

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

RECEIVED

By yfigueroa at 11:44 am, Nov 09, 2023

S·M

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.  
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.  
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FLORIDA AAC

NO. 001285

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PRESENTATION SET 2023-11-09

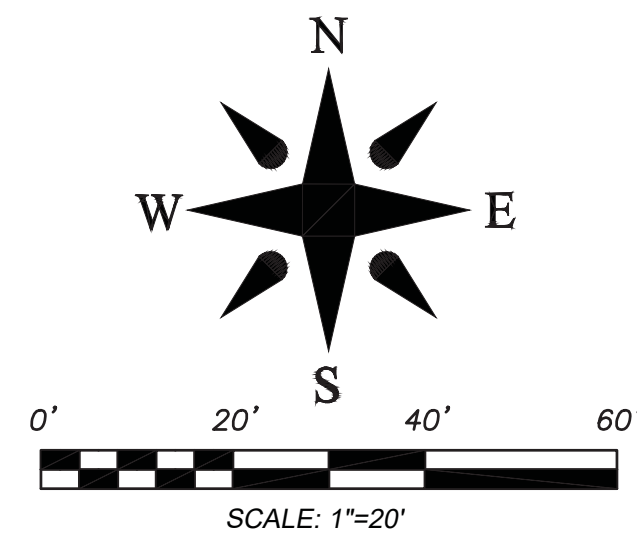
NO: 23028  
DWG. BY: AJL  
SHEET:

A-1.00

ARC-23-164 ZON-24-010



= ARC LENGTH  
A/C = AIR CONDITIONING  
A.E. = ACCESS EASEMENT  
A.K.A. = ALSO KNOWN AS  
ASPH. = ASPHALT  
B.F.P. = BACKFLOW PREVENTOR  
BLDG. = 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  
CLR. = 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  
EL. = 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  
FND. = FOUND  
F.O.C. = FACE OF CURB  
I.D. = INSIDE DIAMETER  
INV. = INVERT  
I.T.W.C.D. = INTERIOR 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  
P.G. = 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.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  
STRY. = 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  
[E] = ELECTRIC BOX  
[G] = GAS METER  
(S) = SANITARY MANHOLE



*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 **Plot 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.

1. 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.
2. 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.
3. Description furnished by client or client's agent.
4. 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.
5. 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.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. 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.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. 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.
11. 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.
12. 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.
13. 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.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

**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**

99

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



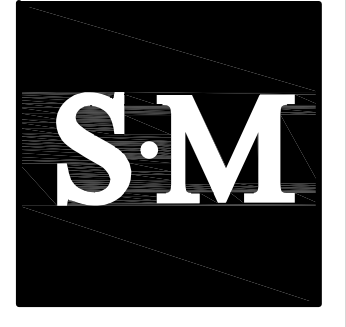
REVISIONS:			
<h2 style="margin: 0;">Boundary Survey For:</h2>  <h1 style="margin: 0;">JOAN K. EIGEN</h1>			
<div style="display: flex; justify-content: space-around; align-items: center;">  <div style="text-align: center;"> <h2 style="margin: 0;">WALLACE SURVEYING</h2> <p style="margin: 0; font-size: small;">CORP., LICENSED BUSINESS # 43669 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551</p> </div> </div>			
FIELD:	J.D.	JOB No.: 23-1192.1	F.B. PB347 PG. 56
OFFICE:	S.W.	DATE: 05/16/23	DWG. No.: 23-1192
C.K.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



PROPOSED DRIVEWAY GATES  
1616 NORTH OCEAN BLVD.  
PALM BEACH, FLORIDA  
**SMITH AND MOORE ARCHITECTS, INC.**  
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •  
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FLORIDA AAC  
NO. 001285

HAROLD J. SMITH  
REGISTERED ARCHITECT #742  
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: AJL  
SHEET:

A-1.01

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)

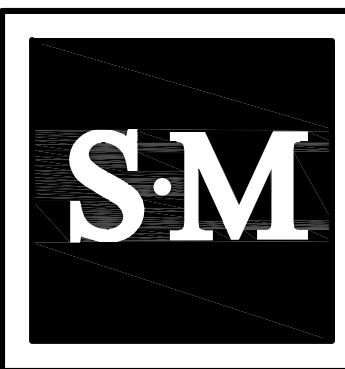
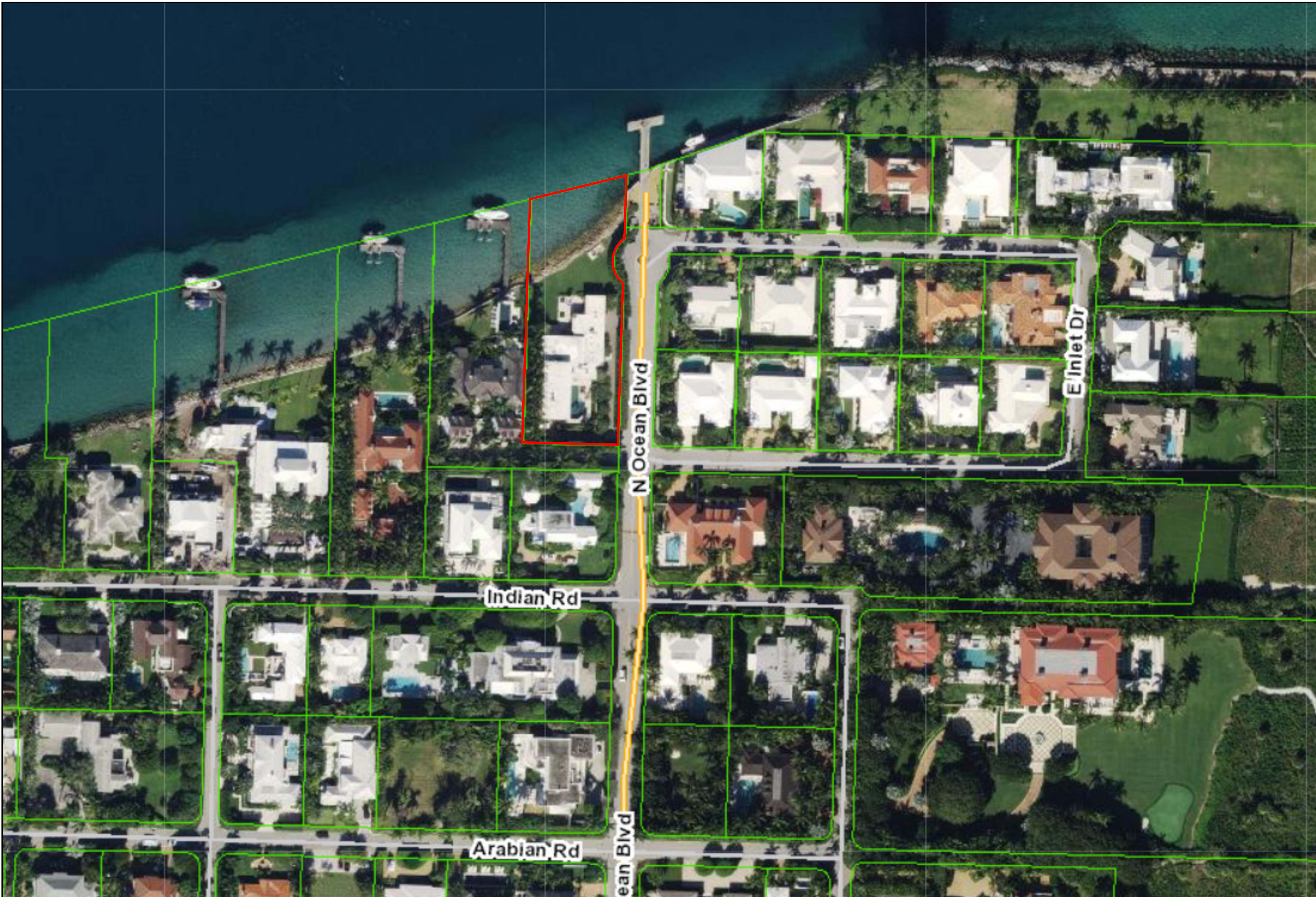
\* \* \* Provide Native plant species info per category as required  
by Ord. 003-2023 on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C If value is not changing.

ARC-23-164 ZON-24-010





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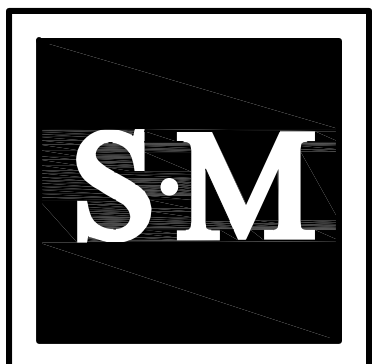
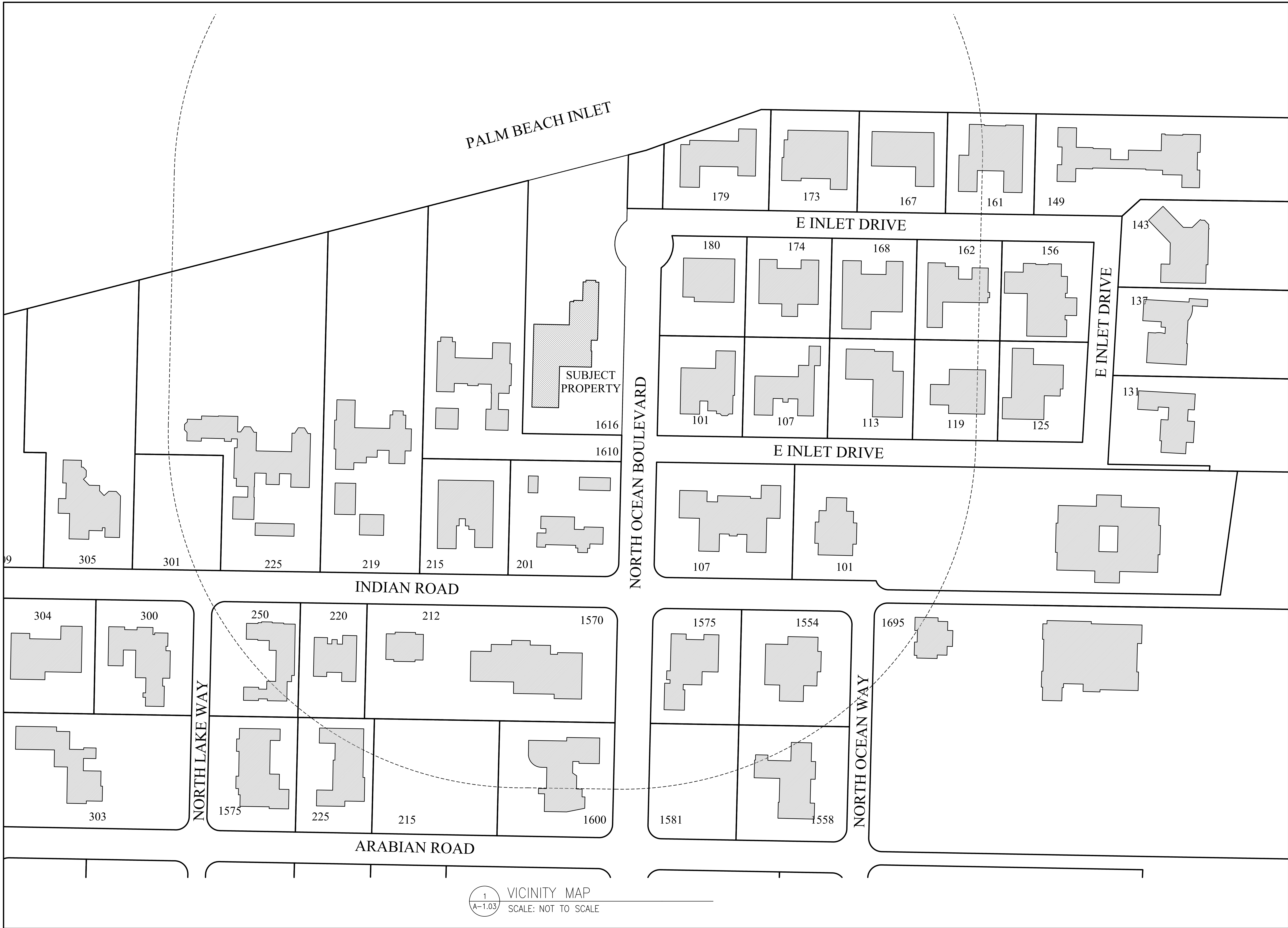
PRESENTATION SET 2023-11-09

NO: 23028  
DWG. BY: AJL  
SHEET:  
**A-1.02**

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

ARC-23-164 ZON-24-010





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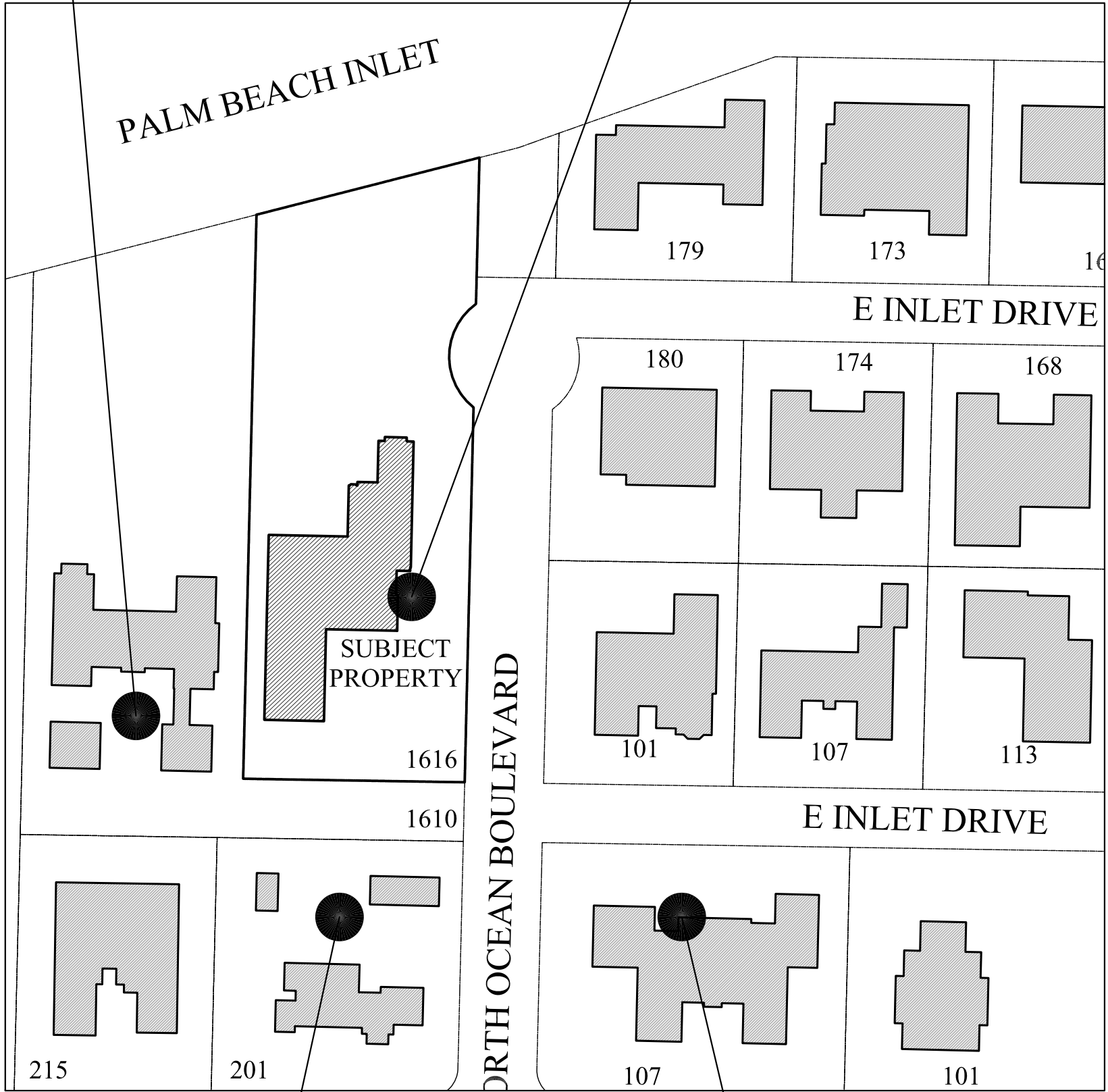
1610 NORTH OCEAN BLVD.



1616 NORTH OCEAN BLVD. (SUBJECT PROPERTY)



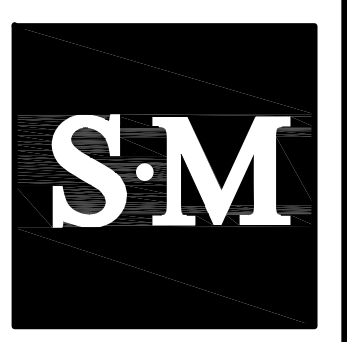
201 INDIAN ROAD



KEY MAP  
NOT TO SCALE



107 INDIAN ROAD



PROPOSED DRIVEWAY GATES

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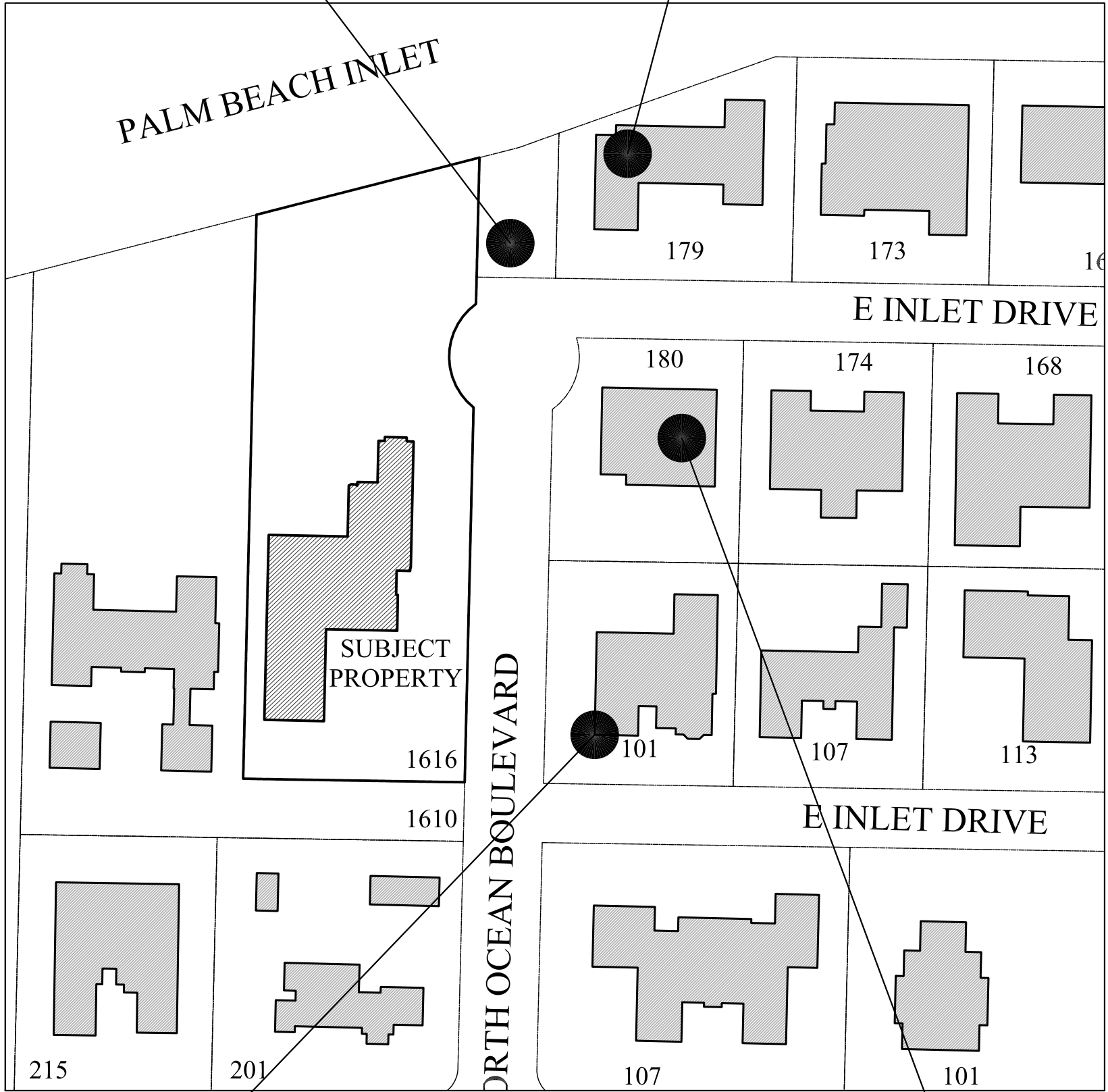




NORTH END OF NORTH OCEAN BLVD.



101 EAST INLET DRIVE



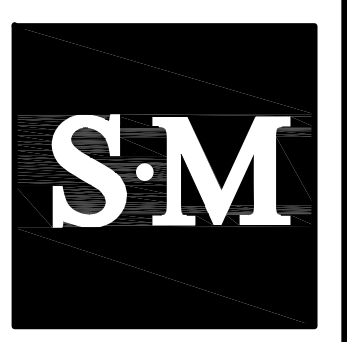
KEY MAP  
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179 EAST INLET DRIVE



180 EAST INLET DRIVE



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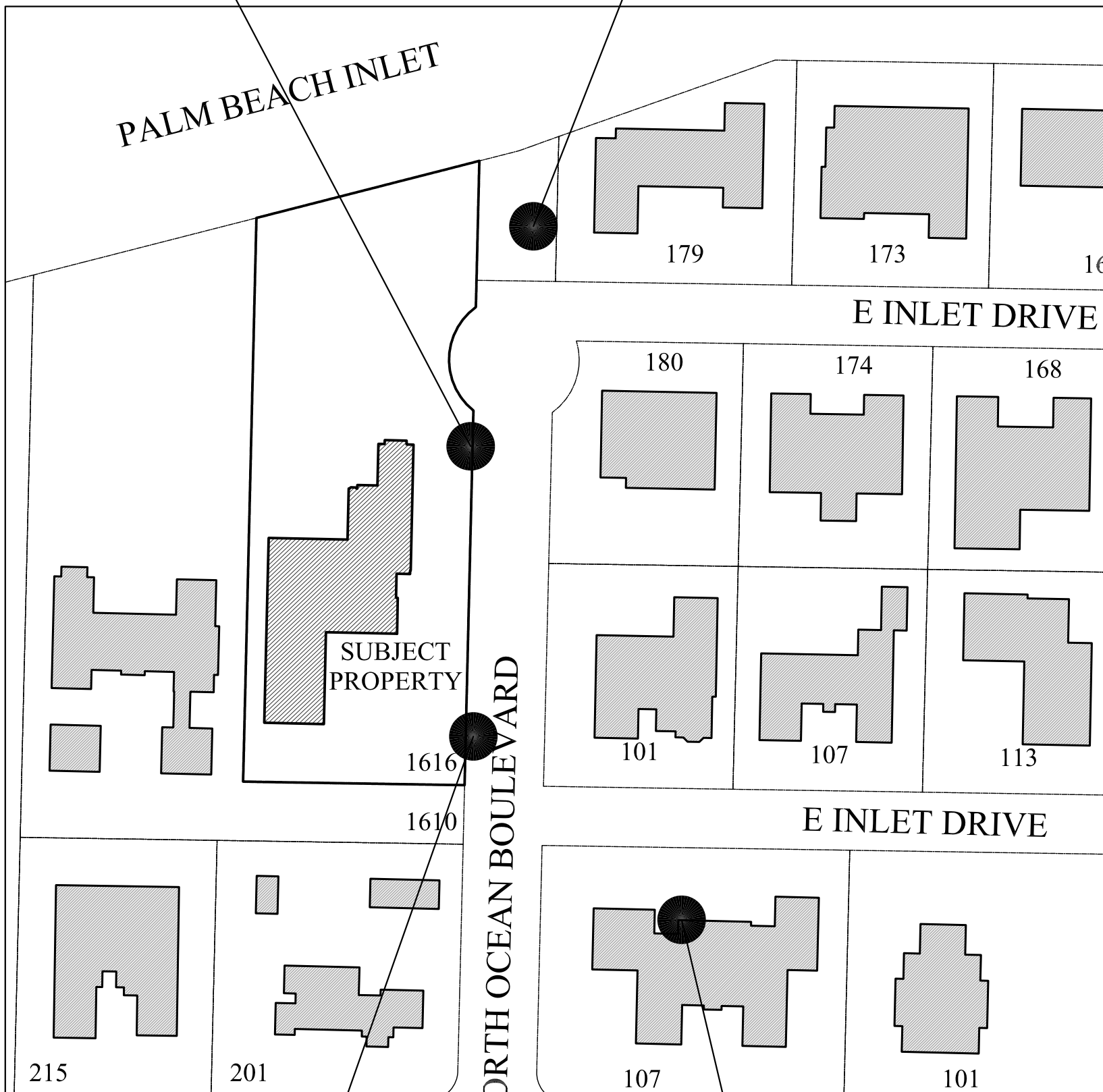




SUBJECT PROPERTY NORTH ENTRY



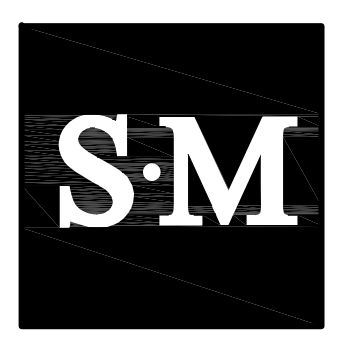
SUBJECT PROPERTY SOUTH ENTRY



NORTH OCEAN BLVD. VIEW TO SOUTH



NORTH OCEAN BLVD. VIEW TO NORTH



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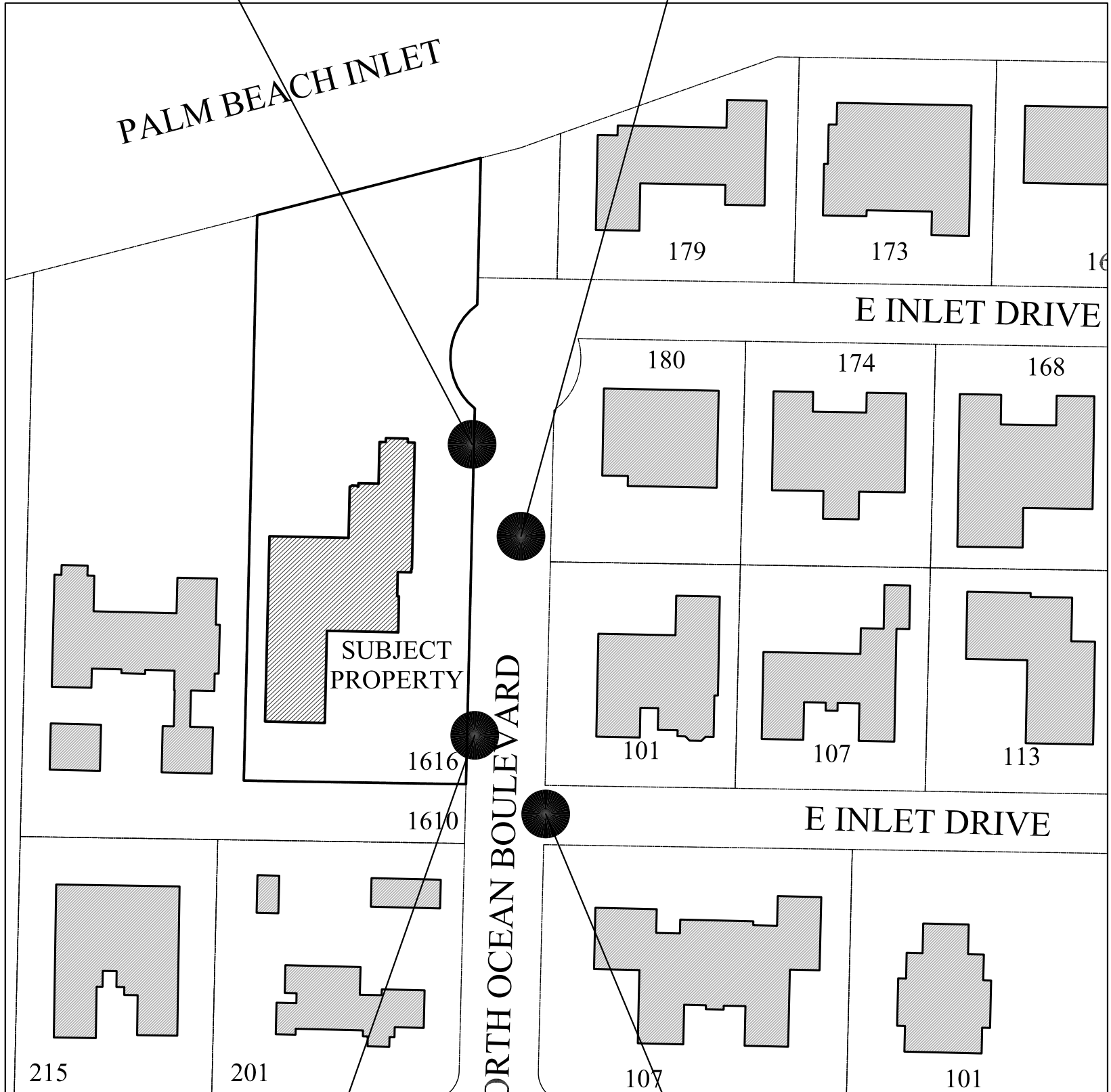




SUBJECT PROPERTY - NORTH DRIVEWAY



SUBJECT PROPERTY - SOUTH DRIVEWAY



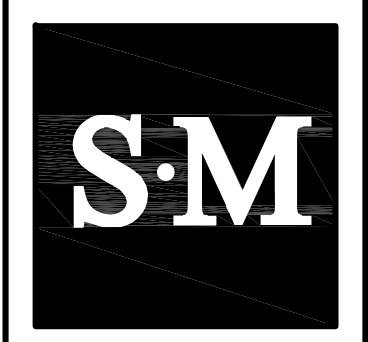
KEY MAP  
NOT TO SCALE



NORTH END OF NORTH OCEAN BLVD.



SUBJECT PROPERTY - VIEW TO NORTHWEST



PROPOSED DRIVEWAY GATES

1616 NORTH OCEAN BLVD.  
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.  
• 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:

A-1.07

ARC-23-164 ZON-24-010





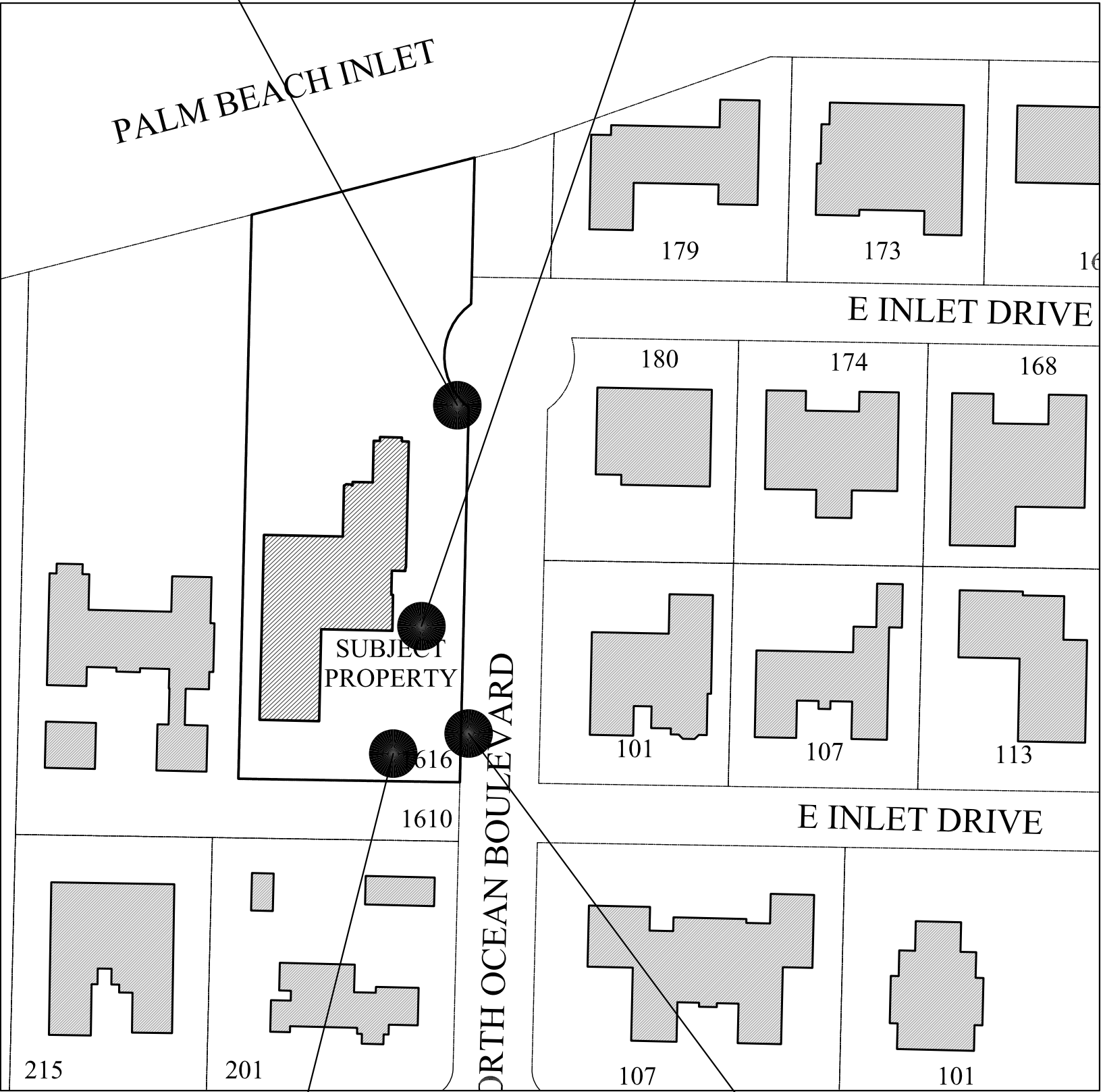
VIEW TO NORTH FROM NORTH DRIVEWAY



SUBJECT PROPERTY GUEST DRIVE VIEW TO NORTH



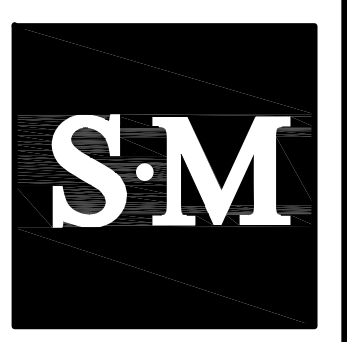
SUBJECT PROPERTY - OWNER'S DRIVE VIEW TO WEST



KEY MAP  
NOT TO SCALE



VIEW TO NORTH FROM SOUTH DRIVEWAY



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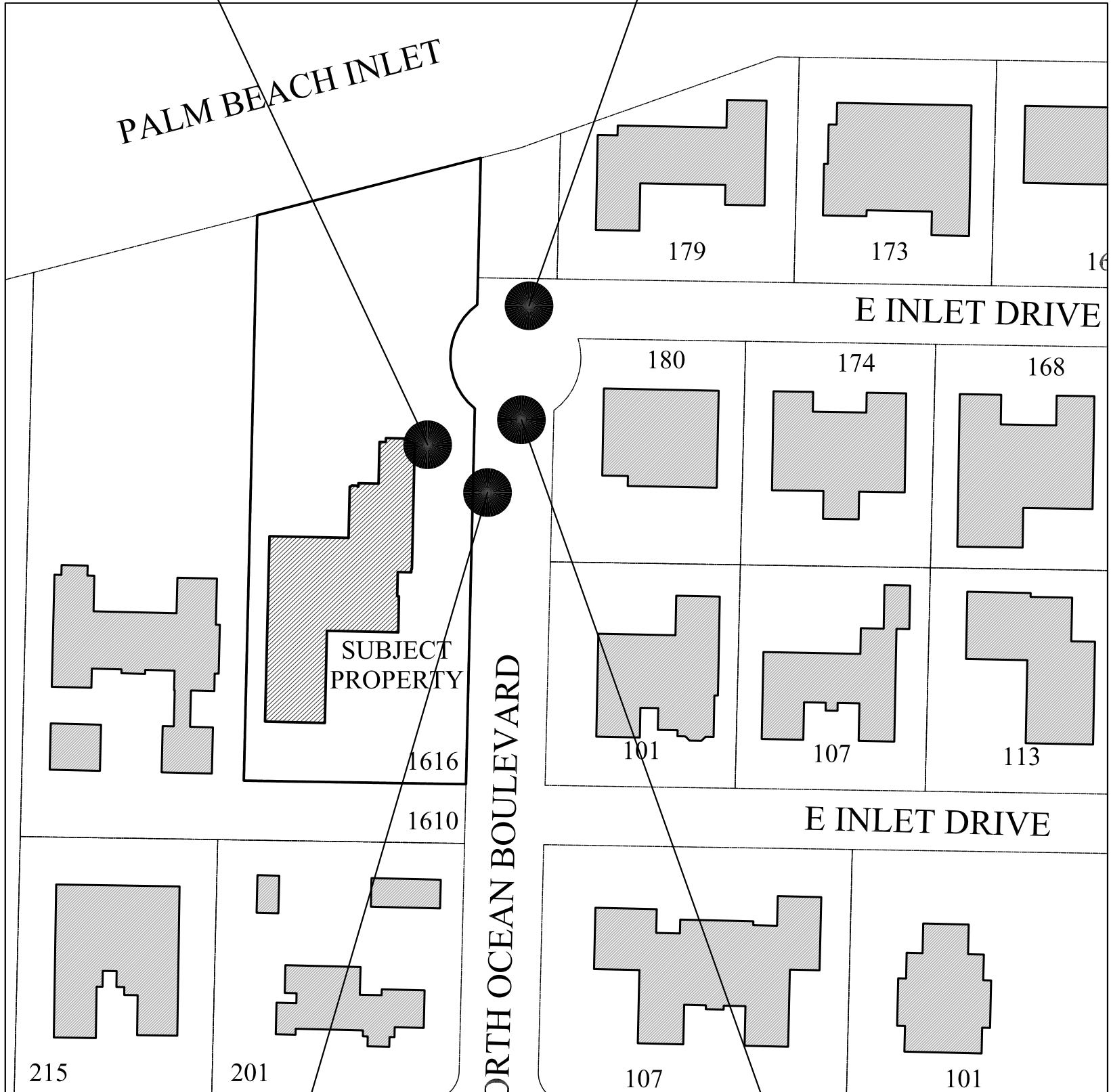




PEDESTRIAN GATE TO NORTH LAWN/WATERFRONT



NORTH ENTRY - VIEW TO NORTHWEST



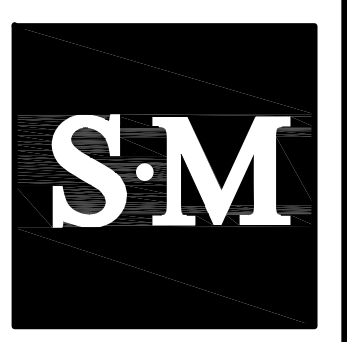
KEY MAP  
NOT TO SCALE



ENTRY TO ANNIE'S DOCK



ROUNDBOUT AT ANNIE'S DOCK



PROPOSED DRIVEWAY GATES

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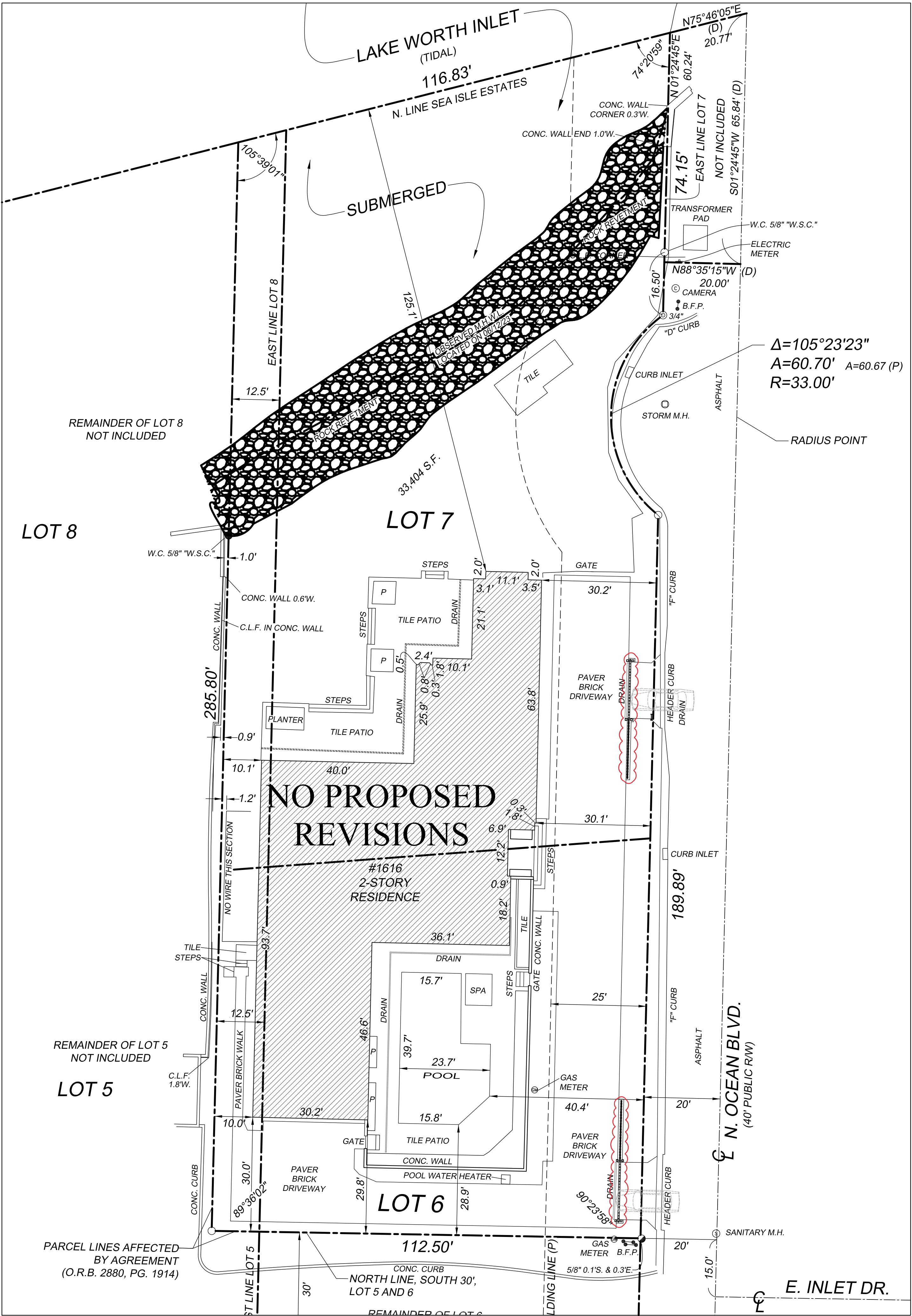
ARC-23-164 ZON-24-010



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 LOGGAS (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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SHEET:

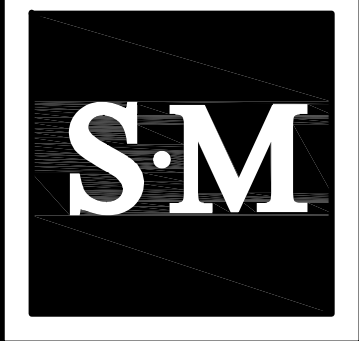
A-1.10

ARC-23-164 ZON-24-010









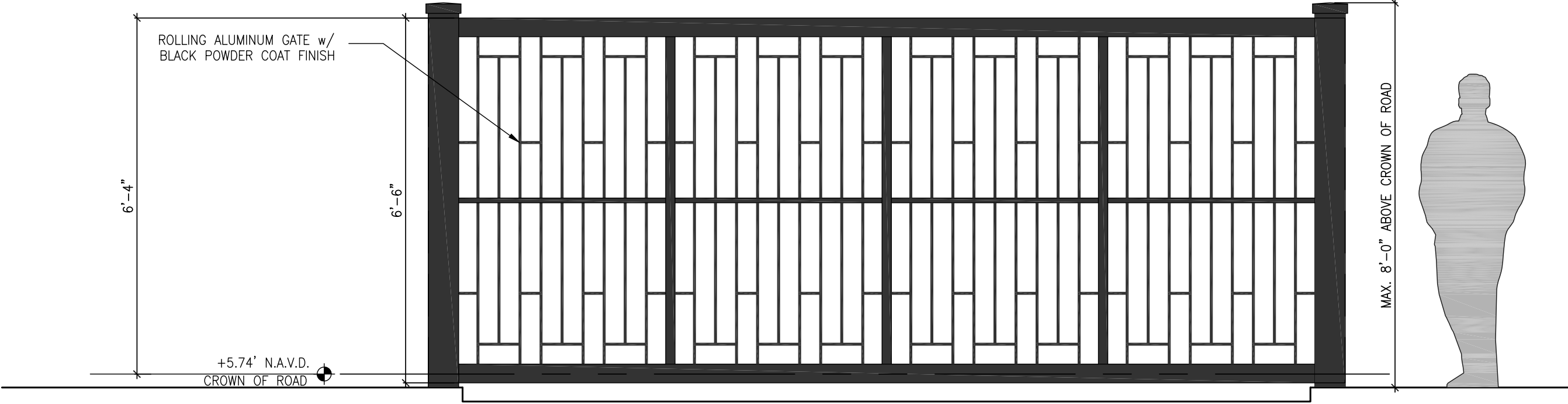
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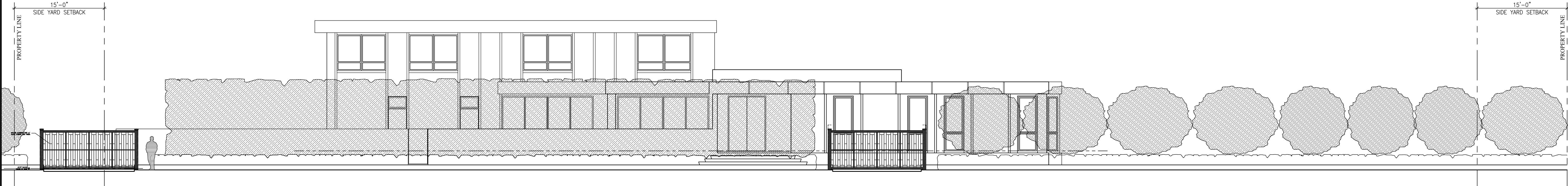
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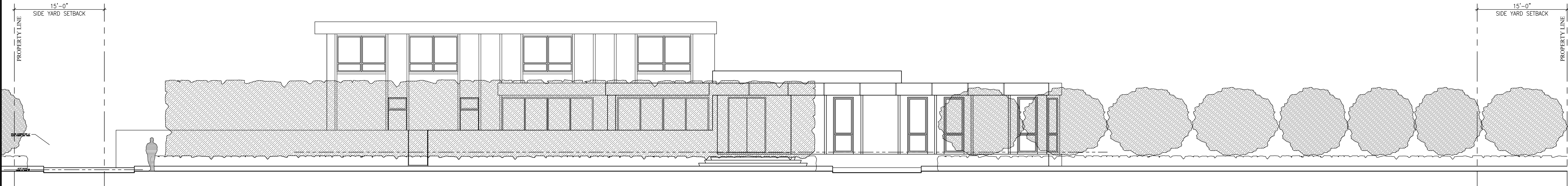
NO: 23028  
DWG. BY: AJL  
SHEET:  
**A-3.00**



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



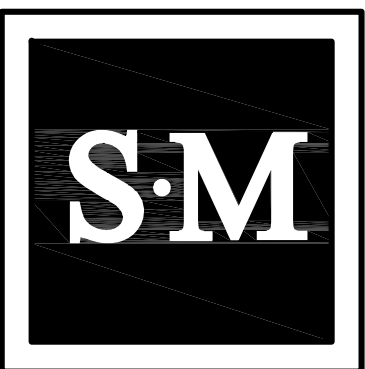
2 REFERENCE ELEVATION — EAST PROPOSED  
A-3.00 SCALE: 1/8" = 1'-0"



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

ARC-23-164 ZON-24-010





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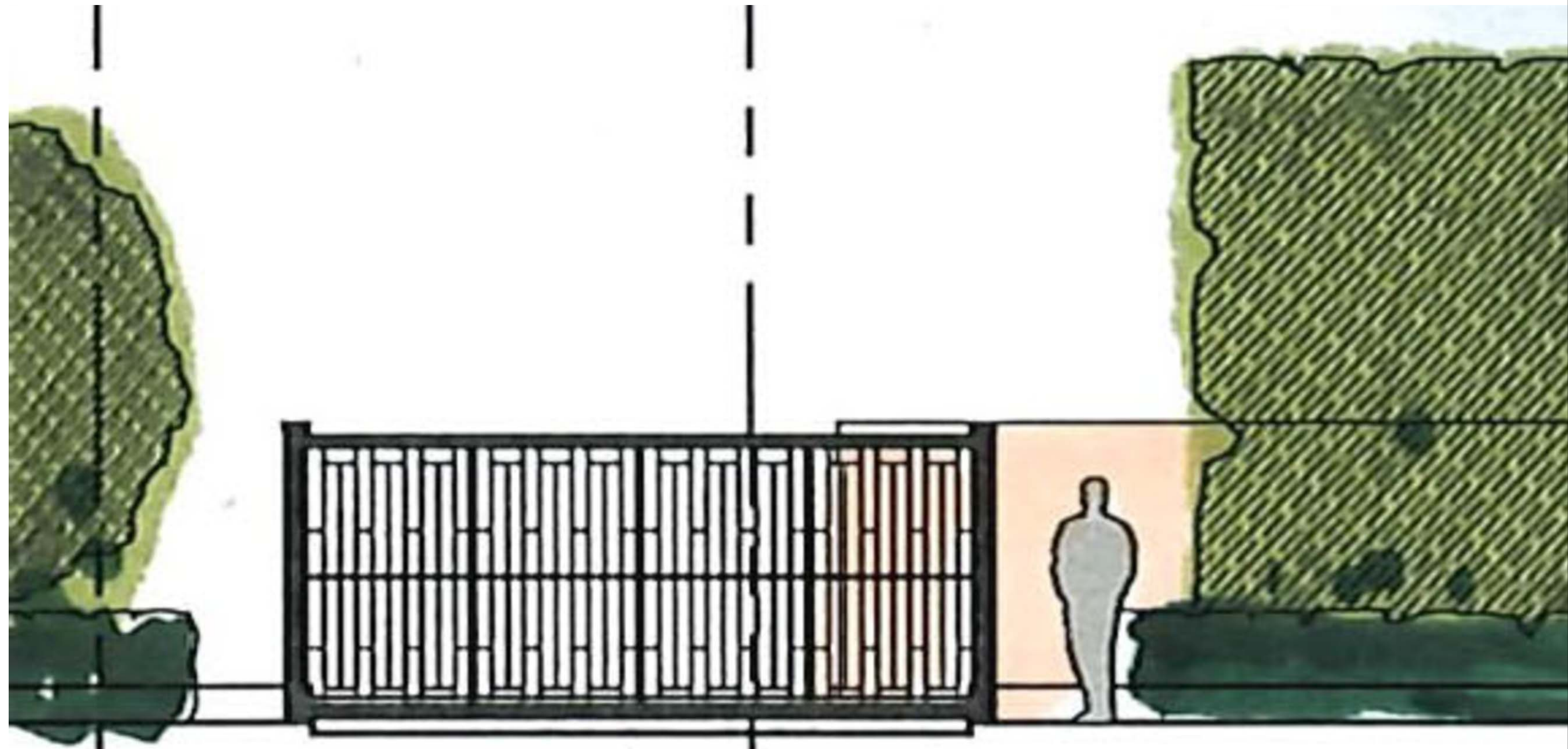
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DWG. BY: AJL  
SHEET:

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