



NIEVERA WILLIAMS
DESIGN

December 16, 2024

Letter of Intent
1600 S. Ocean Blvd

Second Submittal

We are requesting approval for the following landscape adjustments to the referenced property. No architectural changes are proposed at this time.

1. Replace the existing driveway gate, and moving west out of the front setback.
2. Minor planting adjustments to the front landscape.
3. Creation of rear garden spaces west of the previously proposed addition with planting, gravel gardens, and a fountain.
4. Creation of a Japanese garden on the south side of the property.

This property was previously heard before the Architectural Commission (ARC-23-120) where it was approved for Architectural updates. The only landscape elements were additional Coconut Palms on the east side. We are now proposing additional landscape updates as the project as progressed.

The modifications set forth above meet all subsections of Sec 18-205. We believe the additions enhance the property and are in conformity of good taste and design. None of the proposed changes are of inferior quality or will have a negative impact on the surrounding neighborhood.

Please let us know if you have any questions or need anything further.

Cory Meyer
Nievera Williams Design

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First Submittal Comment Response
1600 S. Ocean Blvd | ARC-24-0113
December 16, 2024

Please include the name and title of an authorized person for PB Pavilion Trust in “Property Owner Name” cell. (i.e. Peter A. Flanagan, Trustee; Robert G. Simes, Trustee; and/or Michael Vineberg, Trustee) **Application has been updated accordingly.**

Several required drawings and/or diagrams are missing or incomplete in this set. (see comments below).

The scope of work and request being made is unclear based on the plans provided. Plans must be enhanced so that the scope of application request is clear. (e.g. shade any areas of site not in scope, use rev cloud to identify areas of change, enlarge sections of plans where changes are occurring on separate sheets and log changes, etc.). **Revclouds have been added to all proposed changes. Many areas are being repaired, but will be in the same layout and with the same material that exists today.**

Survey, sheet 3 of 3: Subject property is noted as 1616. **This sheet should not have been included, address is 1600.**

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- c. Checklist I3, Missing Existing landscape and hardscape plans. **See sheet EX1.** Missing schedule of plant quantities and species. **Added to Sheet LP2.** Provide existing and proposed landscape open space calculations. **See LP2, as well as OS1-OS3**
- d. Checklist I5, Landscape Alteration Diagram: Missing. Demonstrate that less than 50% of site is being altered. Provide table with sq ft and percentages. **See OS2**
- e. Checklist I6, Color Landscape Renderings: Missing. **See sheet LO, and EL1-4.**
- f. Checklist I7, Fences Walls and Gates: i. Sheet D2, include overall height of gate dimension. ii. Identify all new walls/gates/fences and include section drawings with height and grade information. **Dimensions have been added to sheet D2. See D4**



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for wall section. The only walls being modified are at the driveway gate, and a new wall at the northwest corner of the house.

g. Checklist I8, Exterior Materials and Finishes Sheet: Missing. All finished will match the existing material (stone, driveway, borders, gravel etc.) See Existing photos.

3. ZONING a. Unable to determine any zoning implications at this time. Gate is being relocated out of the front setback to avoid a variance. Proposed wall off NW corner of house is 6 feet tall and away from the property line due to utilities. All other changes are planting related.

4. LANDSCAPE a. Landscape alteration diagram was not provided. Plant list not provided. Unable to confirm if updated native calculations will be required.

See sheet OS2

PUBLIC WORKS Comments by Craig Hauschild, P.E., CFM | (561) 227-7042 | CHauschild@TownofPalmBeach.com a. Any comments from public works may be reviewed in the EPL Citizen Access Portal.

No comments received.

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