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L-1 LANDSCAPE

SKA ARCHITECT + PLANNER
249 PERUVIAN AVENUE, SUITE F-2
PALM BEACH, FLORIDA 33480
(561) 655 - 1116 OFFICE
(561) 832 - 7828 FACSIMILE
www.skaarchitect.com

Nievera Williams Design

625 North Flagler Drive, Suite 502
West Palm Beach, FL 33401
Phone: 561-659-2820
Palm Beach - Miami - New York
www.nieverawilliams.com

Chad M. Gruber
Gruber Consulting Engineers

247 Mercer Ave, Suite 305
West Palm Beach, FL 33401
561.312.2041

MORTIMER RESIDENCE
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480
ADDITION

LPC
HSB-24-002
MARCH 20, 2024

TOWN COUNCIL
ZON-24-040
APRIL 10, 2024

SKA ARCHITECT + PLANNER
PATRICK W. SEGRAVES, A.I.A.
DANIEL A. CLAVIJO, ASSOCIATE A.I.A.

PROJECT DESCRIPTION

Addition of a 437 sq.ft. garage to an existing two story single family home.

Variance 1: Section 1 34-893(7)b.: Variance request to allow a west side yard setback of 7.83 in lieu of the 12.5' required for a one story structure.

RECEIVED

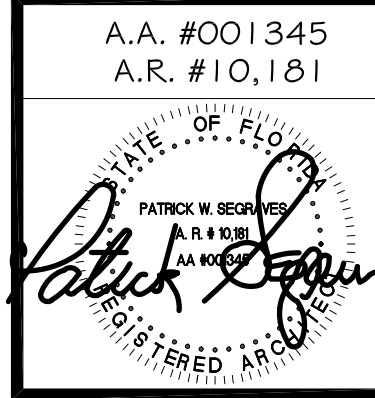
By yfigueroa at 12:33 pm, Feb 12, 2024

PRE-APP SUBMITTAL
01-03-24
FIRST SUBMITTAL
01-12-24
SECOND SUBMITTAL
01-29-24
DROPOFF
02-12-24

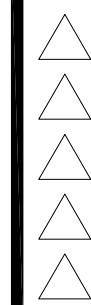


CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480



REVISIONS:



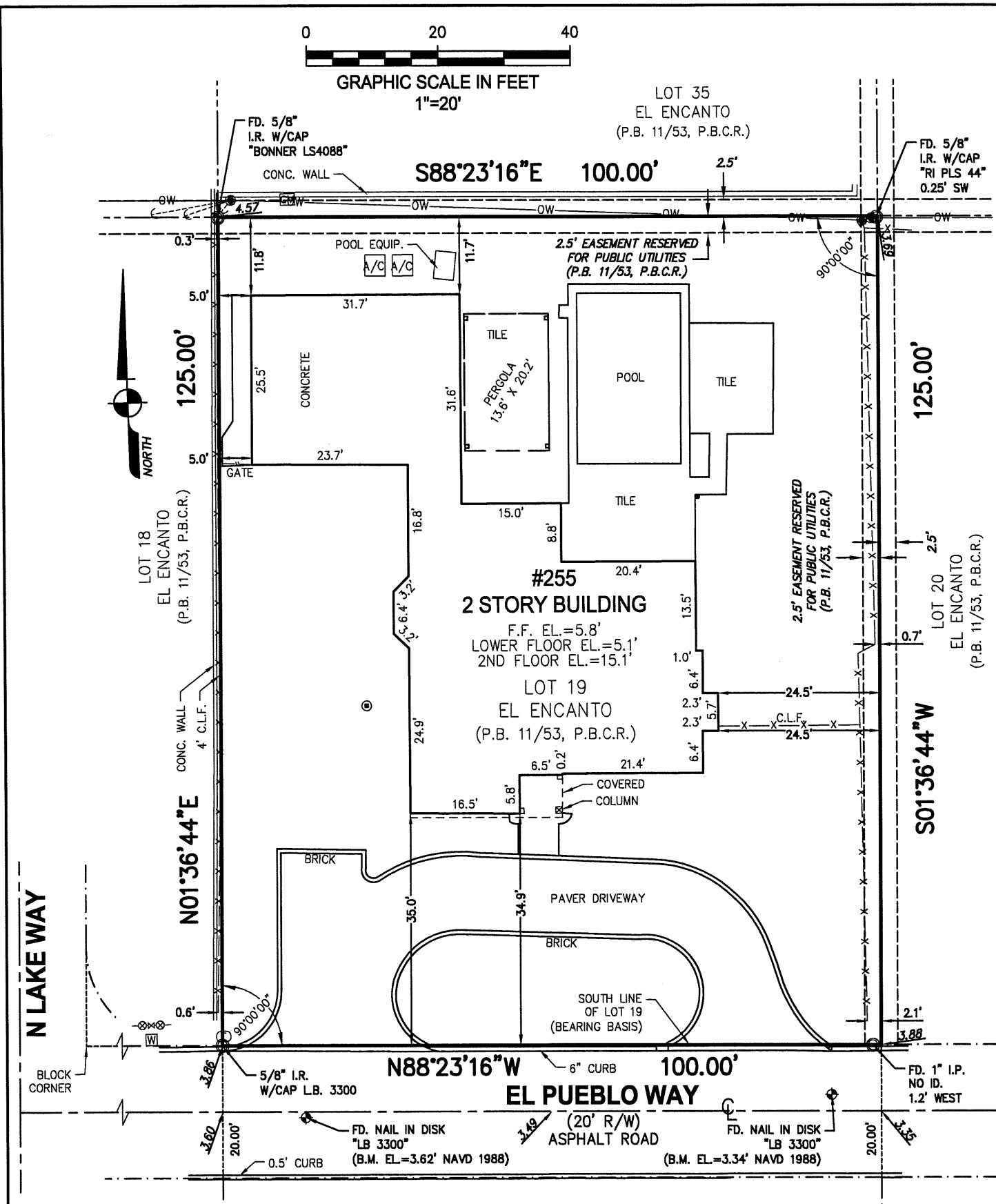
SHEET NUMBER:

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ISSUE DATE: 01-12-24

JOB #: HSB-24-002
ZON-24-040

HSB-22-009
ZON-22-134



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is based on the instrument of record.
4. No underground improvements were located.
5. Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the South line of Lot 19 having a bearing of N88°23'16"W.
6. The property described hereon lies within Flood Zone AE (EL=6), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C0393F, Community Number 120220, dated 10/05/2017.
7. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
8. Benchmark Description: National Geodetic Survey Benchmark, Brass Disk, P.I.D. = A310, Elevation = 3.48 (NAVD 1988)
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1" = 20' (1:240).
11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
12. Abbreviation Legend: A/C = Air Conditioner; CL = Center Line; C.L.F. = Chain Link Fence; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; FD. = Found; F.F. = Finished Floor; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; NAVD = North American Vertical Datum; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; R/W = Right-of-Way; W/CAP = With Cap;

LEGEND	
	BACK FLOW PREVENTOR VALVE
	METAL POST
	CLEAN OUT
	EXISTING ELEVATION
	GAS METER
	GUY ANCHOR
	OVERHEAD WIRES
	TELEPHONE SERVICE BOX
	WATER METER
	WOOD UTILITY POLE

LAND DESCRIPTION:

Lot 19, EL ENCANTO, according to the Plat thereof as recorded in Plat Book 11, Pages 53 of the Public Records of Palm Beach County, Florida.

Said lands situate in the Town of Palm Beach, Palm Beach County, Florida and containing 12,500 square feet (0.287 acres) more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 4/13/2023

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

 AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com ©2021 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.	REVISIONS		DATE	F.B. / PG.	BY	CK'D	BOUNDARY SURVEY 255 EL PUEBLO WAY LOT 19 EL ENCANTO PLAT (P.B. 11, PG. 53, P.B.C.R.) LYING IN SECTION 3, TOWNSHIP 43 SOUTH, RANGE 43 EAST TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA.	JOB #: 12014
	UPDATE CERTIFICATIONS		06/17/2021	M.J.A.				SCALE: 1" = 20'
	ADD ELEVATIONS AND BENCHMARKS		07/21/2021	2072/62	L.M.W.	M.J.A.		DATE: 04/13/2021
	FINAL SURVEY AT PURGOLA		04/13/2023	SKETCH	JTD			BY: L.M.W.
								CHECKED: M.M.K.
								F.B. 2072 PG. 53
								SHEET: 1 OF 1



Town of Palm Beach

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

Line #	Zoning Legend			
1	Property Address:	255 El Pueblo Way		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq. ft.):	12,500 SQ.FT.		
4	Lot Width (W) & Depth (D) (ft.):	100.00' x 125.00'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single-Family Home		
6	FEMA Flood Zone Designation:	Zone AE		
7	Zero Datum for point of meas. (NAVD)	7.00' NAVD		
8	Crown of Road (COR) (NAVD)	3.60'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,750.00 SQ.FT. (30.00%)	3,081.00 SQ.FT. (24.65%)	3,511.00 SQ.FT. (28.10%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		3,725.00 SQ.FT.	4,162.00 SQ.FT.
12	*Front Yard Setback (Ft.)	25'(1) - 30'(2) N	34.90'	34.90'
13	* Side Yard Setback (1st Story) (Ft.)	12.50' (W+E)	5' W - 24.5' E	Same + new 7.83' W *
14	* Side Yard Setback (2nd Story) (Ft.)	15.00' (W+E)	28.83' W - 48.16' E	28.83' W - 48.16' E
15	*Rear Yard Setback (Ft.)	10'(1) - 15'(2) S	11.70'	11.70'
16	Angle of Vision (Deg.)	100	63	75
17	Building Height (Ft.)	14'(1) - 22'(2)	17.33'	17.33'
18	Overall Building Height (Ft.)	22'(1) - 30'(2)	22.58'	22.58'
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.975	2.591	2.926
20	** Max. Fill Added to Site (Ft.)	xxx	NA	NA
21	Finished Floor Elev. (FFE)(NAVD)	7.00'	5.80'	5.80'
22	Base Flood Elevation (BFE)(NAVD)	7.00'	7.00'	7.00'
23	Landscape Open Space (LOS) (Sq Ft and %)	5,625.00 SQ.FT. (45.0%)	5,787.00 SQ.FT. (46.2%)	5,625.00 SQ.FT. (45.0%)
24	Perimeter LOS (Sq Ft and %)	2,050.00 SQ.FT. (50.0%)	3,139.00 SQ.FT. (76.6%)	3,139.00 SQ.FT. (76.6%)
25	Front Yard LOS (Sq Ft and %)	1,000.00 SQ.FT. (40.0%)	1,300.00 SQ.FT. (53.0%)	1,300.00 SQ.FT. (53.0%)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each yard area with cardinal direction
(N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill [\(Sec. 134-1600\)](#)

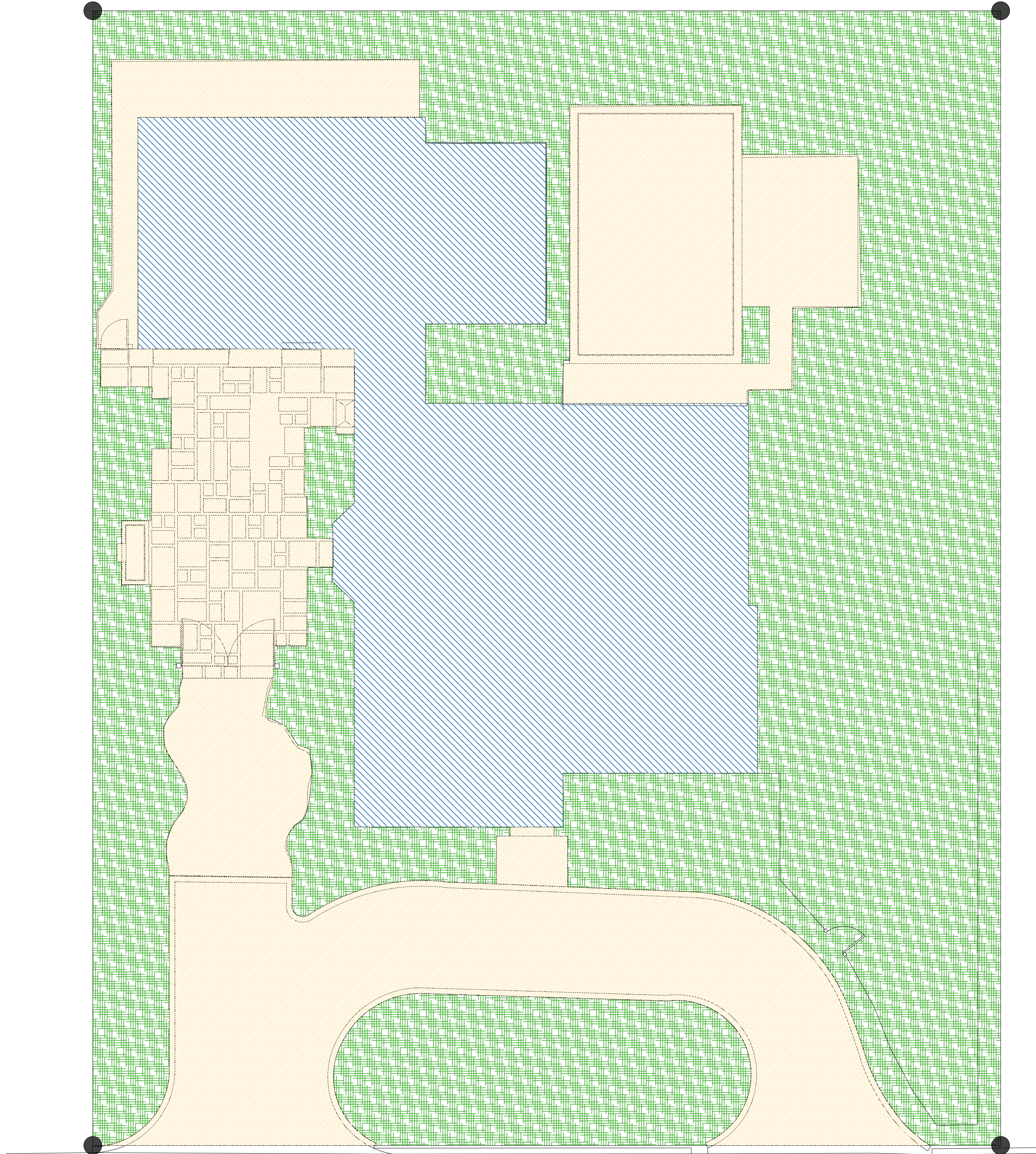
*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

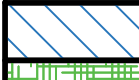
Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

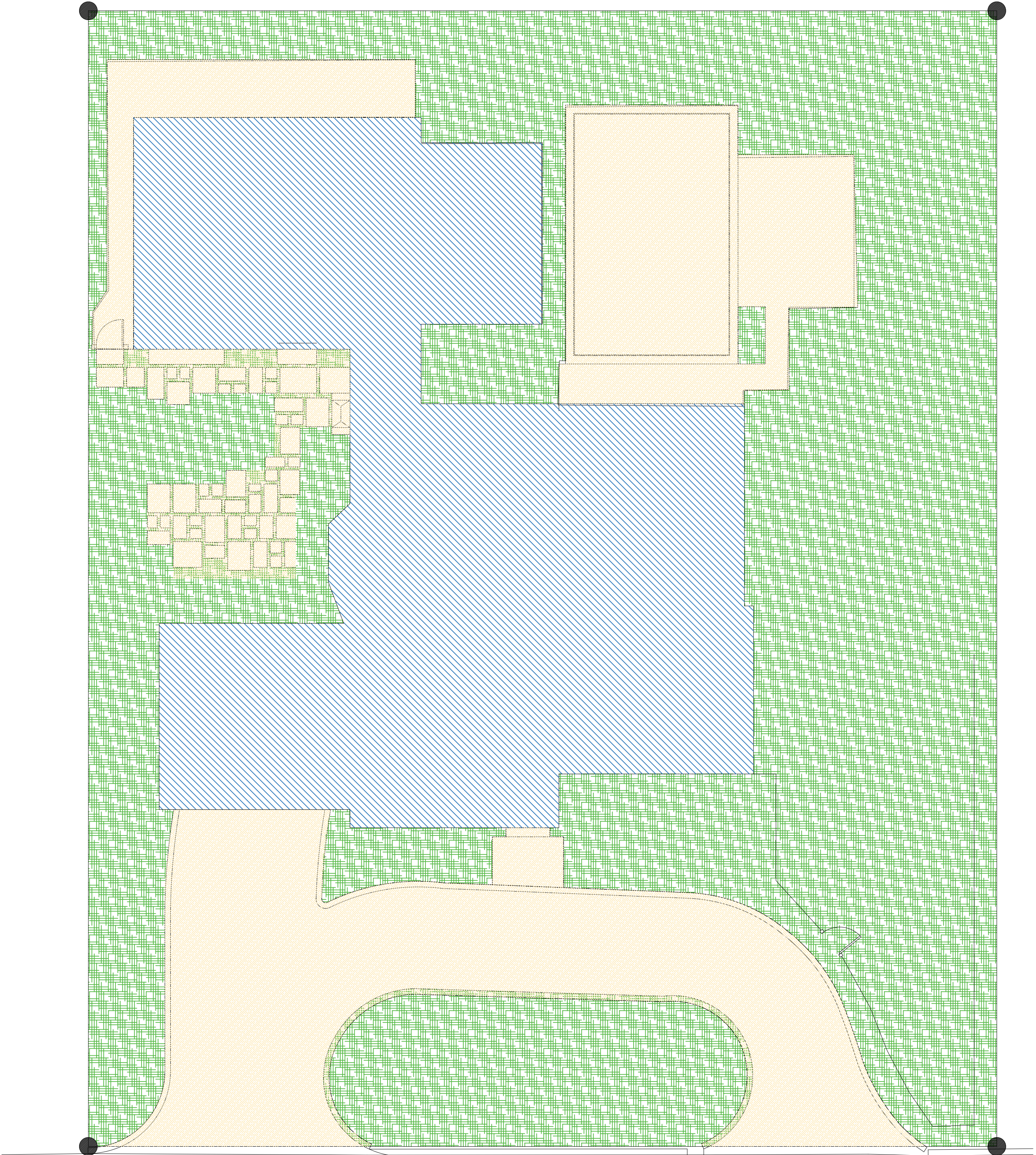
*Denotes need for variance

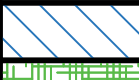


	LOT COVERAGE	3,081.00 SQ. FT.	(24.6%)
	OPEN SPACE	5,787.00 SQ. FT.	(46.2%)
	HARDSCAPE	3,632.00 SQ. FT.	(29.2%)
TOTAL		12,500.00 SQ. FT.	(100.00%)

EXISTING LOT COVERAGE 

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



	LOT COVERAGE	3,511.00 SQ. FT.	(28.1%)
	OPEN SPACE	5,625.00 SQ. FT.	(45.0%)
	HARDSCAPE	3,364.00 SQ. FT.	(26.9%)
TOTAL		12,500.00 SQ. FT.	(100.00%)

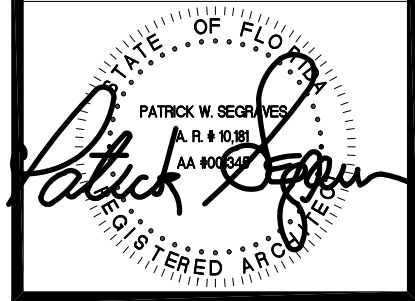
PROPOSED LOT COVERAGE 

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

CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181



REVISIONS:



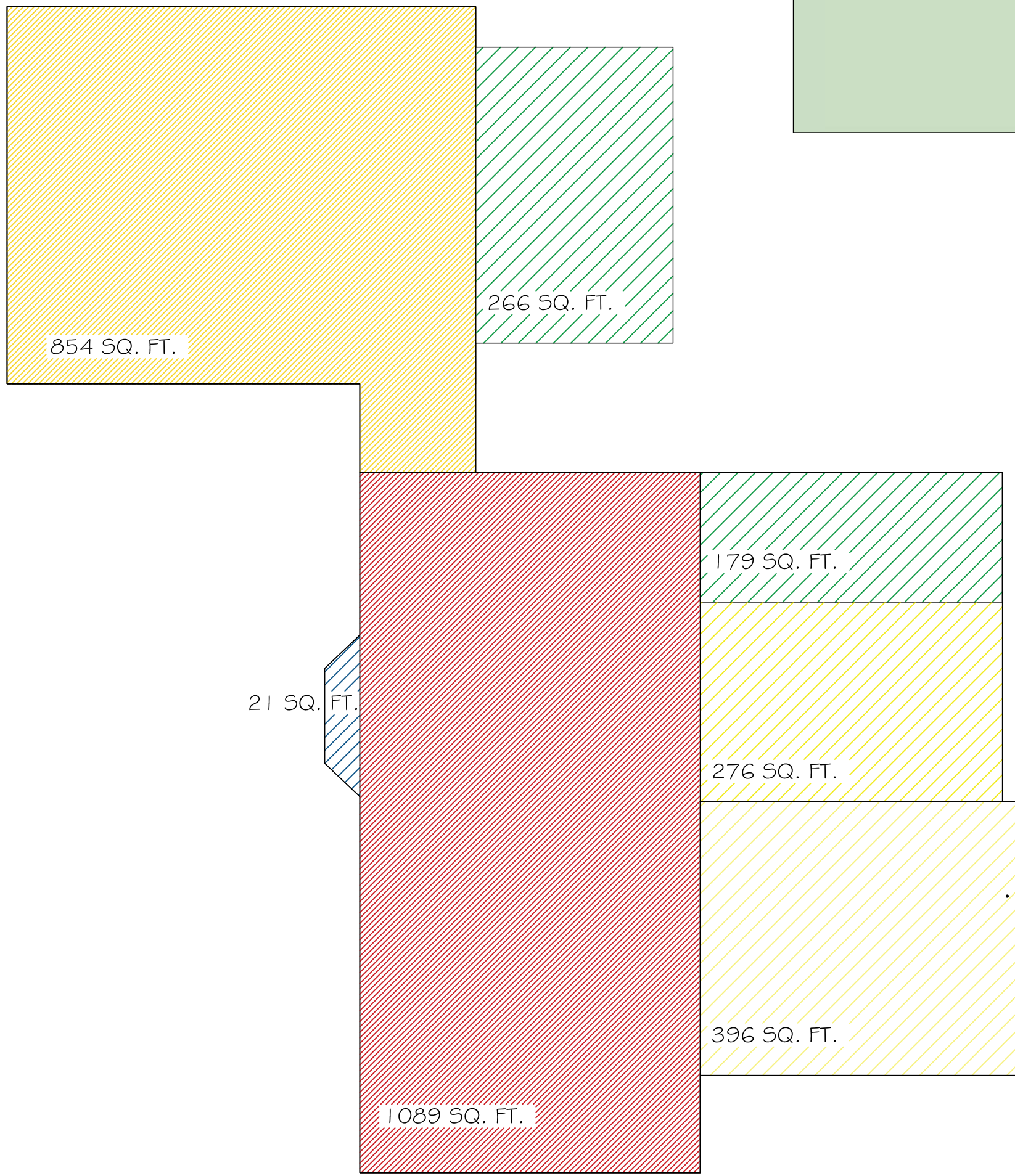
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ZON-24-040

H5B-22-009
ZON-22-134



MAX ALLOWABLE CCR: 3.50 + [((60,000-12,500.00) / 50,000 x 0.5)] = 3.975 CCR
MAX ALLOWABLE CUBIC FEET: 3.975 X 12,500.00 = 49,687.50 CU. FT.

TWO STORY HOME
1,089 SQ. FT. @ 17.33' = 18,872.37 CU. FT.
ONE STORY HOME
396 SQ. FT. @ 9.00' = 3,564 CU. FT.
276 SQ. FT. @ 7.50' = 2,070 CU. FT.
854 SQ. FT. @ 8.00' = 6,832 CU. FT.
BAYWINDOW
21 SQ. FT. @ 7.50' = 157.5 CU. FT.

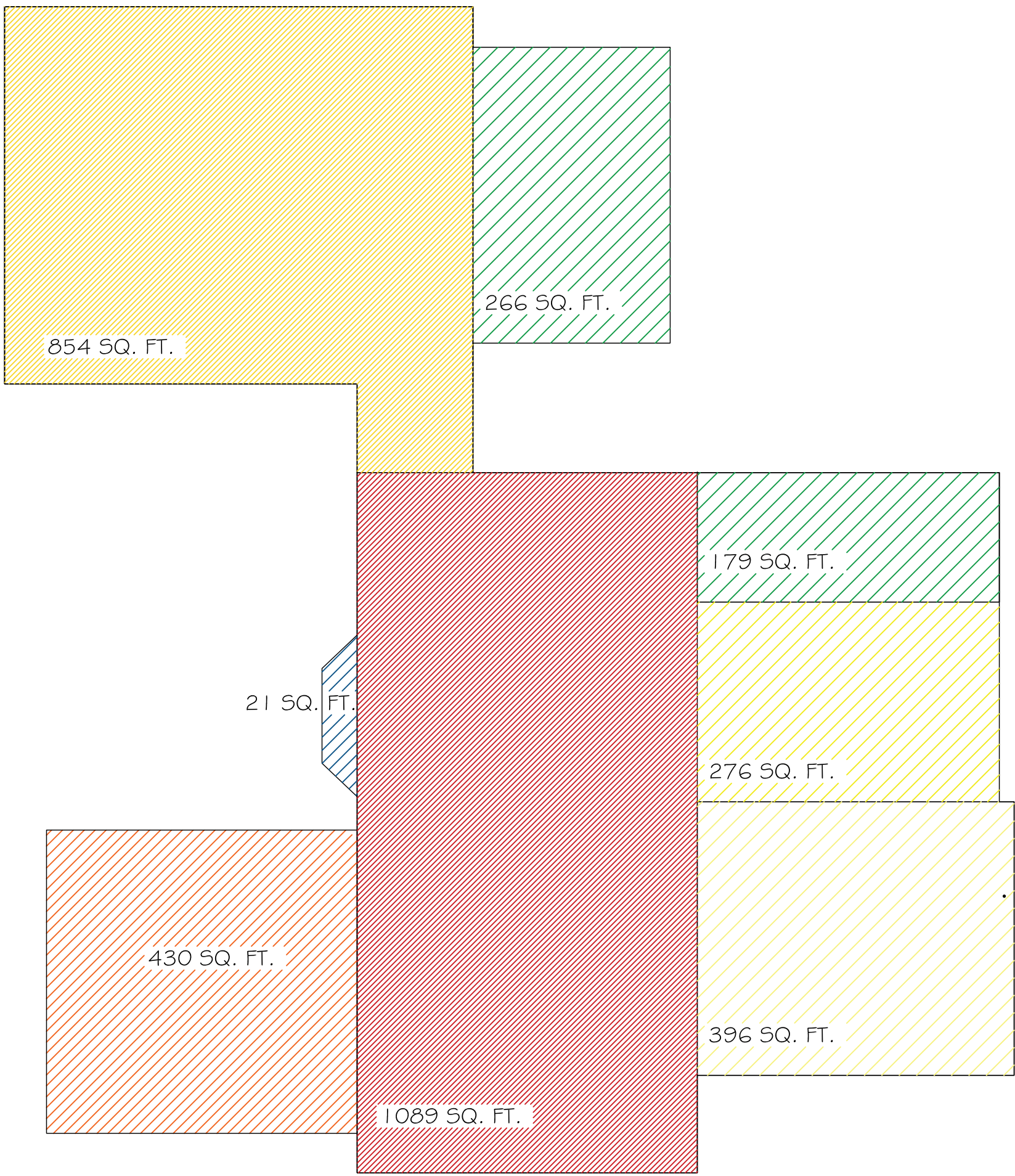
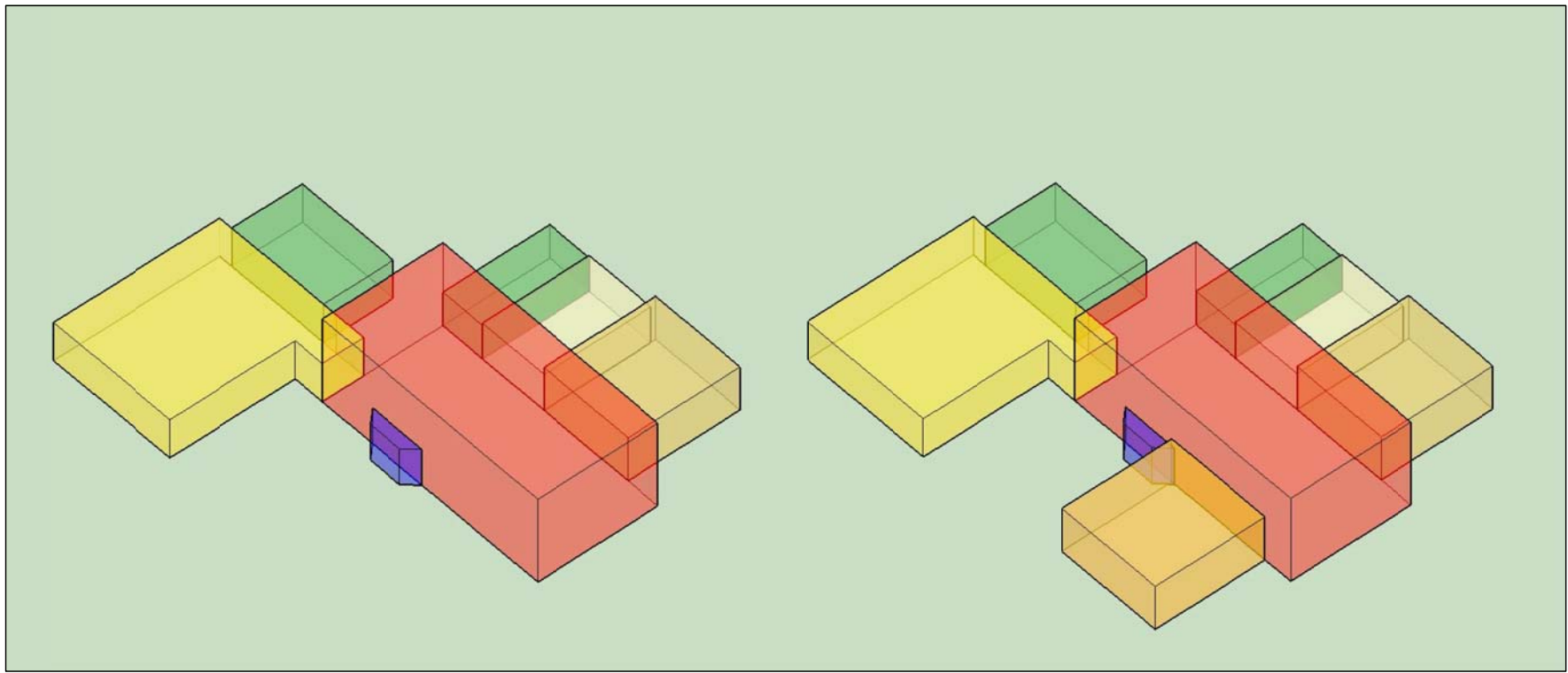
REAR LOGGIA
179.00 SQ. FT. @ 7.00' = 1,253.00 CU. FT.
REAR LOGGIA
266.00 SQ. FT. @ 8.00' = 2,128.00 CU. FT.

TOTAL CUBIC FEET = 34,876.87 CU. FT. / 12,500.00 SQ. FT. = 2.79 CCR

SUBTRACT LOGGIA CREDIT
5% OF HOUSE CU.FT. (31,495.87 CU. FT.) = 1,574.79 CU. FT. MAX
34,876.87 TOTAL CU. FT. - 1,574.79 CU. FT. LOGGIA CREDIT = 32,392.50 CU. FT.
FINAL CCR - 32,392.50 CU. FT. / 12,500.00 SQ. FT. = 2.591 CCR

EXISTING LOT COVERAGE 3,081.00 (24.65%)
PROPOSED LOT COVERAGE 3,511.00 (28.09%)
ALLOWED AWNING - 3% OF LOT SQ.FT. (12,500 SQ. FT.) = 375 SQ. FT. MAX

PREVIOUSLY APPROVED CCR 
SCALE: 1/8" = 1'-0"



MAX ALLOWABLE CCR: 3.50 + [((60,000-12,500.00) / 50,000 x 0.5)] = 3.975 CCR
MAX ALLOWABLE CUBIC FEET: 3.975 X 12,500.00 = 49,687.50 CU. FT.

TWO STORY HOME
1,089 SQ. FT. @ 17.33' = 18,872.37 CU. FT.
ONE STORY HOME
396 SQ. FT. @ 9.00' = 3,564 CU. FT.
276 SQ. FT. @ 7.50' = 2,070 CU. FT.
854 SQ. FT. @ 8.00' = 6,832 CU. FT.
ONE STORY GARAGE
430 SQ. FT. @ 9.00' = 3,870 CU. FT.
BAYWINDOW
21 SQ. FT. @ 7.50' = 157.5 CU. FT.

REAR LOGGIA
179.00 SQ. FT. @ 7.00' = 1,253.00 CU. FT.
REAR LOGGIA
266.00 SQ. FT. @ 8.00' = 2,128.00 CU. FT.

TOTAL CUBIC FEET = 39,065.37 CU. FT. / 12,500.00 SQ. FT. = 3.125 CCR

SUBTRACT LOGGIA CREDIT
5% OF HOUSE CU.FT. (31,495.87 CU. FT.) = 1,574.79 CU. FT. MAX
39,065.37 TOTAL CU. FT. - 1,574.79 CU. FT. LOGGIA CREDIT = 36,580.995 CU. FT.
FINAL CCR - 36,580.995 CU. FT. / 12,500.00 SQ. FT. = 2.926 CCR

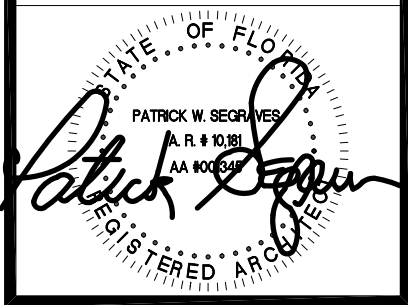
EXISTING LOT COVERAGE 3,081.00 (24.65%)
PROPOSED LOT COVERAGE 3,511.00 (28.09%)
ALLOWED AWNING - 3% OF LOT SQ.FT. (12,500 SQ. FT.) = 375 SQ. FT. MAX

CURRENTLY PROPOSED CCR 
SCALE: 1/8" = 1'-0"

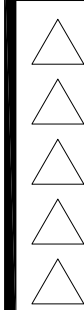
CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181



REVISIONS:



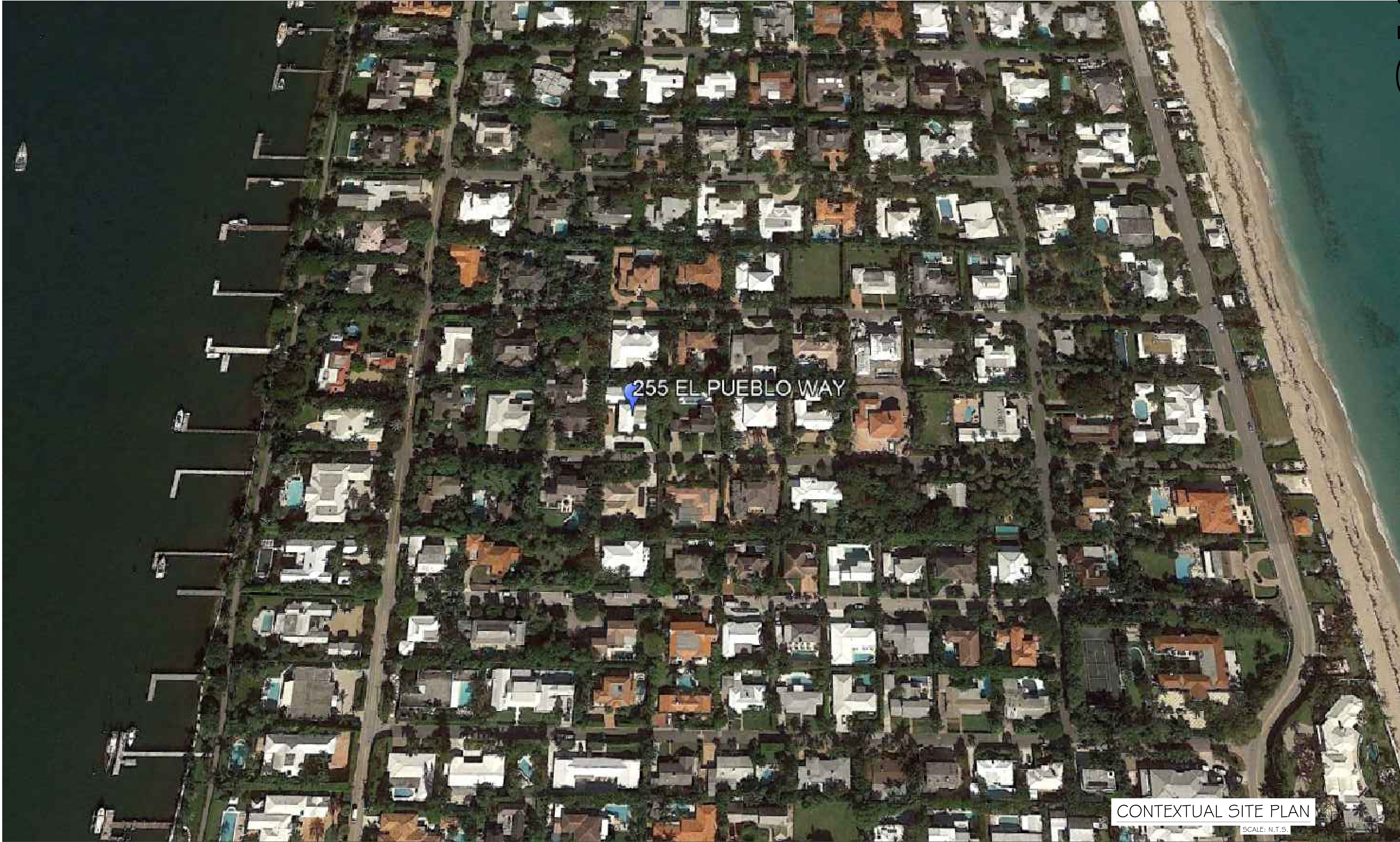
SHEET NUMBER:

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JOB #: HSB-24-002
ZON-24-040

HSB-22-009
ZON-22-134



CONTEXTUAL SITE PLAN

SCALE: N.T.S.

CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

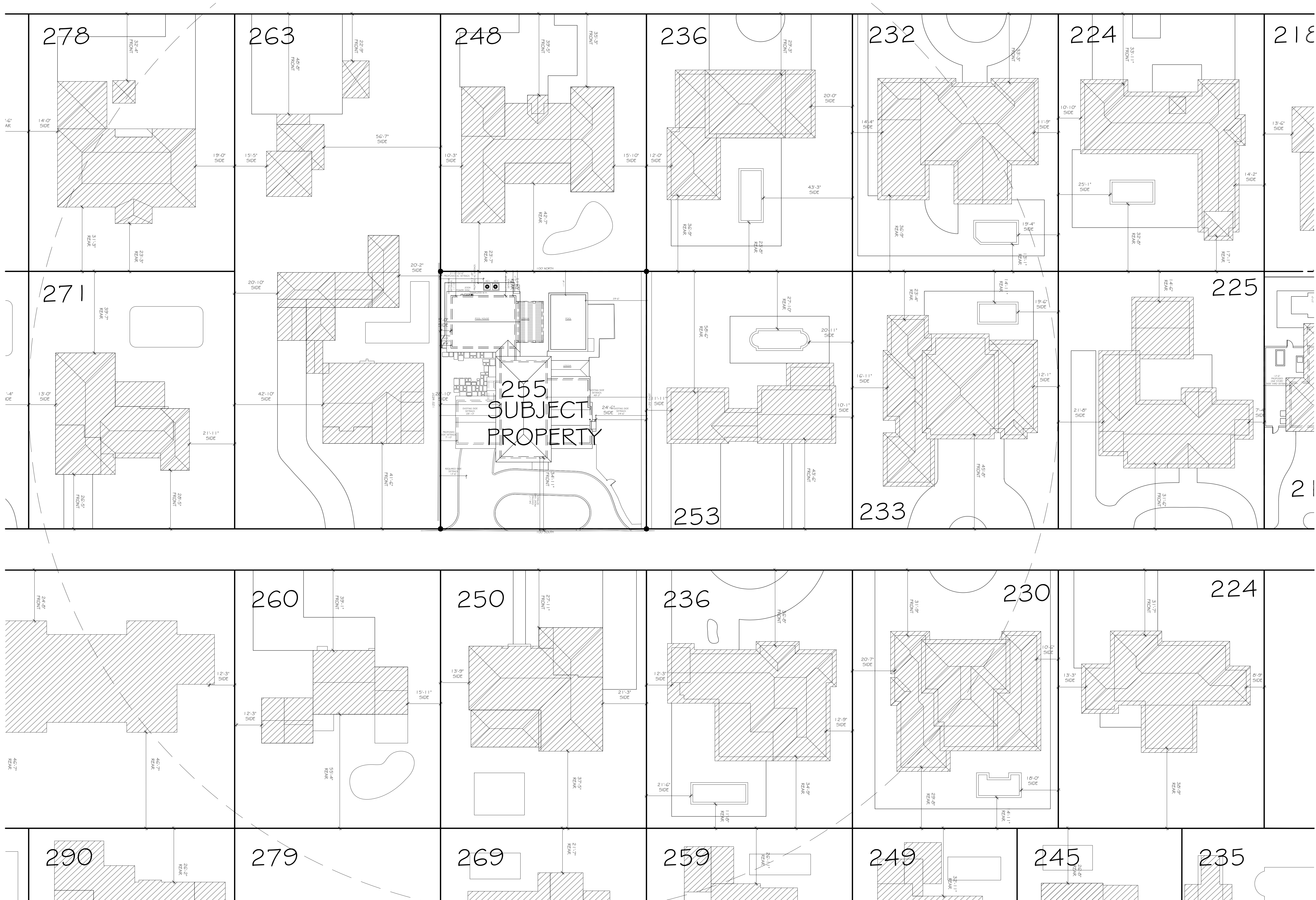
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ISSUE DATE: 02-22-22

JOB #: HSB-22-009



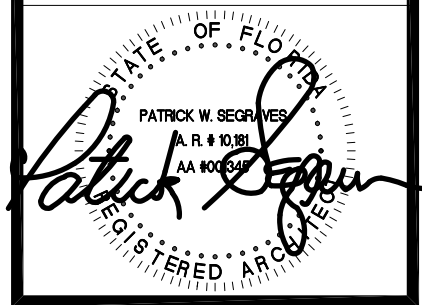
CONTEXTUAL SITE PLAN

SCALE: NTS

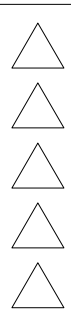
CONSULTANT:

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A.A. #001345
A.R. #10,181



REVISIONS:



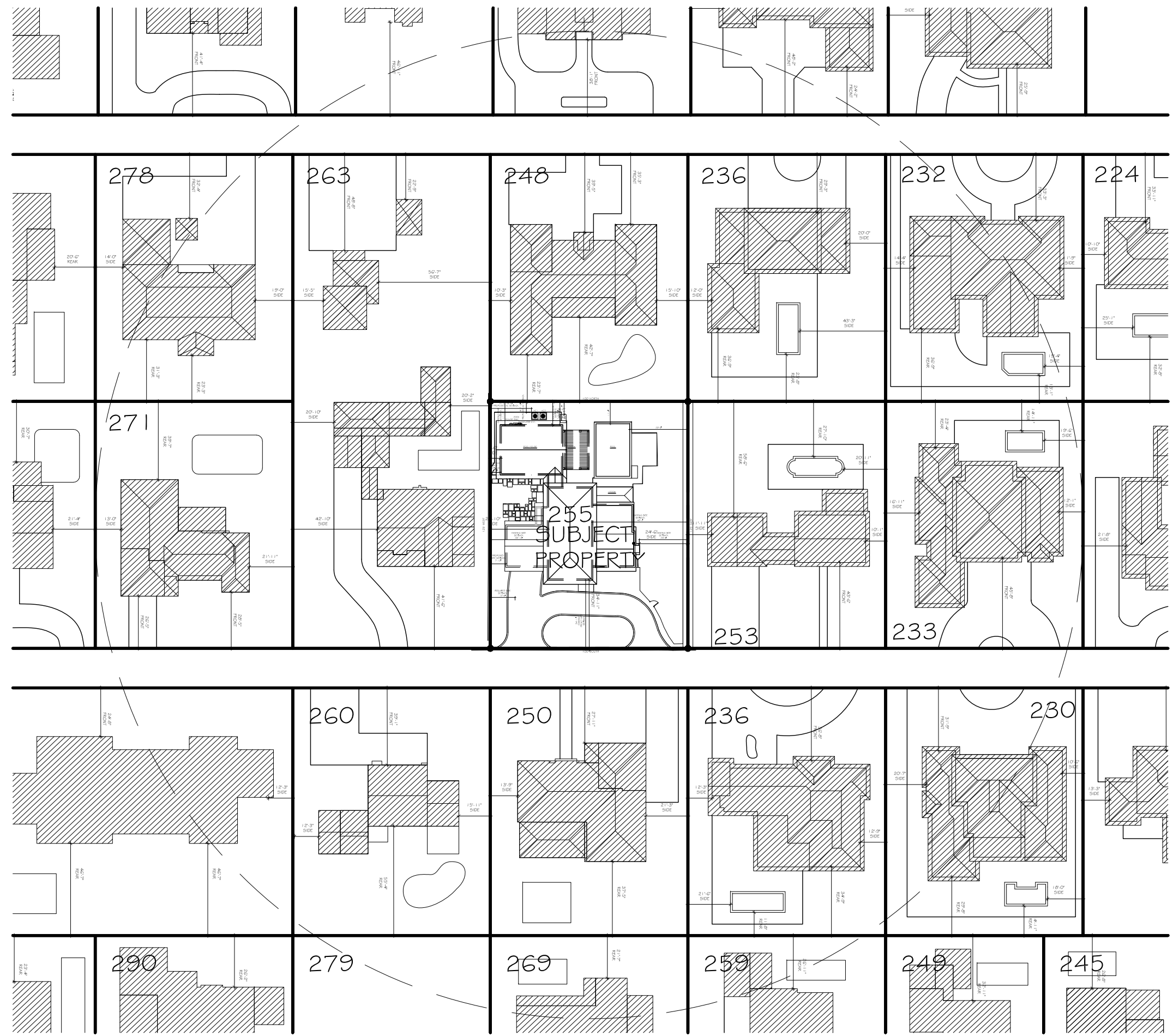
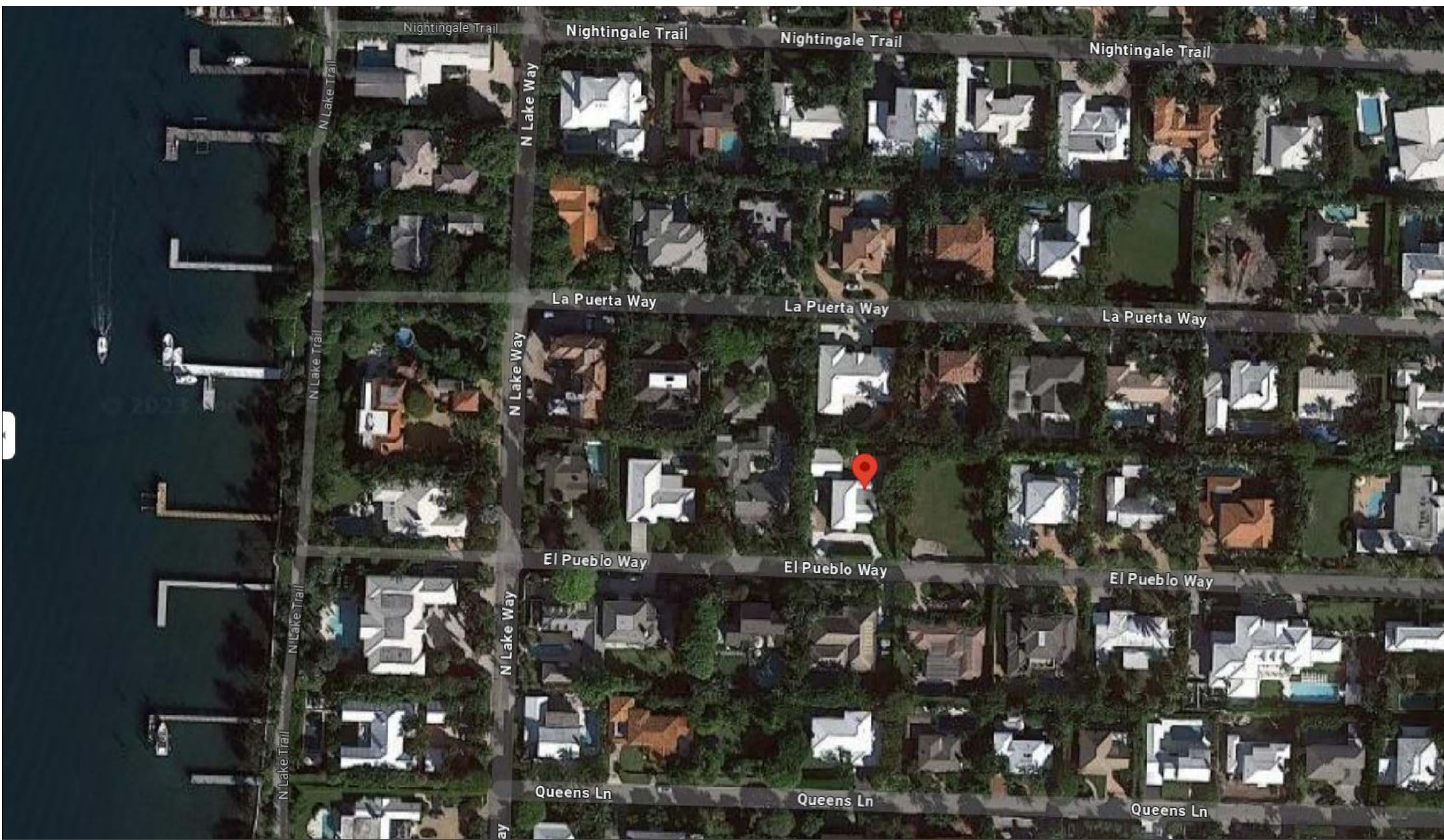
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ISSUE DATE: 01-12-24

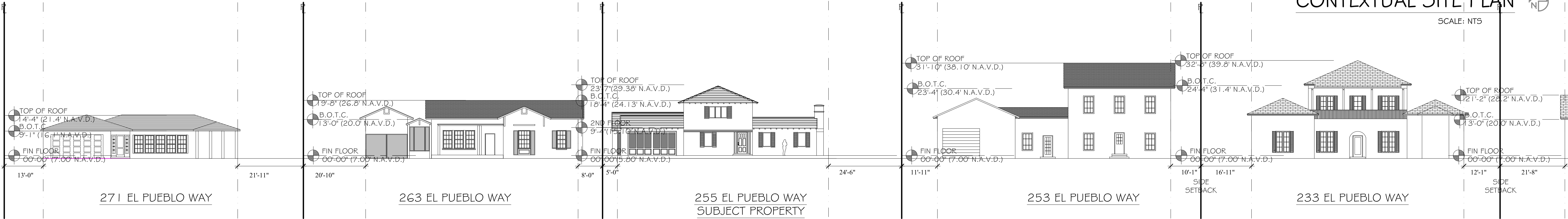
JOB #: H5B-24-002
ZON-24-040

H5B-22-009
ZON-22-134



CONTEXTUAL SITE PLAN

SCALE: NTS



STREET SCAPE

SCALE: 3/32" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:
AVERELL MORTIMER
255 EL PUEBLO WAY
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10, 181
STATE OF FLORIDA
PATRICK W. SLOAN
REGISTERED ARCHITECT

REVISIONS:

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SHEET NUMBER:
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