



Scope of Work

- * Addition of Driveway Gate
- *Variance Request for Driveway Gate

Private Residence
272 Via Marila
Palm Beach

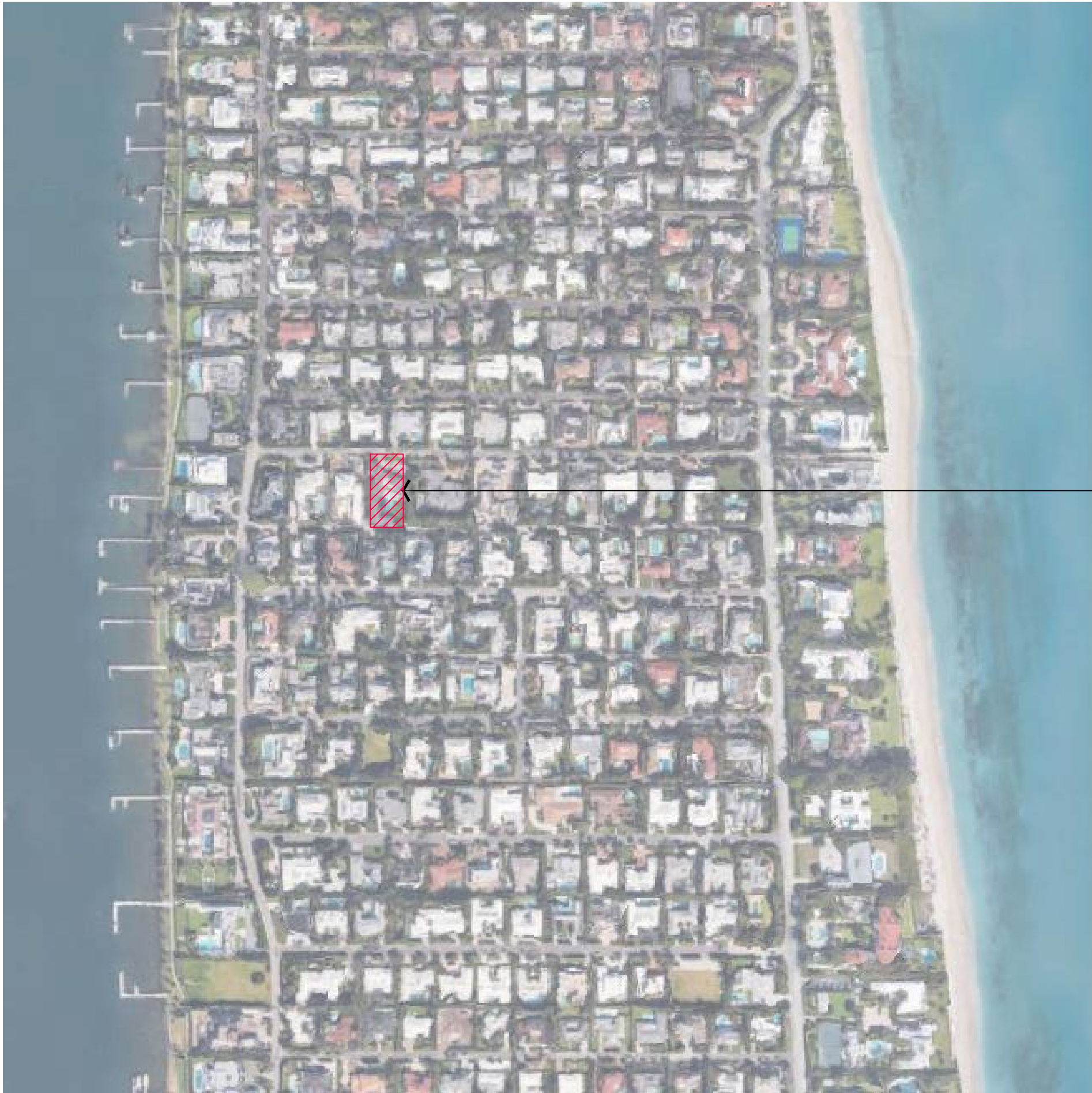
F L O R I D A

Application #:
ARC-24-0032
(ZON-24-0028)
Presentation Submittal
Date of ARCOM Presentation: 07.24.24
Town Council Hearing: 08.14.24

Sheet Index

- Cover Sheet
- Survey
- L1.0 - Existing Site Photos
- L2.0 - Truck Logistics Plan
- L3.0 - Site Plan
- L3.1 - Proposed Gate Rendering
- L4.0 - Driveway Gate Variance Diagram

SUBJECT PROPERTY
(272 VIA MARILA)



Vicinity Location Map

Design Team/Consultants

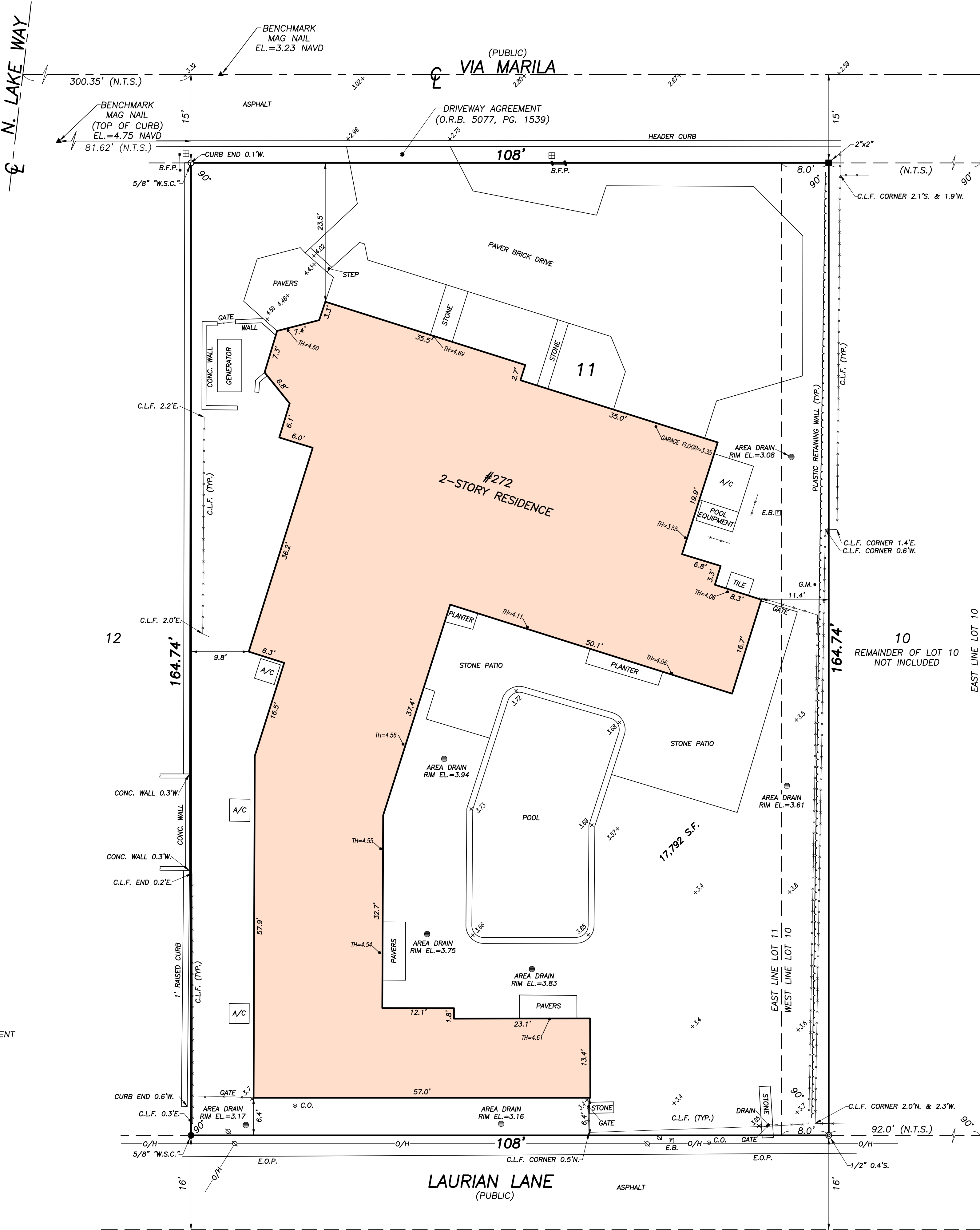
Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
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Surveyor
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5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
(561) 640-4551

Civil Engineer
GRUBER CONSULTING ENGINEERS
2475 MERCER AVENUE
WEST PALM BEACH, FL 33401
(561) 312-2041

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.V. = 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
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
GEN. = GENERATOR
G.M. = GAS METER
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.C.P. = PERMANENT CONTROL POINT
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
RGE. = 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
TH. = THRESHOLD ELEVATION
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
Δ = 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



BOUNDARY SURVEY FOR:
MELISSA WIGHT

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

Melissa Wight
Old Republic National Title Insurance Company
Rabideau Klein
Greenberg Traurig, P.A.

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

PROPERTY ADDRESS: 272 Via Marila Palm Beach, FL 33480

LEGAL DESCRIPTION:
The West 8 feet of Lot 10, all of Lot 11, CORAL ESTATES, according to the Plat thereof, as recorded in Plat Book 22, Page 27, of the Public Records of Palm Beach County, Florida.

Easement Interest:

An undivided 1/15 interest in Lot 1A, CORAL ESTATES, according to the plat thereof as recorded in Plat book 22, page 27, Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone AE (EL. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393 F, dated 10-5-17.

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 1498676, issued by Old Republic National Title Insurance Company, dated 02/23/24. 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 and 0.1' 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. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- 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'.
- Lot 11 of the legal description and Lot 10 of the legal description are contiguous to each other along the East line of Lot 11 and the West line of Lot 10, and taken as a tract, constitute one Parcel of land.

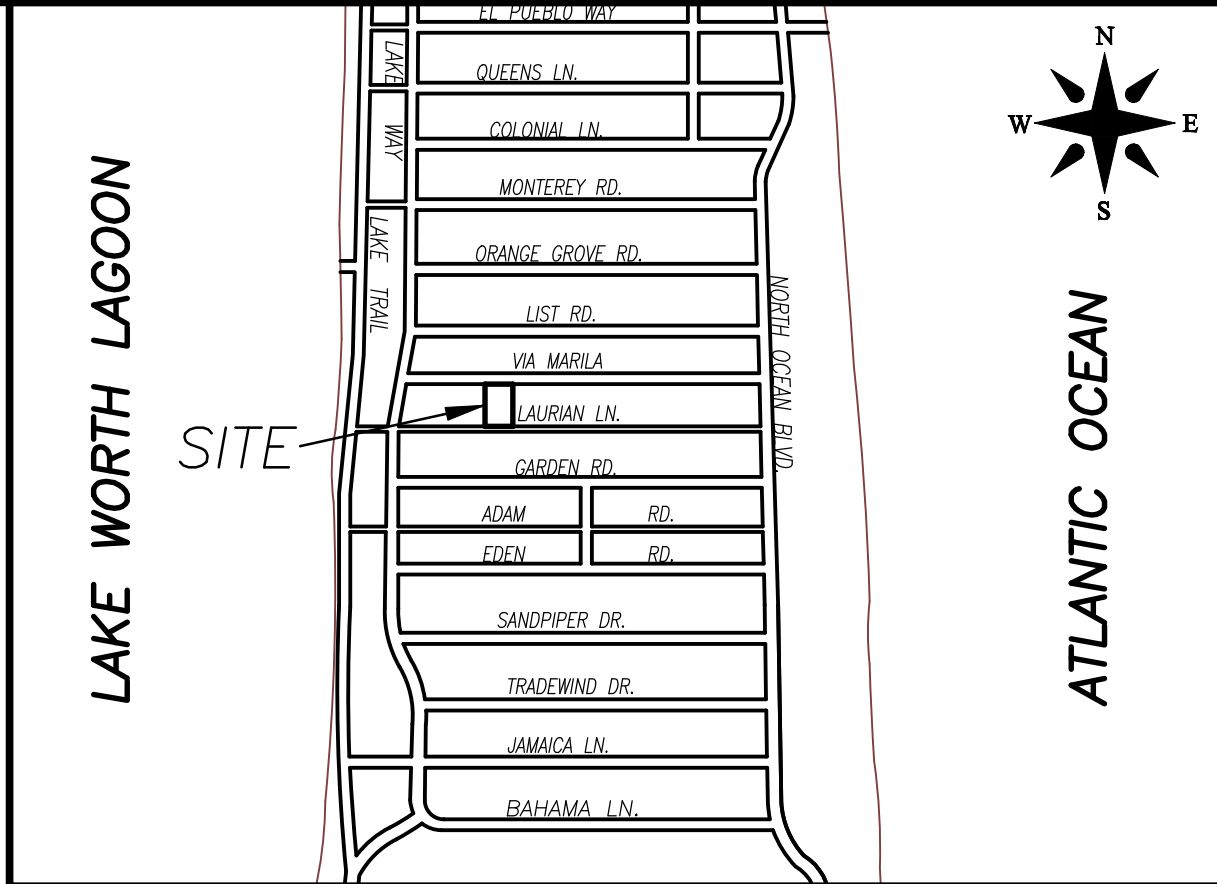
SIGNED IN HIS ABSENCE

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: 03/02/2024

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

James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122



VICINITY SKETCH N.T.S.

TITLE COMMITMENT REVIEW					
CLIENT: Melissa Wight		COMMITMENT NO. : 1498676	DATE: 02/23/24		
REVIEWED BY: Craig Wallace		JOB NO. : 199754-SE			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-5	N/A	Standard Exceptions.			
6	PB 22, PG 27	All matters contained on the Plat of Coral Estates.	•		
7	ORB 597, PG 185	Terms and conditions contained in Agreement for Easements, providing access and parking by inside lot owners.			•
7a	ORB 31994, PG 224	Terms and conditions contained in agreement for Easements, providing access and parking by inside lot owners.			•
8	D.B. 22, PG 125	Easement in favor of West Palm Beach Telephone Company, providing the right to erect, maintain, repair and operate telephone poles and liens.			•
8a	D.B. 124, PG 430	As assigned to Southern Bell Telephone and Telegraph Company (easement can not be plotted in modern times. The easement followed a line of telephone poles installed about 1911. These poles no longer exist).			•
9	ORB 33071, PG 891 ORB 33103, PG 1048	Via Marila Beach Access license agreement.			•
10	ORB 5077, PG 1539	Agreement with the Town of Palm Beach, Florida, providing for the installation of a driveway across the road right of way.	•		
11	ORB 32277, PG 1501	Underground easement to Florida Power and Light Company.			•
12	ORB 32475, PG 327	Stormwater Management Agreement.		•	
13-15	N/A	Standard Exceptions.			•
16	N/A	Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Wallace Surveying, Inc. dated May 17, 2021.	•		
17-18	N/A	Standard Exceptions.			•

03/02/24 SURVEY & TIE-IN UPDATE TIE-IN B.M./S.W. 199754 PB358/68
05/17/21 SPOT ELEVATIONS, SURVEY & TIE-IN UPDATE TIE-IN J.O./S.W. 18-1050.10 PB277/44
07/01/19 FORMER TIE-IN C.E./M.B. 18-1050.3 PB277/44
06/24/19 ADD PROPOSED GENERATOR & WALLS C.W. 18-1050.4
11/03/18 SPOT ELEVATIONS E.G./M.B. 18-1050.3 PB269/7

BOUNDARY SURVEY FOR:

MELISSA WIGHT



FIELD: B.M.	JOB NO: 18-1050.1	F.B: PB256 PG. 12
OFFICE: M.B.	DATE: 2/8/18	DWG. NO. 18-1050
C.K.D: C.W.	REF: 18-1050.DWG	SHEET 1 OF 1



Existing View to Entry from Street



Existing View to Front Entry



Existing Garage Door & Light Fixtures

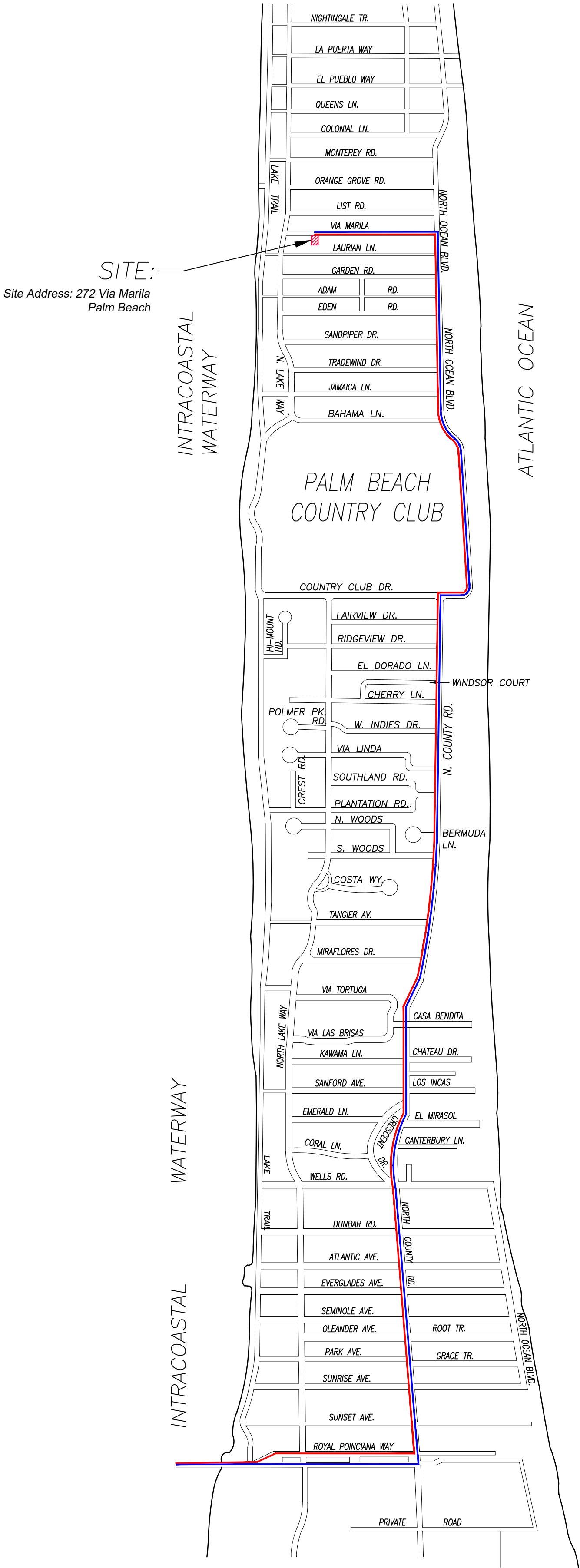
Private Residence
272 Via Marila
Palm Beach

A
D
I
R
O
L
F

JOB NUMBER: # 24066.00 LA
DRAWN BY: Lauren Freeman

DATE: 05.28.2024
06.07.2024

SHEET L1.0



SITE:
Site Address: 272 Via Marila
Palm Beach

CONCEPTUAL CONSTRUCTION SCHEDULE	
• JULY 24 2024 – ARCOM MEETING	
• JULY–AUGUST 2024 – SUBMIT FOR PERMIT	
• 1 MONTH –AUGUST 2024 – MOBILIZATION & DEMOLITION	
• 1–2 MONTHS – SITE PREPARATION	
• 1–2 MONTHS – GATE INSTALLATION	
• 1–2 MONTHS – FINAL INSPECTIONS	
• +/-10 MONTHS – PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT	

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

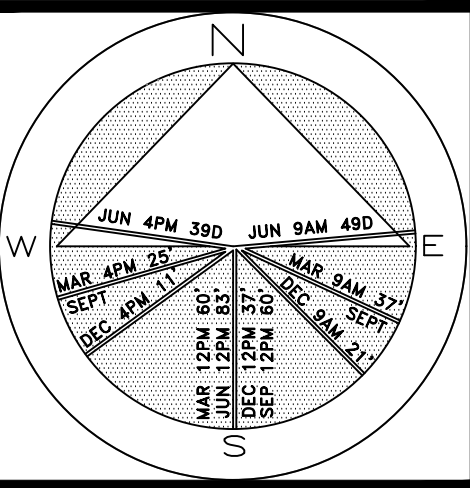
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

Private Residence 272 Via Marila Palm Beach



JOB NUMBER: # 24066.00 LA
DRAWN BY: Lauren Freeman
DATE: 05.28.2024
06.07.2024

SHEET L2.0

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The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

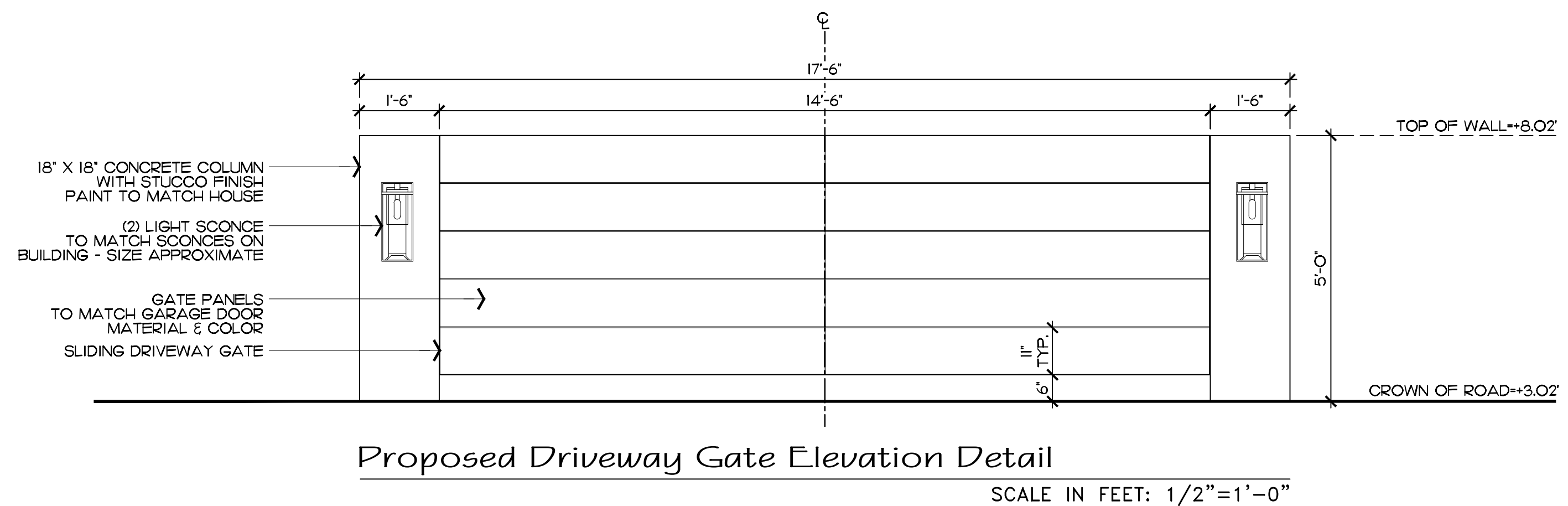
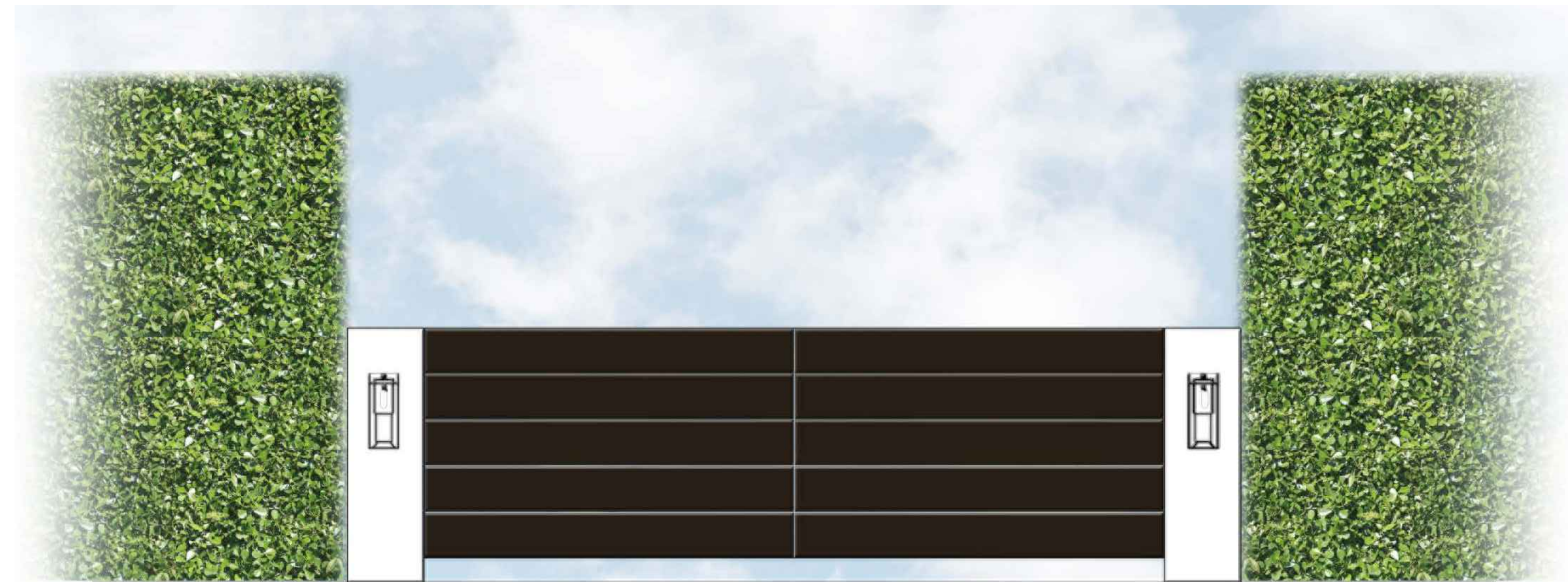
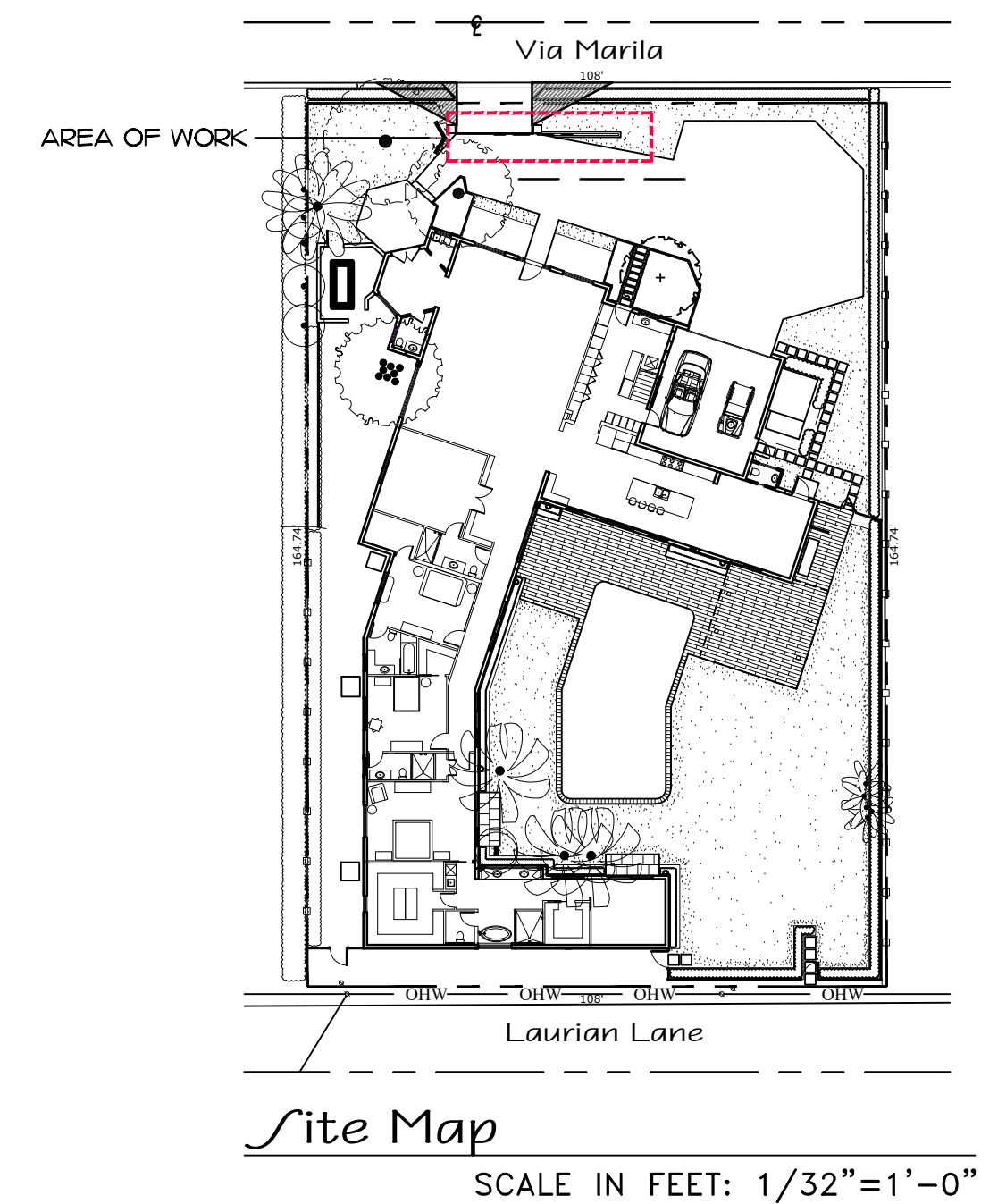
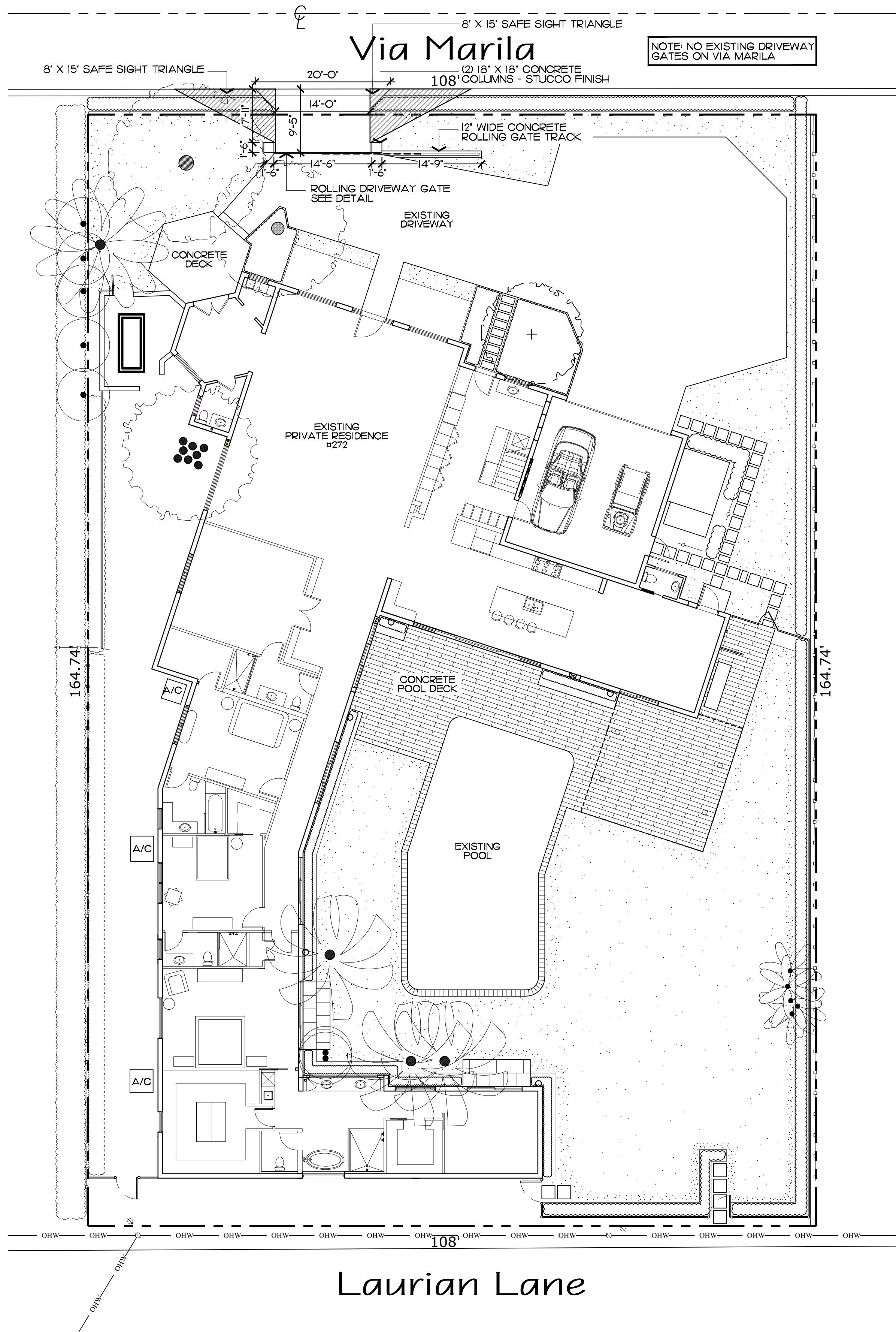
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CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

ARC-24-0032
(ZON-24-0028)

Truck Logistics Plan

SCALE: NOT TO SCALE



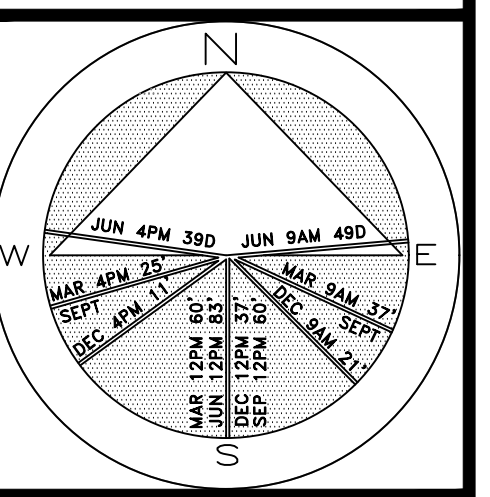
 ENVIRONMENT
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139 North County Road, SF20-B Palm Beach, FL 33480
Phone 561.832.4600 Mobile 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, MIA RLA #0666784
DestinEnvironmentaldesigngroup.com

Private Residence
272 Via Marila
Palm Beach



OB NUMBER: # 24066.00 LA
DRAWN BY: Lauren Freeman

DATE: 04.29.2024
05.09.2024
05.28.2024
06.07.2024

SHEET L3.0

ARC-24-0032
(ZON-24-0028)

Site Plan

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

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Private Residence
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F L O R I D A

JOB NUMBER: # 24066.00 LA
DRAWN BY: Lauren Freeman
DATE: 06.07.2024

SHEET L3.1

ARC-24-0032
(ZON-24-0028)

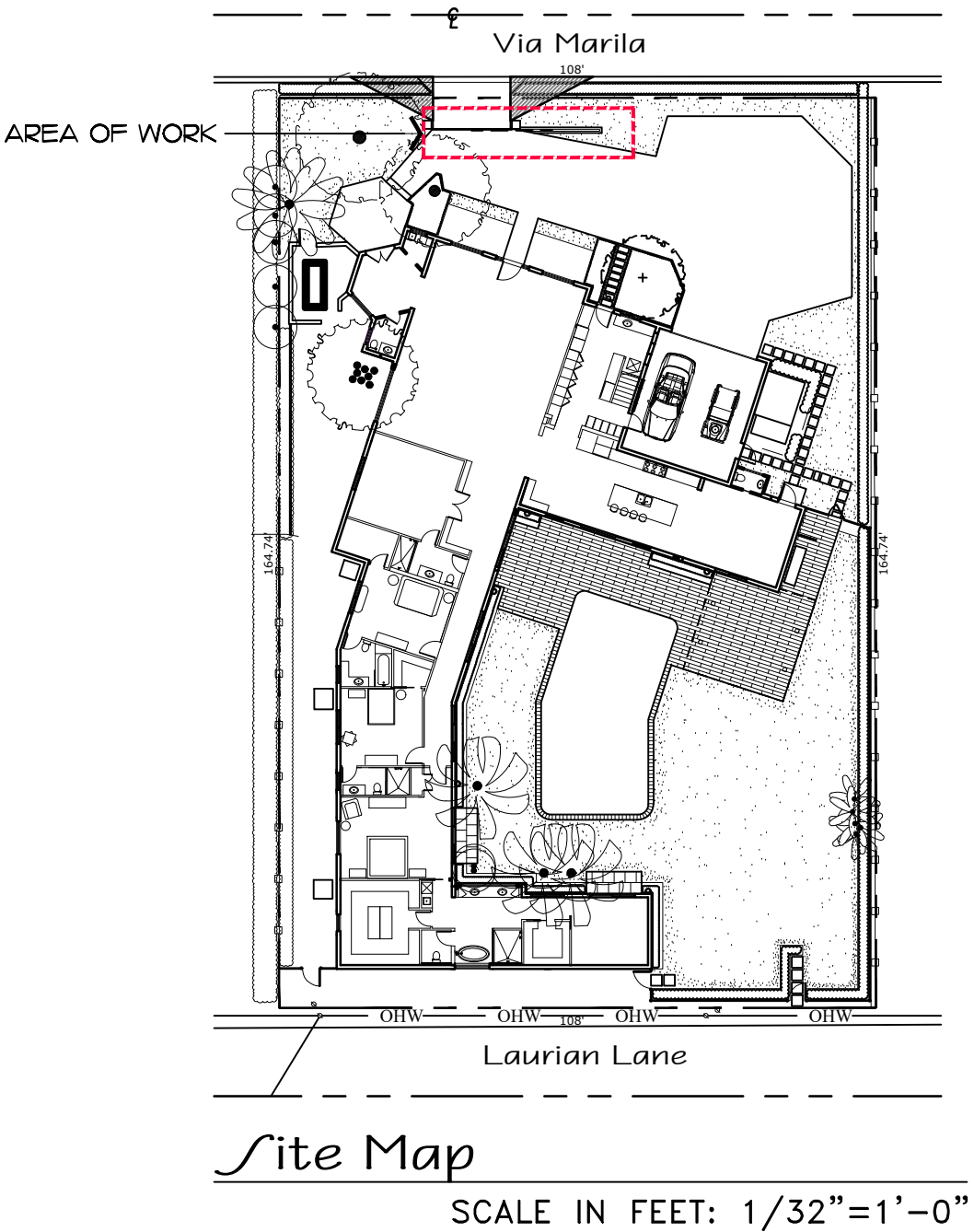
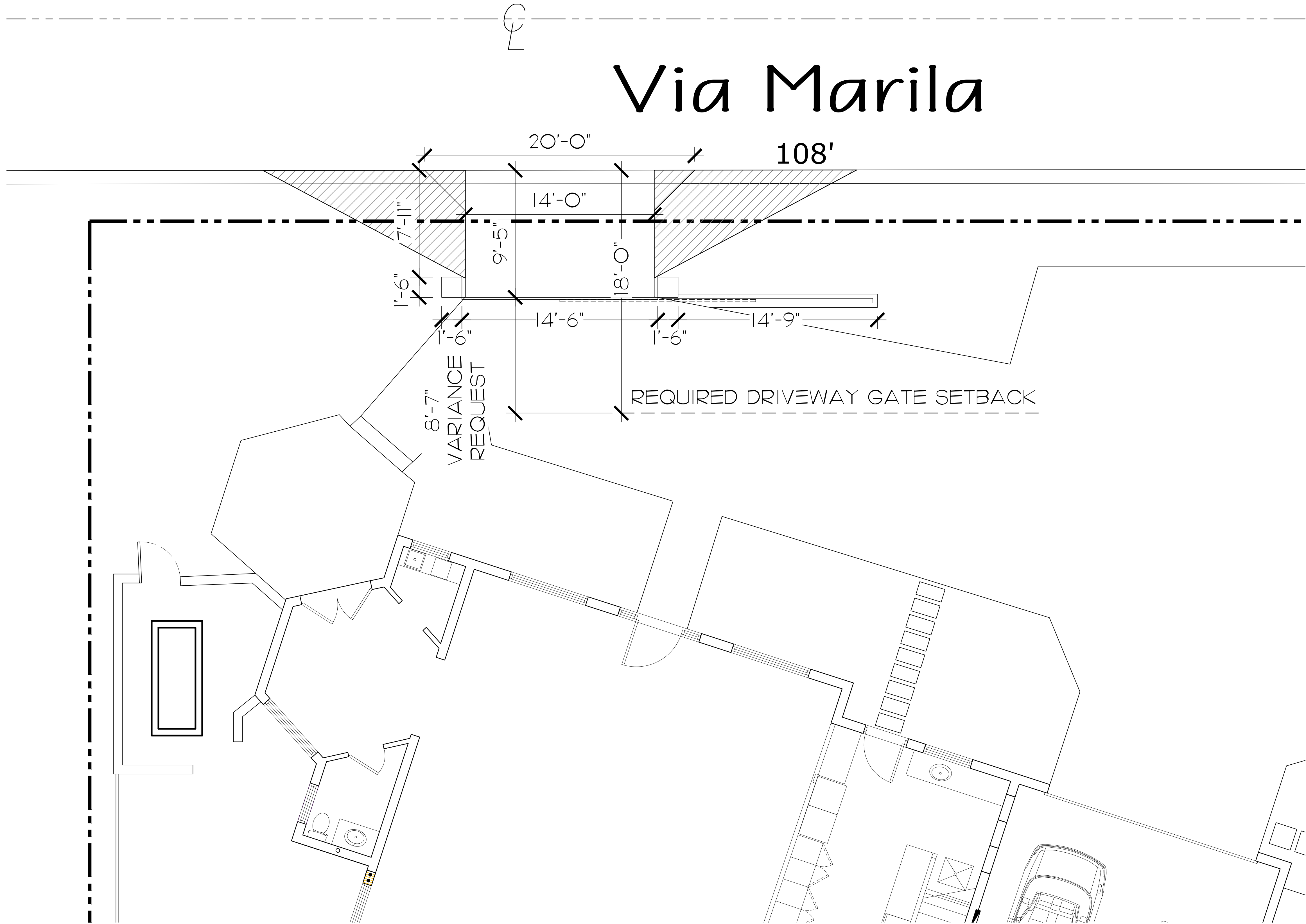
Proposed Gate Rendering

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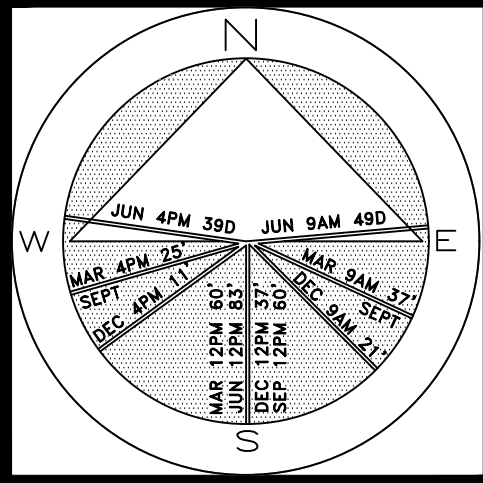
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Dustin@environmentdesigngroup.com



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DATE: 05.28.2024
06.07.2024

SHEET L4.0

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ARC-24-0032
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Driveway Gate Variance Diagram
SCALE IN FEET: 1/4"=1'-0"

ENVIRONMENT
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