

ARCHITECT

HAROLD J SMITH
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

SURVEYING

CRAIG WALLACE
WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551

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ARC-23-164 ZON-24-010

PRESENTATION SET - 11/09/2023

ARCOM HEARING 12/15/2023 TOWN COUNCIL T.B.D.

1616 NORTH OCEAN BOULEVARD PALM BEACH, FLORIDA

SCOPE OF WORK

- New rolling driveway gates at two existing drive entrances.

REQUIRED VARIANCES

- A variance to provide two vehicular gates one with a driveway area of fifteen feet wide by nine feet deep and the other fifteen feet wide by eleven feet deep in lieu of the required nine feet wide by eighteen feet deep.

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PROPOSED DRIVEWAY GATES
1616 NORTH OCEAN BLVD.
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FLORIDA AAC
NO. 001285

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PETER G. PAPADOPOULOS
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REGISTERED ARCHITECT 94757

PRESENTATION SET 2023-11-09

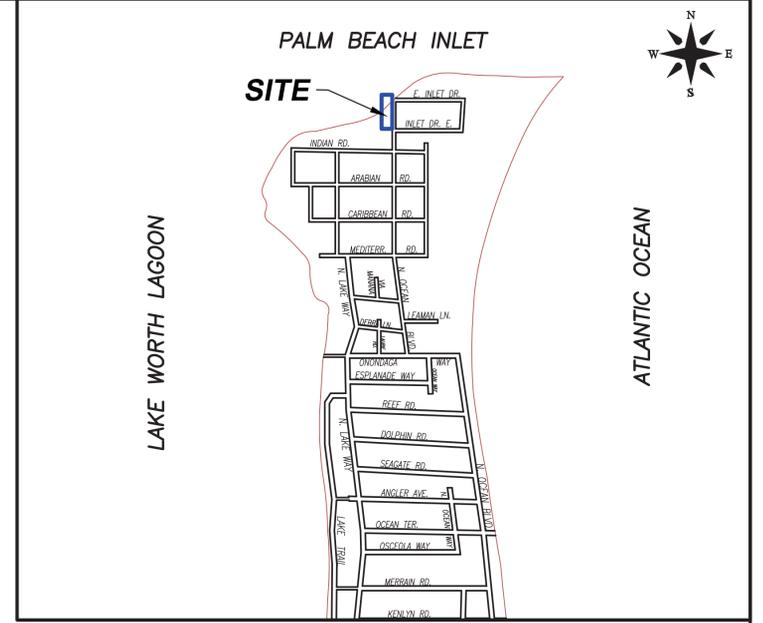
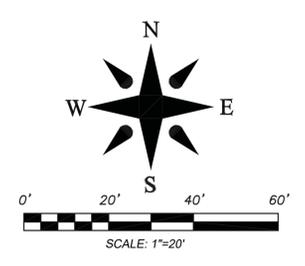
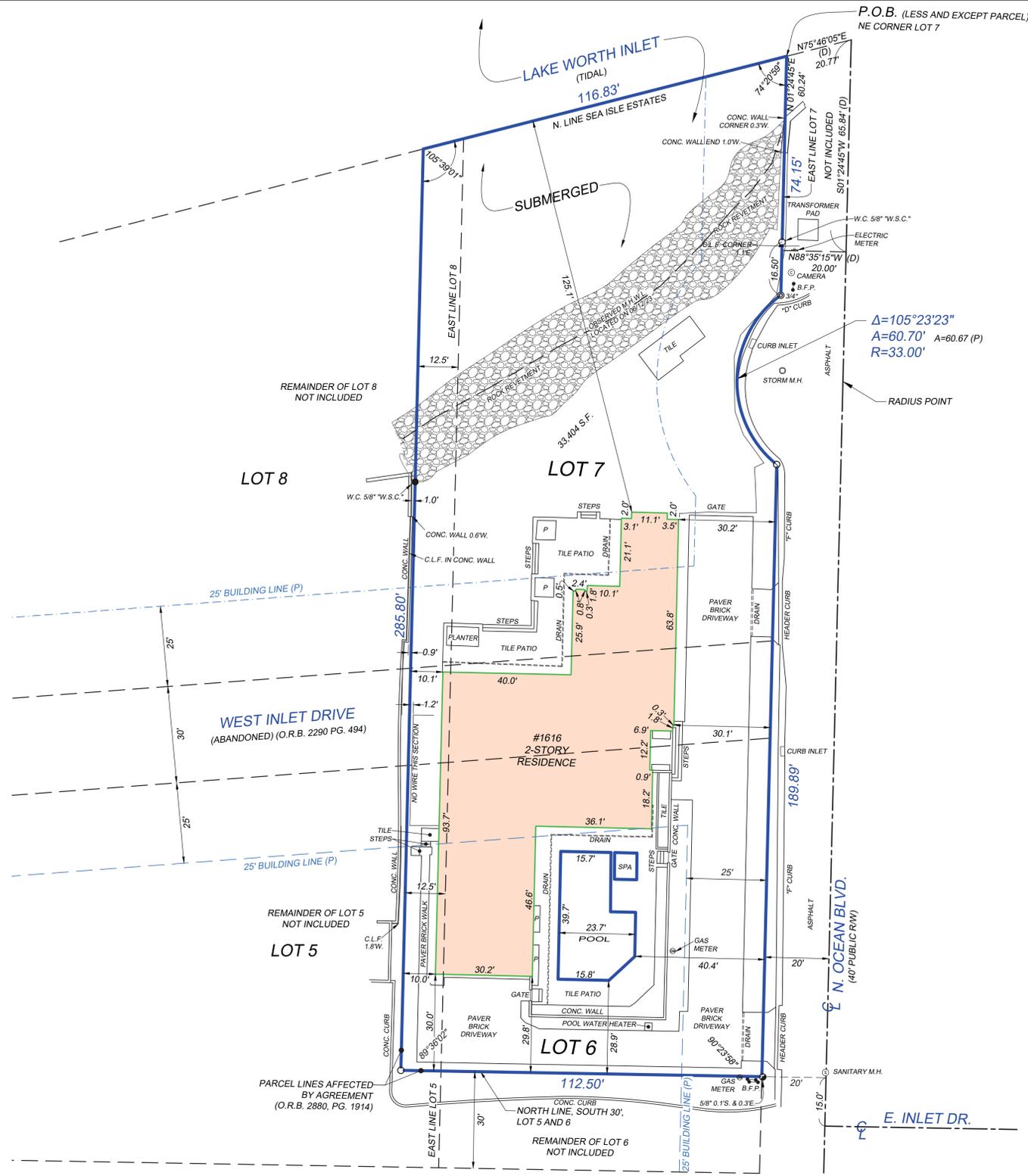
NO: 23028
DWG. BY: AJL
SHEET:

A-1.00

ARC-23-164 ZON-24-010

LEGEND

- A = ARC LENGTH
- A/C = AIR CONDITIONING
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- ASPH. = ASPHALT
- B.F.P. = BACKFLOW PREVENTOR
- B.L.D.G. = 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.M.P. = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
- D.E. = DRAINAGE EASEMENT
- D.H. = DRILL HOLE
- D/W = DRIVEWAY
- E. = ELEVATION
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- ESMT = EASEMENT
- F.D.C. = FIRE DEPARTMENT CONNECTION
- F.F. = FINISHED FLOOR
- F.N.D. = FOUND
- F.O.C. = FACE OF CURB
- I.D. = INSIDE DIAMETER
- INV. = INVERT
- I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
- 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
- MIN. = MINIMUM
- 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 RECORDS BOOK
- O/S = OFFSET
- 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
- PVMT = PAVEMENT
- (R) = RADIAL
- R = RADIUS
- RGE. = RANGE
- R.P.B. = ROAD PLAT BOOK
- R.P.Z. = REDUCED PRESSURE ZONE
- 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
- SW = SIDEWALK
- T.O.B. = TOP OF BANK
- T.O.C. = TOP OF CURB
- T.O.W. = TOP OF WALL
- 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
- YD = YARD DRAIN
- ⊕ = BASELINE
- ⊕ = CENTERLINE
- Δ = CENTRAL ANGLE/Delta
- = CONCRETE MONUMENT FOUND (AS NOTED)
- = CONCRETE MONUMENT SET (LB #4569)
- = ROD & CAP FOUND (AS NOTED)
- = 5/8" IRON ROD & CAP SET (LB #4569)
- = IRON PIPE FOUND (AS NOTED)
- = IRON ROD FOUND (AS NOTED)
- = NAIL FOUND (AS NOTED)
- = NAIL & DISK FOUND (AS NOTED)
- = MAG NAIL & DISK SET (LB #4569)
- ⊕ = PROPERTY LINE
- ⊕ = UTILITY POLE
- ⊕ = FIRE HYDRANT
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = LIGHT POLE
- ⊕ = CABLE TV RISER
- ⊕ = ELECTRIC BOX
- ⊕ = GAS METER
- ⊕ = SANITARY MANHOLE



VICINITY SKETCH (NOT TO SCALE)

Boundary Survey For: JOAN K. EIGEN

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

Joan K. Eigen
David Eigen Trust
Haigney Wendy Trust

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

PROPERTY ADDRESS:
1616 N Ocean Blvd.
Palm Beach, FL 33480

LEGAL DESCRIPTION:
The East 12.5 feet of Lots 5 and 8 and all of Lots 6 and 7 SEA ISLE ESTATES, as recorded in Plat Book 25, Page 89, Public Records of Palm Beach County, Florida, plus that portion of West Inlet Road lying between the above portions of Lots 5 and 6 and 7 and 8, Less the South 30 feet of Lots 5 and 6.

And LESS AND EXCEPT the following described real property:

Begin at the Northeast corner of Lot 7, of said SEA ISLE ESTATES; Thence North 75°46'05" East, along the North line of said Plat of SEA ISLE ESTATES, a distance of 20.77 feet, to an intersection with the centerline of North Ocean Boulevard as extended Northerly; Thence South 01°24'45" West, along said Northerly extension, a distance of 65.84 feet, thence North 88°35'15" West, a distance of 20.00 feet to a point on the Easterly line of said Lot 7, said Easterly line also being the Westerly Right-of-Way line of North Ocean Boulevard; thence North 01°24'45" East, along said Easterly line and said Westerly Right-of-Way line, a distance of 60.24 feet, to the POINT OF BEGINNING.

FLOOD ZONE:
This property is located in Flood Zone AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393F, dated 10/05/2017.

- NOTES:**
- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. 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'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets 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.

Craig L. Wallace
Digitally signed by Craig L. Wallace
Date: 2023.06.12 17:02:20 -04'00'

DATE OF LAST FIELD SURVEY: 05/16/2023
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:		
Boundary Survey For:		
JOAN K. EIGEN		
WALLACE SURVEYING CORP. LICENSED BUSINESS # 4918 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 940-4551		
FIELD: J.D.	JOB No.: 23-1192.1	F.B. PB347 PG. 56
OFFICE: S.W.	DATE: 05/16/23	DWG. No.: 23-1192
CK'D.: C.W.	REF.: 23-1192.DWG	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:	1616 NORTH OCEAN BOULEVARD		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq.ft.):	24,392 sq.ft.		
4	Lot Width (W) & Depth (D) (Ft.):	113 ft. (W) x 258' east side & 183 ft. west side (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Existing Single-Family residence Proposed Addition of Driveway Gates		
6	FEMA Flood Zone Designation:	AE		
7	Zero Datum for point meas. (NAVD)	7.00' NAVD		
8	Crown of Road (COR) (NAVD)	5.50' NAVD		
9		Required/Allowed	Existing	Proposed
10	Lot Coverage	30.0% = 7,318 sq ft	24.2% = 5,909 sq ft	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	-	1st/2ndFlr: 6,789 sq ft	N/C
12	* Front Yard Setback (Ft.)	25/30 ft (1st/2nd Flr)	30 ft 1 in/72 ft 4 in	N/C
13	* Side Yard Setback (1st Story) (Ft.)	12.5 ft (N) 12.5 ft (S)	60.7 ft (N) 29.8 ft (S)	N/C
14	* Side Yard Setback (2nd Story) (Ft.)	15 ft (N) 15 ft (S)	20.0 ft (N) 131.1 ft (S)	N/C
15	* Rear Yard Setback (Ft.)	10/15 feet	10.1/10.1 feet	N/C
16	Angle of Vision (Deg.)	100 degrees	100 degrees	N/C
17	Building Height (Ft.)	22 feet	21 feet 6 inches	N/C
18	Overall Building Height (Ft.)	30 feet	24 feet 5 inches	N/C
19	Cubic Content Ration (CCR) (R-B ONLY)	3.86/94,057.50 cu.ft.	3.30/80,570.71 cu.ft.	N/C
20	* * Max. Fill Added to Site (Ft.)	N/A	N/A	N/C
21	Finished Floor Elev. (FFE)(NAVD)	7.00 ft NAVD	7.00 ft NAVD	N/C
22	Base Flood Elevation (BFE)(NAVD)	7.00 ft. NAVD	7.00 ft. NAVD	N/C
23	Landscape Open Space (LOS)(Sq Ft and %)	50.0% = 12,196 sq ft	36.7% = 8,949 sq ft	N/C
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	45.0% = 2,868 sq ft	48.8% = 3,112 sq ft	N/C
26	* * * Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each side yard with 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.

PROPOSED DRIVEWAY GATES
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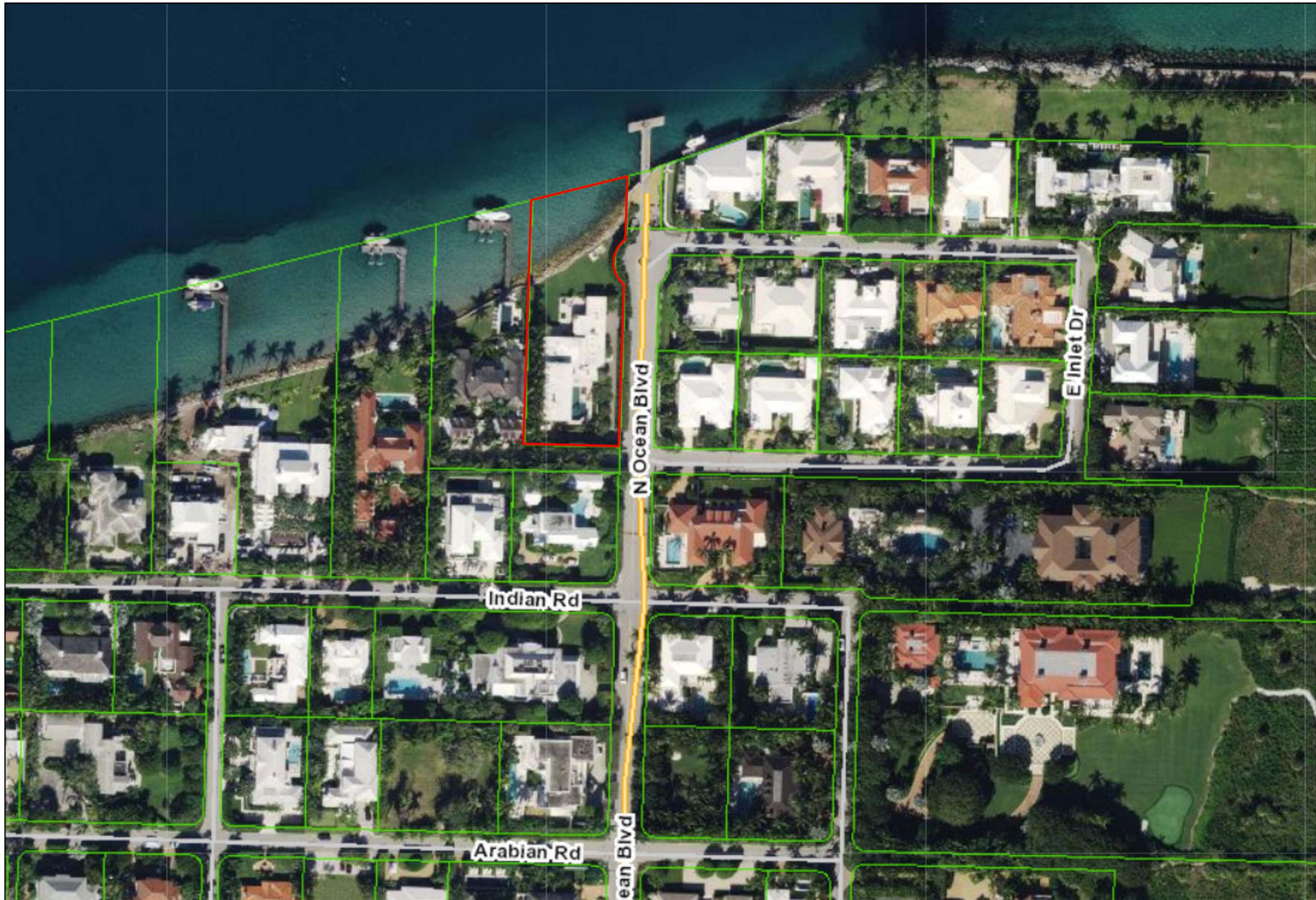
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PRESENTATION SET 2023-11-09

NO: 23028
 DWG. BY: AJL
 SHEET:

A-1.01

ARC-23-164 ZON-24-010



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A-1.02

1 VICINITY MAP - AERIAL IMAGE
 A-1.02 SCALE: NOT TO SCALE

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1 VICINITY MAP
 A-1.03 SCALE: NOT TO SCALE

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1610 NORTH OCEAN BLVD.



1616 NORTH OCEAN BLVD. (SUBJECT PROPERTY)



201 INDIAN ROAD



107 INDIAN ROAD



PROPOSED DRIVEWAY GATES
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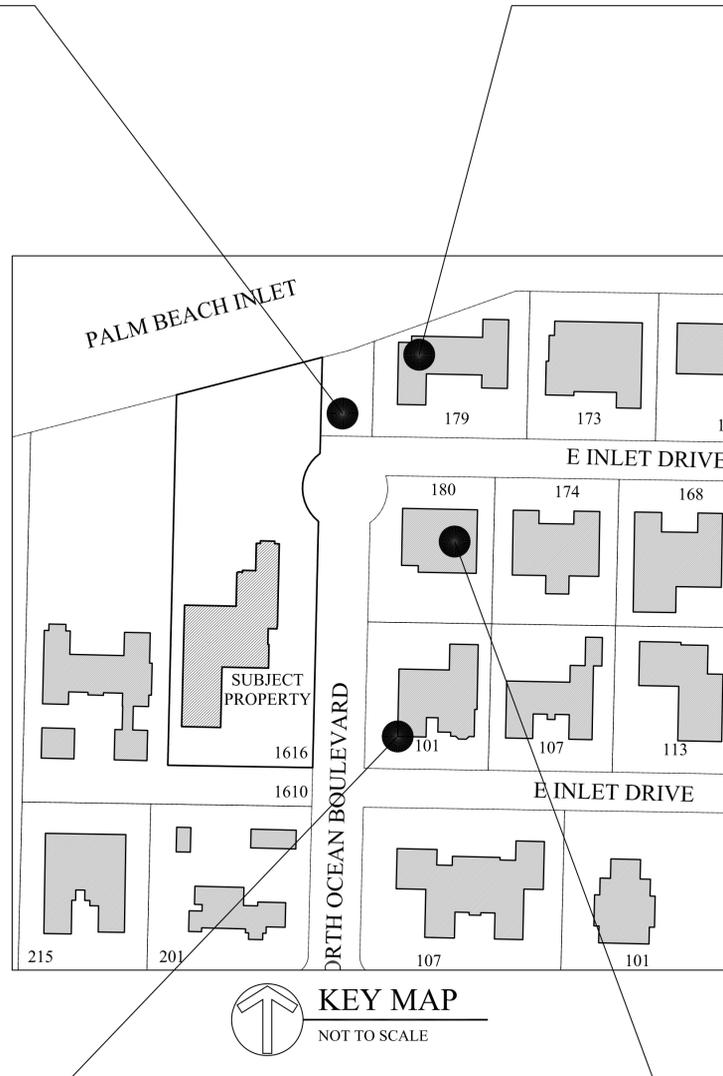
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NORTH END OF NORTH OCEAN BLVD.



101 EAST INLET DRIVE



179 EAST INLET DRIVE



180 EAST INLET DRIVE

S·M

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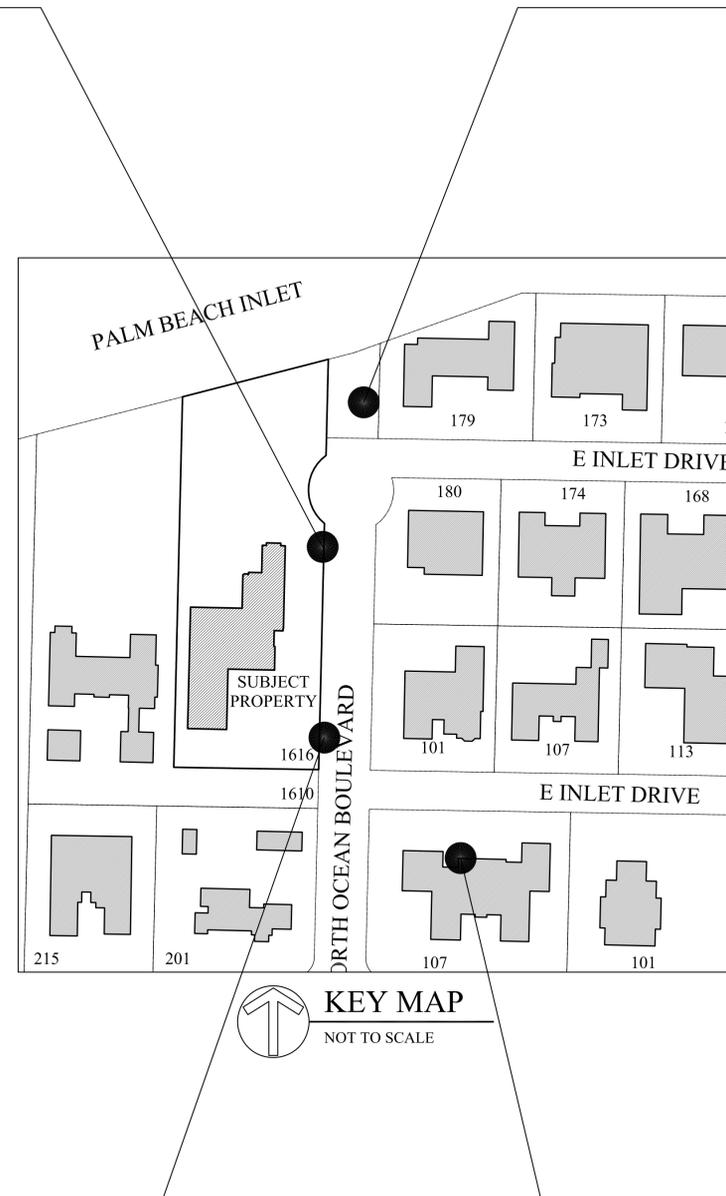
SUBJECT PROPERTY NORTH ENTRY



NORTH OCEAN BLVD. VIEW TO SOUTH



SUBJECT PROPERTY SOUTH ENTRY



NORTH OCEAN BLVD. VIEW TO NORTH



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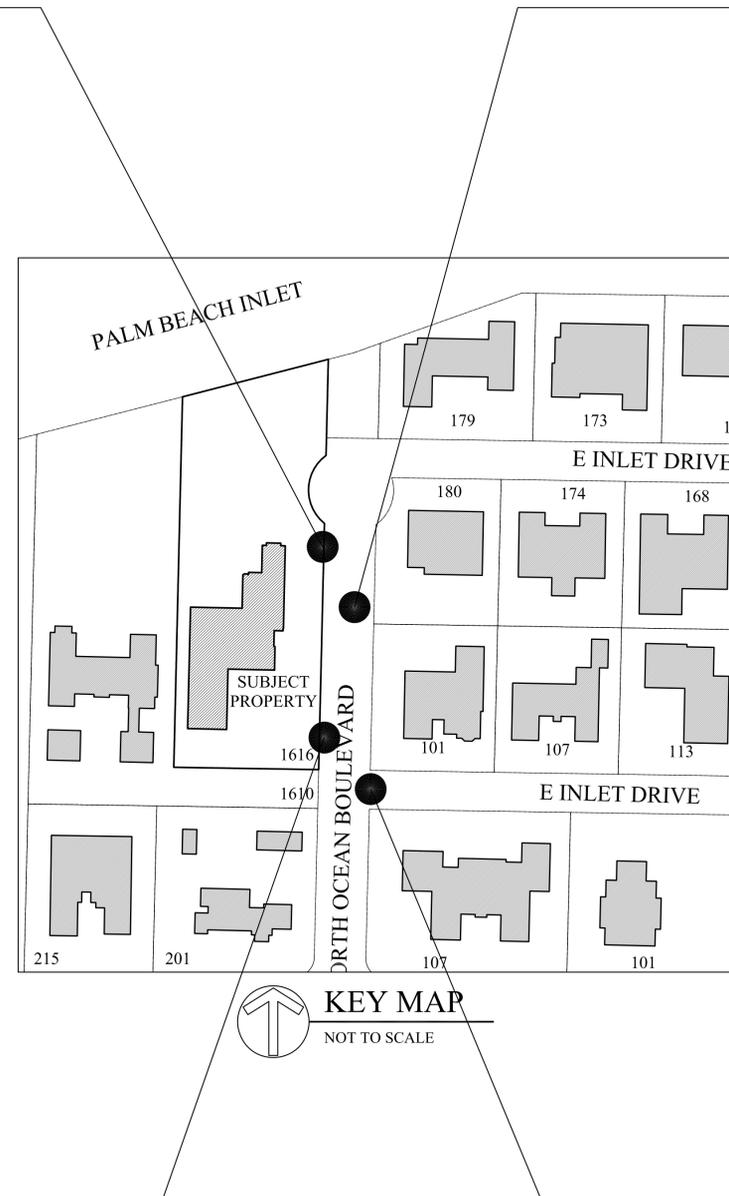
SUBJECT PROPERTY - NORTH DRIVEWAY



NORTH END OF NORTH OCEAN BLVD.



SUBJECT PROPERTY - SOUTH DRIVEWAY



SUBJECT PROPERTY - VIEW TO NORTHWEST



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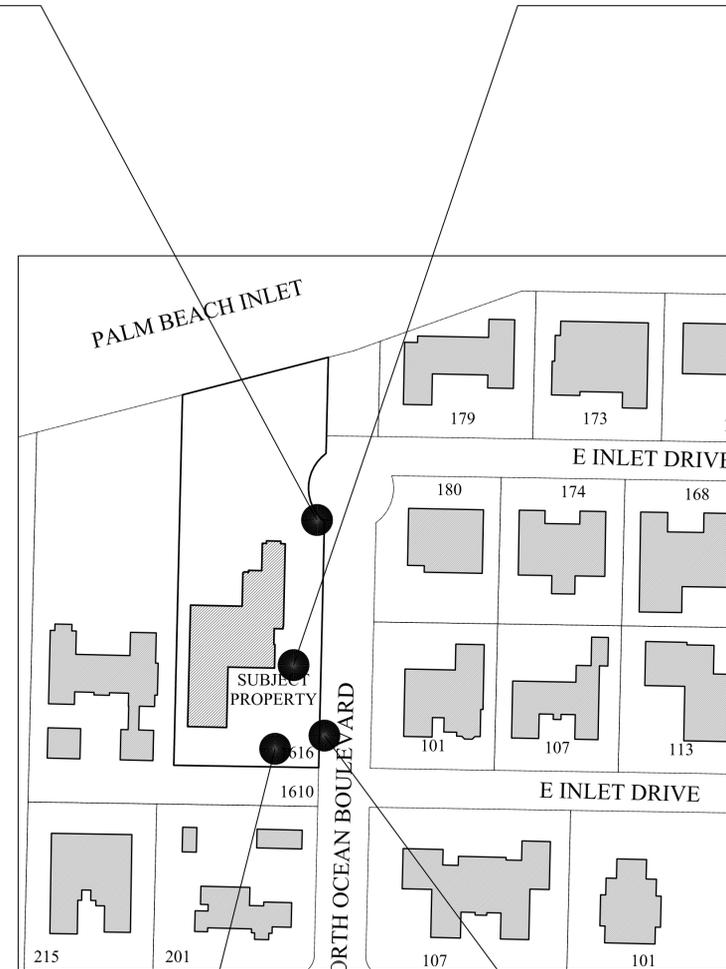
ARC-23-164 ZON-24-010



VIEW TO NORTH FROM NORTH DRIVEWAY



SUBJECT PROPERTY GUEST DRIVE VIEW TO NORTH



KEY MAP
NOT TO SCALE



SUBJECT PROPERTY - OWNER'S DRIVE VIEW TO WEST



VIEW TO NORTH FROM SOUTH DRIVEWAY



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SHEET:

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ARC-23-164 ZON-24-010



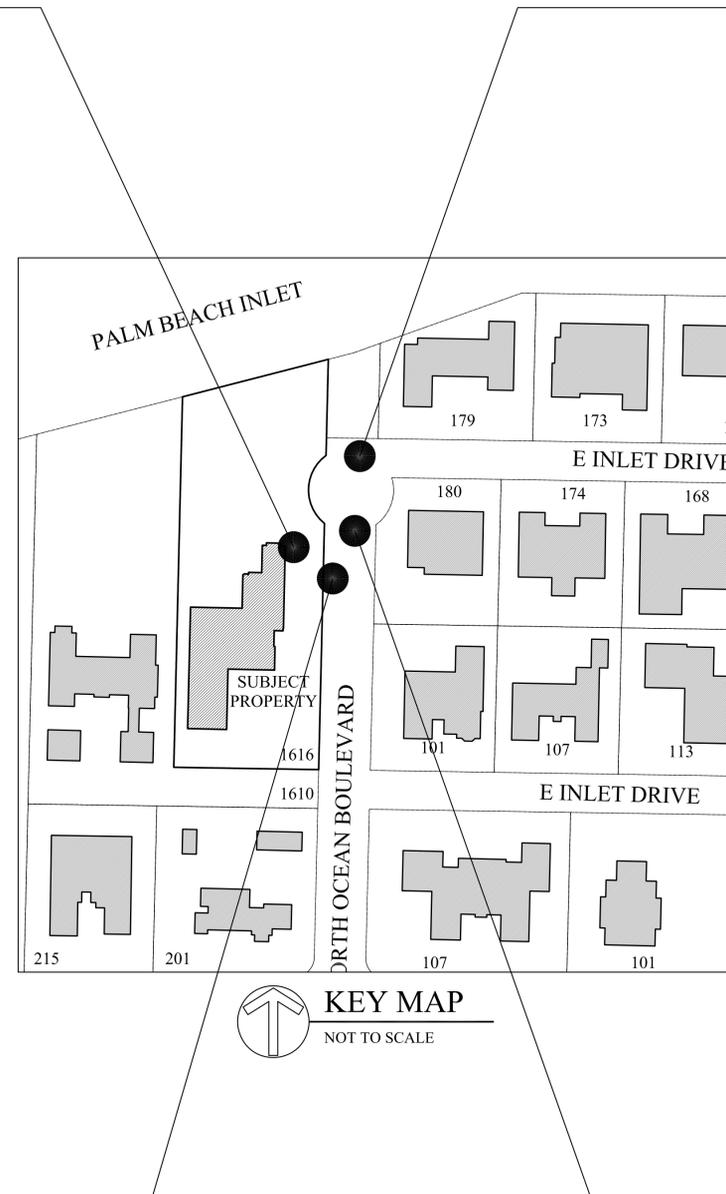
PEDESTRIAN GATE TO NORTH LAWN/WATERFRONT



ENTRY TO ANNIE'S DOCK



NORTH ENTRY - VIEW TO NORTHWEST



ROUNDBOUT AT ANNIE'S DOCK

S·M

PROPOSED DRIVEWAY GATES
1616 NORTH OCEAN BLVD.
PALM BEACH, FLORIDA

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• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •

FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

PRESENTATION SET 2023-11-09

NO: 23028

DWG. BY: GL

SHEET:

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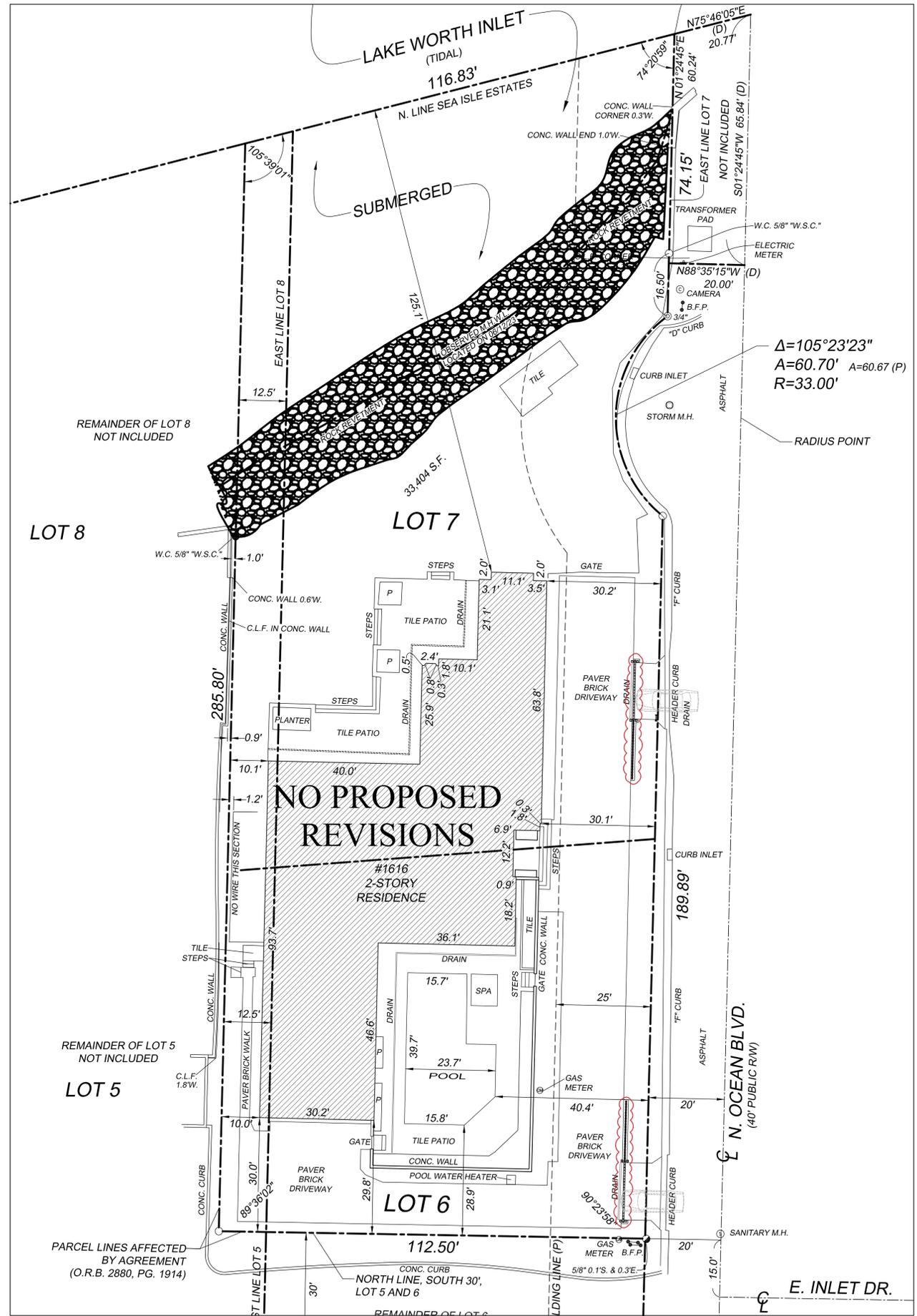
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SITE DATA

ZONING DISTRICT:	R-B
LOT AREA:	33,404 SQ. FT.
LOT COVERAGE BY BUILDING:	24,392 SQ. FT.
ALLOWABLE ONE-STORY:	10,021.20 SQ. FT. = 30.0%
ALLOWABLE TWO-STORY:	8,351.00 SQ. FT. = 25.0%
EXISTING TOTAL:	5,908.93 SQ. FT. = 17.7%
PROPOSED TOTAL (NO CHANGE):	5,908.93 SQ. FT. = 17.7%

LANDSCAPE/HARDSCAPE DATA

LANDSCAPED OPEN SPACE:	
MIN. REQ. OPEN SPACE:	12,196 SQ. FT. = 50.0%
EXISTING:	8,948.83 SQ. FT. = 36.7%
PROPOSED:	8,948.83 SQ. FT. = 36.7%
FRONT YARD REQ. LANDSCAPE:	2,867.62 SQ. FT. = 45.0%
EXISTING:	3,111.56 SQ. FT. = 48.8%
PROPOSED:	3,111.56 SQ. FT. = 48.8%

CUBIC CONTENT RATIO CALCULATION:

LOT AREA:	24,392 SQ. FT.
ALLOWABLE: CCR = 3.5 + [(60,000-24,392) / 50,000] x 0.5 = 3.86 x 24,392 =	94,057.50 CU. FT.
PROPOSED:	43,932.56 CU. FT.
TWO-STORY HOUSE (1,949.57 S.F. X 21.50' HEIGHT)	41,915.75 CU. FT.
ONE-STORY HOUSE (3,624.96 S.F. X 11.00' HEIGHT)	39,874.56 CU. FT.
	81,790.31 CU. FT.
LESS LOGGIAS (5% MAX ALLOWABLE)	1,219.60 CU. FT.
TOTAL CUBIC CONTENT:	81,790.31 CU. FT.
	1,219.60 CU. FT.
	80,570.71 CU. FT.
CUBIC CONTENT RATIO (CUBIC CONTENT/LOT AREA)	80,570.71 CU. FT. / 24,392 SQ. FT. = 3.303

REFERENCE SITE PLAN
 SCALE: 1/8"=1'-0"

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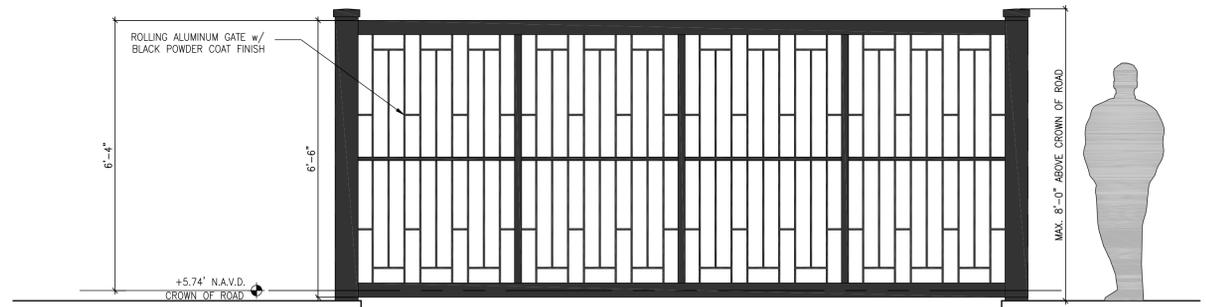
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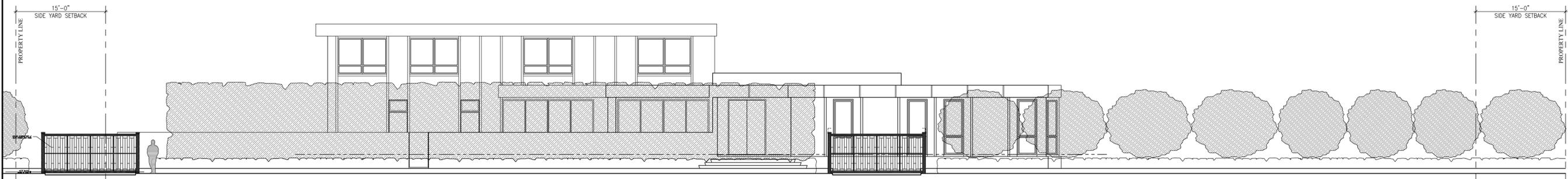
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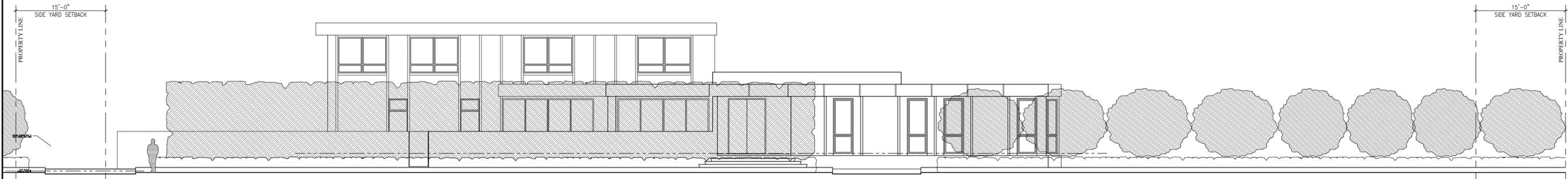
A-3.00



3 ELEVATION - PROPOSED GATE
 A-3.00 SCALE: 1/2" = 1'-0"



2 REFERENCE ELEVATION - EAST PROPOSED
 A-3.00 SCALE: 1/8" = 1'-0"



1 REFERENCE ELEVATION - EAST EXISTING
 A-3.00 SCALE: 1/8" = 1'-0"

ARC-23-164 ZON-24-010

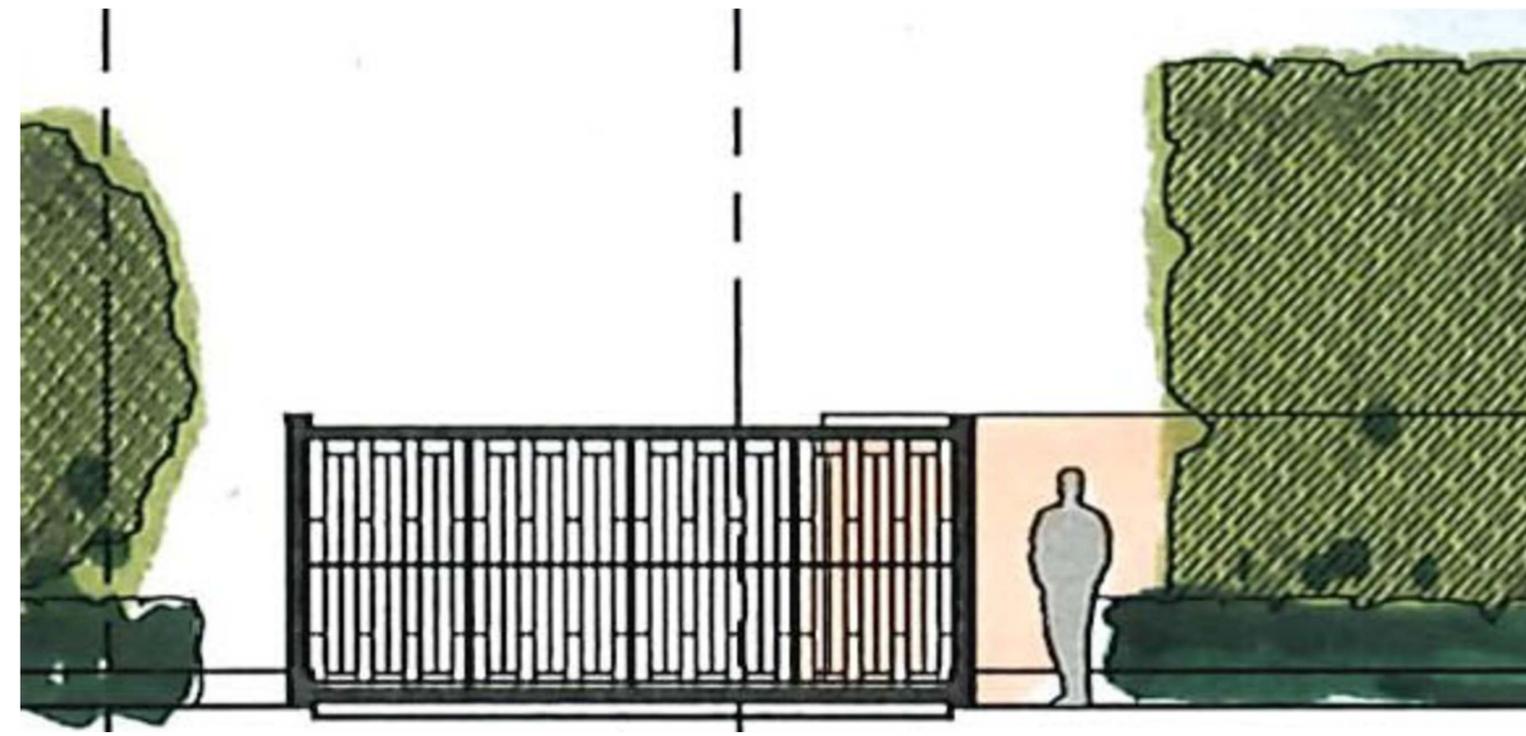


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 SHEET:
A-3.10



2 ENLARGED PROPOSED RENDERING - GATE
 A-3.10 SCALE: NOT TO SCALE



1 PROPOSED RENDERING - EAST
 A-3.10 SCALE: NOT TO SCALE

ARC-23-164 ZON-24-010