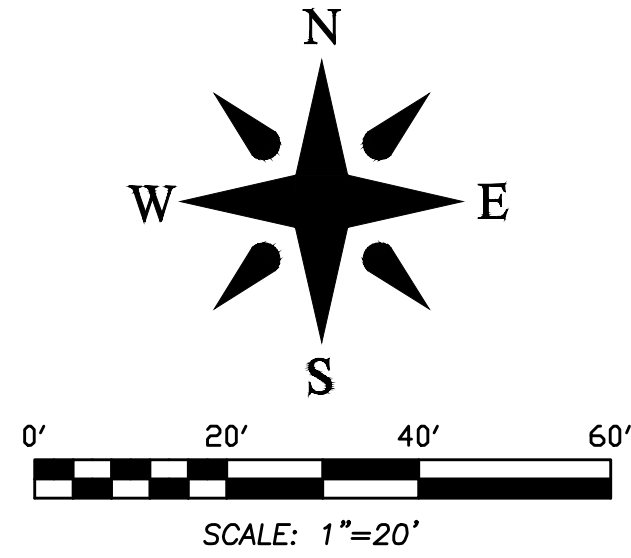
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LEGEND

A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
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
CL.R. = CLEAR
C.O. = CLEAN-OUT
CONC. = CONCRETE
COV = COVERED
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
F.F. = FINISH FLOOR
FND. = FOUND
FTN = FOUNTAIN
GEN = GENERATOR
G.M. = GAS METER
G.V. = GAS VALVE
INV. = INVERT
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
P = PLANTER
(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.E. = POOL EQUIPMENT
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
R.GE. = 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
= PINE TREE
= SABAL PALM



VICINITY SKETCH N.T.S.

**BOUNDARY SURVEY FOR:
124 VIA BETHESDA LLC,
A NEW YORK LIMITED LIABILITY COMPANY**

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

124 VIA BETHESDA LLC, a New York limited liability company

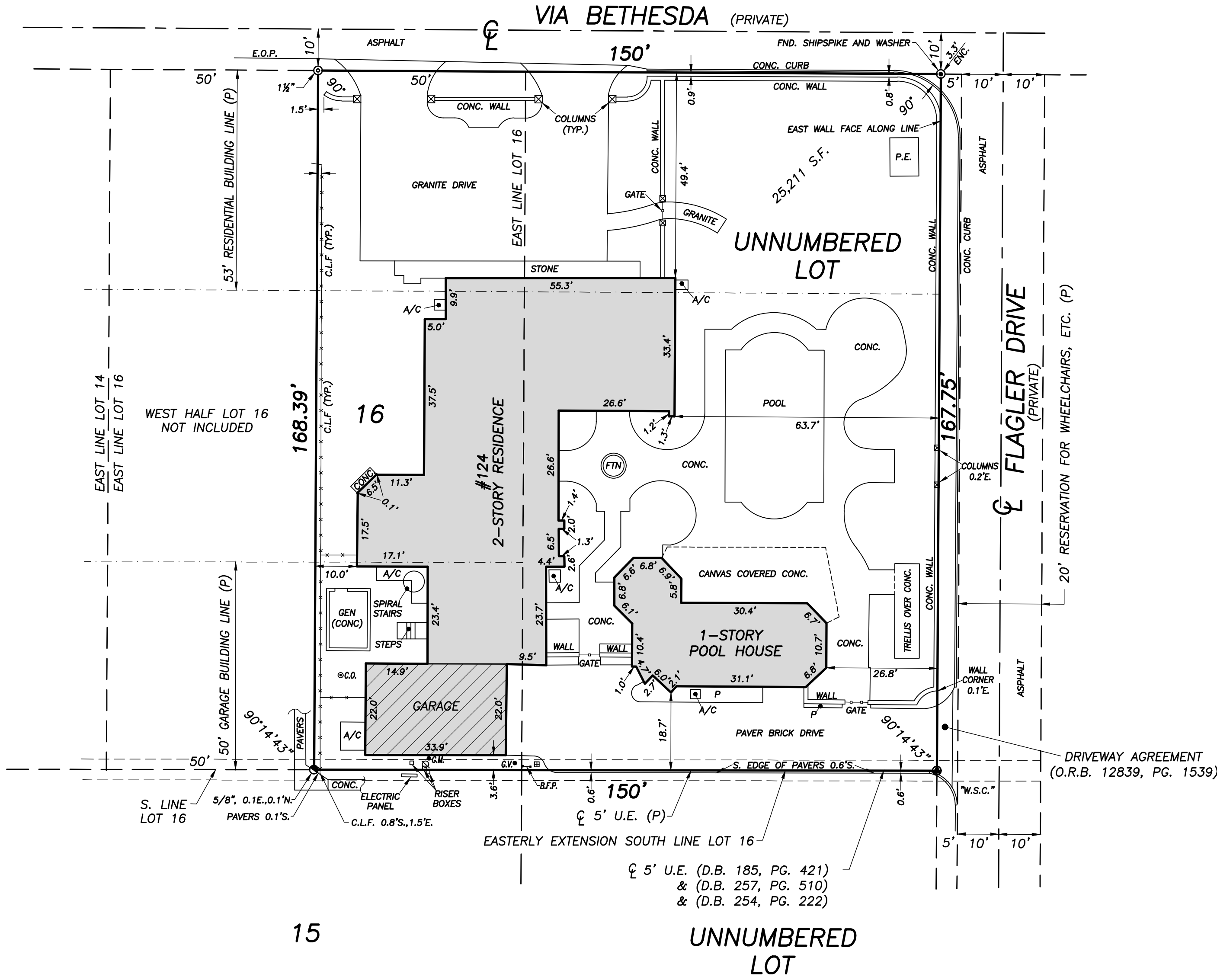
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

124 Via Bethesda
Palm Beach, FL 33480

LEGAL DESCRIPTION:

The East 1/2 of Lot 16 and all that part and parcel of an unnumbered lot in E. G. PENDLETON TRACT, lying and being adjacent to and immediately East of the East line of Lot 16 and North of the South line of Lot 16, if the same were extended East through the land hereby described, all and singular of said lot and parcel of land lying and being in the E. G. PENDLETON TRACT, a Subdivision in the Town of Palm Beach, Florida, as shown on plat made by Carr & McFadden, Civil Engineers, dated September 15, 1924, recorded in Plat Book 10, Page 67, of the Public Records of Palm Beach County, Florida.



FLOOD ZONE:

This property is located in Flood Zone X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, 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 1062-5071303 issued by First American Title Insurance Company, dated October 28, 2020. 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'.

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, 1981.

DATE OF LAST FIELD SURVEY: 11/30/2020

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

TITLE COMMITMENT REVIEW

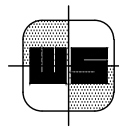
CLIENT: 124 Via Bethesda LLC, a New York limited liability company		COMMITMENT NO. : 1062-5071303	DATE: October 28, 2020			
REVIEWED BY: Craig Wallace		JOB NO. : 17-1356.2				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-8	N/A	Standard Exceptions		•		
9	PB 10 PG 67	Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.G. Pendleton Tract	•			
10	ORB 6412 PG 870	Certificate of Notification of Designations of certain properties as Landmarks		•		

REVISIONS:

11/30/20 SURVEY AND TIE-IN UPDATE B.M./M.B. 17-1356.2 PB303/42

BOUNDARY SURVEY FOR:

**124 VIA BETHESDA LLC,
A NEW YORK LIMITED LIABILITY COMPANY**



WALLACE SURVEYING

CORP. LICENSED BUSINESS # 4084
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

FIELD	B.M.	JOB NO.	17-1356.1	F.B.	PB245	PG.	27
OFFICE	M.B.	DATE	7/17/17	DWG. NO.	17-1356		
C'K'D	C.W.	REF.	17-1356.DWG	SHEET	1	OF	1

