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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

BESIKOF RESIDENCE
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480
NEW CONSTRUCTION

ARCOM
ARC-23-167
ZON-24-009
DECEMBER 15, 2023

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

PROJECT DESCRIPTION

New construction of a 4,473.50 sq.ft. Mediterranean style two story single family home. Landscape and hardscape to be included.

Special Exception: Section 134-893(c): Special Exception with Site Plan Review to allow the construction of a new 4,430 sq. ft. Mediterranean style two story single family home (with new landscape and hardscape) on a lot that is 75 feet wide in lieu of the 100 foot width minimum required and a lot area of 9,187.5 sq. ft. in lieu of the 10,000 sq. feet required in the R-B Zoning District.

Variance 1: 134-2179(b)(2): Variance to allow the new residence to be constructed without a 2 car garage

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By yfigueroa at 2:26 pm, Nov 09, 2023

PRE-APP SUBMITTAL
09-18-23
FIRST SUBMITTAL
10-05-23
SECOND SUBMITTAL
10-23-23
NTP - DROPOFF
10-12-23

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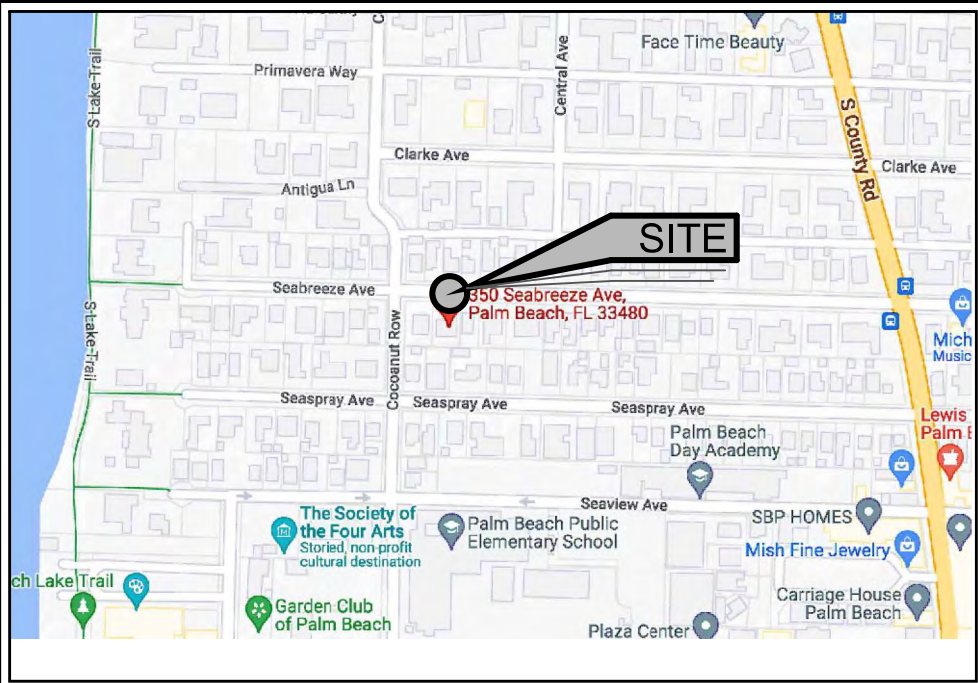
CONSULTANT:

PROPOSED RESIDENCE FOR:
MR. & MRS. BESIKOF
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

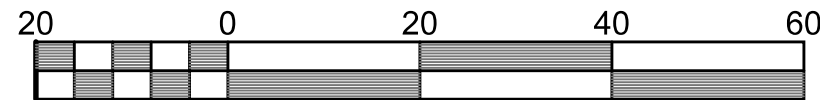
A.A. #001345
A.R. #10,181

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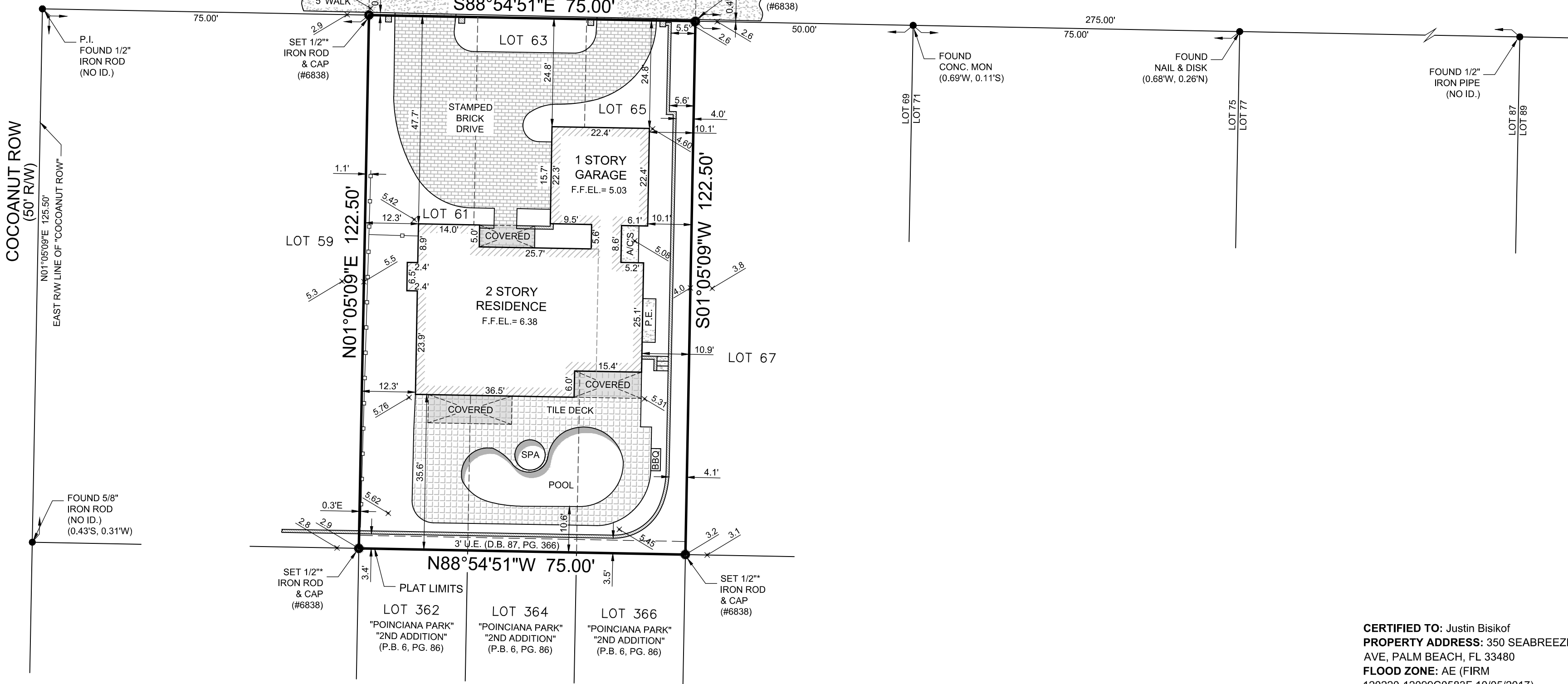
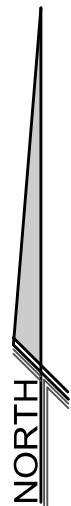
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ISSUE 11-09-23
DATE:
JOB #: ARC-23-167
ZON-24-009



LOCATION MAP N.T.S.



Scale 1" = 20'



SURVEY NOTES:

- Lands shown hereon reflect all pertinent easements and/or rights of way contained in Old Republic National Title Insurance Company, Commitment for Title Insurance; Commitment Number: 1458341; Commitment Date: October 4, 2023 at 11:00 PM; See "Notes on Schedule B2 Title Exceptions".
- Area of subject property = 9,188 square feet (0.2109 acres).
- Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
 - $\frac{00.00}{\times}$ = existing elevation (NAVD 88 typical).
- No underground improvements located.
- Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
- This firm's "Certificate of Authorization" number is "LB 6838".

NOTES ON SCHEDULE B2 TITLE EXCEPTIONS:

- Standard exceptions. Not plottable.**
- All matters contained on the Plat of Poinciana Park, as recorded in Plat Book 6, Page 1, Public Records of Palm Beach County, Florida. **Affects the subject property. All pertinent items are plotted hereon.**
- Easements contained in instruments recorded in Deed Book 87, Page 366, and Deed Book 131, Page 29, Public Records of Palm Beach County, Florida. **Deed Book 87, Page 366 affects the subject property. 3' utility easement over the south 3 feet of the subject property is plotted hereon. Also this document calls for a front residence setback of 27.5 feet (verify with the Town of Palm Beach. Deed book 131, Page 29 is very difficult to read; however, it does not appear to have any direct affect on the subject property.**

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= PAVER BRICK FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		= WOOD POWER POLE
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING	— x —	= CHAIN LINK FENCE		= WATER METER
U.E.	= UTILITY EASEMENT	N.S.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	— o —	= WOOD FENCE		= FIRE HYDRANT
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK	— — — — —	= METAL FENCE		= CATCH BASIN
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK	— — — — —	= CENTERLINE		= SANITARY MANHOLE
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE	— — — — —	= EASEMENT		
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY	— — — — —	= COVERED		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE	— — — — —	= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE	— — — — —	= LOT TIE		

REVISIONS:

07/06/2023 Added additional elevations.
11/08/2023 add title exceptions

CERTIFIED TO: Justin Bisikof

PROPERTY ADDRESS: 350 SEABREEZE AVE, PALM BEACH, FL 33480

FLOOD ZONE: AE (FIRM 120220-12099C0583F 10/05/2017)

DESCRIPTION: Lots 61, 63 and 65, POINCIANA PARK, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as in Plat Book 6, Page 1.

BOUNDARY SURVEY

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



Digitally signed by Michael J Miller

Date: 2023.11.08

17:19:55 -05'00'

REGISTERED PROFESSIONAL SURVEYOR, FLORIDA CERTIFICATE NO. MICHAEL J. MILLER #4034

CRD, FILE Y230588

SCALE: 1" = 20'

DRAWN BY: PICARD

FIELD WK: F.U.

DATE: 05/13/2023

MILLER LAND SURVEYING

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

REF: N-38/72
N-38/74

PREV. Y230588

JOB NO'S. Y230647

JOB NO. Y231157

M - 5241 - 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



358 SEABREEZE AVE



357 SEABREEZE AVE



350 SEABREEZE AVE (SUBJECT PROPERTY)



350 SEABREEZE AVE (SUBJECT PROPERTY)



353 SEABREEZE AVE



346 SEABREEZE AVE



345 SEABREEZE AVE



353 SEABREEZE AVE



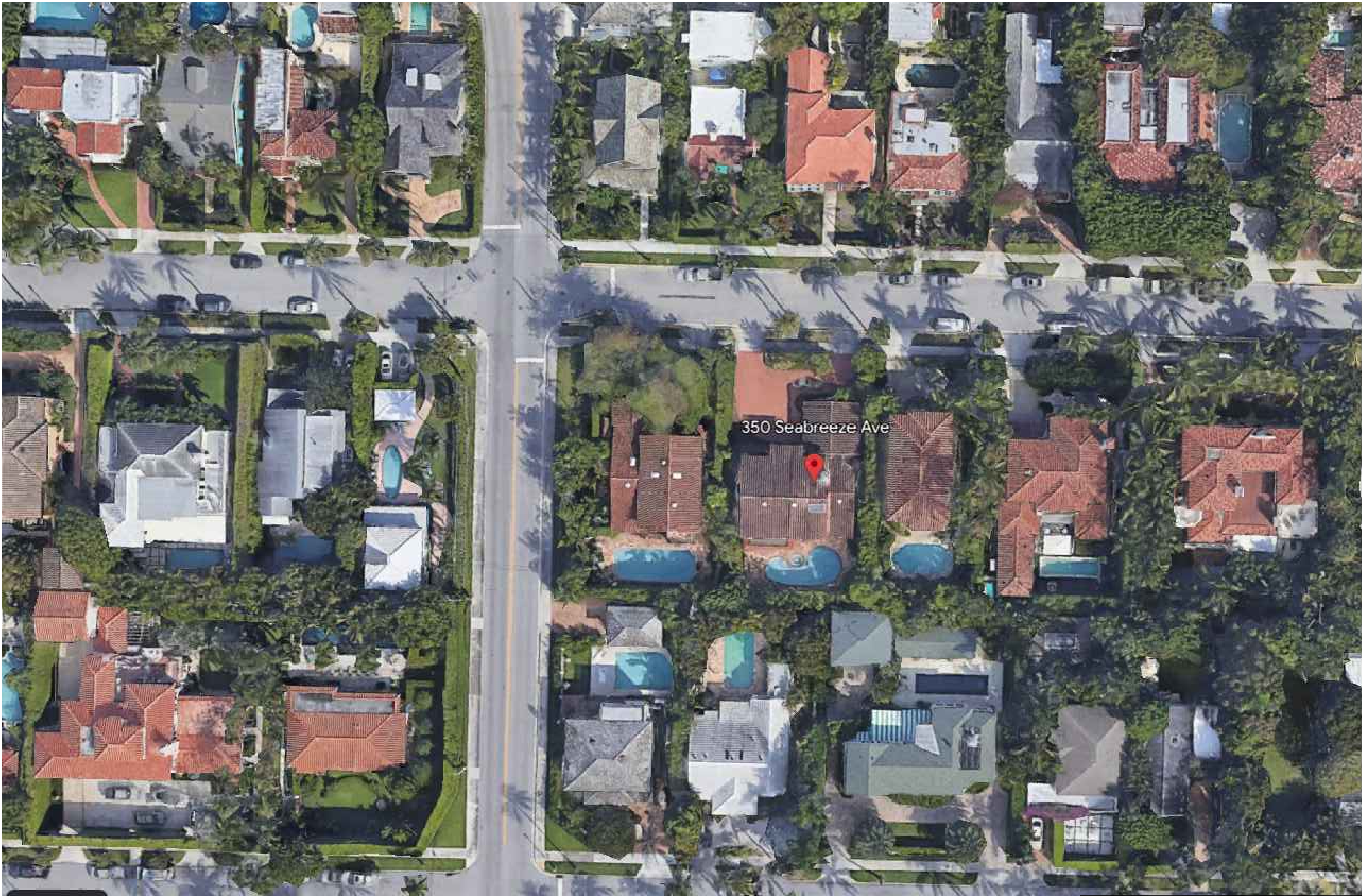
346 SEABREEZE AVE



350 SEABREEZE AVE (SUBJECT PROPERTY)



343 SEABREEZE AVE



VICINITY LOCATION MAP

SCALE: NTS



CONSULTANT:

PROPOSED RESIDENCE FOR:

MR. & MRS. BESIKOF

350 SEABREEZE AVENUE

PALM BEACH, FLORIDA 33480

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

REVISIONS:

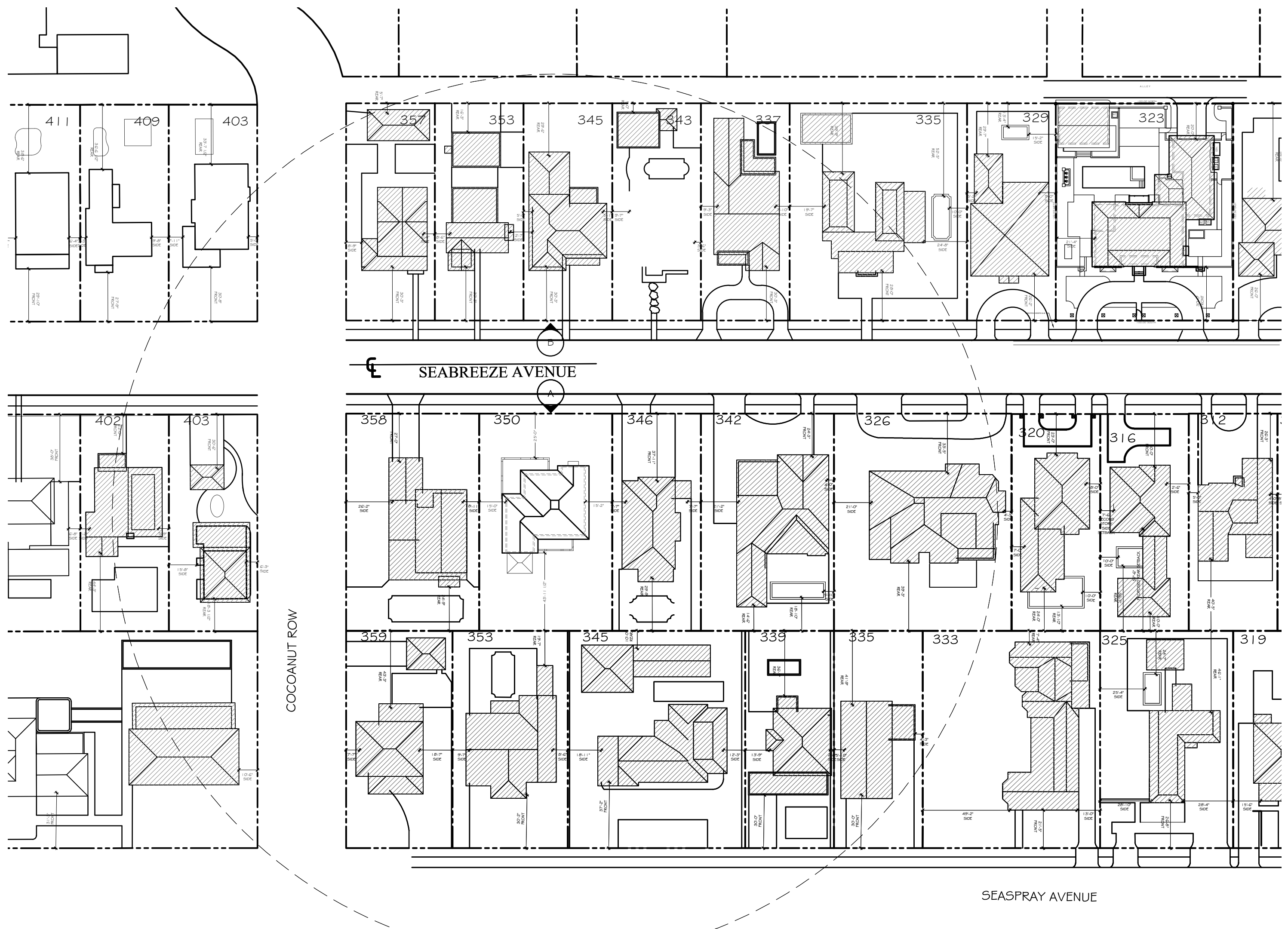
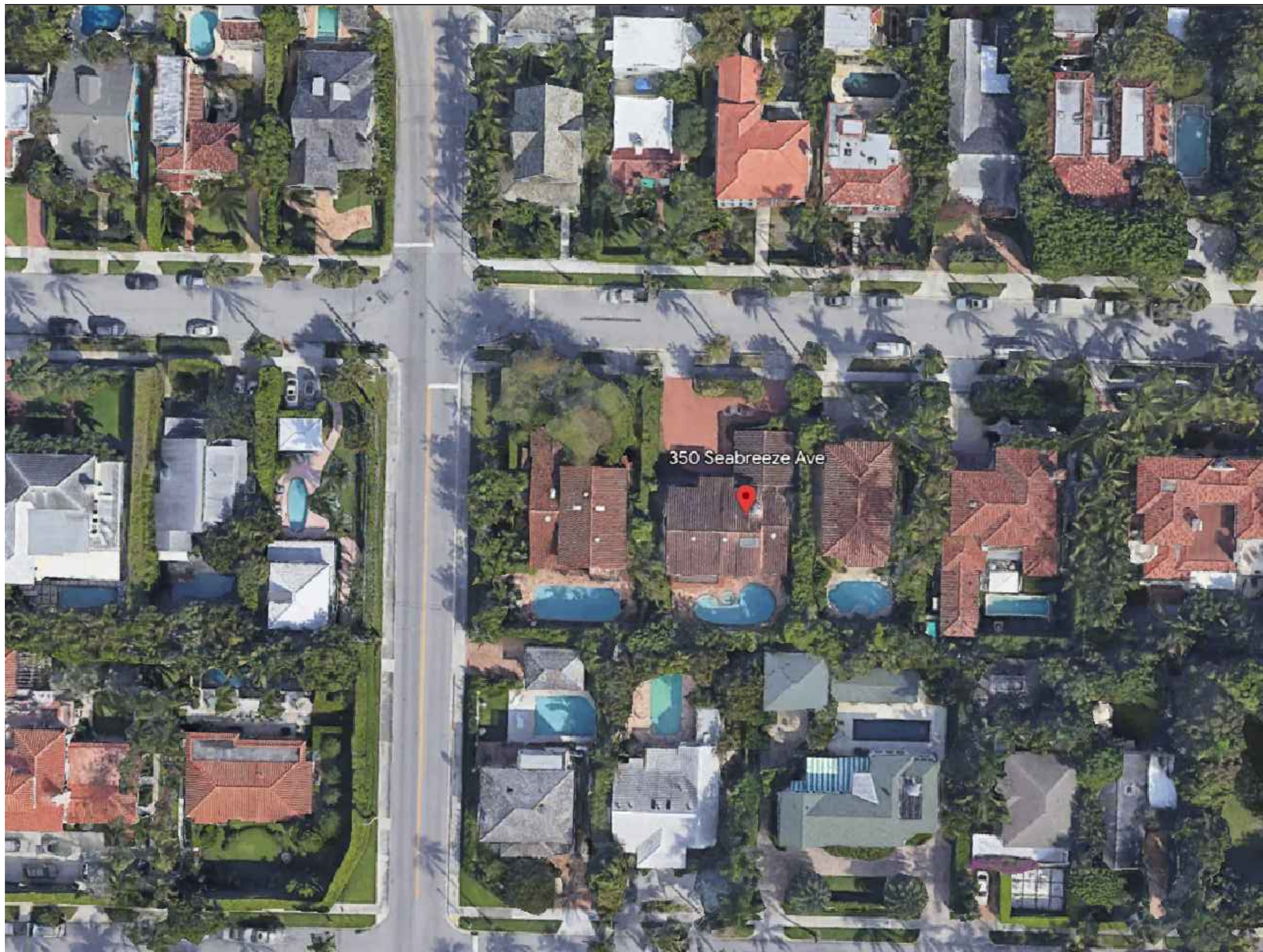
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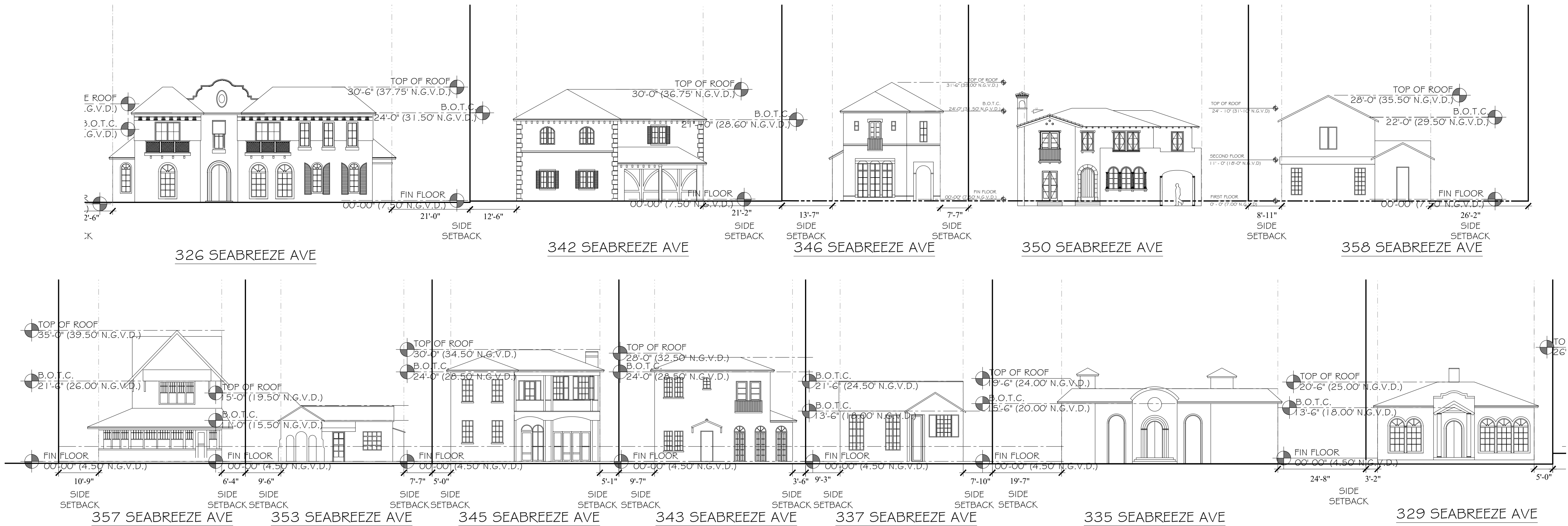
5

ISSUE DATE: 6-23-23

JOB #: ARC-23-OXX



SCALE: NTS



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

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SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-852-7828
249 PERMAN AVE. SUITE 2 PALM BEACH, FL 33480

CONSULTANT:

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PALM BEACH, FLORIDA 33480

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A.R. #10,181

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6
ISSUE DATE: 6-23-23
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CUBIC CONTENT RATIO

MAX ALLOWABLE CCR: 4.00 + [{(10,000 - 9,200) / 10,000}] = 4.08 CCR
MAX ALLOWABLE CUBIC FEET: 4.08 X 9,200 = 37,536.00 CU. FT.
MAX ALLOWABLE LOGGIA: 5% OF HOUSE CU.FT. (37,536.00 CU. FT.) = 1,876.80 CU. FT. MAX

MAIN HOME
1,755.10 SQ. FT. @ 19.50' = 34,224.53 CU. FT. (TWO STORY STRUCTURE)
128.68 SQ. FT. @ 10.50' = 1,351.29 CU. FT. (ONE STORY STRUCTURE)

LOGGIA
185.11 SQ. FT. @ 8' = 1,480.88 CU. FT. (REAR LOGGIA)
289.23 SQ. FT @ 8' = 2313.833 CU. FT. (PORT COCHERE)

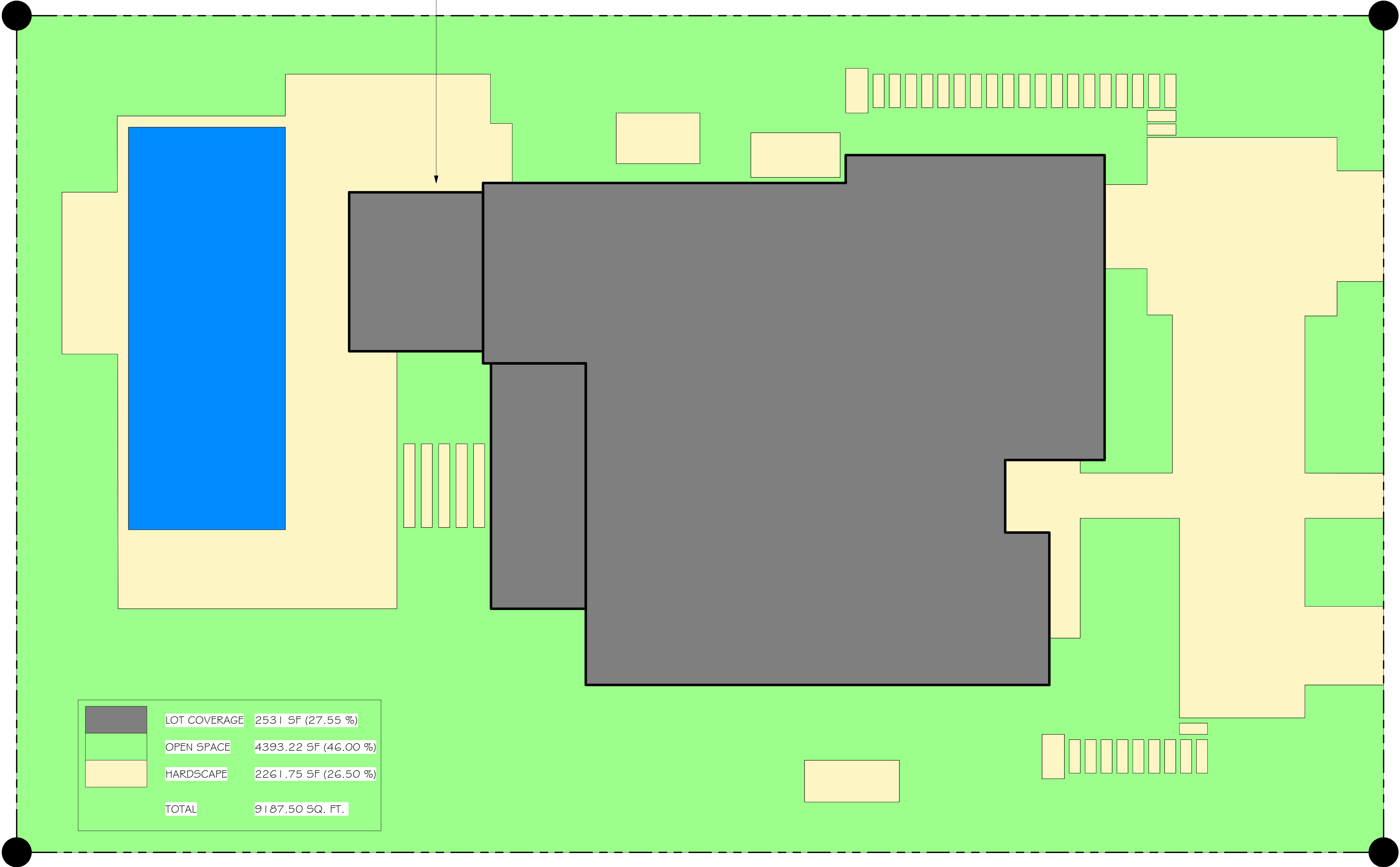
TOTAL: 39,370.53

SUBTRACT LOGGIA CREDIT (-)1,876.80 CU. FT.

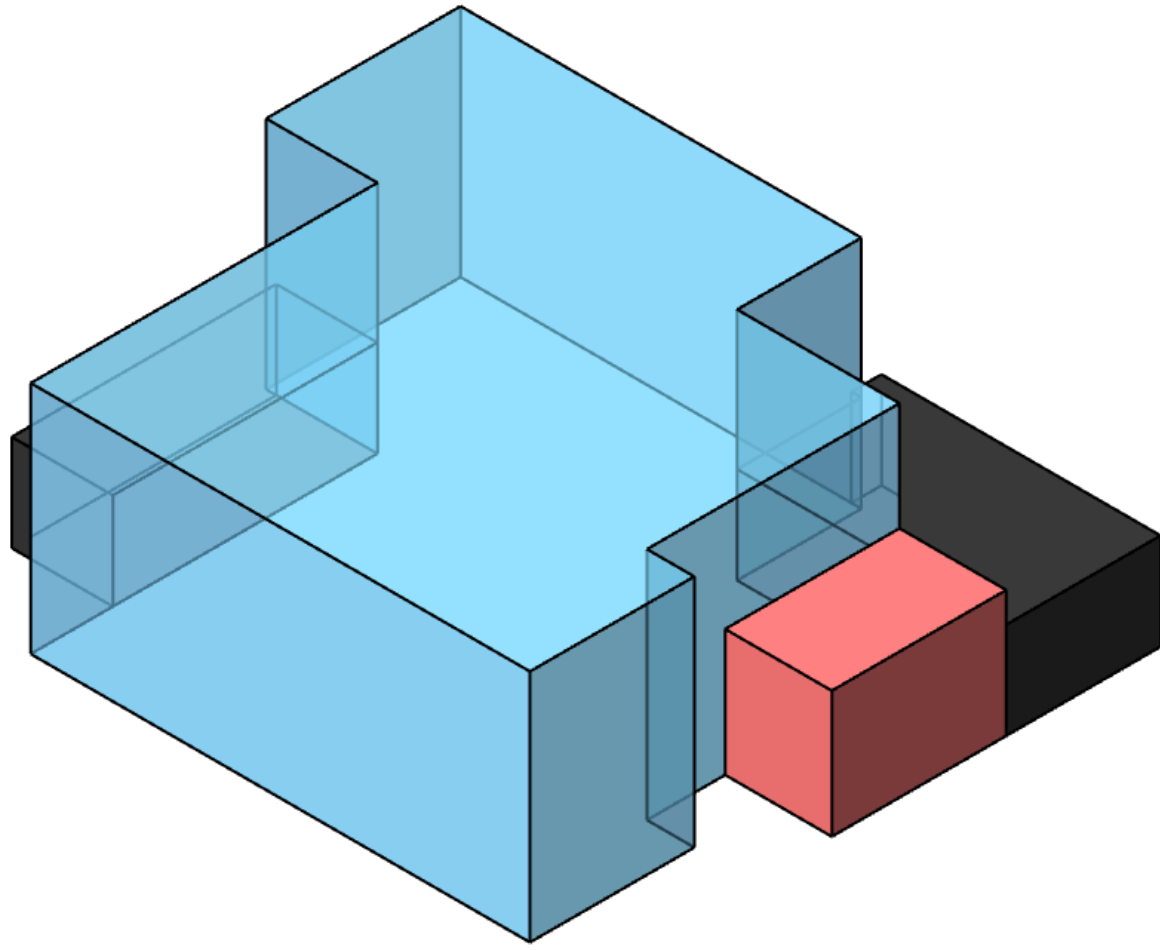
TOTAL CUBIC FEET = 37,493.73 CU. FT. / 9,187.5 SQ. FT. = 4.08 CCR

AWNING
170.00 SQ. FT. (AWNING)
3% OF SITE SQ. FT. (9,187.5 CU. FT.) = 275.625 CU. FT. MAX
275.625 SQ. FT. SITE PERCENTAGE - 170.00 SQ. FT. AWNING SQ. FT. = 105.625 SQ. FT. REMAINING

AWNING TO UTILIZE LOT COVERAGE 3% CREDIT



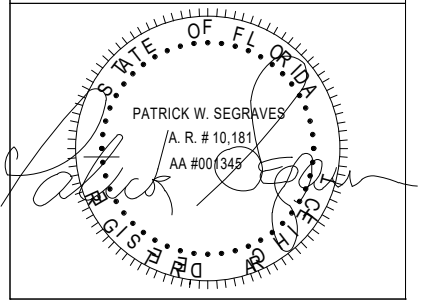
	LOT COVERAGE	2531 SF (27.55 %)
	OPEN SPACE	4393.22 SF (46.00 %)
	HARDSCAPE	2261.75 SF (26.50 %)
	TOTAL	9187.50 SQ. FT.



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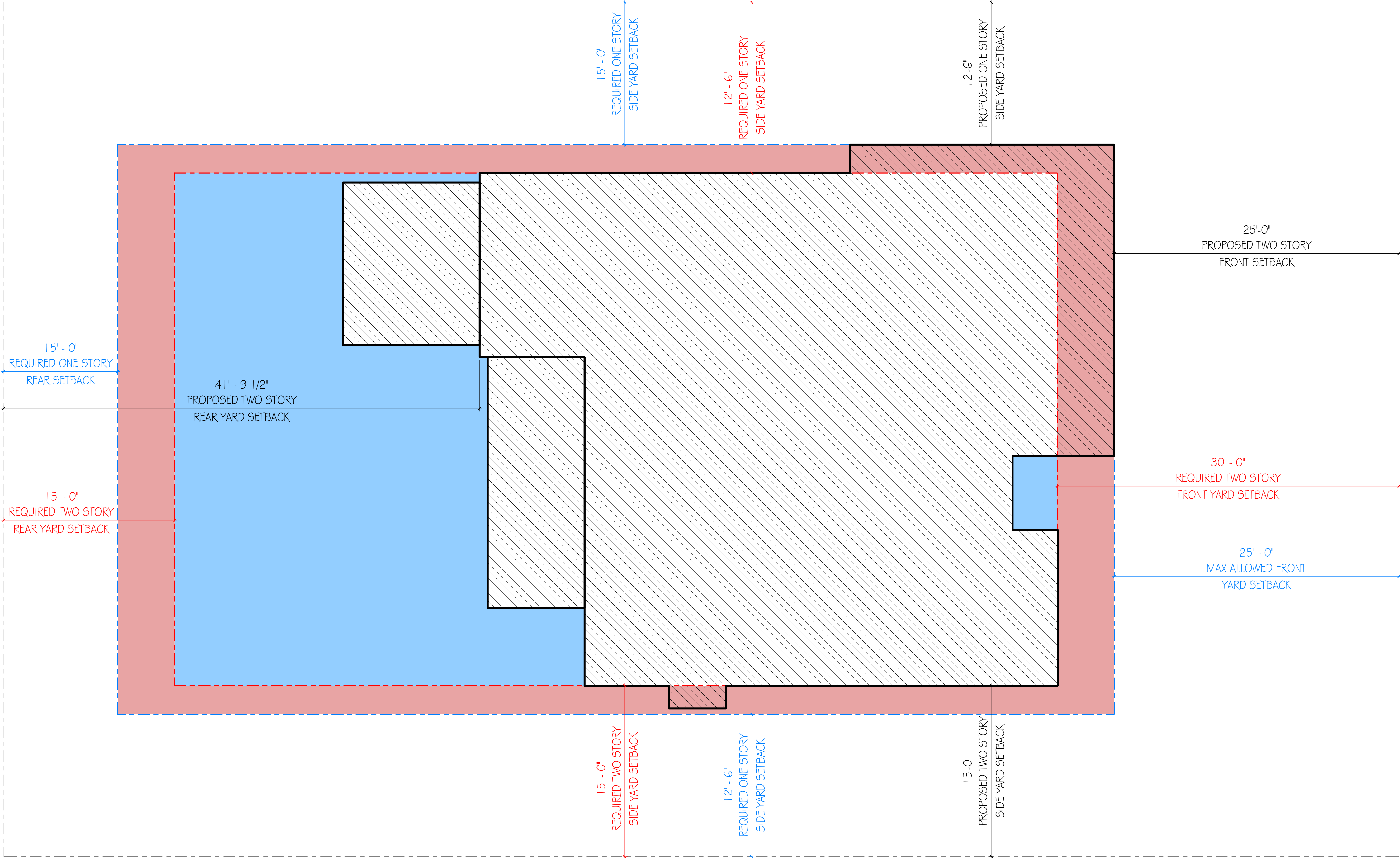
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ISSUE DATE: 10-05-23
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ZON-24-009



SEA STREETS ORDINANCE ALLOWED
SETBACK ENCROACHMENTS DIAGRAM

① 1/4" = 1'-0"

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PALM BEACH, FLORIDA 33480

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

PATRICK W. BERNIERI
A.R. #10,181
A.A. #001345

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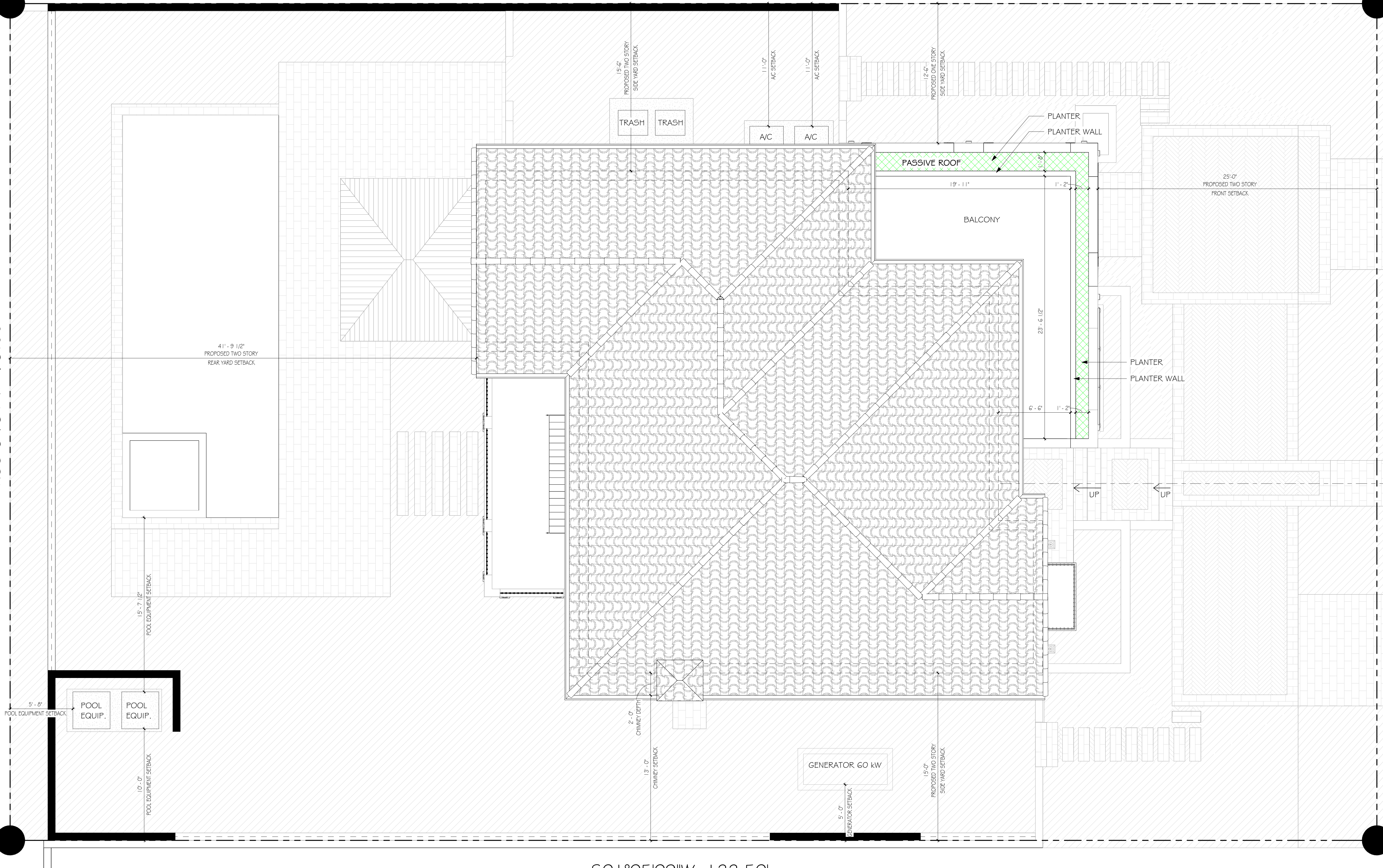
ISSUE DATE: 10-05-23
JOB #ARC-23-167
ZON-24-009

N88°54'51"W 75.00'

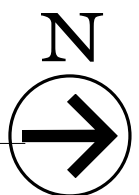
N01°05'09"E 122.50'

S01°05'09"W 122.50'

S88°54'51"E 75.00'



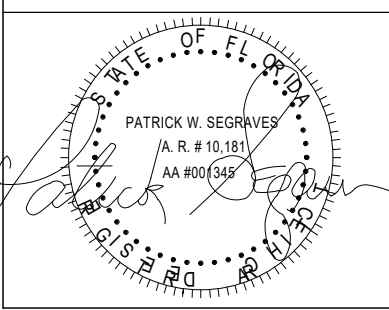
Site Plan
1/4" = 1'-0"



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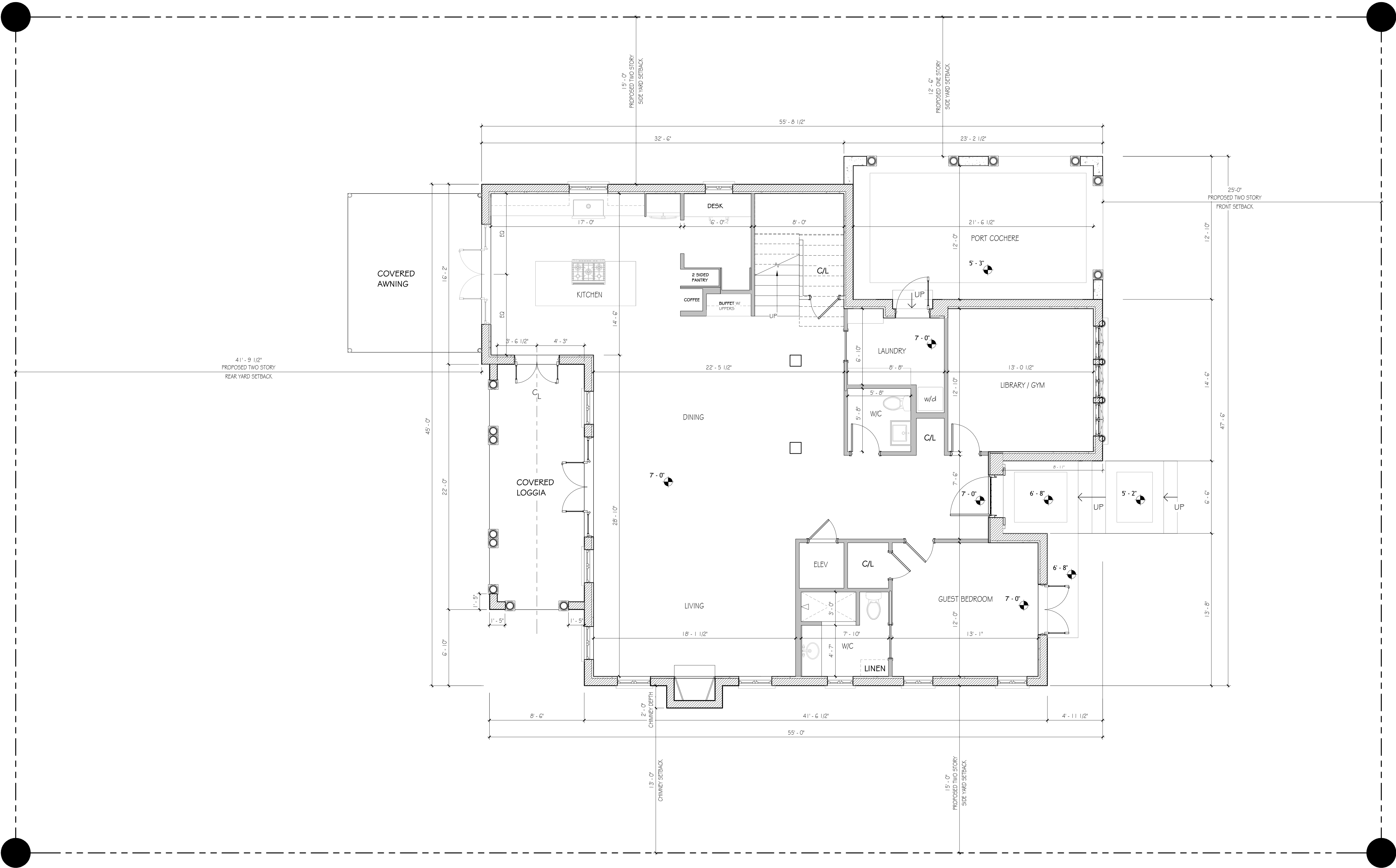
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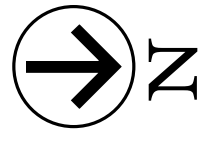
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ZON-24-009

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OFFICE 561-655-1116 FAX 561-832-7828
246 PERUVIAN AVE., SUITE F2, PALM BEACH, FL 33480



PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



CONSULTANT:

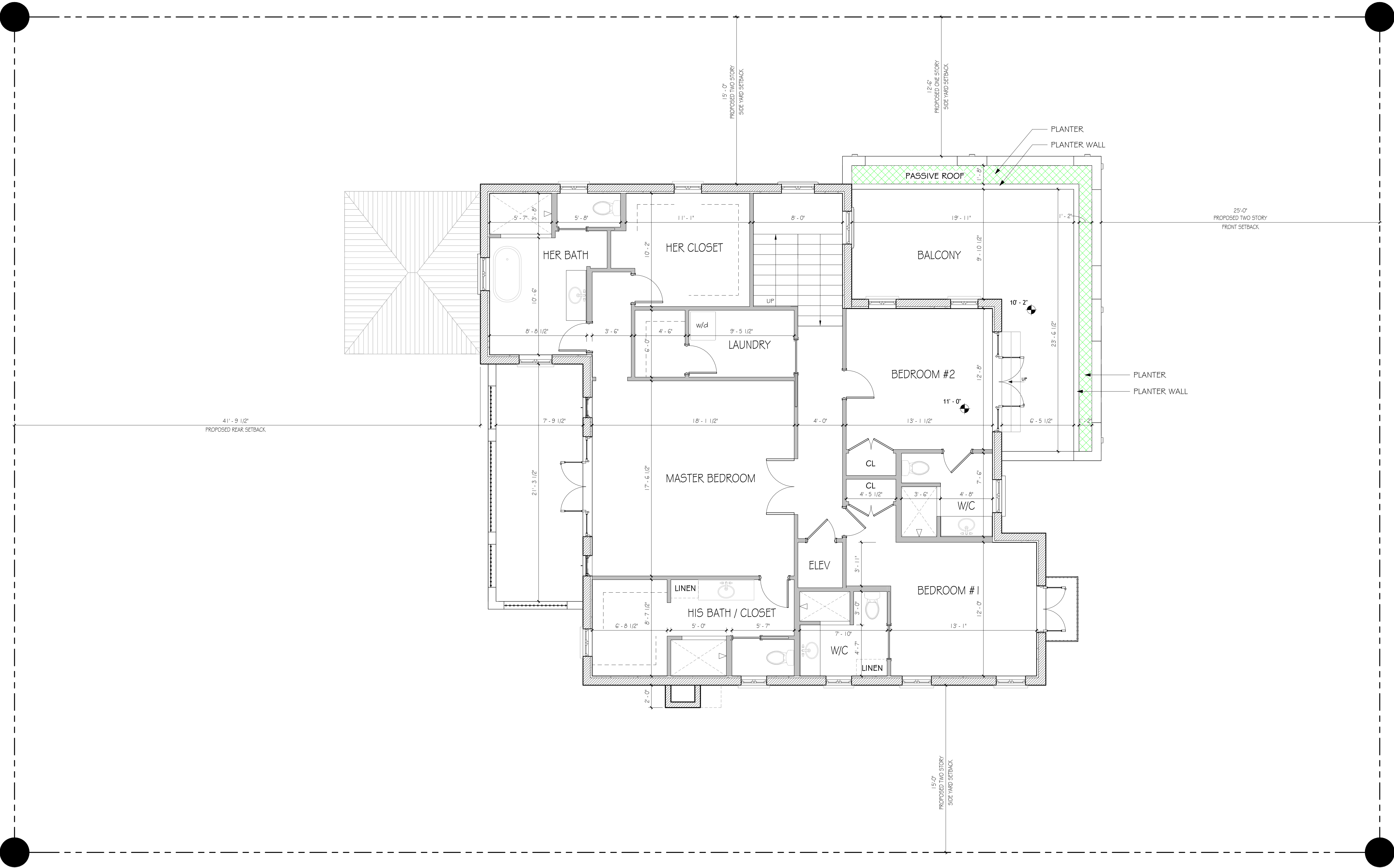
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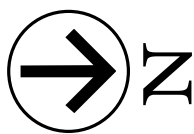
PATRICK W. BESIKOF
A.R. #10,181
AA 0001345

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9
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PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



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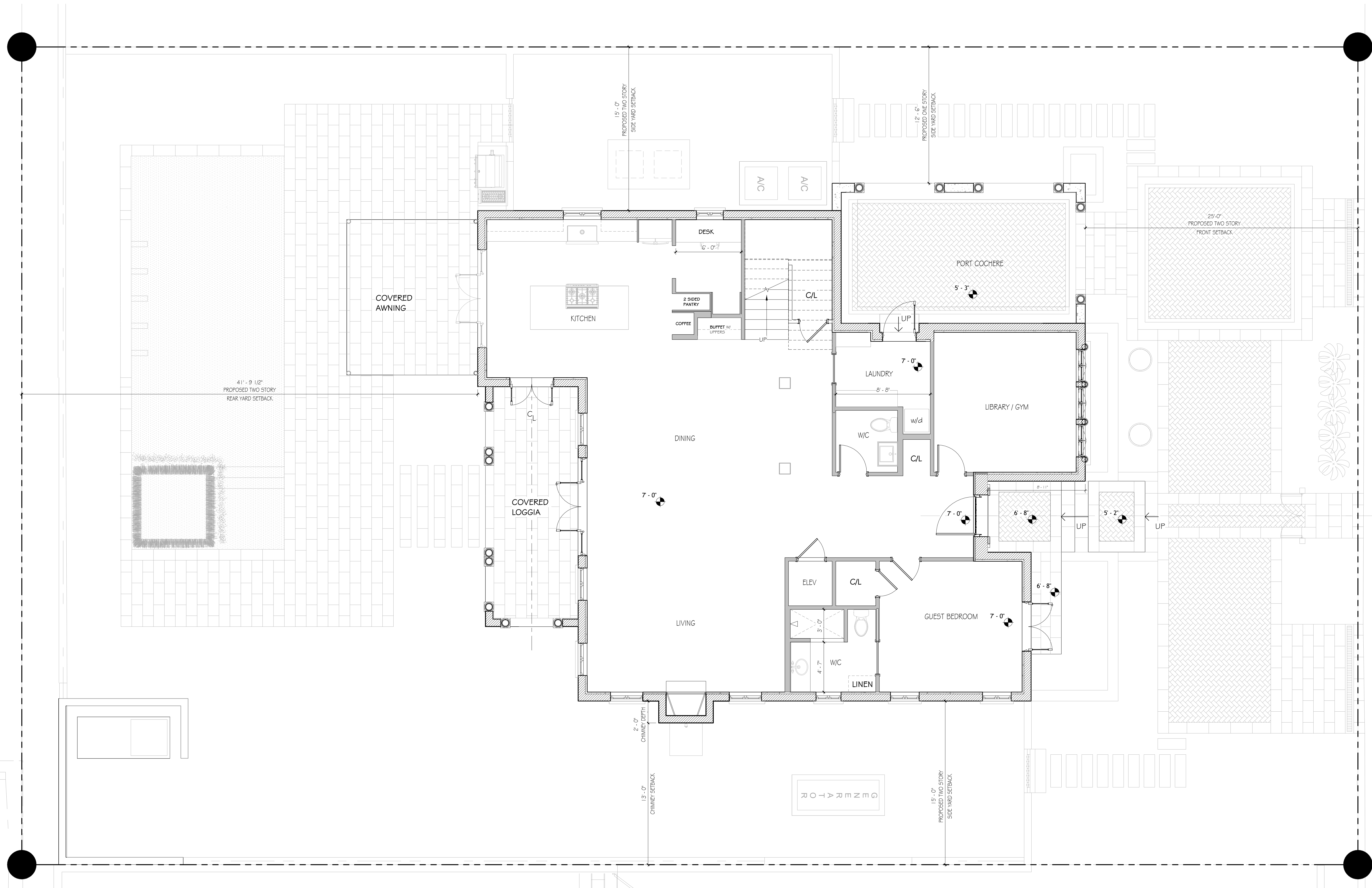
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PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

CONSULTANT:

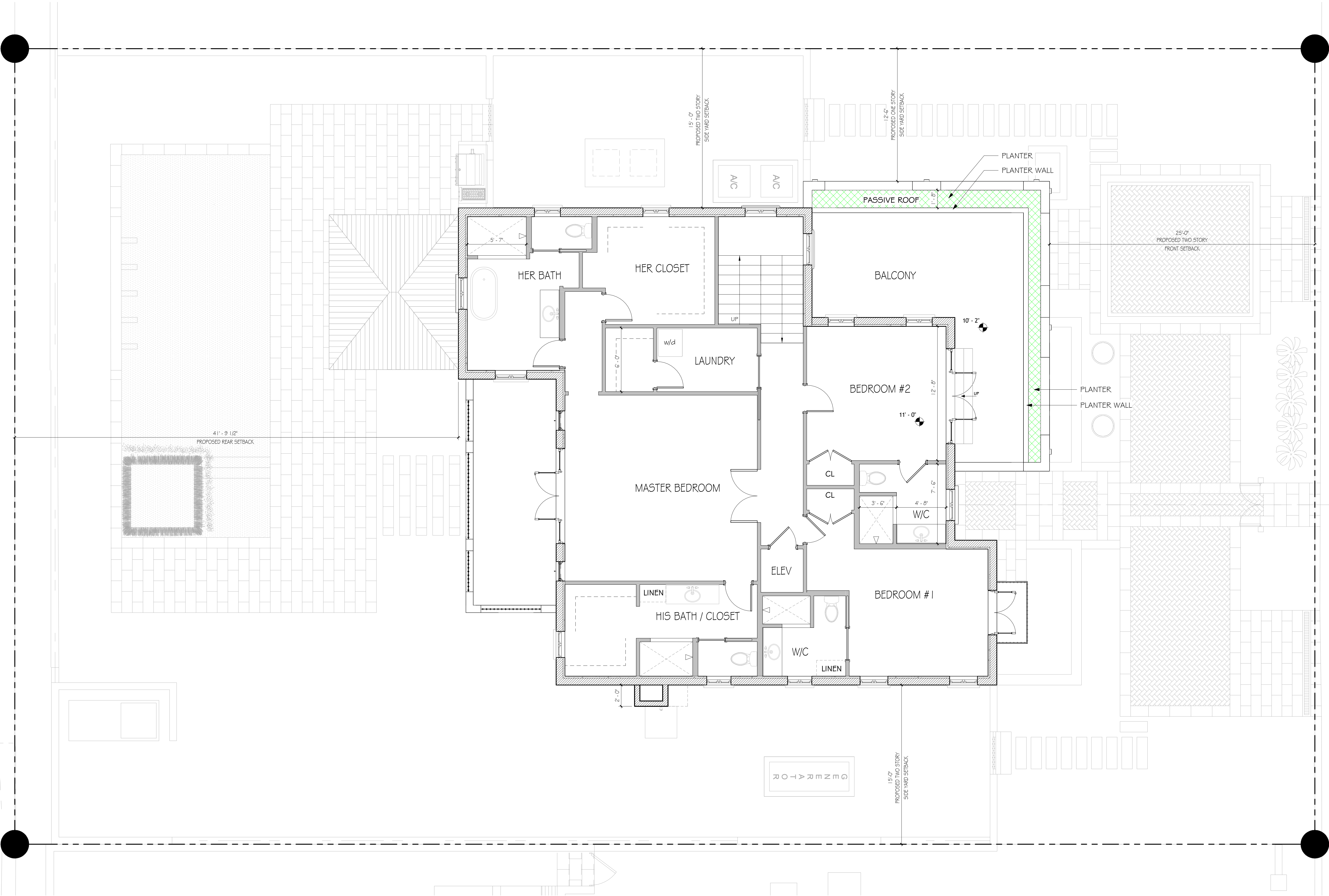
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A.R. #10,181
PATRICK W. BESIKOF
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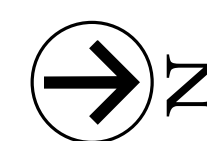
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PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



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ISSUE DATE: 10-05-23
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PROPOSED NORTH ELEVATION
1/4" = 1'-0"

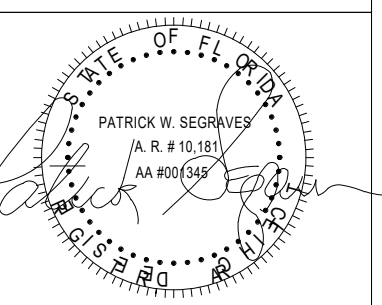


PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

CONSULTANT:

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JOB #ARC-23-167
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PROPOSED WEST ELEVATION

1/4" = 1'-0"



PROPOSED EAST ELEVATION

1/4" = 1'-0"

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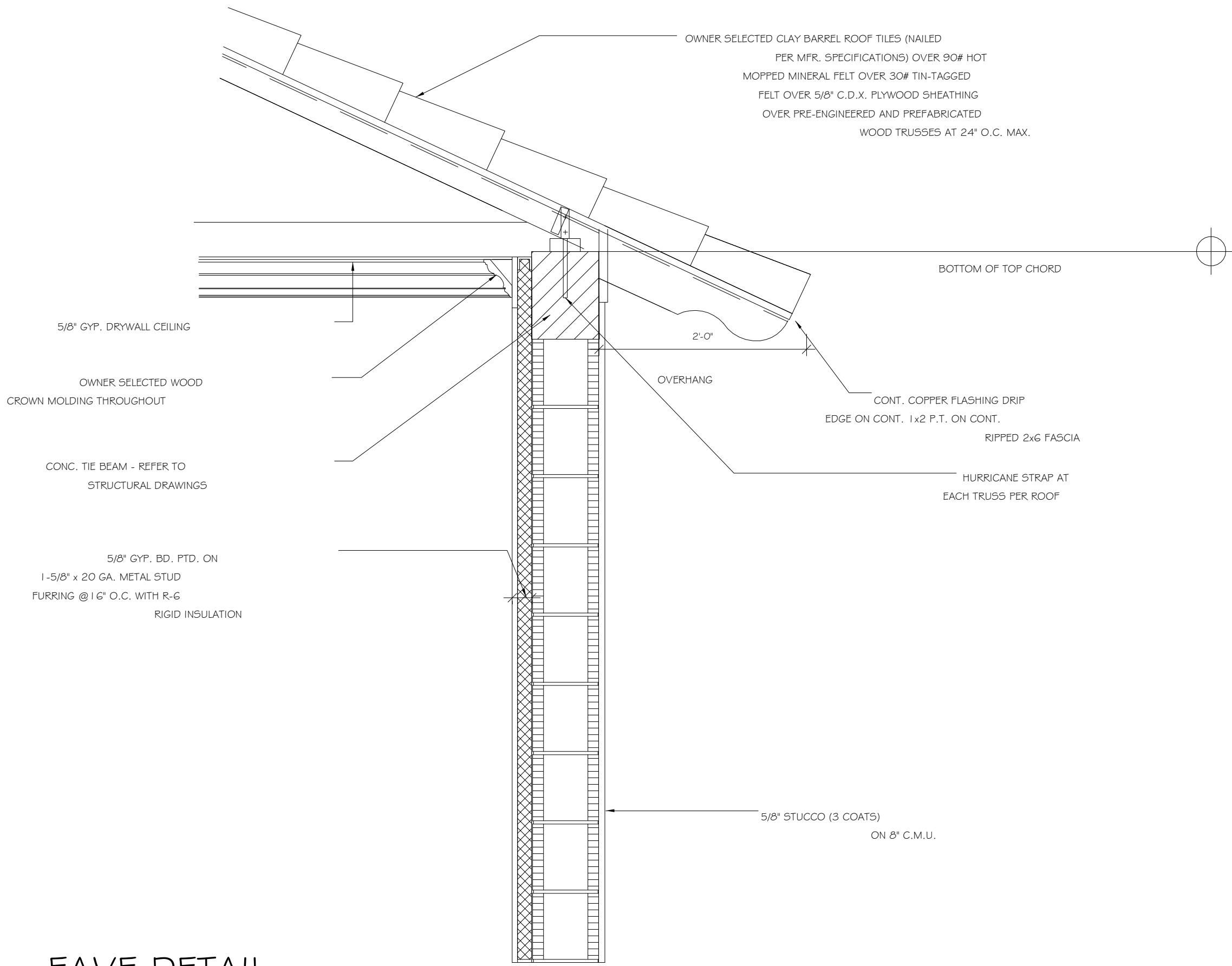
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A.R. #10,181
A.A. #001345

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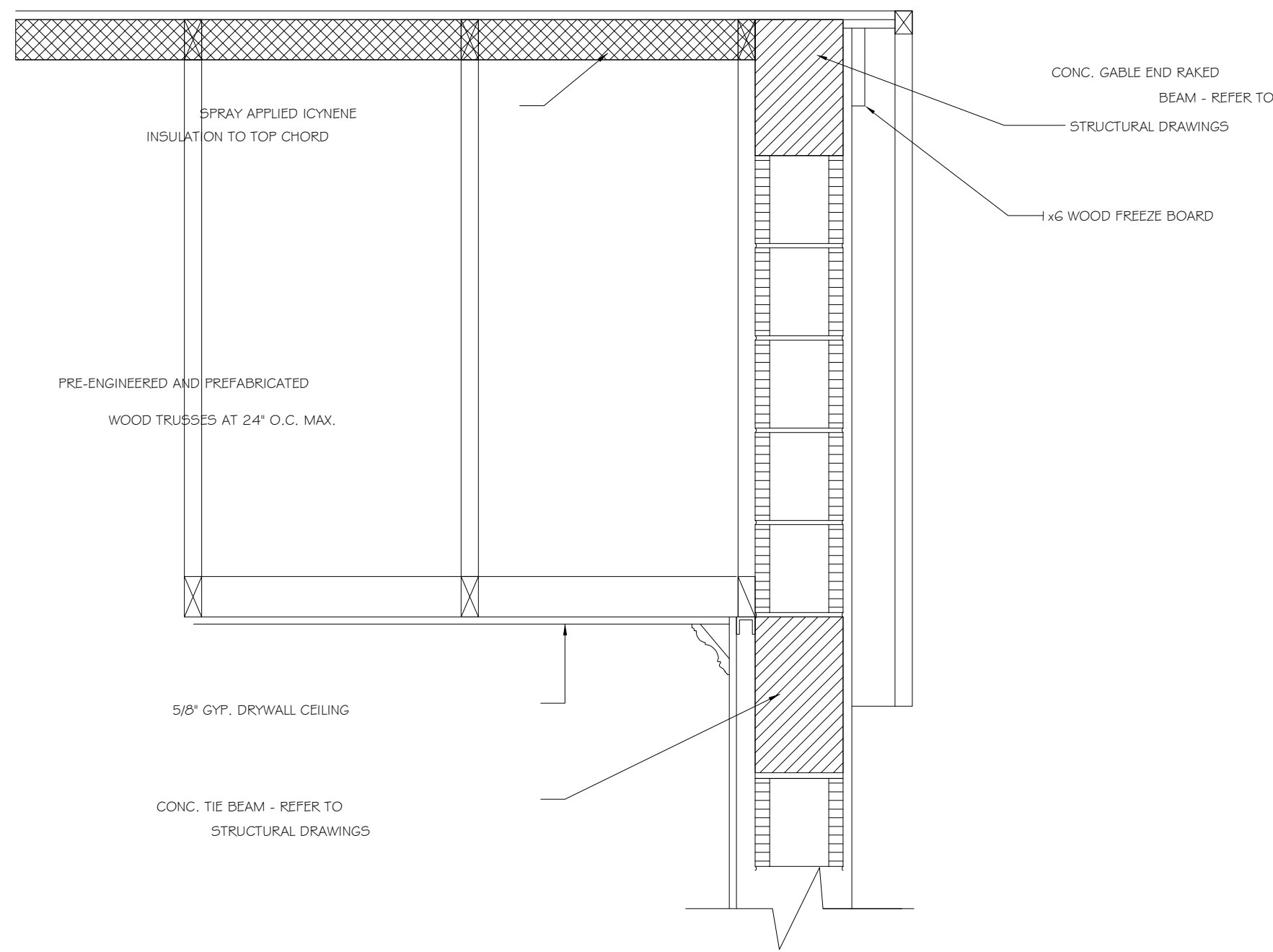
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ZON-24-009



③ EAVE DETAIL
1" = 1'-0"



② TYP. WALL SECTION
1" = 1'-0"

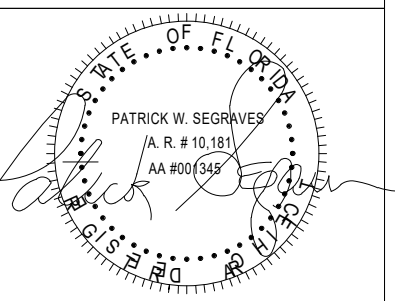


① PROPOSED SECTION
1/4" = 1'-0"

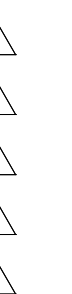
CONSULTANT:

PROPOSED RESIDENCE FOR:
MR. & MRS. BESIKOF
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

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



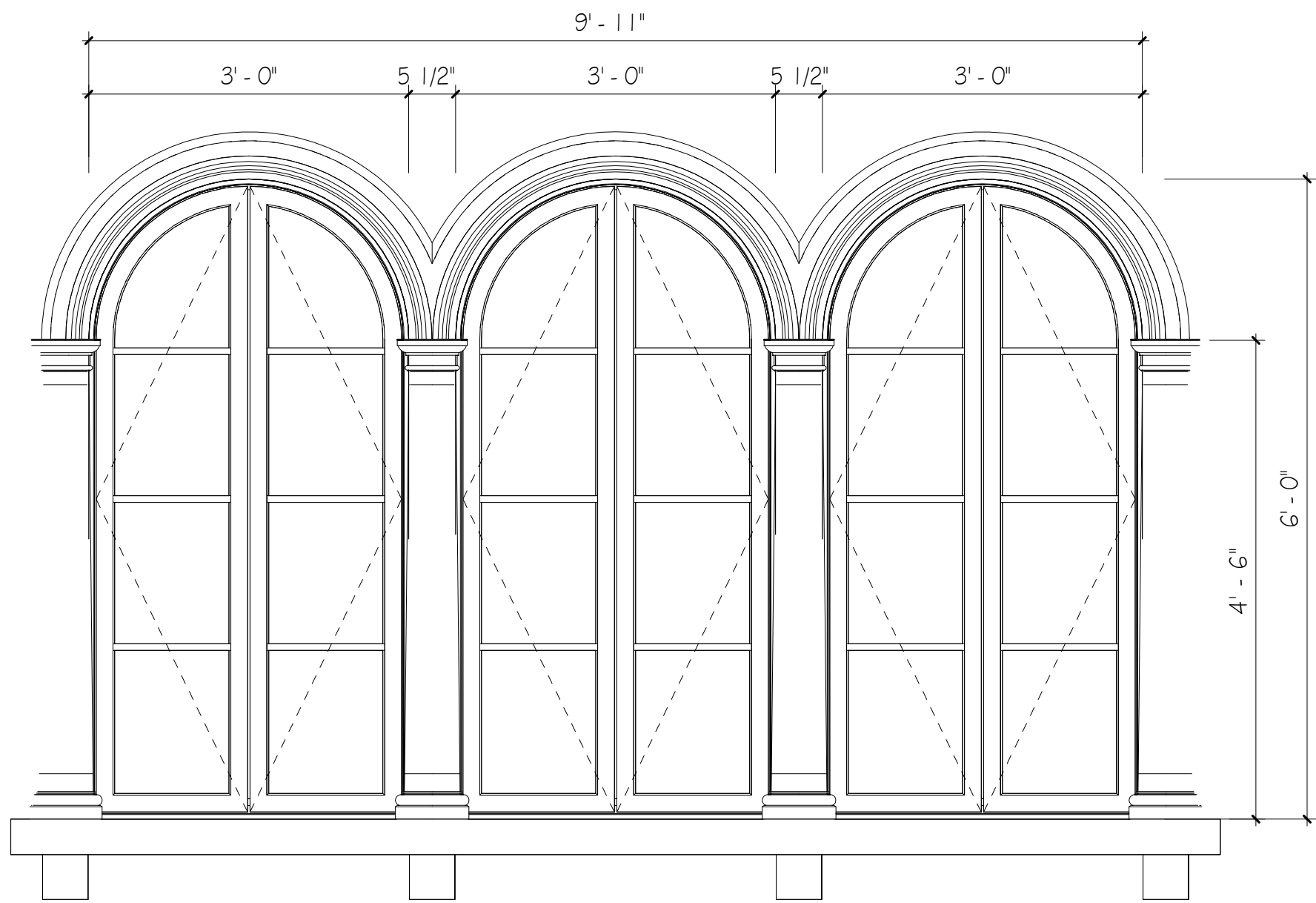
REVISIONS:



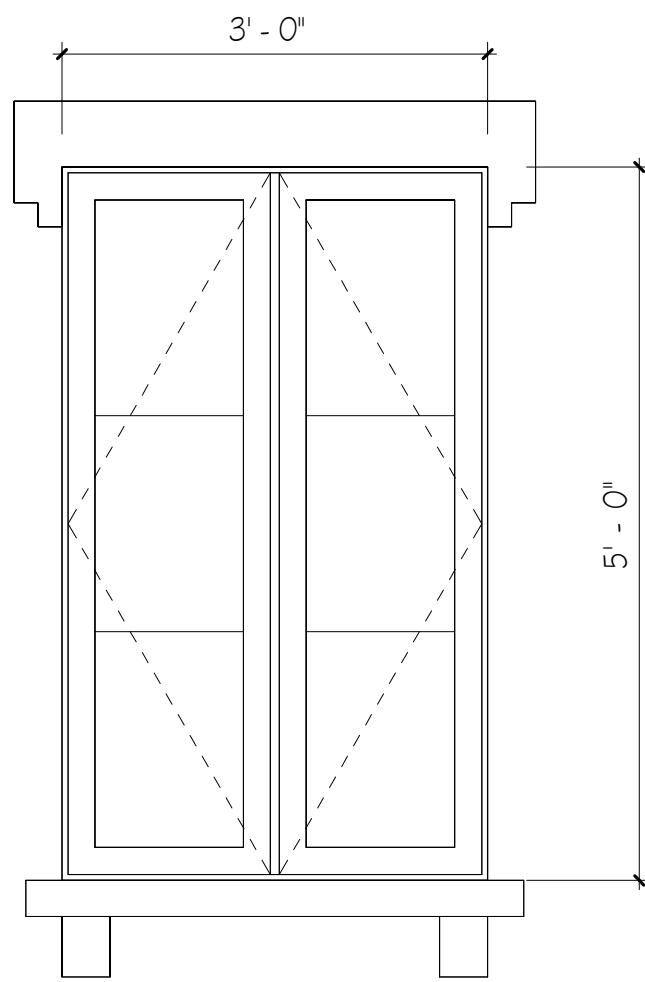
SHEET NUMBER:

15

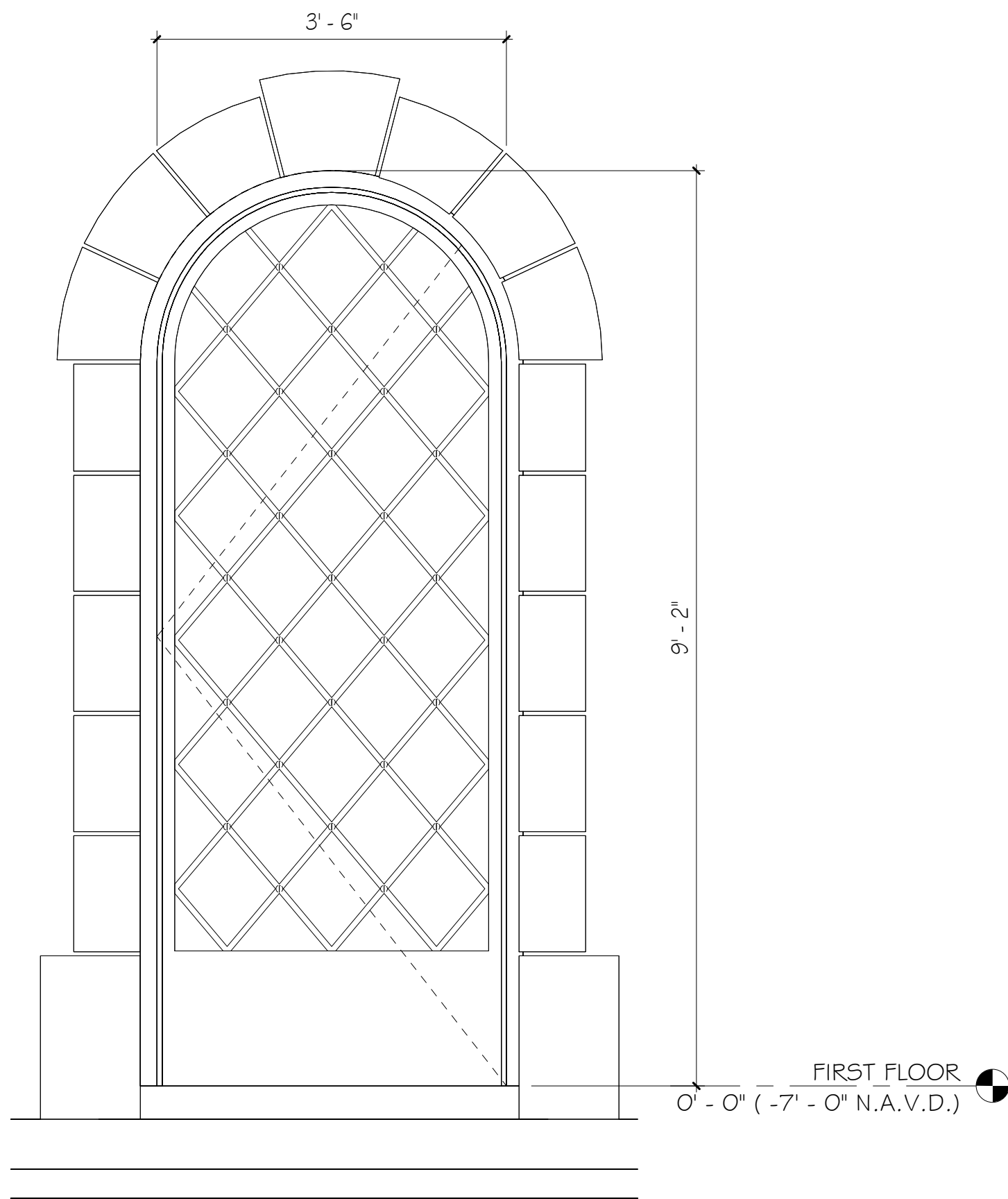
ISSUE DATE: 10-05-23
JOB #ARC-23-167
ZON-24-009



① ARCHED WINDOW DETAIL
3/4" = 1'-0"



② DECORATIVE CASEMENT TYPE A
3/4" = 1'-0"



③ FRONT DOOR
3/4" = 1'-0"



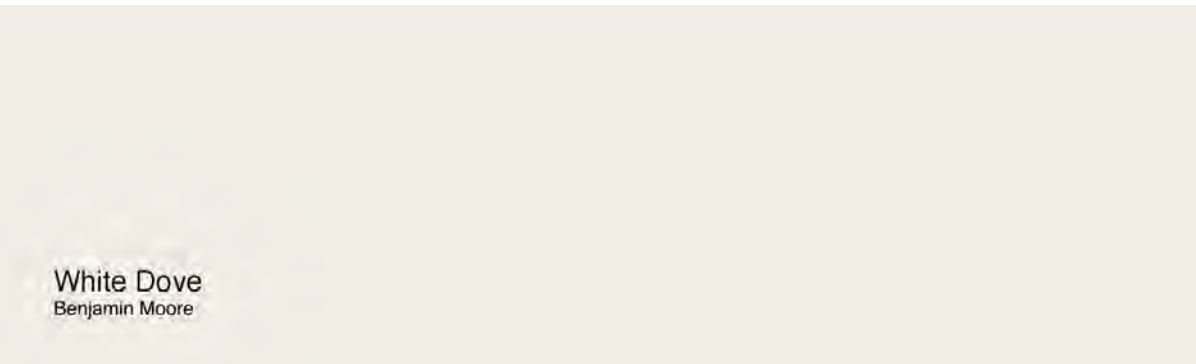
④ PROPOSED MATERIAL PALETTE
1/4" = 1'-0"

MATERIAL PALETTE:

BODY OF HOUSE: WHITE DOVE (BM OC-17)
ROOF: RED CLAY TILE
WINDOWS: MAHOGANY HARTMAN
RAILINGS: BLACK ALUMINUM



BARREL TILE



PICKLED MAHOGANY

CONSULTANT:

PROPOSED RESIDENCE FOR:
MR. & MRS. BESIKOF
350 SEABREEZE AVENUE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181
PATRICK W. BERNIERI
A.R. #10,181
A.A. #001345

REVISIONS:

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SHEET NUMBER:
16
ISSUE DATE: 10-05-23
JOB #ARC-23-167
ZON-24-009



NORTH ELEVATION

TOP OF ROOF
7'-0"
BTH OF TOP CHORD
8'-6"
FIN FL
11'-0"
FIN FL



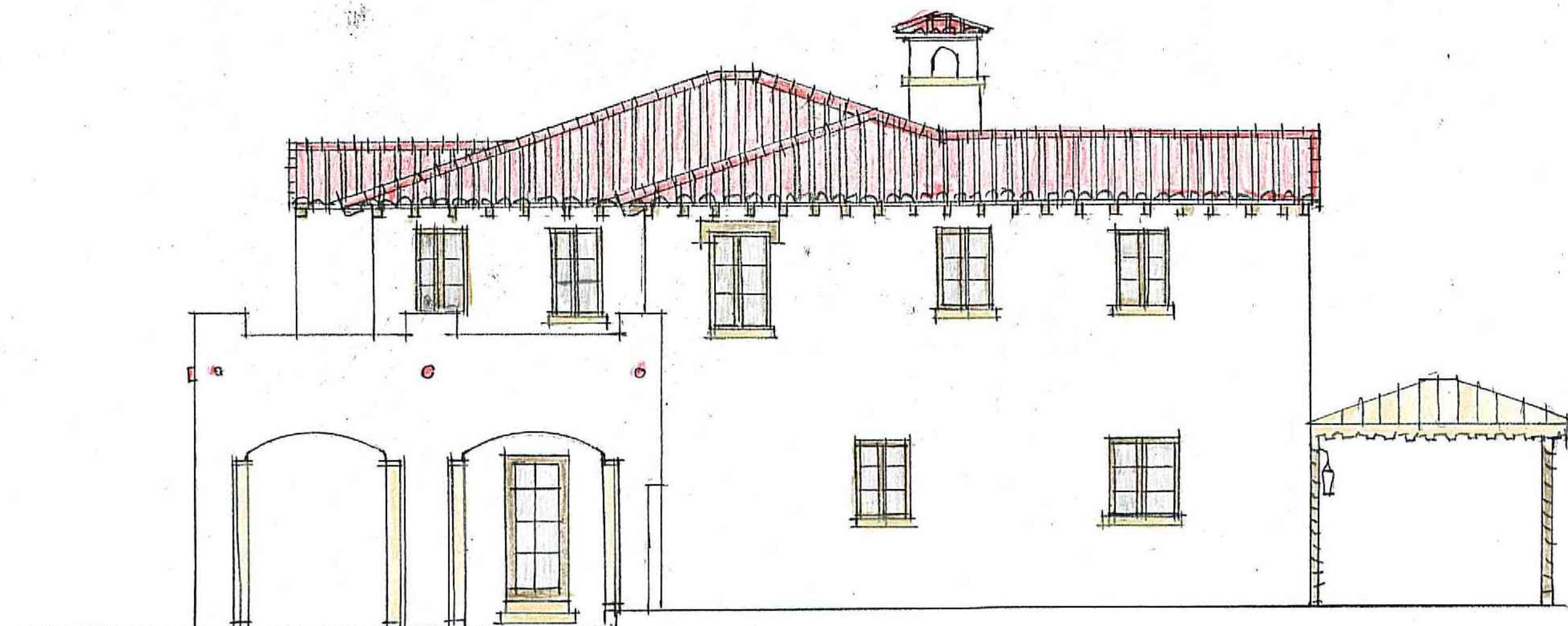
EAST ELEVATION

TOP OF ROOF
7'-0"
BTH OF TOP CHORD
8'-6"
FIN FL
11'-0"
FIN FL



SOUTH ELEVATION

TOP OF ROOF
7'-0"
BTH OF TOP CHORD
8'-6"
FIN FL
11'-0"
FIN FL



WEST ELEVATION

TOP OF ROOF
7'-0"
BTH OF TOP CHORD
8'-6"
FIN FL
11'-0"
FIN FL













