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By Antonette Fabrizi at 9:06 am, Aug 02, 2022

PROPOSED LOT SPLIT

163-165 SEMINOLE AVENUE
PALM BEACH, FLORIDA 33480

ZON-22-131
FINAL SUBMITTAL
T.C. HEARING: OCTOBER 12, 2022

PROJECT TEAM

ATTORNEY
ZISKA AND KOCHMAN
222 LAKE AVENUE, SUITE 1500
WEST PALM BEACH, FLORIDA 33401

ARCHITECT
ASBACHER ARCHITECTURE
210 SEAVIEW AVENUE, SUITE 2A
PALM BEACH, FLORIDA 33480

SURVEYOR
MILLER SURVEYING
1121 LAKE AVENUE
LAKE WORTH, FLORIDA 33460

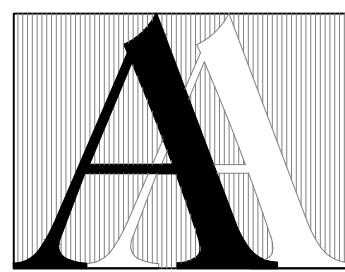
SCOPE OF WORK

- SPLIT THE EXISTING PLATTED LOT AT 163 SEMINOLE AVENUE INTO TWO PARCELS THAT MEET ZONING REQUIREMENTS FOR WIDTH AND DEPTH.

LIST OF DRAWINGS

A100 COVER SHEET
A111 SITE PLAN PRIOR TO LOT SPLIT
A112 SITE PLAN - 165 SEMINOLE AVENUE, LOT 19
A113 SITE DATA - 165 SEMINOLE AVENUE, LOT 19
A114 SITE PLAN - 163 SEMINOLE AVENUE, LOT 22
A115 SITE DATA - 163 SEMINOLE AVENUE, LOT 22
A311 PROPERTY PHOTOS - 165 SEMINOLE AVENUE
A312 PROPERTY PHOTOS - 165 SEMINOLE AVENUE
A313 PROPERTY PHOTOS - 163 SEMINOLE AVENUE
A314 PROPERTY PHOTOS - 163 SEMINOLE AVENUE
A315 PROPERTY PHOTOS - 163 SEMINOLE AVENUE
A316 PROPERTY PHOTOS - 163 SEMINOLE AVENUE

CURRENT SURVEY - 163 SEMINOLE AVENUE
CURRENT SURVEY - 165 SEMINOLE AVENUE
1991 SURVEY - 165 SEMINOLE AVENUE



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KEVIN ASBACHER, AIA
FL LICENSE #AR05435

ASBACHER ARCHITECTURE, INC.
201 SEAVIEW AVENUE, SUITE 2A
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FLORIDA REGISTRATION AA3602888

LOT SPLIT
163 AND 165 SEMINOLE AVE.
PALM BEACH, FL 33480

ISSUE

PERMIT 07.01.21

REVISIONS

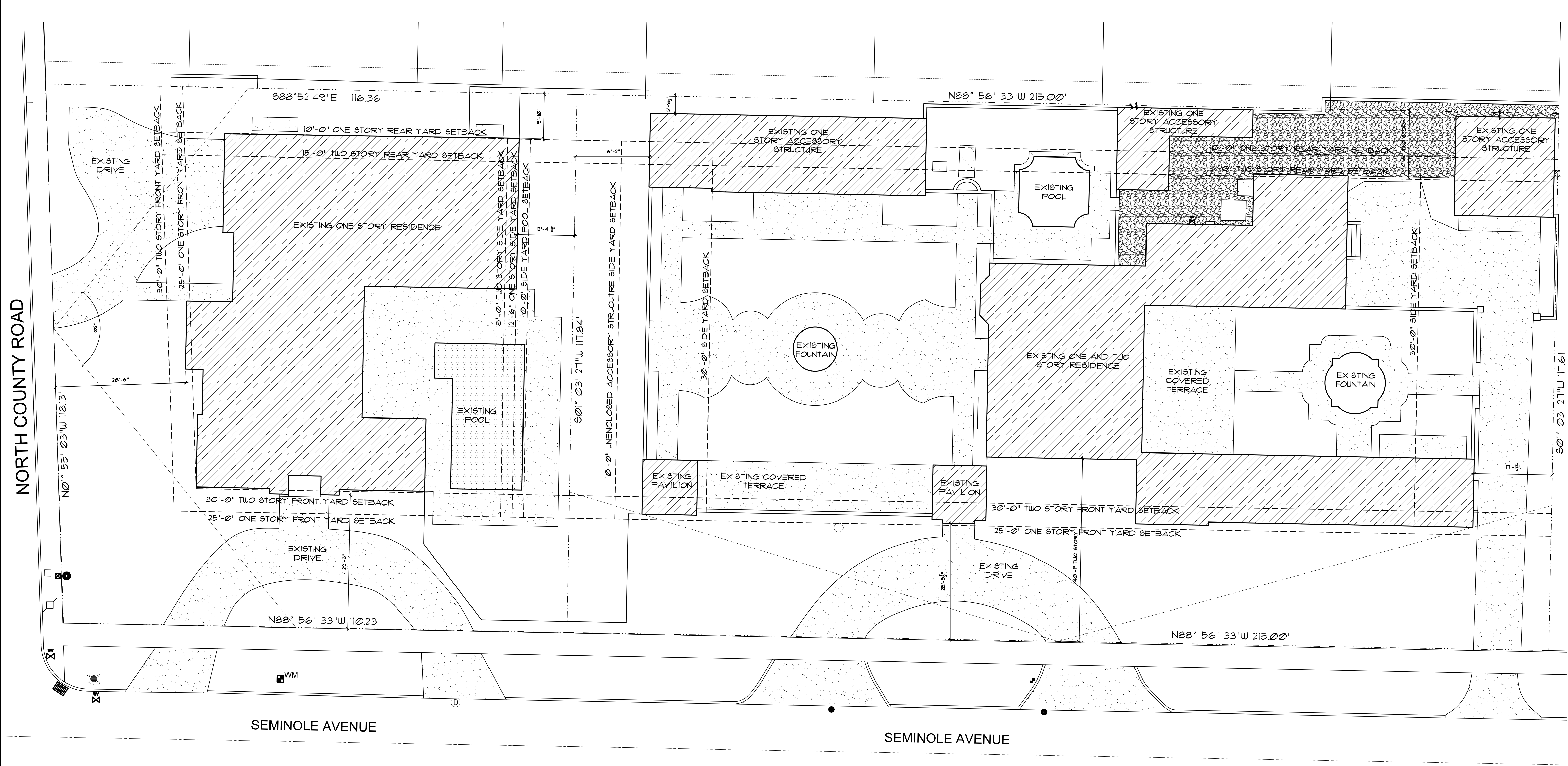
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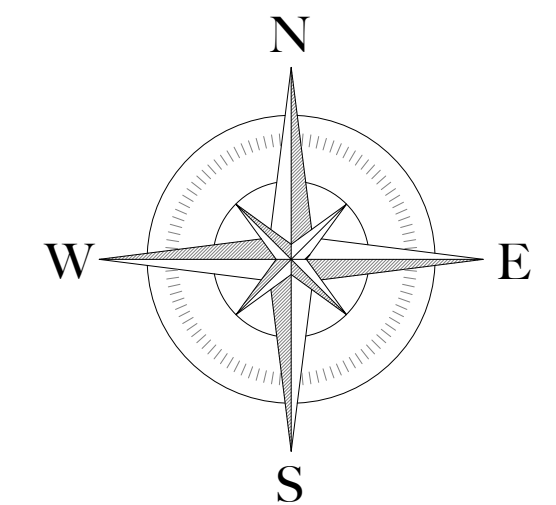
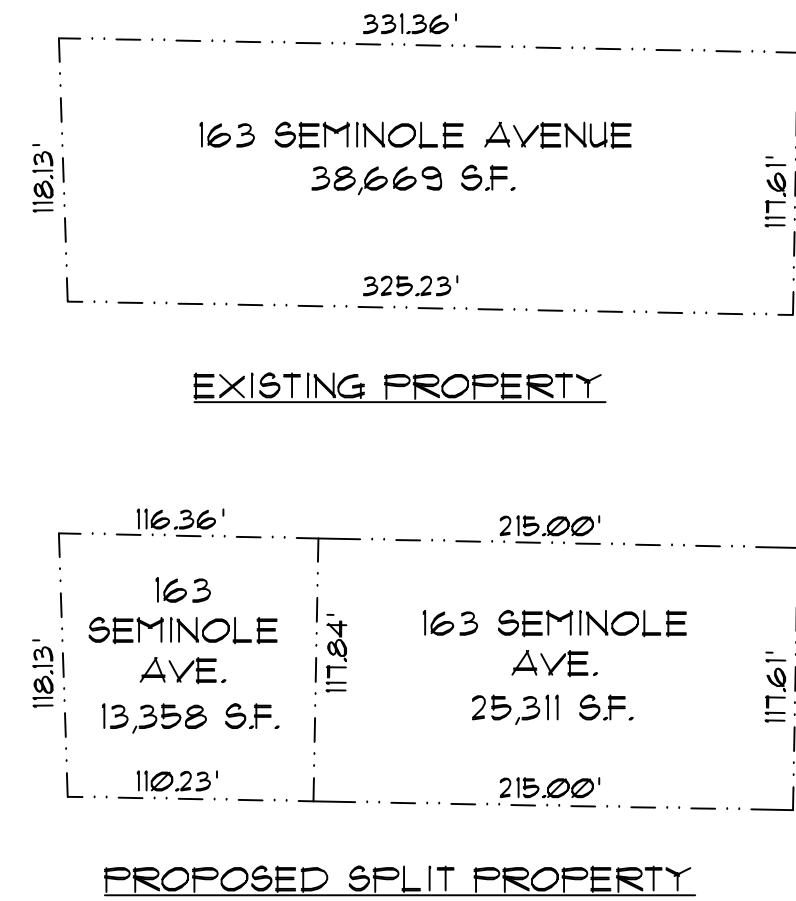
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SCALE: AS NOTED

A100.00



1 SITE PLAN PRIOR TO LOT SPLIT - LOTS 19 AND 22
3/32" = 1'-0"



2 KEY PLAN
N.T.S.

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LOT SPLIT
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PALM BEACH, FL 33480

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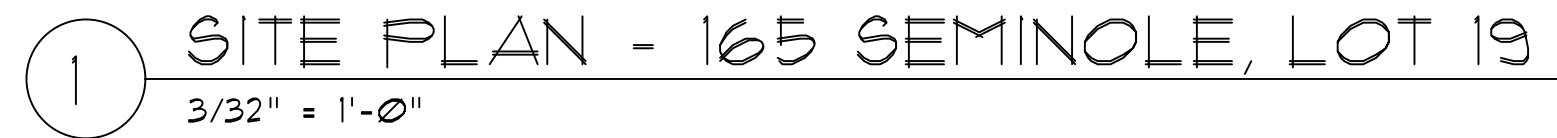
LOT SPLIT
163 AND 165 SEMINOLE AVE.
PALM BEACH, FL 33480

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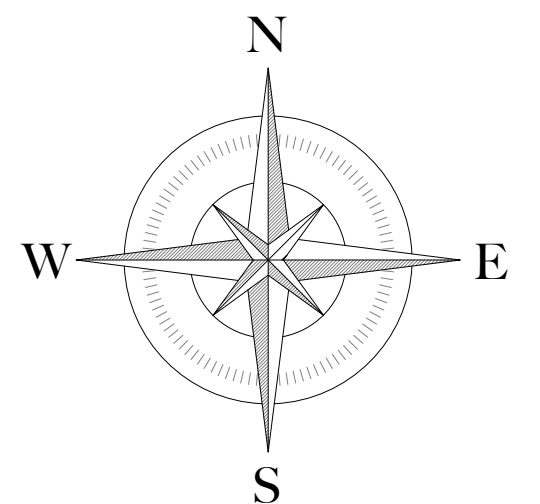
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SCALE: AS NOTED

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1. 165 SEMINOLE, LOT 19 - SECTION 134-893(B)(7)A - A VARIANCE FOR THE EAST SIDE YARD SETBACK OF 12'-4 ³/₄" IN LIEU OF THE 12'-6" MINIMUM REQUIRED FOR A NEWLY CREATED LOT IN THE RB ZONING DISTRICT.
2. 165 SEMINOLE, LOT 19 - SECTION 134-893(B)(12) - A VARIANCE FOR A LANDSCAPE OPEN SPACE OF 41.4% IN LIEU OF THE 45% MINIMUM REQUIRED.



LEGAL DESCRIPTION

LOTS 18, LESS THE WESTERLY 10 FEET OF THEREOF, LOT 19 AND THE WEST 35 FEET OF LOT 20, BLOCK 2, OCEAN PARK HW. ROBBINS ADDITION TO PALM BEACH, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 78, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

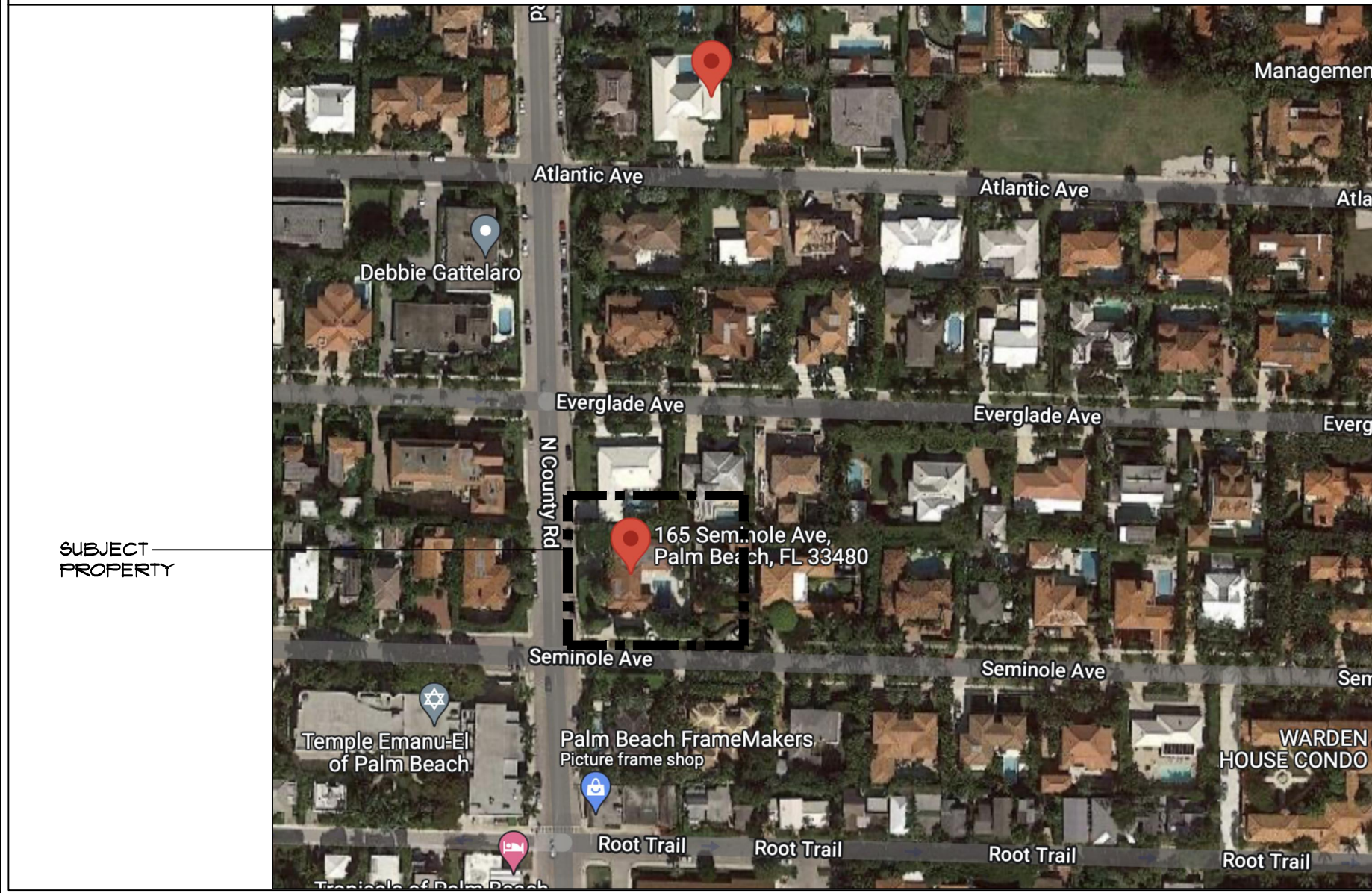
NOTES

1. THIS DRAWING WAS PREPARED BASE ON A SURVEY OF THE PROPERTY PREPARED BY MILLER LAND SURVEYING, INC. DATED NOVEMBER 01/12/2022.

BUILDING AREA CALCULATIONS

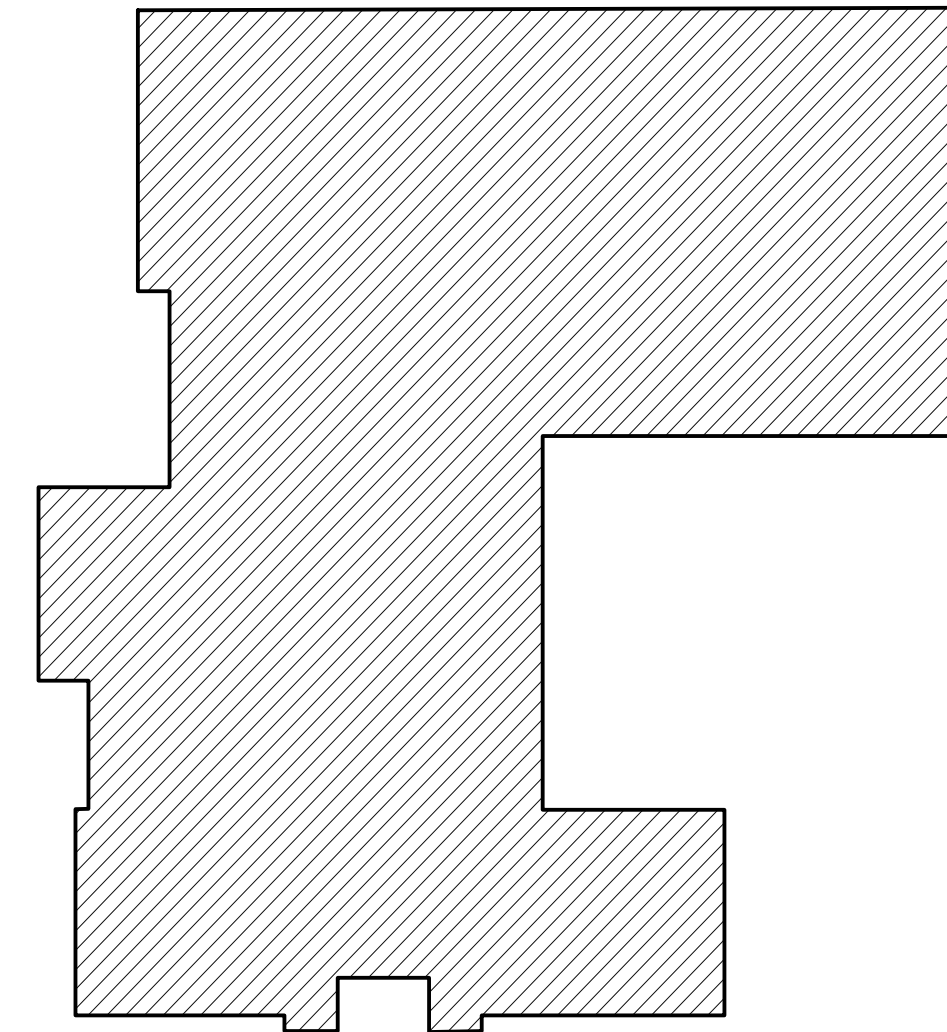
LOCATION	CONDITIONED	UNCONDITIONED
MAIN HOUSE FIRST FLOOR INTERIOR AREA	3,456 SF.	
GARAGE		433 SF.
COVERED TERRACE		-
COVERED ENTRY		29 SF.
MAIN HOUSE SECOND FLOOR INTERIOR AREA	-	
CABANA INTERIOR AREA	-	
SUB TOTAL	3,456 SF.	462 SF.
TOTAL	3,918 SF.	

LOCATOR MAP (n.t.s.)



ZONING LEGEND - 165 SEMINOLE ROAD

PROPERTY ADDRESS	165 SEMINOLE ROAD, LOT 19	
ZONING DISTRICT	R-B LOW DENSITY RESIDENTIAL	
STRUCTURE TYPE	SINGLE FAMILY RESIDENCE	
	REQUIRED/ALLOWED	PROPOSED
LOT SIZE (SQ. FT.)	10,000 SF.	13,358 SF.
LOT DEPTH	100'	117'-1"
LOT WIDTH	100'	110'-0"
LOT COVERAGE (SQ. FT. AND %)	5,343 SQ. FT./40%	3,918 SQ. FT./29.3%
ENCLOSED SQUARE FOOTAGE	-	3,918 SQ. FT.
CUBIC CONTENT (CCR)	53,031 SF.	33,903 SF.
FRONT YARD SETBACK (1ST STORY) (FT.) - SOUTH	25'-0"	29'-2"
FRONT YARD SETBACK (2ND STORY) (FT.) - SOUTH	30'-0"	N/A
SIDE YARD SETBACK (1ST STORY) (FT.) - EAST	12'-6"	12'-4 3/4"
SIDE YARD SETBACK (2ND STORY) (FT.) - EAST	15'-0"	N/A
STREET SIDE YARD SETBACK (1ST STORY)(FT.) - WEST	25'-0"	28'-6"
STREET SIDE YARD SETBACK (2ND STORY)(FT.) - WEST	30'-0"	N/A
REAR YARD SETBACK (1ST STORY) (FT.) - NORTH	10'-0"	9'-10"
REAR YARD SETBACK (2ND STORY) (FT.) - NORTH	15'-0"	N/A
ANGLE OF VISION (DEG.)	102 DEGREES	102 DEGREES
BUILDING HEIGHT (FT.)	22'-0"	9'-6"
OVERALL BUILDING HEIGHT (FT.)	22'-0"+ 8'-0" = 30'-0"	22'-0"
CROWN OF ROAD (COR) (NAVD)	-	-
MAX. AMOUNT OF FILL ADDED TO SITE (FT.)	-	0'-0"
FINISHED FLOOR ELEVATION (FFE) (NAVD)	-	-
ZERO DATUM FOR POINT OF MEASUREMENT (NAVD)	-	-
FEMA FLOOD ZONE DESIGNATION	X	X
BASE FLOOD ELEVATION (BFE) (NAVD)	0.0'	0.0'
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	6,011 SF. MIN. 45.0%	5,533 SF. MIN. 41.4%
PERIMETER YARD LOS (SQ. FT. AND %)	3,006 SF. MIN. 5.0%	3,271 SQ. FT. 54.5%
FRONT YARD LOS (SQ. FT. AND %)	2,685 SF. MIN. 45%	3,991 SQ. FT. 66.9%
NATIVE PLANT SPECIES (%)	-	-

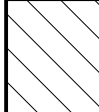


VARIANCE REQUEST

1 CUBIC CONTENT DIAGRAM
N.T.S.

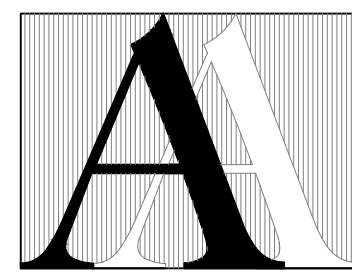
VARIANCE REQUEST

PROPOSED CUBIC CONTENT CALCULATIONS

BUILDING VOLUME		SQUARE FOOTAGE	HEIGHT	VOLUME CUBIC FT.	COVERED CUBIC FT.	
	ONE STORY AREA	3,918 SF.	9'-4"	36,555 SF.		
			SUBTOTAL COVERED	36,555 SF.		
			EXEMPT COVD AREA	2,652 CF.		
			TOTAL	33,903 SF.	-	

ALLOWABLE CUBIC CONTENT CALCULATIONS

LOT AREA	13,358 S.F.
CUBIC CONTENT RATIO	$3.5 + ((60,000 - 13,358) / 50,000) \times 0.5 = 3.97$
ALLOWABLE CUBIC CONTENT	$13,358 \text{ S.F.} \times 3.97 = 53,031 \text{ C.F.}$
EXEMPT 5% COVERED AREA	$53,031 \text{ C.F.} \times 5\% = 2,652 \text{ C.F.}$
PROPOSED CUBIC CONTENT	33,903 C.F.
AMOUNT UNDER ALLOWABLE	19,110 C.F.



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FLORIDA REGISTRATION AA26002888

LOT SPLIT

163 AND 165 SEMINOLE AVE.
PALM BEACH, FL 33480

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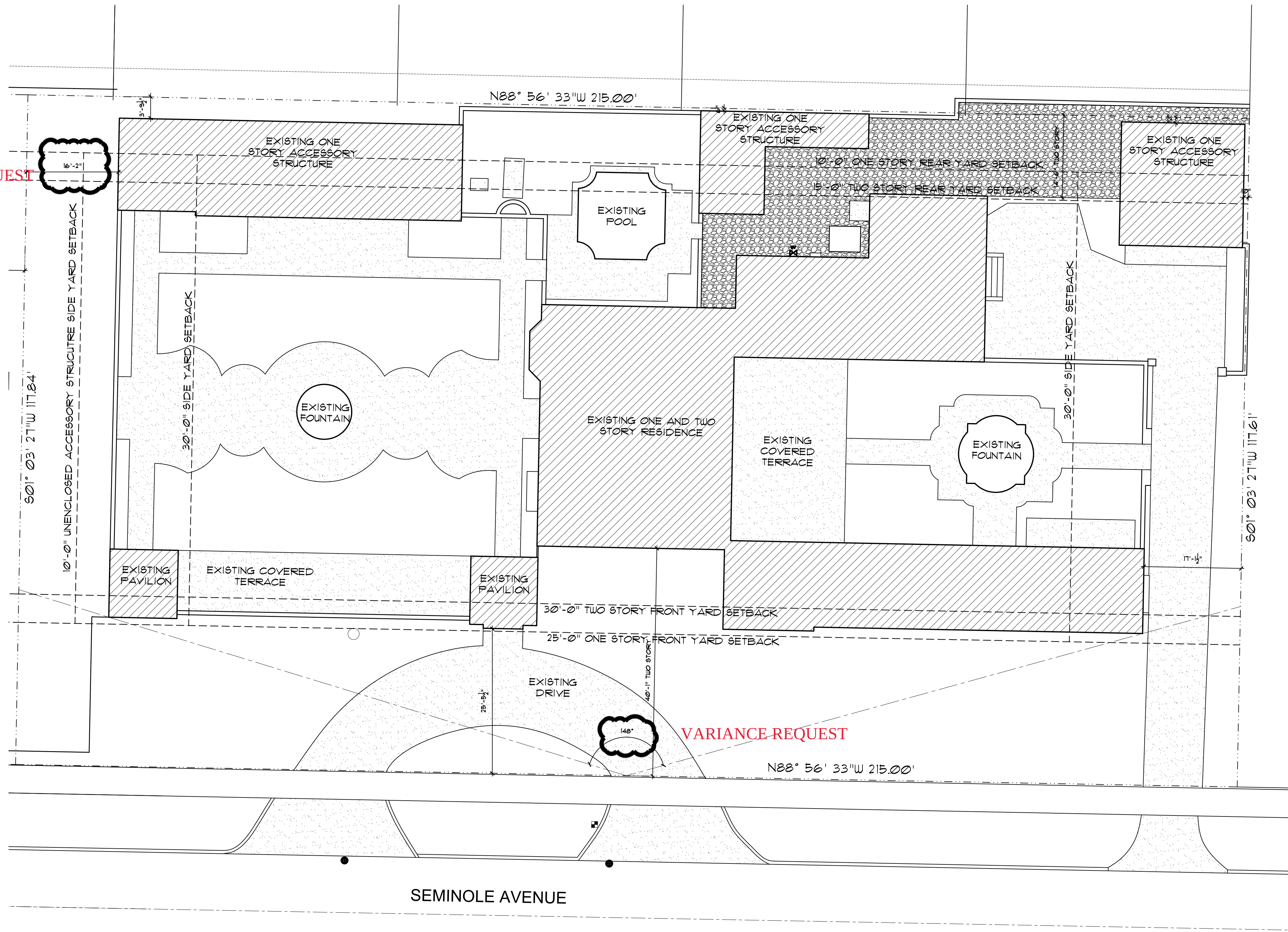
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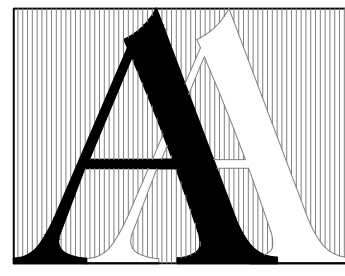
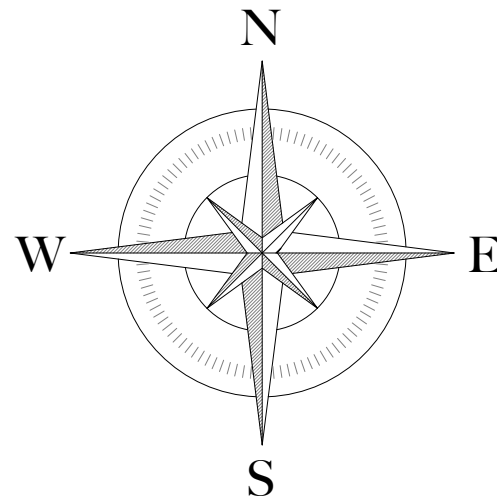
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VARIANCE REQUEST



1 SITE PLAN - 163 SEMINOLE, LOT 22
3/32" = 1'-0"

- VARIANCES REQUESTED:
- 163 SEMINOLE, LOT 22 - SECTION 134-893(BX1)A - A VARIANCE FOR THE WEST SIDE YARD SETBACK OF 15'-0" IN LIEU OF THE 30'-0" MINIMUM REQUIRED FOR A NEWLY CREATED LOT IN THE RB ZONING DISTRICT WHICH IS OVER 20,000 SF. AND IS GREATER THAN 150 FEET IN WIDTH.
 - 163 SEMINOLE, LOT 22 - SECTION 134-893(BX1)E - A VARIANCE FOR A LOT COVERAGE OF 27.2% IN LIEU OF THE 25% MAXIMUM REQUIRED FOR A LOT IN EXCESS OF 20,000 SF. IN THE RB ZONING DISTRICT.
 - 163 SEMINOLE, LOT 22 - SECTION 134-893(BX1)E - A VARIANCE FOR A LANDSCAPE OPEN SPACE OF 44% IN LIEU OF THE 50% MAXIMUM REQUIRED FOR A LOT IN EXCESS OF 20,000 SF. IN THE RB ZONING DISTRICT.
 - 163 SEMINOLE, LOT 22 - SECTION 134-893(BX1)E - A VARIANCE FOR A LOT COVERAGE OF 27.2% IN LIEU OF THE 25% MAXIMUM FOR A LOT IN EXCESS OF 20,000 SF. IN THE RB ZONING DISTRICT.
 - 163 SEMINOLE, LOT 22 - SECTION 134-893(BX1)B - A VARIANCE FOR AN ANGLE OF VISION OF 140 DEGREES IN LIEU OF THE 110 DEGREES MAXIMUM ALLOWED FOR A LOT IN EXCESS OF 20,000 SF. IN THE RB ZONING DISTRICT.
 - 163 SEMINOLE, LOT 22 - SECTION 134-893(BX1)A - A VARIANCE FOR A PERIMETER OPEN SPACE OF



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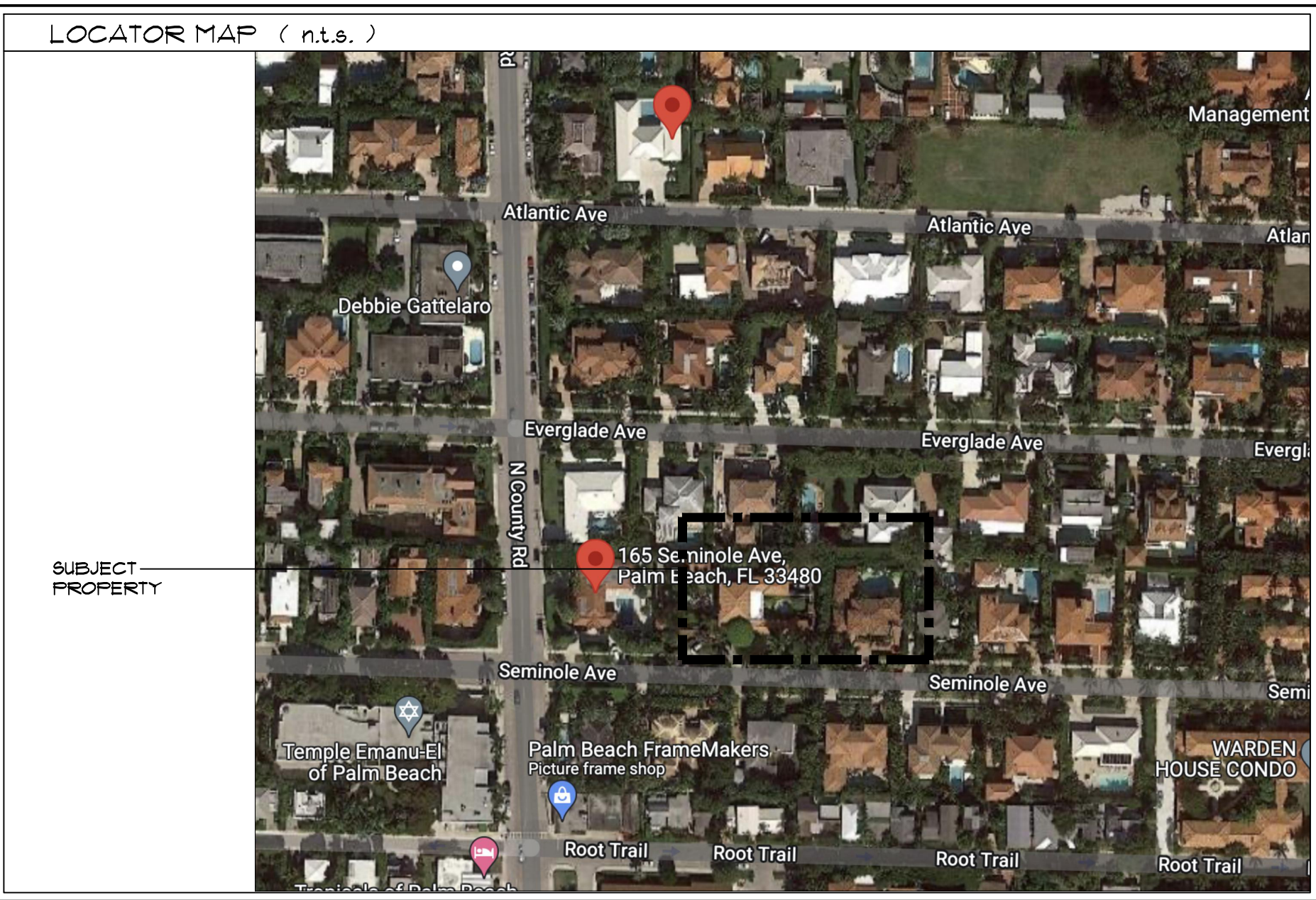
LEGAL DESCRIPTION

LOTS 21, 22, 23, 24 AND THE EAST 15 FEET OF LOT 20, BLOCK 2, OCEAN PARK HW. ROBBINS ADDITION TO PALM BEACH, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

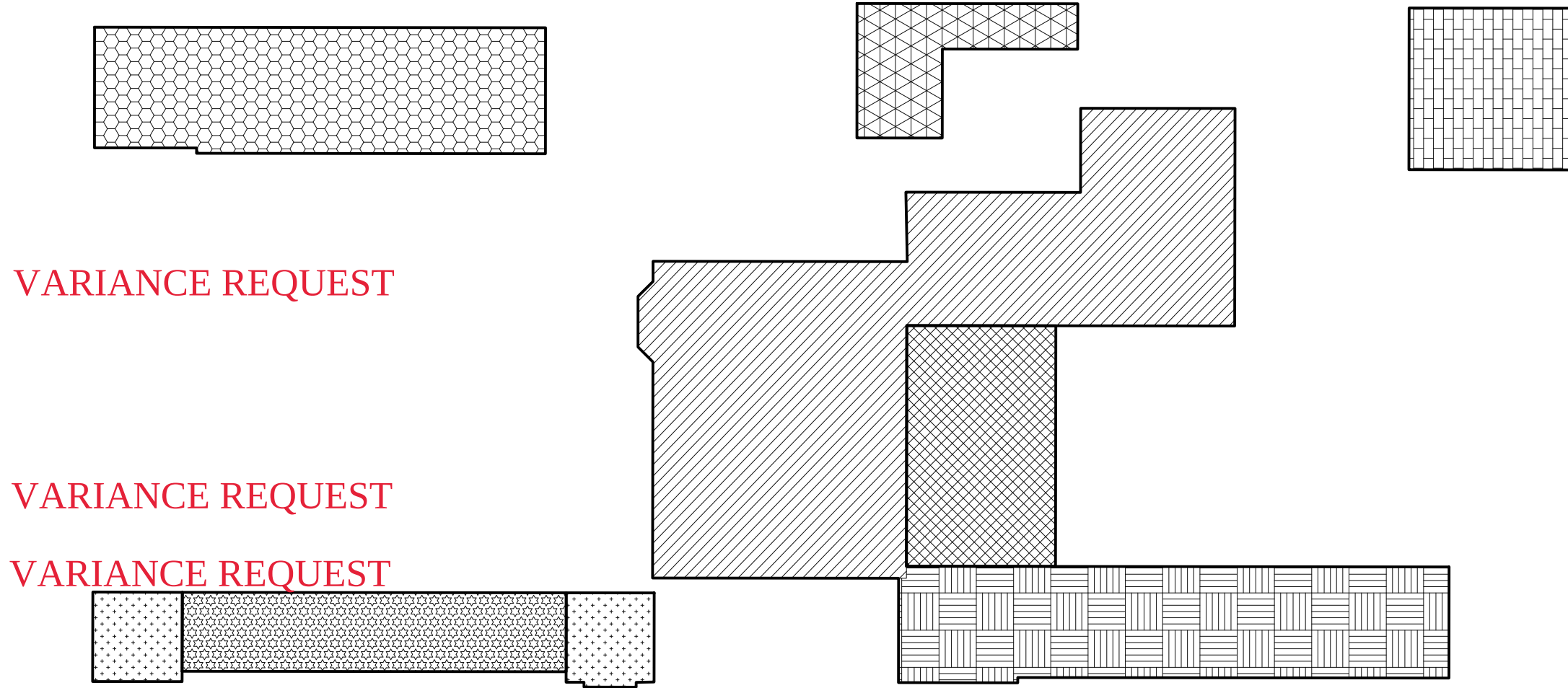
NOTES

1. THIS DRAWING WAS PREPARED BASE ON A SURVEY OF THE PROPERTY PREPARED BY MILLER LAND SURVEYING, INC. DATED NOVEMBER 01/12/2022.

BUILDING AREA CALCULATIONS		
LOCATION	CONDITIONED	UNCONDITIONED
MAIN HOUSE FIRST FLOOR INTERIOR AREA	3,582 S.F.	
MAIN HOUSE SECOND FLOOR INTERIOR AREA	2,410 S.F.	
GARAGE		411 S.F.
COVERED TERRACE		646 S.F.
GARDEN PAVILIONS		290 S.F.
GARDEN TRELLIS		546 S.F.
GARDEN LOGGIA	1,013 S.F.	
MAINTENANCE SHED	317 S.F.	
SUB TOTAL	7,382 S.F.	1,953 S.F.
TOTAL	9,335 S.F.	



ZONING LEGEND - 163 SEMINOLE ROAD			
PROPERTY ADDRESS	163 SEMINOLE ROAD, LOT 22		
ZONING DISTRICT	R-B LOW DENSITY RESIDENTIAL		
STRUCTURE TYPE	SINGLE FAMILY RESIDENCE		
	REQUIRED/ALLOWED		PROPOSED
LOT SIZE (SQ. FT.)	10,000 S.F.		25,311 S.F.
LOT DEPTH	100'		111'-1"
LOT WIDTH	100'		215'-0"
LOT COVERAGE (SQ. FT. AND %)	6,328 SQ. FT./25%		6,881 SQ. FT./21.2%
ENCLOSED SQUARE FOOTAGE	-		9,300 SQ. FT.
CUBIC CONTENT (CCR)	97,447 S.F.		93,529 S.F.
FRONT YARD SETBACK (1ST STORY) (FT.) - SOUTH	25'-0"		25'-5 1/2"
FRONT YARD SETBACK (2ND STORY) (FT.) - SOUTH	30'-0"		40'-1"
SIDE YARD SETBACK (FT.) - EAST	30'-0"		10"
SIDE YARD SETBACK (FT.) - WEST	30'-0"		15'-0"
REAR YARD SETBACK (1ST STORY) (FT.) - NORTH	10'-0"		0'-6"
REAR YARD SETBACK (2ND STORY) (FT.) - NORTH	15'-0"		14'-6"
ANGLE OF VISION (DEG.)	102 DEGREES		148 DEGREES
BUILDING HEIGHT (FT.)	22'-0"		-
OVERALL BUILDING HEIGHT (FT.)	22'-0" + 0'-0" = 30'-0"		-
CROWN OF ROAD (COR) (NAVD)	-		-
MAX. AMOUNT OF FILL ADDED TO SITE (FT.)	-		0'-0"
FINISHED FLOOR ELEVATION (FFE) (NAVD)	-		-
ZERO DATUM FOR POINT OF MEASUREMENT (NAVD)	-		-
FEMA FLOOD ZONE DESIGNATION	X		X
BASE FLOOD ELEVATION (BFE) (NAVD)	0.0'		0.0'
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	12,656 S.F. MIN. 50.0%		11,171 S.F. MIN. 44.2%
PERIMETER YARD LOS (SQ. FT. AND %)	N/A		N/A
FRONT YARD LOS (SQ. FT. AND %)	2,419 S.F. MIN. 45%		4,166 SQ. FT. 71.5%
NATIVE PLANT SPECIES (%)	-		-



VARIANCE REQUEST

VARIANCE REQUEST

VARIANCE REQUEST

VARIANCE REQUEST

1 CUBIC CONTENT DIAGRAM
N.T.S.

PROPOSED CUBIC CONTENT CALCULATIONS					
	BUILDING VOLUME	SQUARE FOOTAGE	HEIGHT	VOLUME CUBIC FT.	COVERED CUBIC FT.
	TWO STORY AREA	2,410 S.F.	20'-2"	49,811 C.F.	-
	ONE STORY AREA	1,112 S.F.	10'-0"	11,120 C.F.	-
	ONE STORY AREA GARAGE	411 S.F.	9'-0"	4,239 S.F.	-
	ONE STORY AREA MAINTENANCE SHED	317 S.F.	8'-0"	2,536 C.F.	-
	ONE STORY AREA GARDEN LOGGIA	1,013 S.F.	15'-0"	15,195 S.F.	-
	ONE STORY AREA GARDEN PAVILIONS	290 S.F.	12'-0"		3,480 C.F.
	ONE STORY AREA COVERED TERRACE	646 S.F.	11'-0"		7,106 C.F.
	ONE STORY AREA GARDEN TRELLIS	546 S.F.	9'-0"		4,914 C.F.
			SUBTOTAL	82,901 C.F.	15,500 C.F.
			5 PERCENT EXEMPTION		(4,872 C.F.)
			TOTAL	93,529 S.F.	-

ALLOWABLE CUBIC CONTENT CALCULATIONS	
LOT AREA	25,311 S.F.
CUBIC CONTENT RATIO	$3.5 + ((60,000 - 25,311) / 50,000) \times 0.5 = 3.85$
ALLOWABLE CUBIC CONTENT	$25,311 \text{ S.F.} \times 3.85 = 97,447 \text{ C.F.}$
EXEMPT 5% COVERED AREA	$97,447 \times 5\% = 4,872 \text{ C.F.}$
PROPOSED CUBIC CONTENT	93,529 C.F.
AMOUNT UNDER ALLOWABLE	3,918 C.F.

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