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- TLP - TRUCK ROUTE

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

Dustin M. Mizell
www.environmentaldesigngroup.com
Environmental Design Group

The Paramount Building
139 North County Rd, Suite 20-B
Palm Beach, Florida 33480
561.832.4600

Chad M. Gruber
Gruber Consulting Engineers

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

209 PHIPPS PLAZA
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480
AWNING ADDITION

LPC
COA-23-036
OCTOBER 18, 2023

TOWN COUNCIL
ZON-23-103
NOVEMBER 15, 2023

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

PROJECT DESCRIPTION

The Landmark home at 209 Phipps Plaza includes an awning addition of approximately 189 sq.ft.

Variance 1 - A variance to allow an awning within the rear yard setback at a distance of 3.3' in lieu of the 25' minimum required.

Variance 2 - A Variance to allow an awning within the side yard setback at a distance of 6.83' in lieu of the 10' minimum required.

Variance 3 - A variance to allow an increase in lot coverage of 51.46% in lieu of the 30% maximum required.

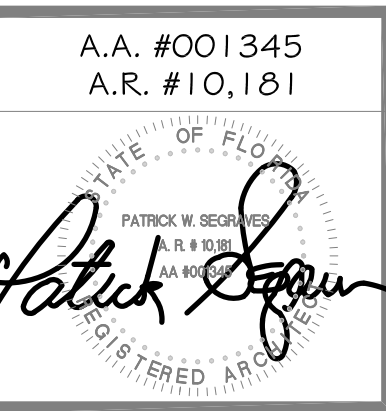
RECEIVED
By yfigueroa at 12:46 pm, Sep 12, 2023

PRE-APP SUBMITTAL
07-31-23
FIRST SUBMITTAL
08-10-23
SECOND SUBMITTAL
08-28-23
NTP - DROPOFF
09-12-23



CONSULTANT:

PROPOSED RESIDENCE FOR:
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480



REVISIONS:

△	10-18-23
△	
△	
△	
△	

SHEET NUMBER:
CVR

ISSUE DATE: 12-09-21

JOB #: COA-23-036
ZON-23-103

The last paragraph of the legal description shown below as follows:

The East Five feet (5') of the West Ten feet (10') of lot "E" Phipps Plaza, according to the plat thereof recorded in Plat Book 20, Page 72 of the Public Records of Palm Beach County, Florida."

Creates an overlap with the legal description of the property lying West of and adjacent to the subject property as shown hereon with hatching at the SW corner of the subject property.

● = LOT CORNER, NOTHING FOUND OR SET
UNLESS OTHERWISE NOTED:

LINE TABLE		
LINE	BEARING	LENGTH
L1 (M)	S01°00'23"W	30.33'
L1 (D)	S00°00'00"E	30.33'
L2 (M)	N88°59'37"W	3.40'
L2 (D)	S90°00'00"W	3.40'
L3 (M)	S01°00'23"W	48.67'
L3 (D)	S00°00'00"E	48.67'
L4	N88°59'37"W	5.00'

- 1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
- 2.) Area of subject property = 7,640 square feet (0.1754 acres).
- 3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - a) Originating benchmark = Leica Global Positioning System.
 - b) $\begin{array}{c} \text{+00.00} \\ \times \end{array}$ = existing elevation (NAVD 88 typical).
- 4.) No underground improvements located.
- 5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Rotate grid bearings 01°00'23" counterclockwise to deed bearings. Distances are plat and measured unless otherwise shown.
- 6.) This firm's "Certificate of Authorization" number is "LB 6838".

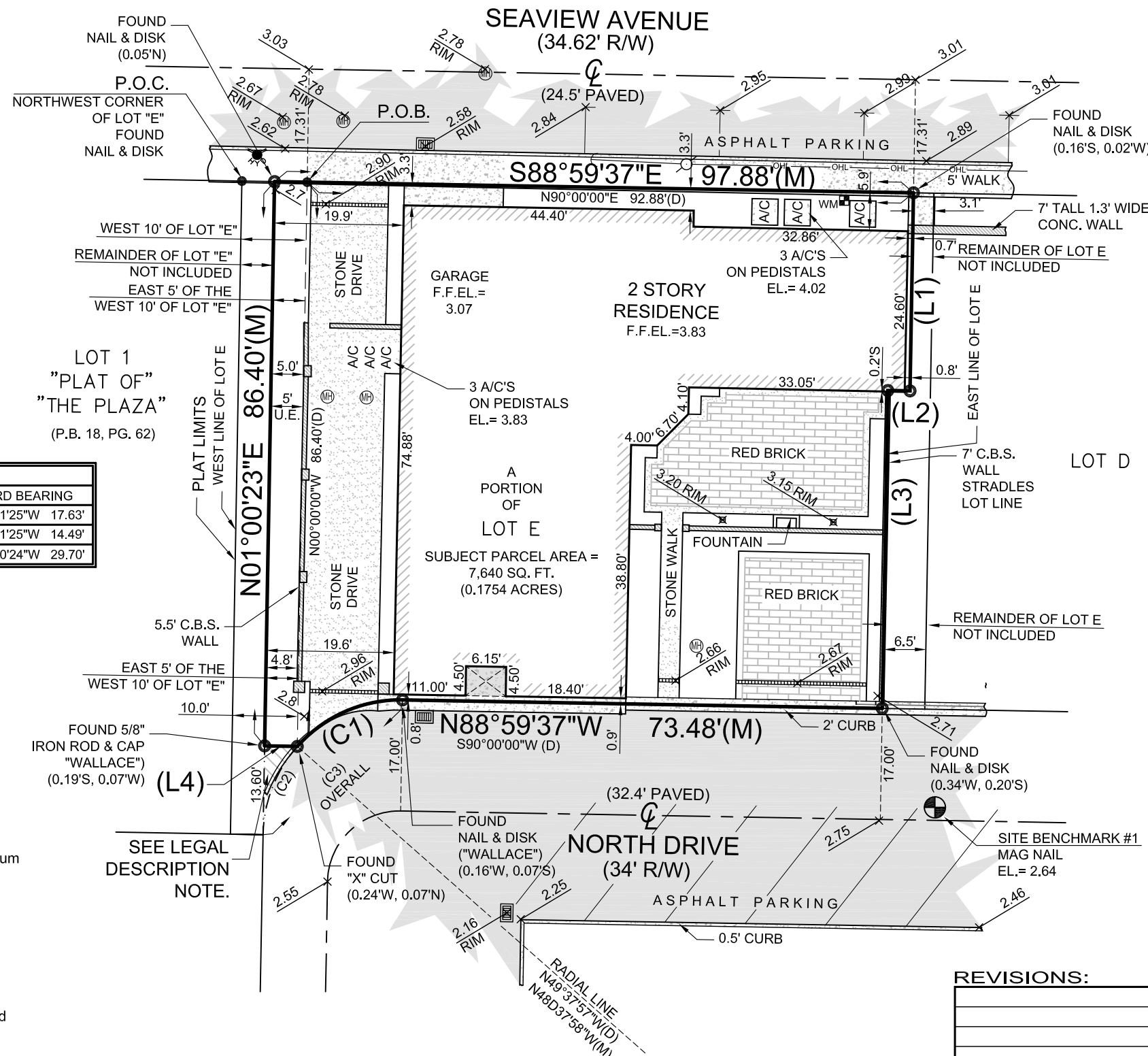
CALC.	=	CALCULATED	(P)	=	PLAT
C.B.S.	=	CONCRETE BLOCK STRUCTURE	(R)	=	RADIUS
CONC. MON.	=	CONCRETE MONUMENT	Δ	=	CENTRAL "DELTA" ANGLE
CONC.	=	CONCRETE	L	=	ARCH LENGTH
D.E.	=	DRAINAGE EASEMENT	C.H.B.	=	CHORD BEARING
U.E.	=	UTILITY EASEMENT	N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM
P.E.	=	POOL EQUIPMENT	O.R.B.	=	OFFICIAL RECORD BOOK
F.F.EL.	=	FINISHED FLOOR ELEVATION	P.B.	=	PLAT BOOK
EL.	=	ELEVATION	P.C.	=	POINT OF CURVATURE
(B.R.)	=	BEARING REFERENCE	P.T.	=	POINT OF TANGENCY
(D)	=	DEED	P.R.C.	=	POINT OF REVERSE CURVATURE
(M)	=	MEASURED	P.C.C.	=	POINT OF COMPOUND CURVATURE

(P)	=	PLAT
R	=	RADIUS
Δ	=	CENTRAL "DELTA" ANGLE
L	=	ARC LENGTH
C.H.B.	=	CHORD BEARING
N.G.V.D.	=	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
P.R.C.	=	POINT OF REVERSE CURVATURE
P.C.C.	=	POINT OF COMPOUND CURVATURE

P.I.	=	POINT OF INTERSECTION
P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
R/W	=	RIGHT OF WAY
	=	CHAIN LINK FENCE
	=	WOOD FENCE
	=	METAL FENCE
	=	CENTERLINE
	=	EASEMENT
	=	COVERED
	=	OVERHEAD LINES
	=	LOT TIE

	= ASPHALT PAVEMENT
	= CONCRETE FLATWORK
	= PAVER BRICK FLATWORK
	= WOOD POWER POLE
	= WATER METER
	= FIRE HYDRANT
	= CATCH BASIN
	= SANITARY MANHOLE

Scale 1" = 20'



A parcel of land being a portion of lot "E", plat of PHIPPS PLAZA, according to the plat thereof as recorded in Plat Book 20, Page 72 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Lot "E", said point also being a point on the South right-of-way line of Seaview Avenue; thence North 90°00'00" East along the North line of Lot "E", said line also being the South right-of-way line of Seaview Avenue (the South right-of-way line of Seaview Avenue is assumed to bear North 90°00'00" East and all other bearings are relative thereto), a distance of 10.00 feet to the point of beginning of the herein described parcel; thence continue North 90°00'00" East, a distance of 92.88'; thence South 00°00'00" East, a distance of 30.33 feet; thence South 90°00'00" West, a distance of 3.40 feet; thence South 00°00'00" East, a distance of 48.67 feet to the South line of said Lot "E" thence South 90°00'00" West along the said South line, a distance of 73.48 feet to the beginning of a curve concave to the Southeast having a radius of 21.00 feet and a central angle of 49°37'57"; thence Southwesterly along the arc of said curve, a distance of 18.19 feet to a point on a non-radial line 10.00 feet East of (as measured at right angle to) and parallel to the West line of Lot "E" (through which point a radial line bears North 49°37'57" West); thence North 00°00'00" West along said [West] line, a distance of 86.40 feet to the North line of Lot "E"; said line also being the South right-of-way line of Seaview Avenue and to the point of beginning.

The East Five feet (5') of the West Ten feet (10') of lot "E" Phipps Plaza, according to the plat thereof recorded in Plat Book 20, Page 72 of the Public Records of Palm Beach County, Florida.

CERTIFIED TO: 209 Phipps Plaza LLC
PROPERTY ADDRESS: 209 Phipps Plaza,
 Palm Beach, FL 33480
FLOOD ZONE: AE (FIRM
 120220-12099C0583F 10/05/2017)

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE	Y211212-A
-----------	-----------

DATE: 01/20/2023

1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

S - 49,198 - A



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:			
2	Zoning District:			
3	Lot Area (sq. ft.):			
4	Lot Width (W) & Depth (D) (ft.):			
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)			
6	FEMA Flood Zone Designation:			
7	Zero Datum for point of meas. (NAVD)			
8	Crown of Road (COR) (NAVD)			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)			*
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			
12	*Front Yard Setback (Ft.)			
13	* Side Yard Setback (1st Story) (Ft.)			*
14	* Side Yard Setback (2nd Story) (Ft.)			
15	*Rear Yard Setback (Ft.)			*
16	Angle of Vision (Deg.)			
17	Building Height (Ft.)			
18	Overall Building Height (Ft.)			
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)			
22	Base Flood Elevation (BFE)(NAVD)			
23	Landscape Open Space (LOS) (Sq Ft and %)			
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)			
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 [\(Sec. 134-1600\)](#)

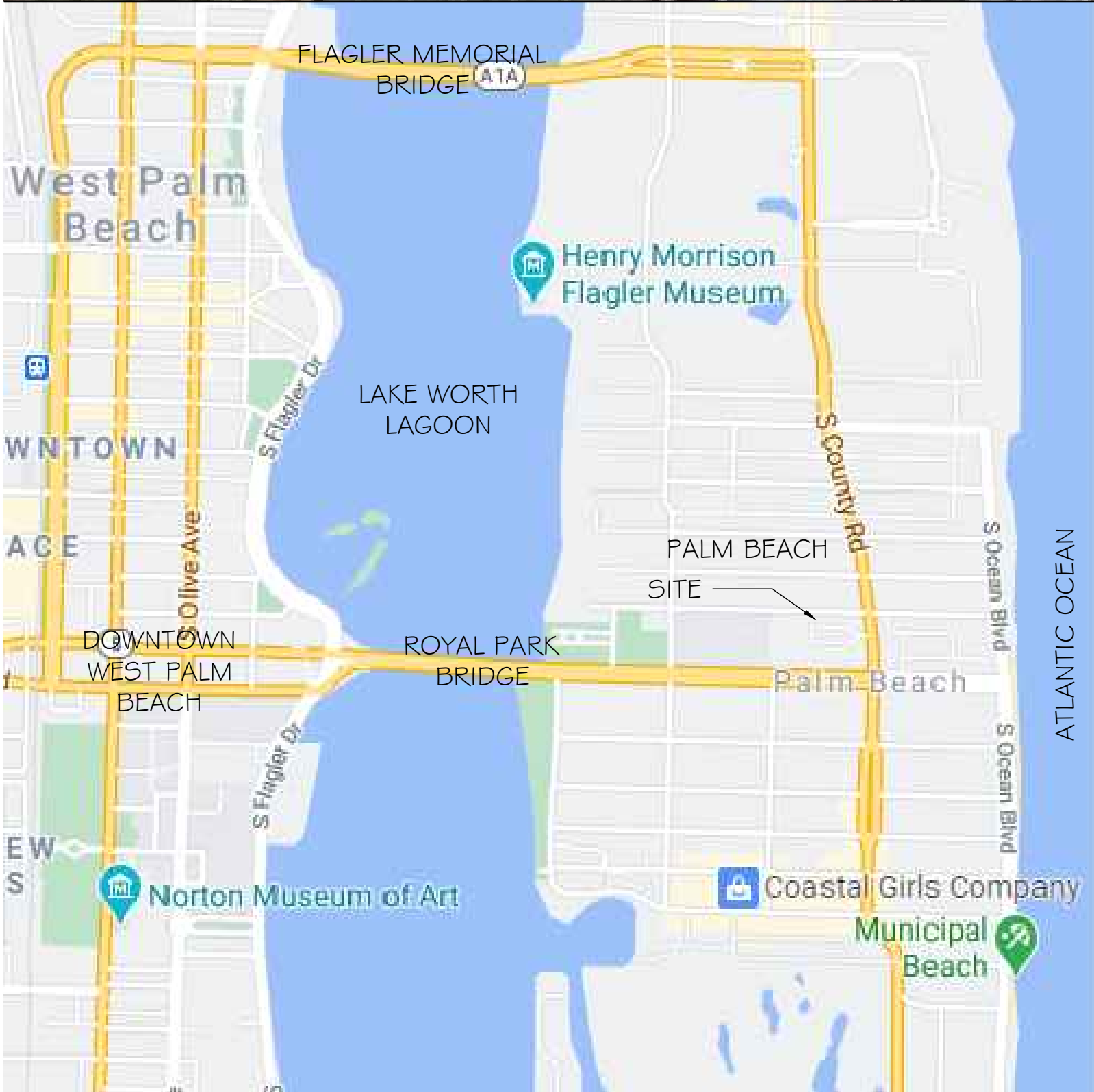
*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.

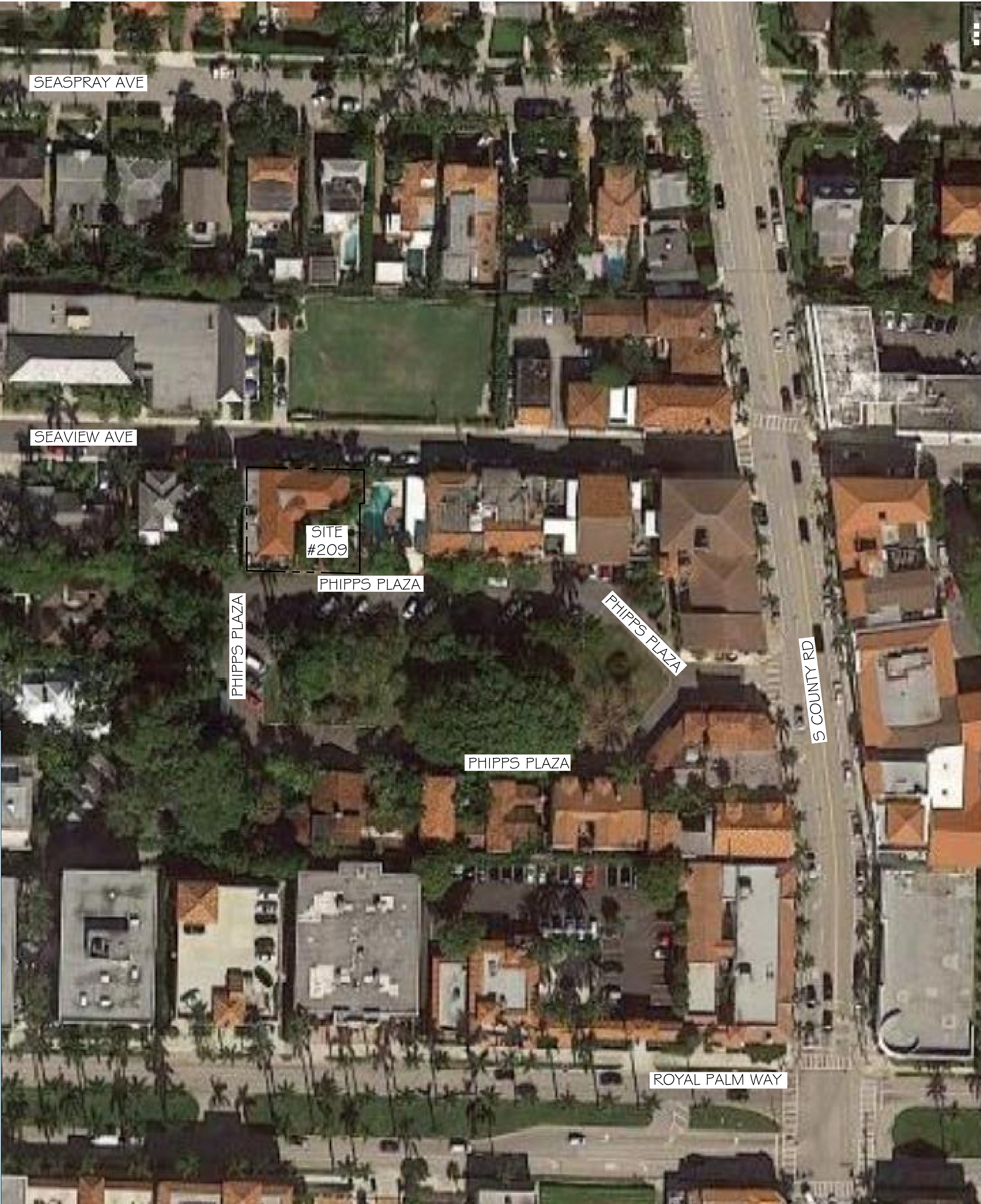
Enter N/C if value is not changing.

REV BF 20230626

*Denotes need for variance



LOCATION MAP
SCALE: N.T.S.



EXISTING SITE AERIAL
SCALE: N.T.S.

CONSULTANT:

PROPOSED RESIDENCE FOR:
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
Patrick W. Seaton
PATRICK W. SEATON
A.A. #001345
A.R. #10,181
REGISTERED ARCHITECT

REVISIONS:

△	
△	
△	
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SHEET NUMBER:
AER
ISSUE DATE: 04-19-21
JOB #: COA-027-2021



① VIEW FROM THE SOUTH 
SCALE: N.T.S.



EXISTING SITE AERIAL 
SCALE: N.T.S.



② VIEW FROM THE SOUTH 
SCALE: N.T.S.



③ VIEW FROM THE NORTH 
SCALE: N.T.S.



④ VIEW FROM THE NORTH 
SCALE: N.T.S.

CONSULTANT:

PROPOSED RESIDENCE FOR:
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

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


REVISIONS:

△
△
△
△

SHEET NUMBER:
PH.1
ISSUE DATE: 04-19-21
JOB #: COA-027-2021



① VIEW FROM THE NORTH
SCALE: N.T.S. ND



② VIEW FROM THE NORTH
SCALE: N.T.S. ND



⑤ VIEW FROM THE NORTH
SCALE: N.T.S. ND



③ VIEW FROM THE NORTH
SCALE: N.T.S. ND



⑥ VIEW FROM THE NORTH
SCALE: N.T.S. ND



④ VIEW FROM THE NORTH
SCALE: N.T.S. ND



⑦ VIEW FROM THE NORTH
SCALE: N.T.S. ND



EXISTING SITE AERIAL
SCALE: N.T.S. ND

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
209 Phipps Ave Suite 2 Palm Beach, FL 33480

CONSULTANT:

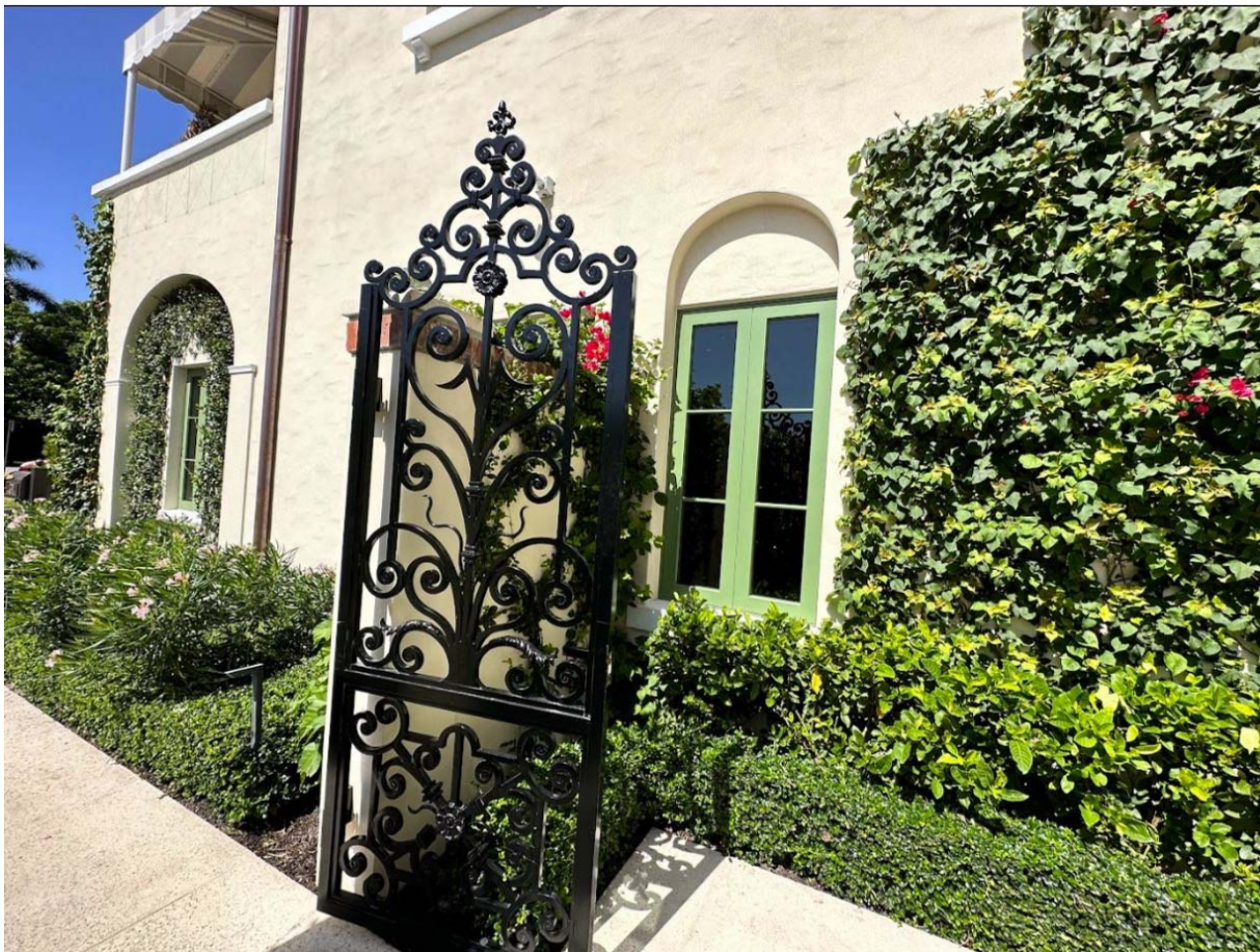
PROPOSED RESIDENCE FOR:
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
[Signature]

REVISIONS:
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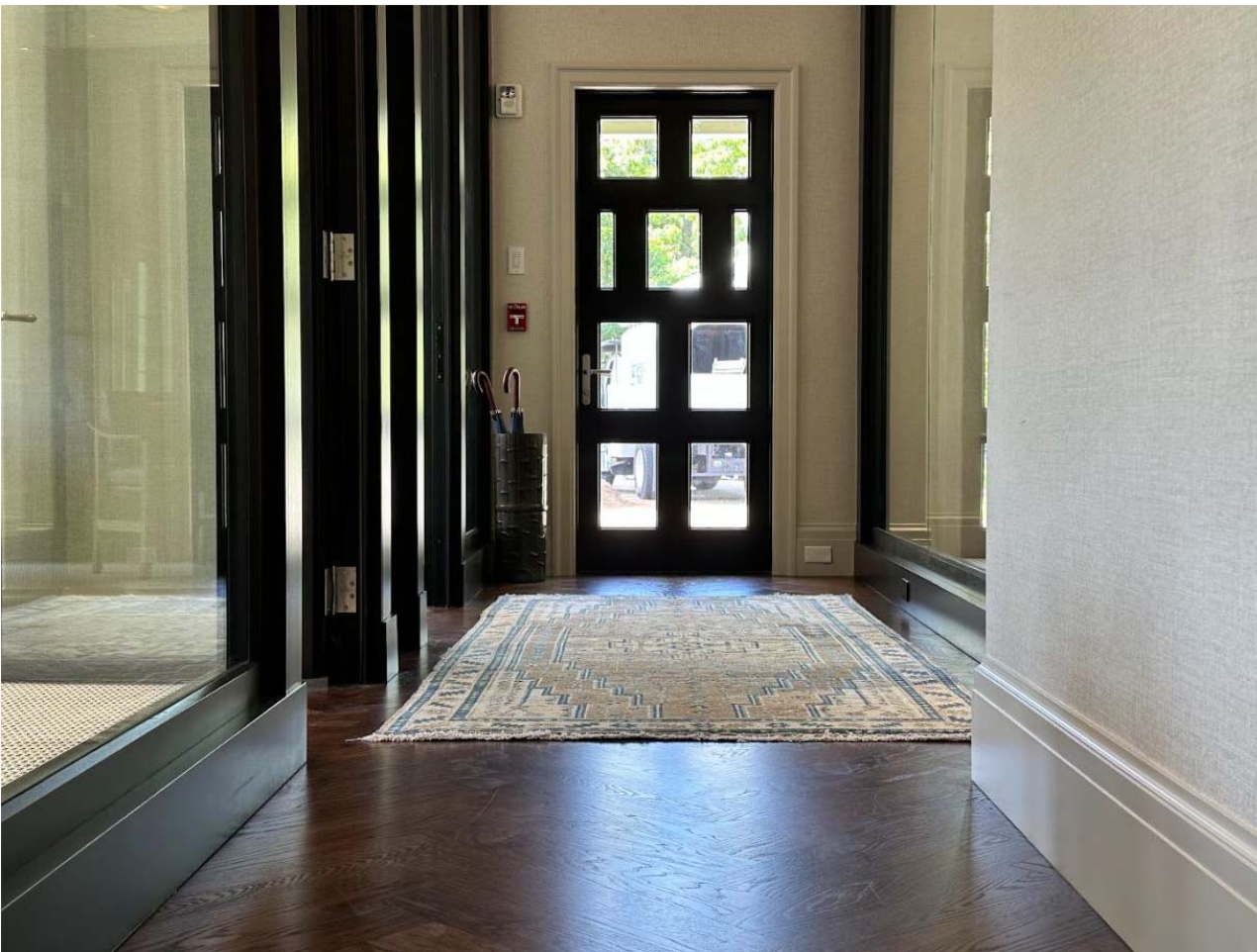
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ISSUE DATE: 04-19-21
JOB #: COA-027-2021

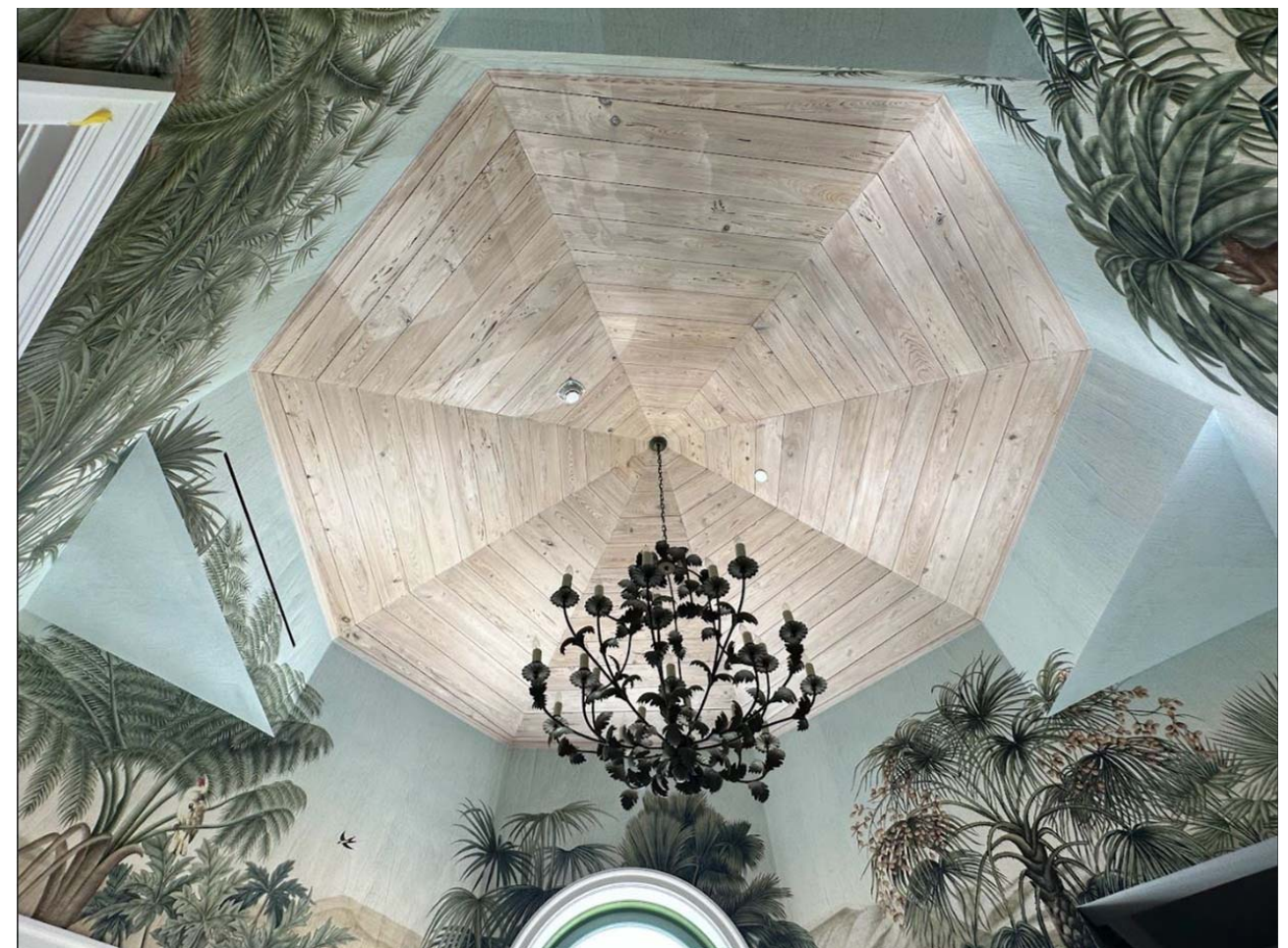


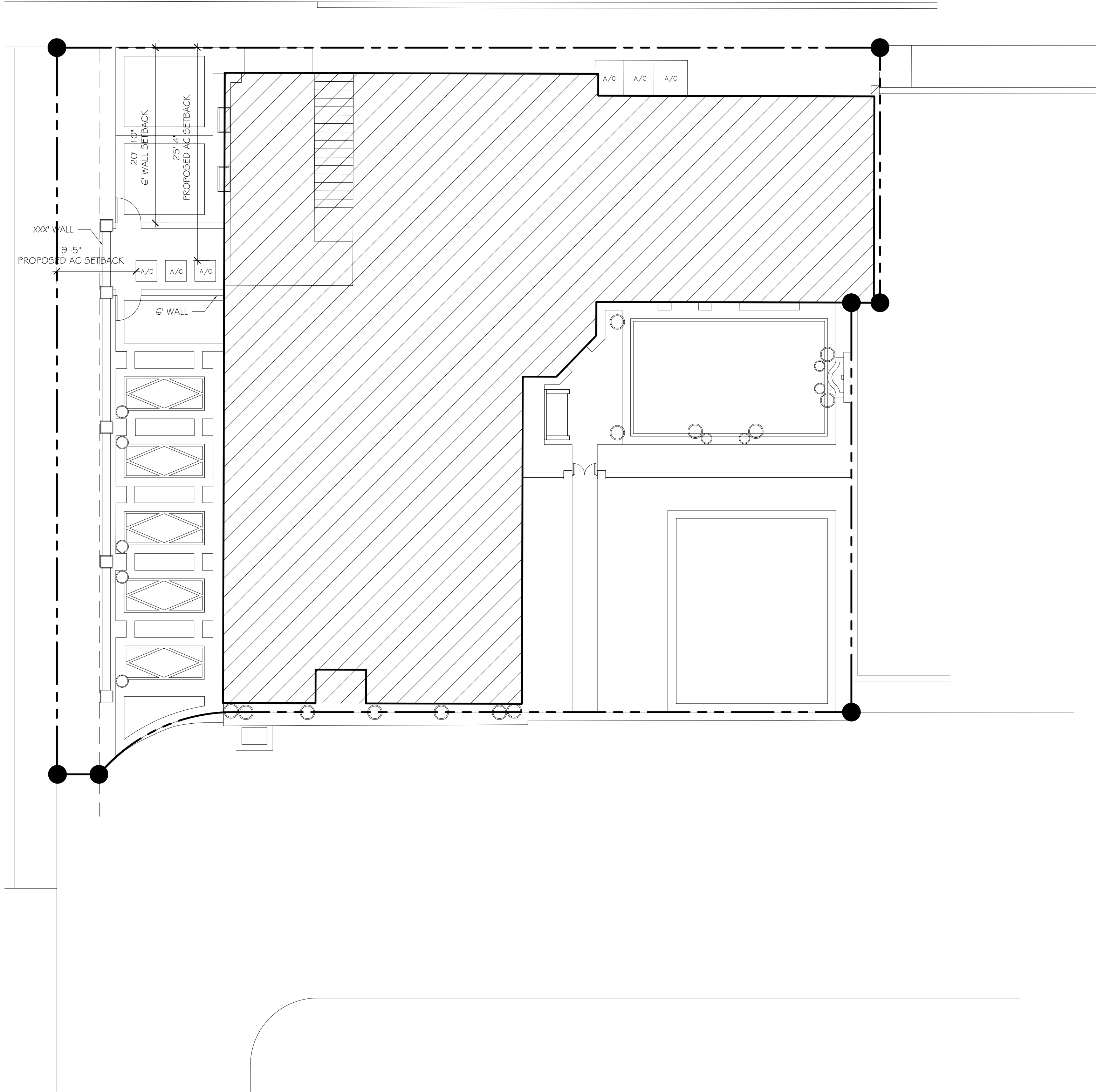












PREVIOUSLY APPROVED SITE PLAN

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

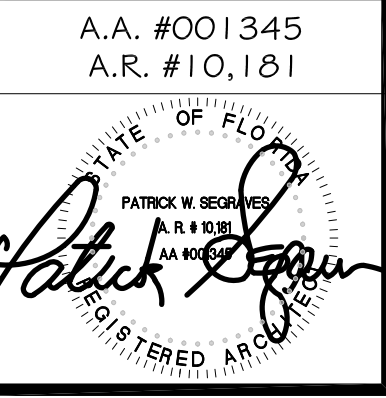


CONSULTANT:

PROPOSED RESIDENCE FOR:

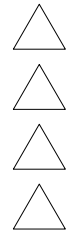
209 PHIPPS PLAZA

PALM BEACH, FLORIDA 33480



REVISIONS:

△ 10-18-23



SHEET NUMBER:

A-1.0

ISSUE DATE: 12-09-21

JOB #: COA-23-036
ZON-23-103

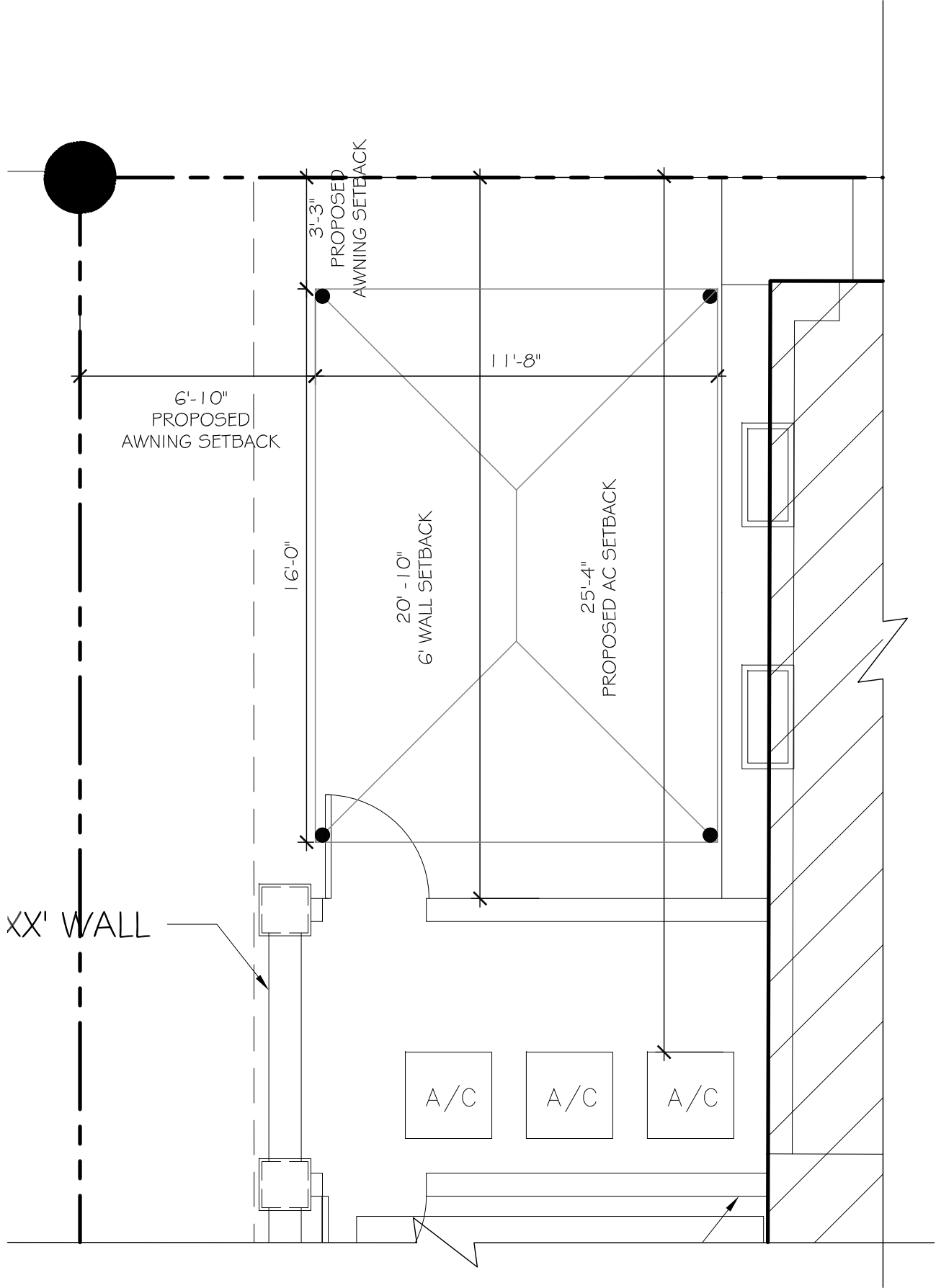
COA-22-041
ZON-22-119

COA-027-2021

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7528
240 PERMAN AVE. SUITE F-2, PALM BEACH, FL 33480

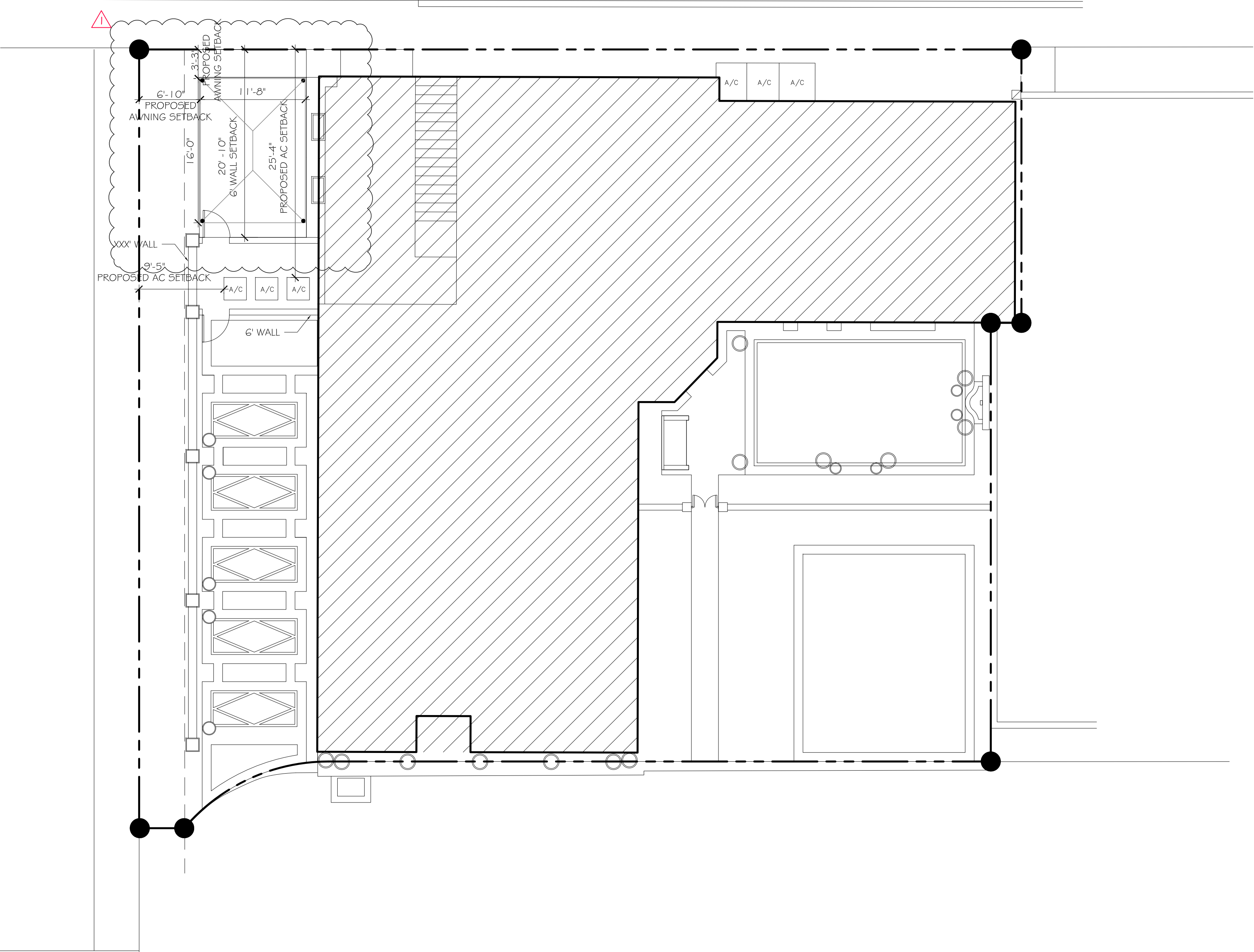
CURRENTLY PROPOSED ENLARGED AWNING PLAN

SCALE: 1/4" = 1'-0"



CURRENTLY PROPOSED SITE PLAN

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

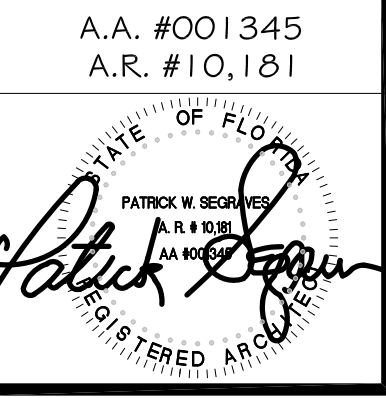


CONSULTANT:

PROPOSED RESIDENCE FOR:

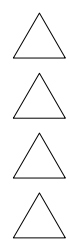
209 PHIPPS PLAZA

PALM BEACH, FLORIDA 33480



REVISIONS:

△ 10-18-23



SHEET NUMBER:

A-2.0

ISSUE DATE: 12-09-21

COA-23-036

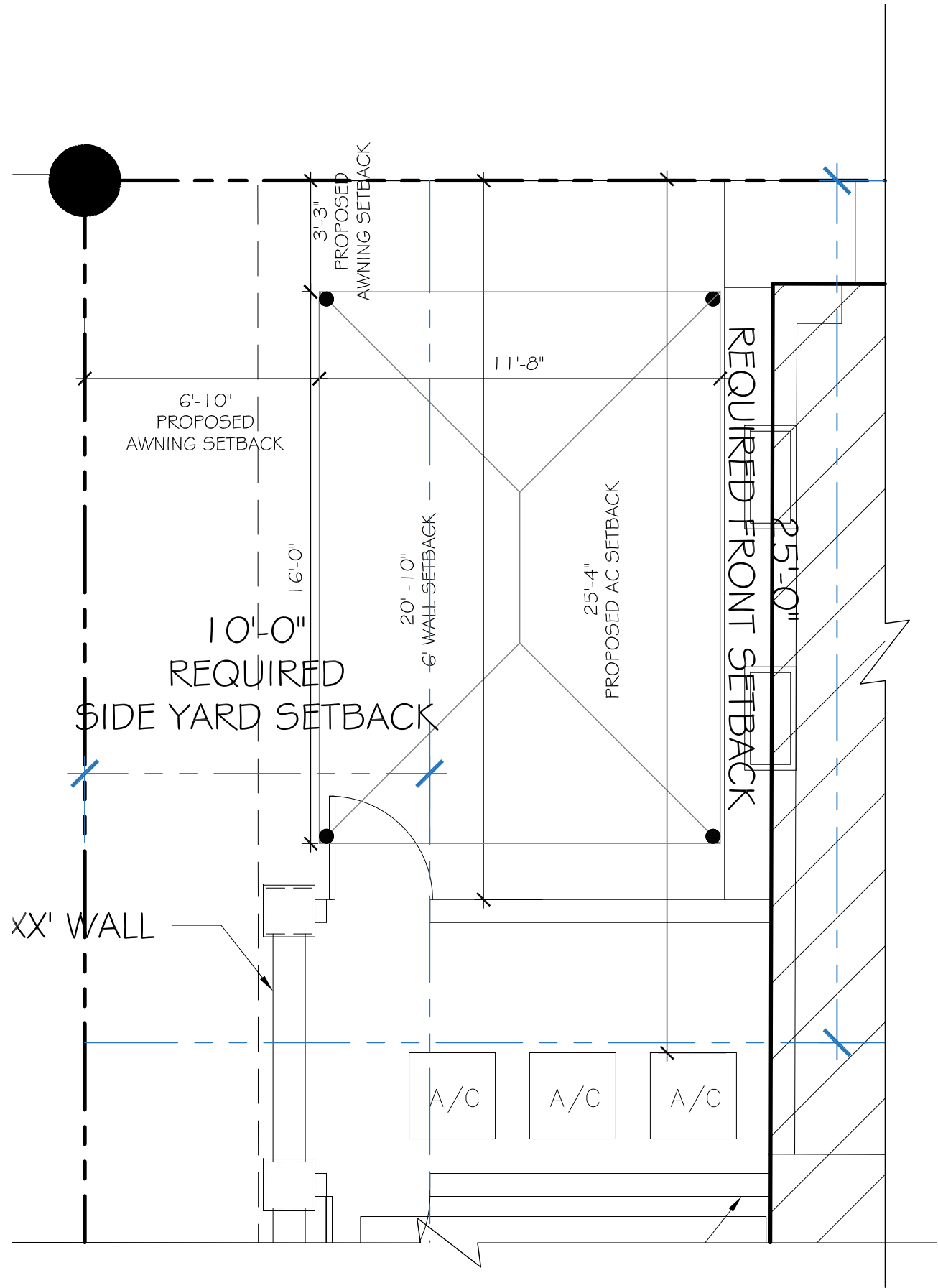
ZON-23-103

COA-22-041
ZON-22-119

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SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7528
240 PERMAN AVE. SUITE F-2, PALM BEACH, FL 33480

CURRENTLY PROPOSED ENLARGED AWNING PLAN

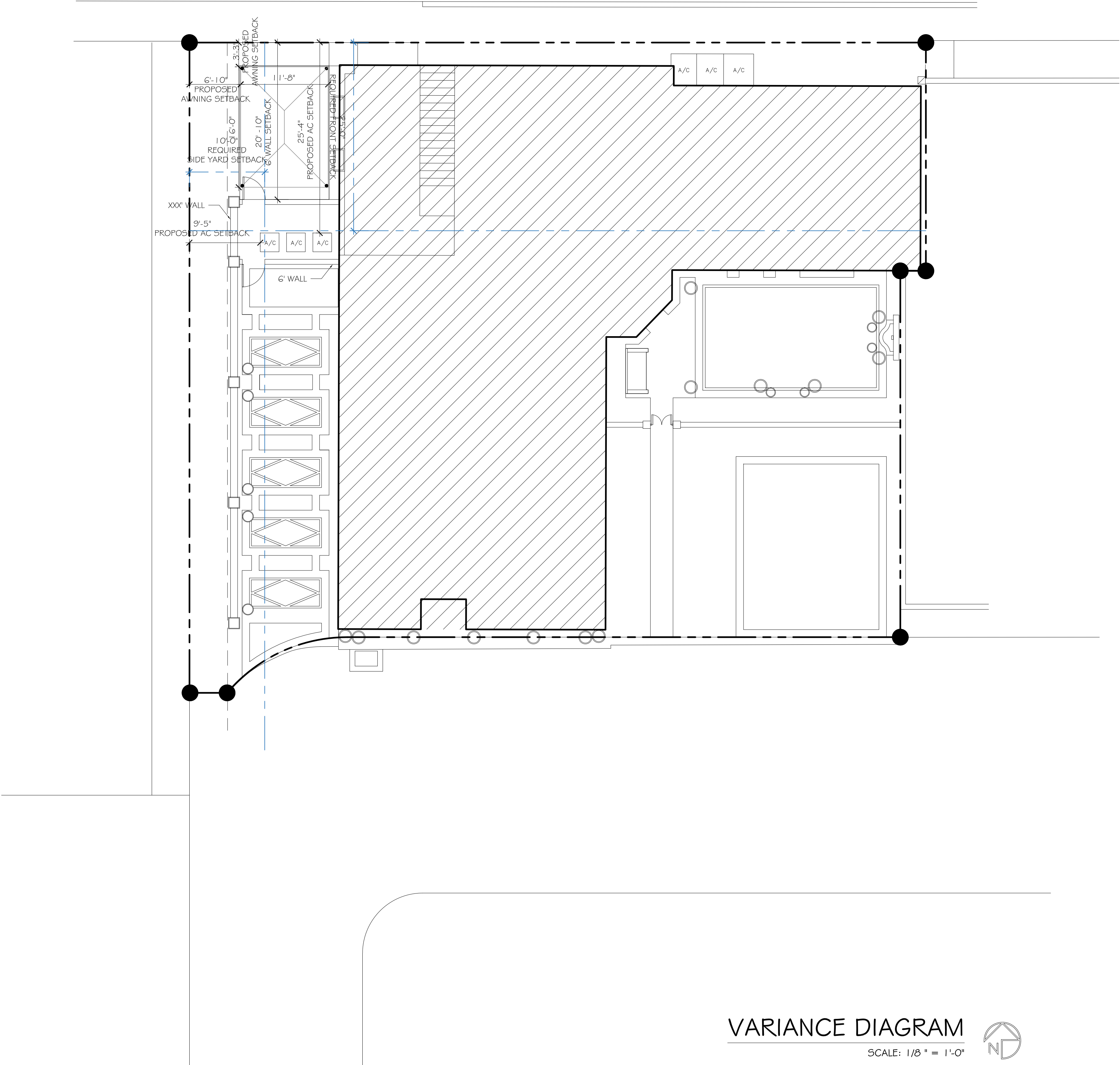
SCALE: 1/4" = 1'-0"



VARIANCE 1: Sec. 134-948(5)a.: A variance for a rear street (north) yard setback of 3.3 feet in lieu of the 25 foot minimum required for a new one story carport/awning.

VARIANCE 2: Sec. 134-948(6)a.: A variance for a west side yard setback of 6.83 feet in lieu of the 10 foot minimum required for a new one story carport/awning.

VARIANCE 3: Sec. 134-948(9)a.: A variance for lot coverage of 51.46% in lieu of the 49.19% existing and 30% maximum allowed for a new one story carport/awning.



VARIANCE DIAGRAM

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

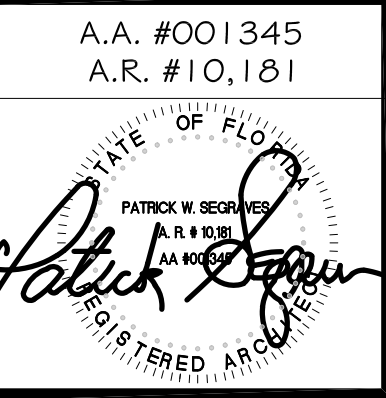


CONSULTANT:

PROPOSED RESIDENCE FOR:

209 PHIPPS PLAZA

PALM BEACH, FLORIDA 33480



REVISIONS:

△ 10-18-23

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SHEET NUMBER:

A-3.0

ISSUE DATE: 12-09-21

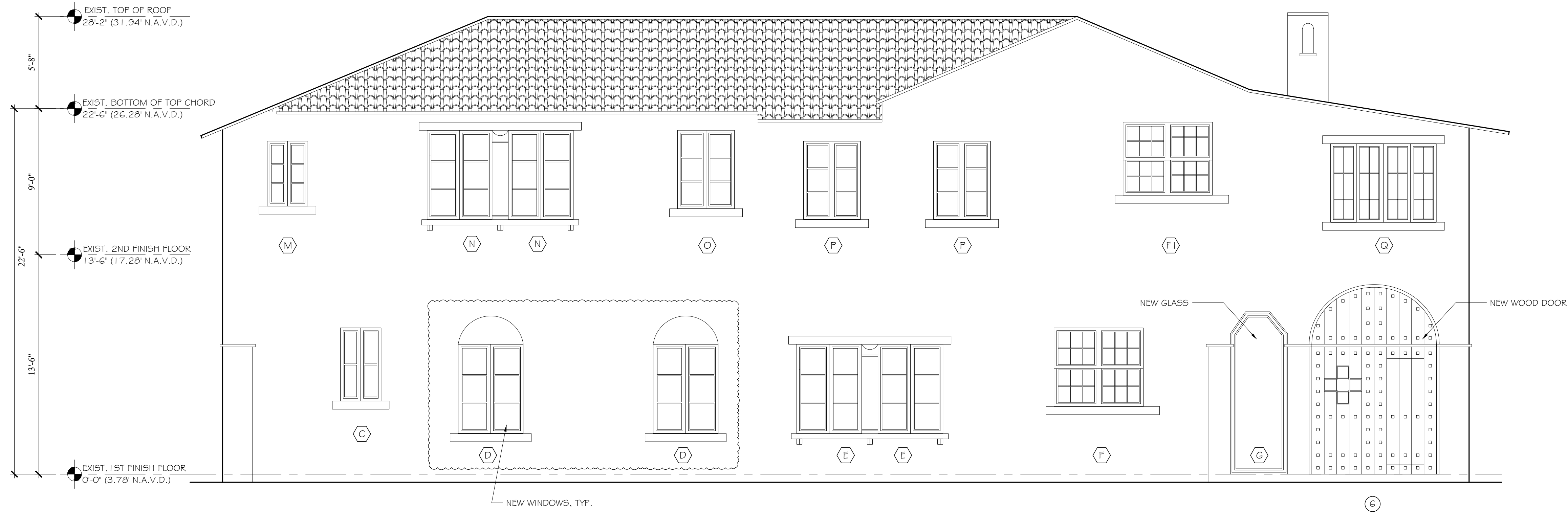
COA-23-036

ZON-23-103

COA-22-041
ZON-22-119

COA-027-2021

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SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7528
240 PERMAN AVE. SUITE F-2, PALM BEACH, FL 33480



PREVIOUSLY APPROVED NORTH ELEVATION

SCALE: 1/4" = 1'-0"



CURRENTLY PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

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

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

REVISIONS:

△ CITY COMMENTS
01-04-22
△ CITY COMMENTS
03-24-22

SHEET NUMBER:

A-4.0

ISSUE DATE: 12-09-21

JOB #: COA-22-041
ZON-22-119



PREVIOUSLY APPROVED WEST ELEVATION

SCALE: 1/4" = 1'-0"



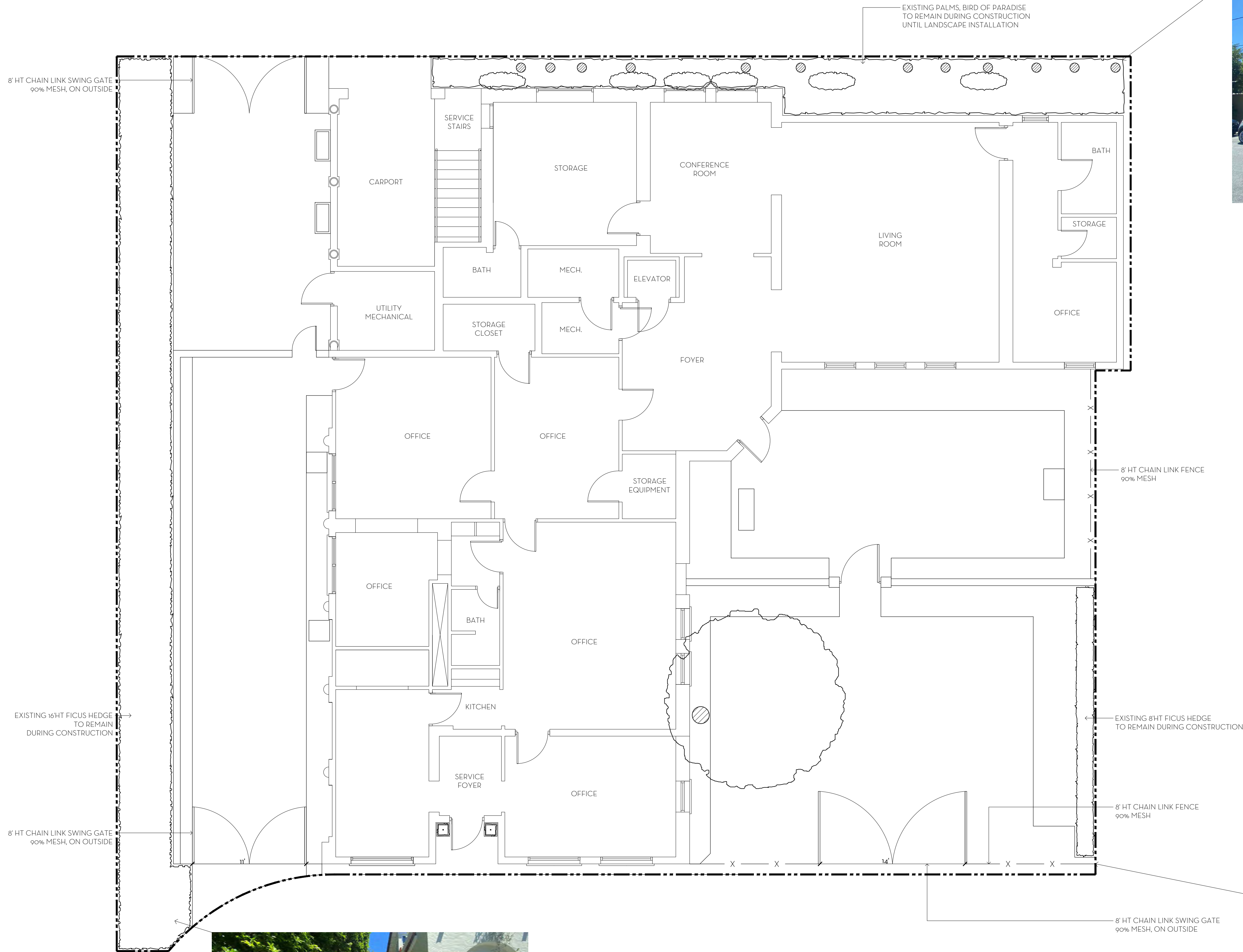
CURRENTLY PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"

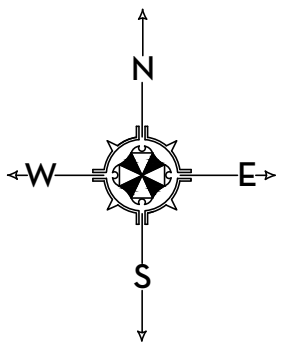








0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"



MARIO F. NIEVERA

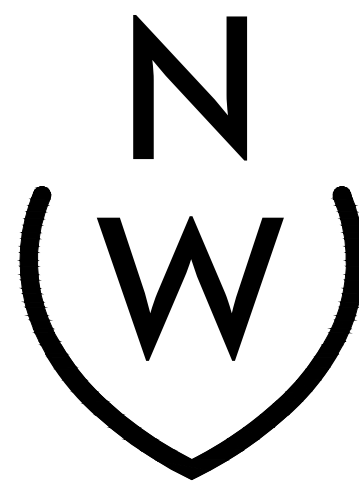
State of Florida
Landscape Architect
Registration No.
6666856



SCALE: 3/16" = 1'-0"

CONSTRUCTION SCREENING PLAN
209 PHIPPS PLAZA
PALM BEACH, FL.

07 MAY 2021
19 APRIL 2021



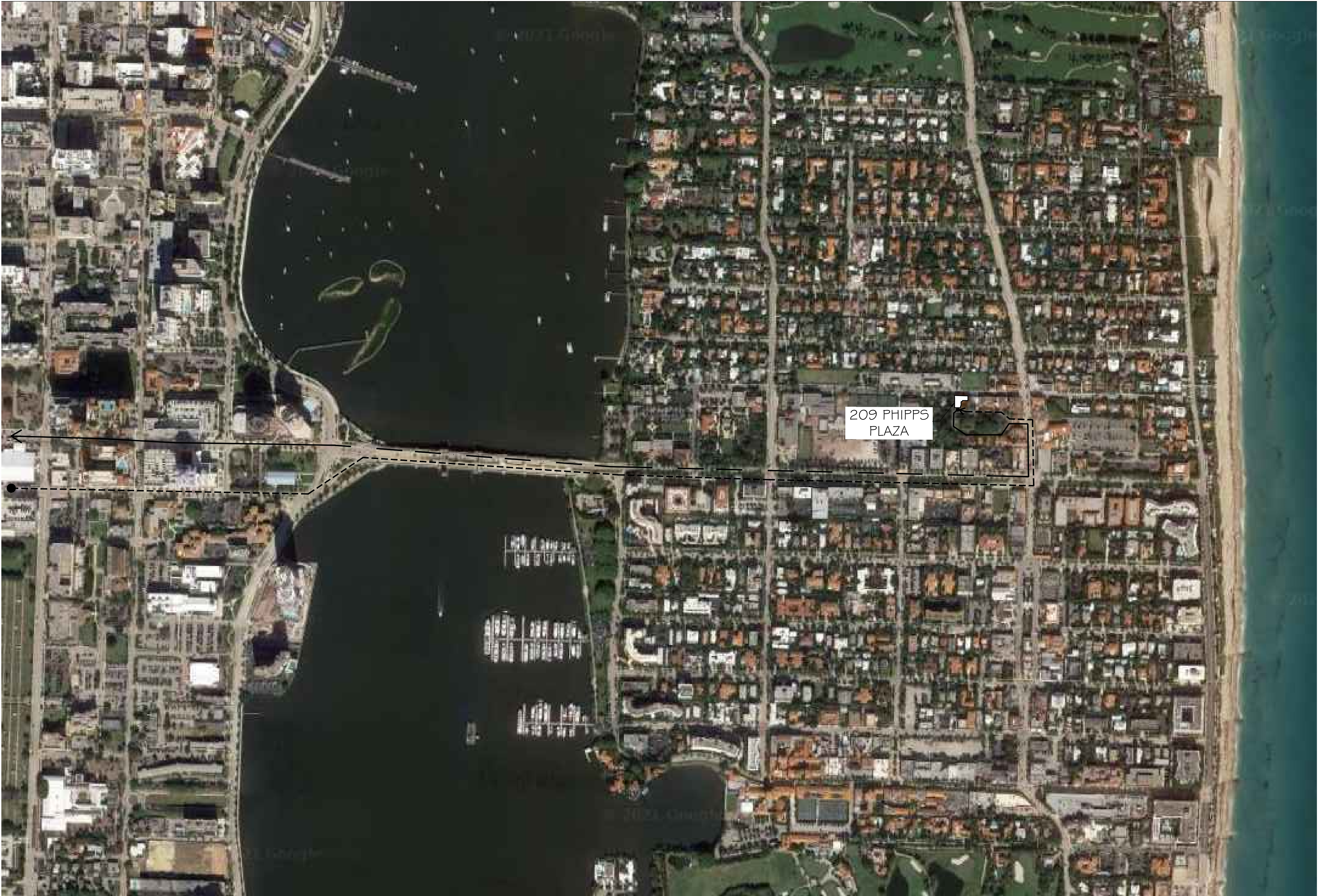
NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

CSP

COA-027-2021

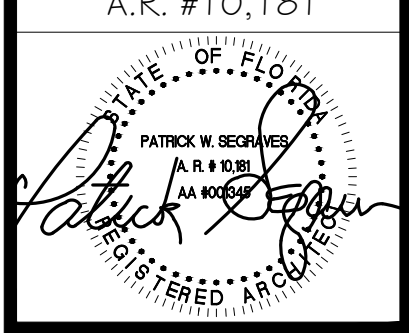


209 PHIPPS
PLAZA

-----> INGRESS
←----- EGRESS

CONSULTANT:

PROPOSED RESIDENCE FOR:
209 PHIPPS PLAZA
PALM BEACH, FLORIDA 33480

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


REVISIONS:

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SHEET NUMBER:
TLP
ISSUE DATE: 04-19-21
JOB #: COA-027-2021

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7828
249 PERMAN AVE, SUITE F-2, PALM BEACH, FL 33480