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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](http://www.skaarchitect.com)

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By Antonette Fabrizi at 1:20 pm, Mar 14, 2023

BESIKOF RESIDENCE  
360 SEASPRAY AVE  
PALM BEACH, FLORIDA 33480  
RENOVATION

LPC  
COA-23-017  
APRIL 19, 2023  
  
TOWN COUNCIL  
ZON-23-044  
MAY 10, 2023

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

PROJECT DESCRIPTION

The Landmark home at 360 Seaspray Ave includes the following modifications we are proposing...

- an enclosure of a service entrance on a street side elevation
- removal of a garage to be enclosed living space
- opening up of a rear portion to be a loggia
- a. Variance #1: Sec. 134-1576(a): A variance to allow a west street side yard setback for an addition at 6.46' in lieu of the 25' minimum required.
- b. Variance #2: Sec. 134-2179(b): A variance to have 0 garage parking spaces in lieu of the 1 garage parking space required.
- c. Variance #3: Sec. 134-893(13): A variance for a Cubic Content amount of (PROVIDE) in lieu of the 4.72 existing and the 4.36 allowed.
- d. Variance #4: Sec. 134-1757: A variance to allow a swimming pool in the required street side setback without the required 6 foot wall required for screening.

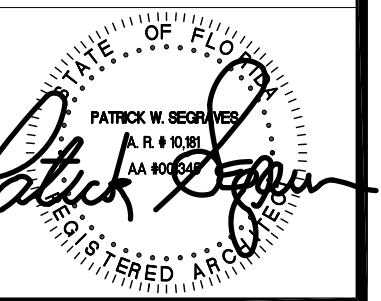
FIRST SUBMITTAL  
02-09-23  
SECOND SUBMITTAL  
02-27-23



CONSULTANT:

RESIDENCE FOR:  
MR. AND MRS. JUSTIN BESIKOF  
360 SEASPRAY AVENUE  
PALM BEACH, FLORIDA 33480

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



REVISIONS:



SHEET NUMBER:

COVER

ISSUE DATE: 4-19-23  
JOB #: COA-21-019  
ZON-23-044





AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)



SCALE: 1" = 20'

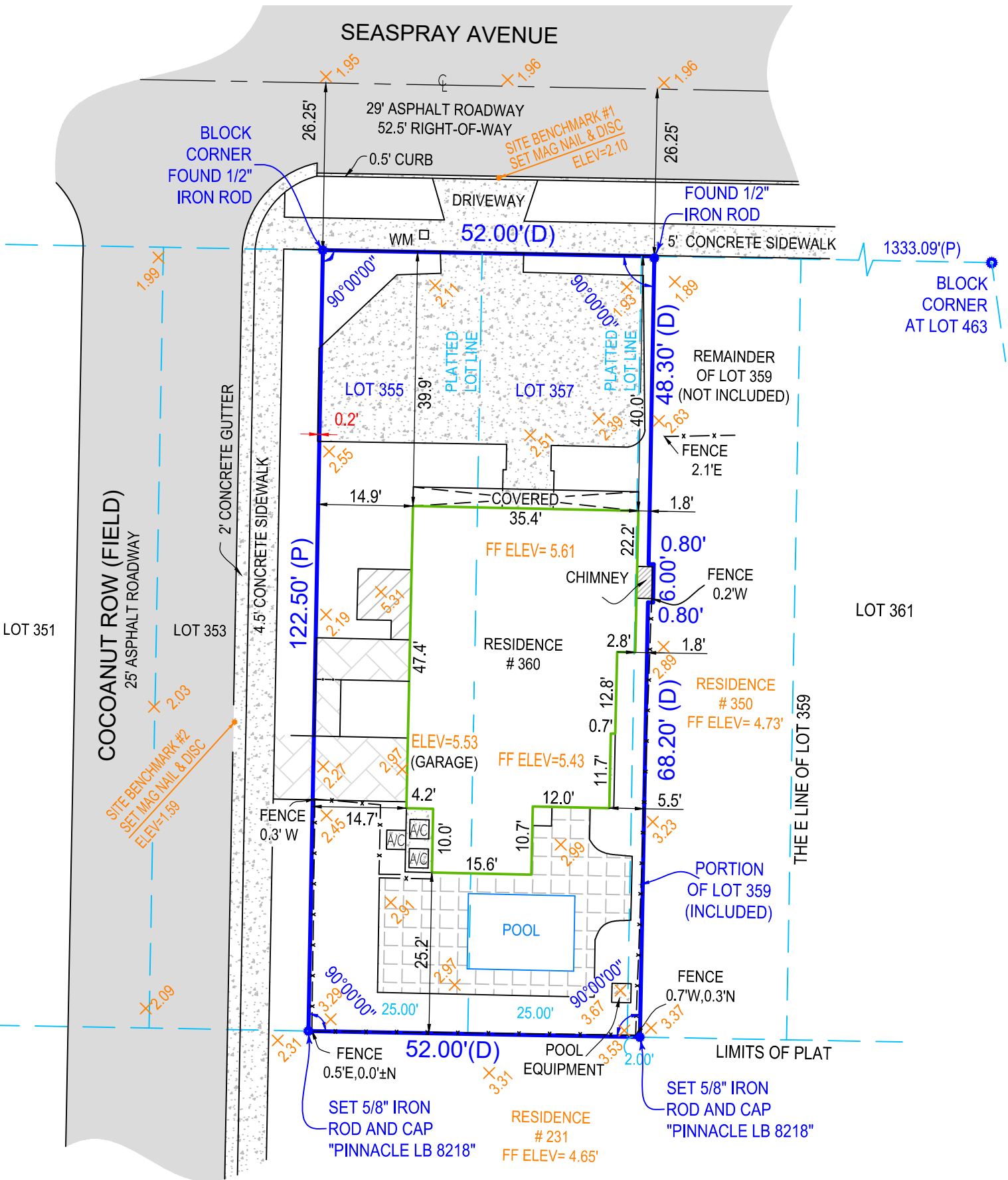
SURVEYOR NOTES

- DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY AND NORTHERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINES ON WESTERLY AND SOUTH SIDES OF LOT AS SHOWN.

VERTICAL DATA IN  
N.A.V.D. 1988  
(SURVEY FOOT)

LEGEND:

- A/C -AIR CONDITIONER
- AL -ARC LENGTH
- (C) -CALCULATED
- D.E -DRAINAGE EASEMENT
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCING
- P.B. -PLAT BOOK
- P.G. -PAGE
- P.U.E. -PUBLIC UTILITY EASEMENT
- R -RADIUS
- (R) -RECORD
- U.E. -UTILITY EASEMENT
- WM -WATER METER
- FF -FINISH FLOOR
- O.R.B. -OFFICIAL RECORD BOOK
- ELEV. -ELEVATION
- FENCE
- # -NUMBER
- ASPHALT
- CONCRETE
- PAVER/BRICK
- WOOD
- LIGHT POLE
- WELL
- WATER VALVE
- CENTER LINE
- CATCH BASIN
- FIRE HYDRANT
- POLE
- MANHOLE
- X.XX - TOPOGRAPHIC ELEVATION



"SCHEDULE B-2"

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS  
HEREON ARE FROM:

CONNECTICUT ATTORNEYS TITLE INSURANCE COMPANY,  
COMMITMENT NO.: #f1122-4223,  
HAVING AN EFFECTIVE DATE OF FEBRUARY 21, 2022 AT  
5:00AM.

- 1-7 -STANDARD EXCEPTIONS WERE NOT ADDRESSED.
- 8 -RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF POINCIANA PARK 2ND ADDITION, AS RECORDED IN PLAT BOOK 6, PAGE(S) 86
- AFFECTS, PLOTTED AS SHOWN

GENERAL NOTES:

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) BENCHMARK REFERENCE: NGS PID #AD8183 DESCRIBED AS BENCH MARK DISK SET IN THE TOP OF CONCRETE MONUMENT STAMPED MF 41 1954 JACKSONVILLE. ELEVATION: 20.58 FEET, NAVD1988.
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)
- 10) I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION:

LOTS 355 AND 357 AND THE WEST 2 FEET OF LOT 359, TOGETHER WITH THE SOUTH 6 FEET OF THE NORTH 54.3 FEET OF THE EAST 0.8 FEET OF THE WEST 2.8 FEET OF SAID LOT 359, POINCIANA PARK, SECOND ADDITION TO THE TOWN OF PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 6, PAGE 86.

CERTIFIED TO:

JUSTIN BESKOF  
CHRISTY BRADY JANSSEN, P.A.  
FIRST AMERICAN TITLE INSURANCE COMPANY  
TD BANK

FLOOD ZONE:

12099C0583F  
ZONE: AE  
ELEV: 06 FT  
EFF: 10/05/2017

THE SEAL APPEARING ON THIS DOCUMENT  
WAS AUTHORIZED BY

CLYDE O. MCNEAL  
PSM 2883

ON 1/10/2023

PROFESSIONAL SURVEYOR AND MAPPER



# 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:	360 SEASPRAY		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	TWO STORY, SINGLE FAMILY HOME		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SQ.FT.	6,375 SF	6,375 SF
6	Lot Depth	100.00'	122.50'	122.50'
7	Lot Width	100.00'	52.00'	52.00'
8	Lot Coverage (Sq Ft and %)	40%(1)-30%(2)	1,809.89 SF (28.39%)	1,809.89 SF (28.39%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	NA	3,329.38 SF	3,240.58 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.360	4.72	4.620
11	*Front Yard Setback (Ft.)	25'(1)-35'(2)	39.9'	39.9'
12	* Side Yard Setback (1st Story) (Ft.)	25' W - 12.5'E	18.9' W - 6.5' E	18.9' W - 6.5' E
13	* Side Yard Setback (2nd Story) (Ft.)	30' W - 15' E	14.7' W - 1.8' E	14.7' W - 1.8' E
14	*Rear Yard Setback (Ft.)	10'(1)-15'(2)	25.2'	25.2'
15	Angle of Vision (Deg.)	100	48	48
16	Building Height (Ft.)	14'(1)-22'(2)	18.17'	18.17'
17	Overall Building Height (Ft.)	22'(1)-30'(2)	23.83'	23.83'
18	Crown of Road (COR) (NAVD)	1.96'	1.96'	1.96'
19	Max. Amount of Fill Added to Site (Ft.)	1.825'	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	5.61'	5.61'
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	5.61'	5.61'
22	FEMA Flood Zone Designation	AE	AE	AE
23	Base Flood Elevation (BFE)(NAVD)		6.00'	6.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	45%	1,988 SF (31.2%)	1,988 SF (31.2%)
25	Perimeter LOS (Sq Ft and %)	50%	1,645 SF (57.3%)	1,645 SF (57.3%)
26	Front Yard LOS (Sq Ft and %)	40%	199 SF (38.3%)	199 SF (38.3%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

\* Indicate each yard area with cardinal direction  
(N,S,E,W)

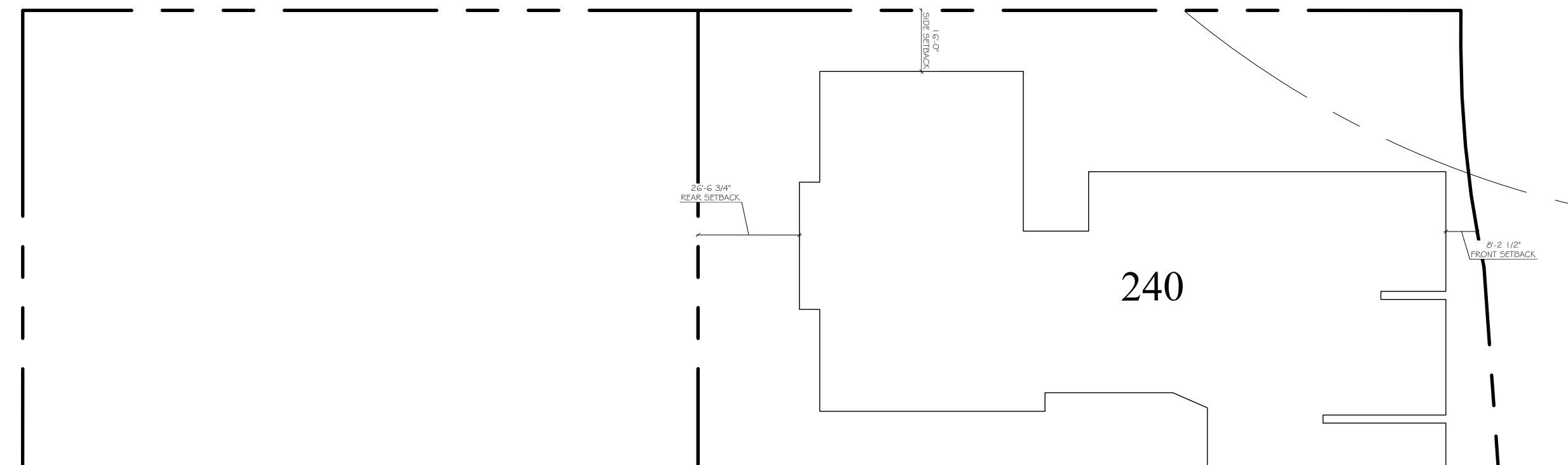
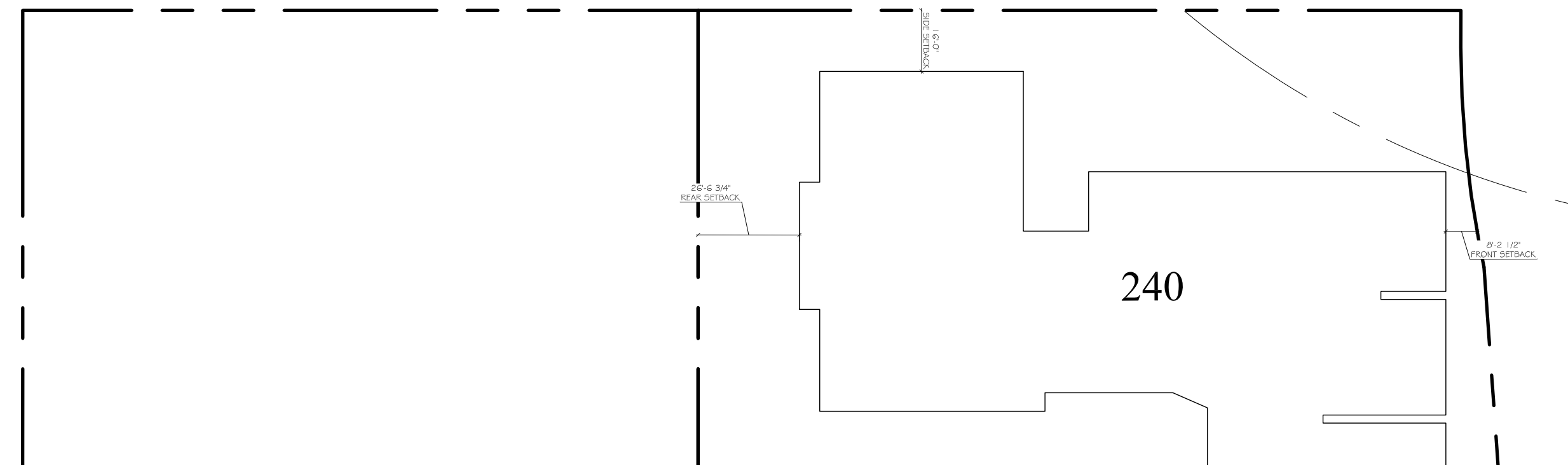
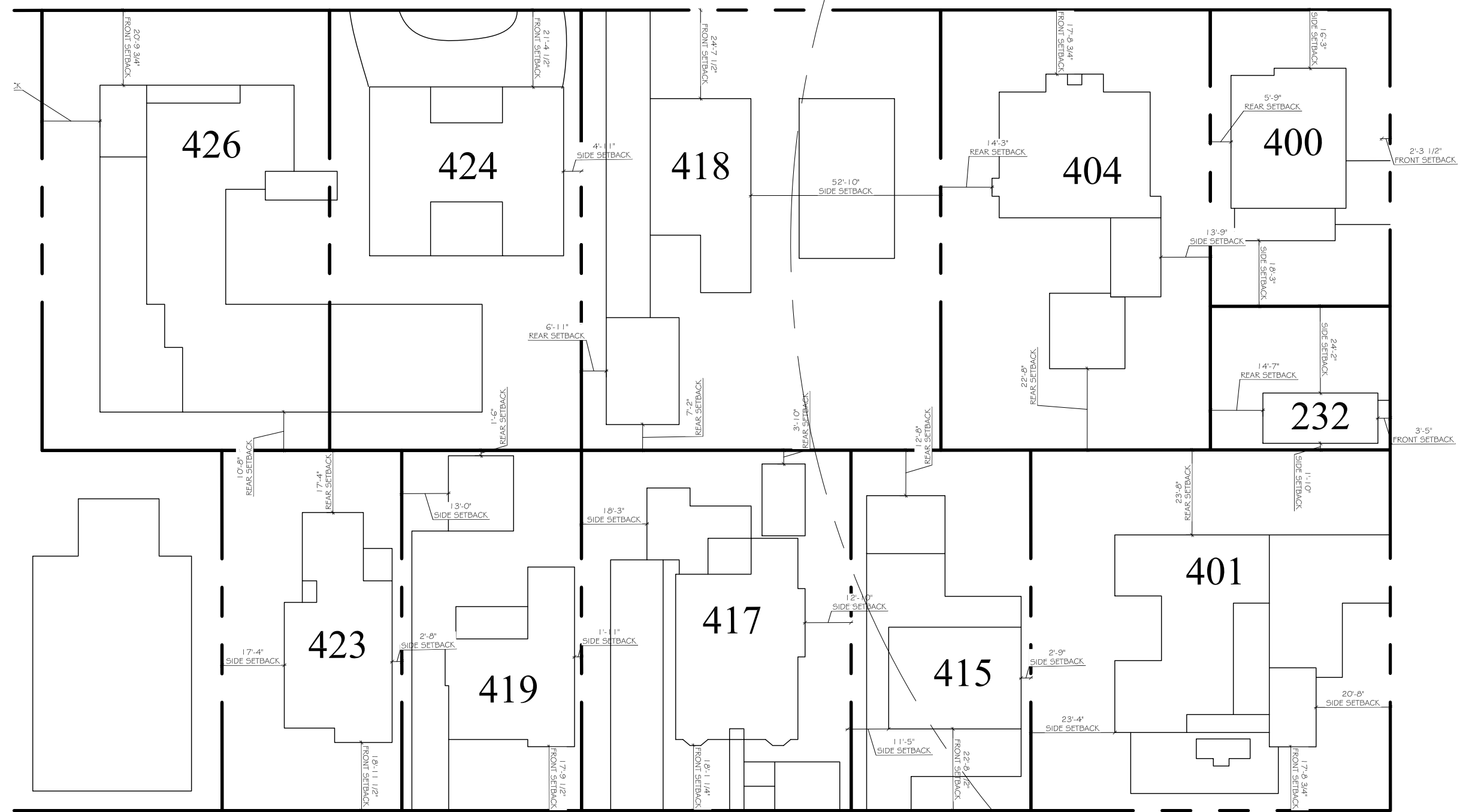
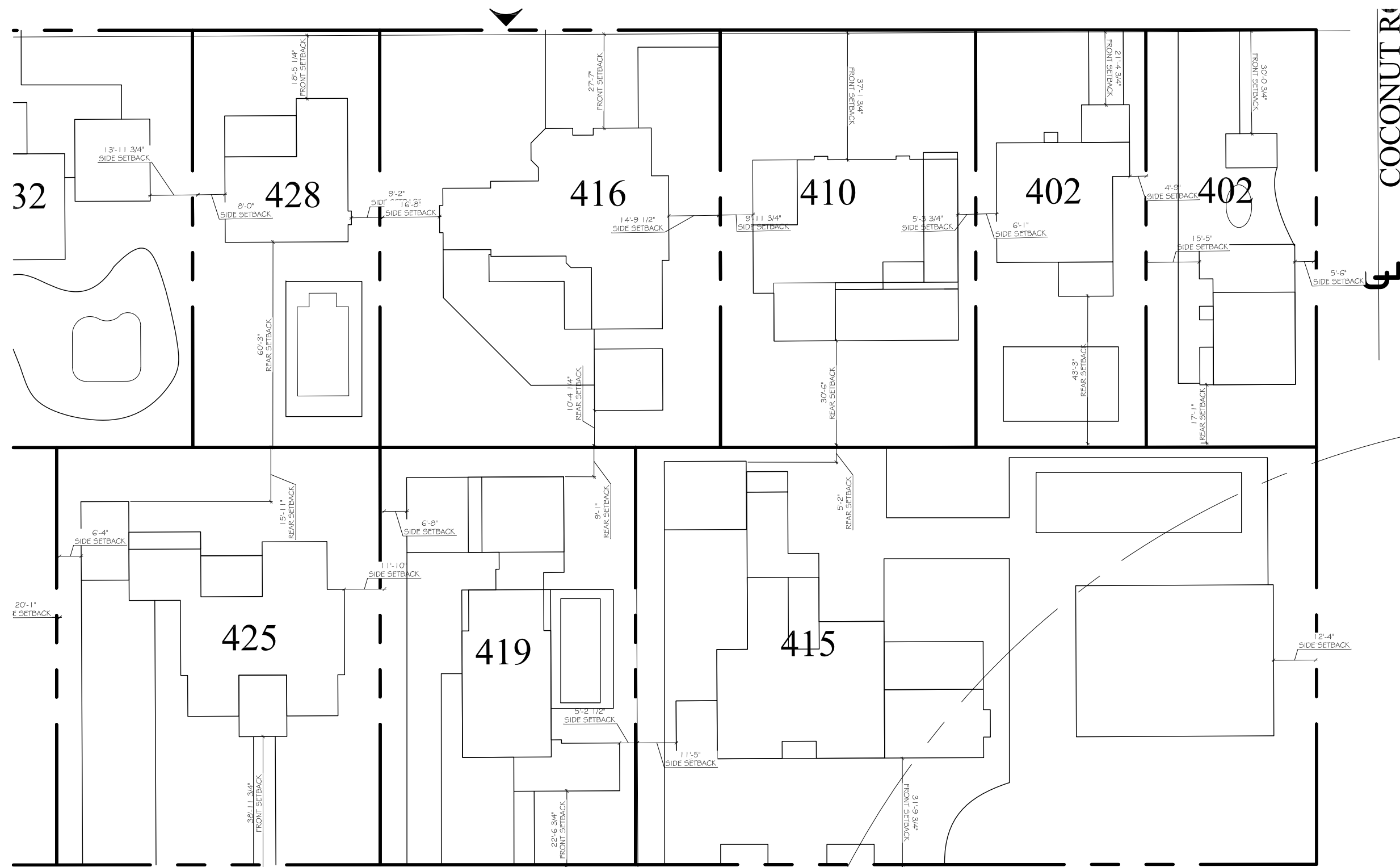
If value is not applicable, enter N/A

\*\* Provide Native plant species calculation per  
category as required by Ord. 24-2021 on separate  
table

If value is not changing, enter N/C

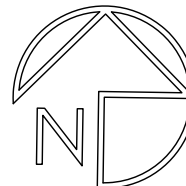
Variance Requested

Variance Requested



SITE LOCATION MAP

SCALE: NTS



CONSULTANT:

RESIDENCE FOR:  
**MR. AND MRS. JUSTIN BESIKOF**  
360 SEASPRAY AVENUE  
PALM BEACH, FLORIDA 33480

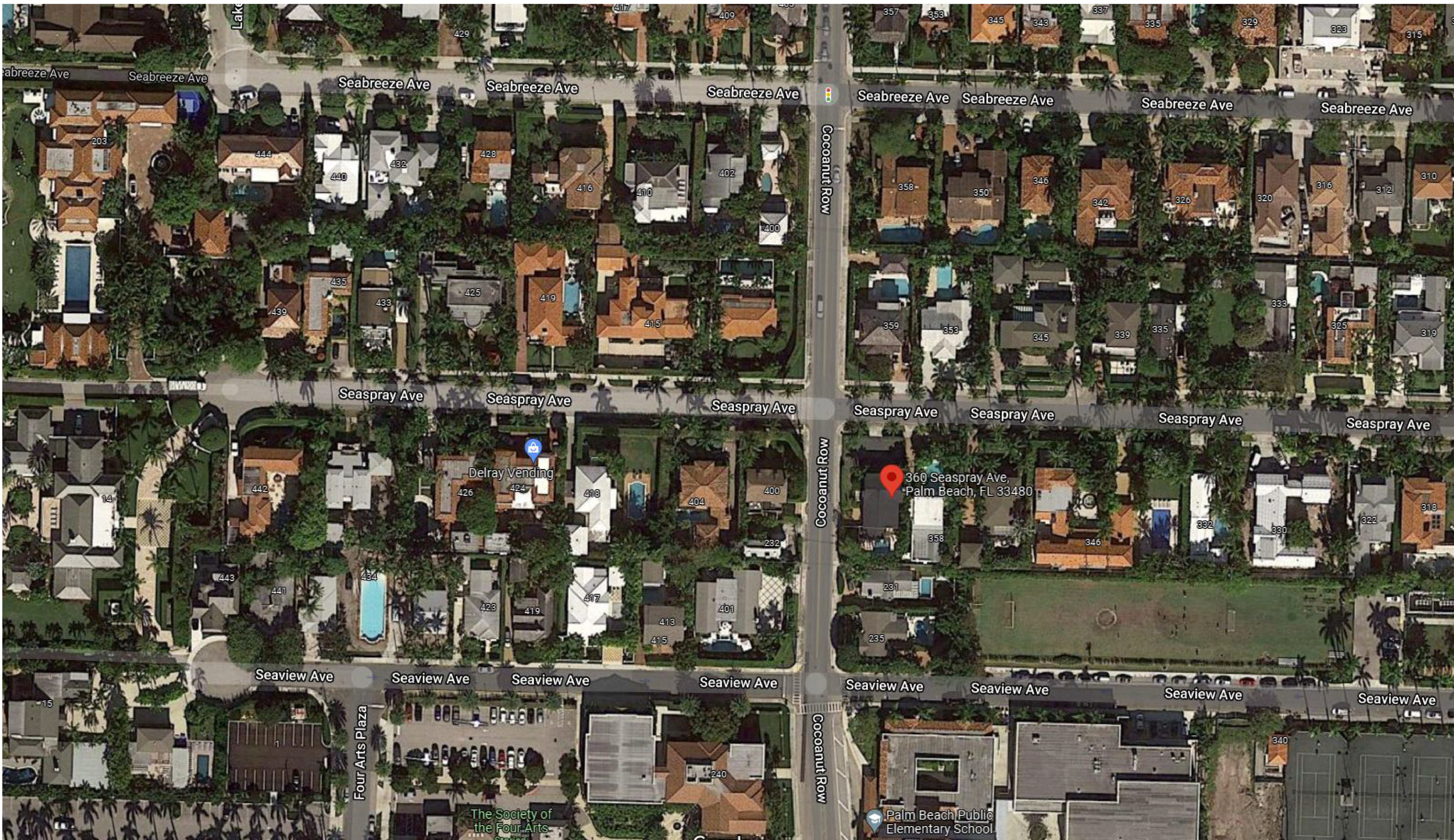
A.A. #001345  
A.R. #10,181  
*Patrick W. Besikof*  
REGISTERED ARCHITECT  
FLORIDA

REVISIONS:

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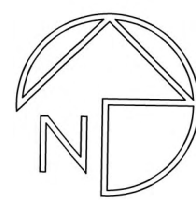
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**4**  
ISSUE DATE: 4-19-23  
JOB #: COA-21-019  
ZON-23-044





SITE LOCATION MAP

SCALE: NTS



CONSULTANT:

RESIDENCE FOR:  
**MR. AND MRS. JUSTIN BESIKOF**  
360 SEASPRAY AVENUE  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,161

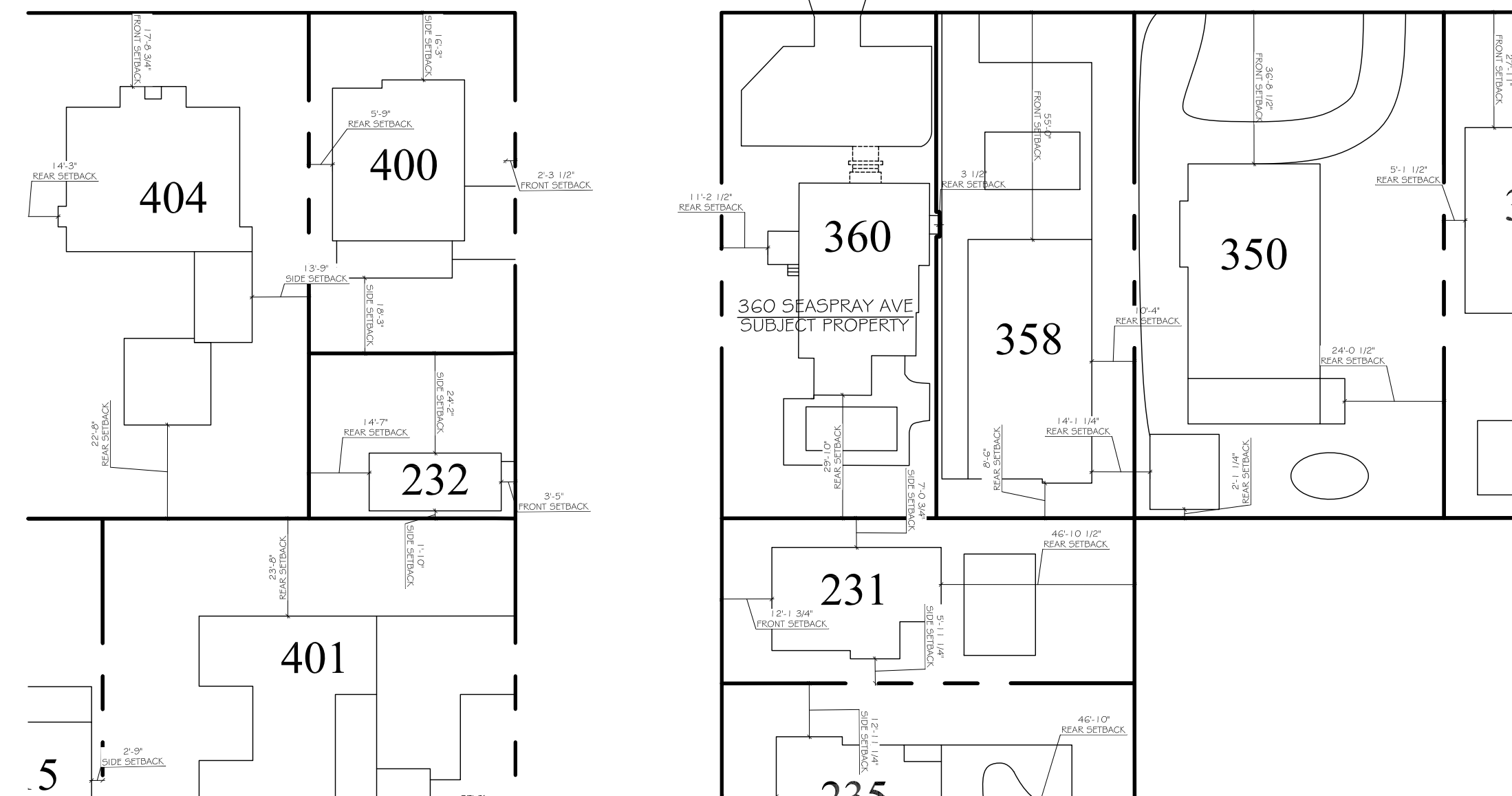
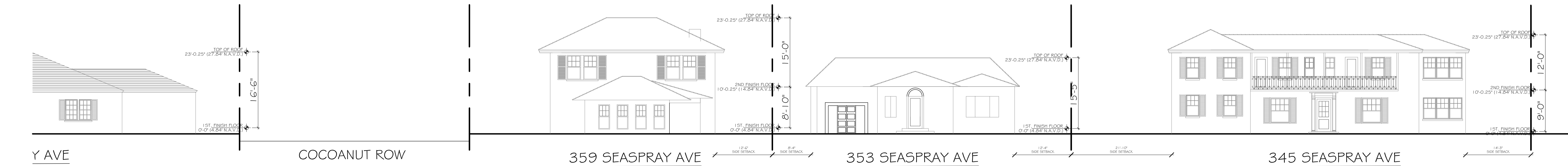
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SHEET NUMBER:  
**5**

ISSUE DATE: 9-27-21  
JOB #: COA-21-019





CONSULTANT:

RESIDENCE FOR:  
**MR. AND MRS. JUSTIN BESIKOF**  
360 SEASPRAY AVENUE  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
*Patrick W. Besikof*  
REGISTERED ARCHITECT

REVISIONS:

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SHEET NUMBER:  
**6**  
ISSUE DATE: 4-19-23  
JOB #: COA-21-019  
ZON-23-044





419 SEASPRAY AVE



345 SEASPRAY AVE



346 SEASPRAY AVE



339 SEASPRAY AVE





400 SEASPRAY AVE



SEASPRAY AVE LOOKING EAST



415 SEASPRAY AVE



SEASPRAY AVE LOOKING WEST





346 SEASPRAY AVE



350 SEASPRAY AVE



330 SEASPRAY AVE

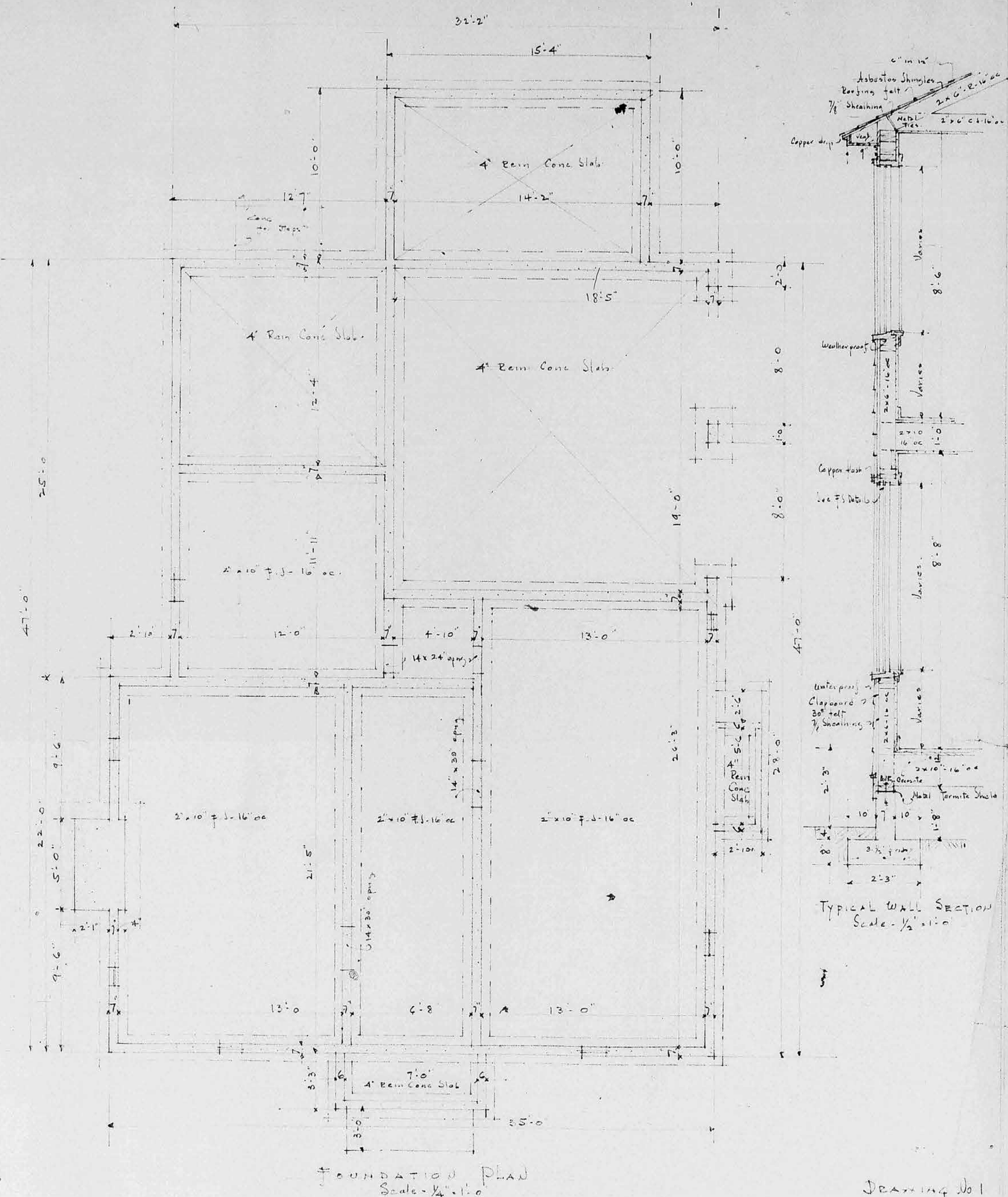


358 SEASPRAY AVE

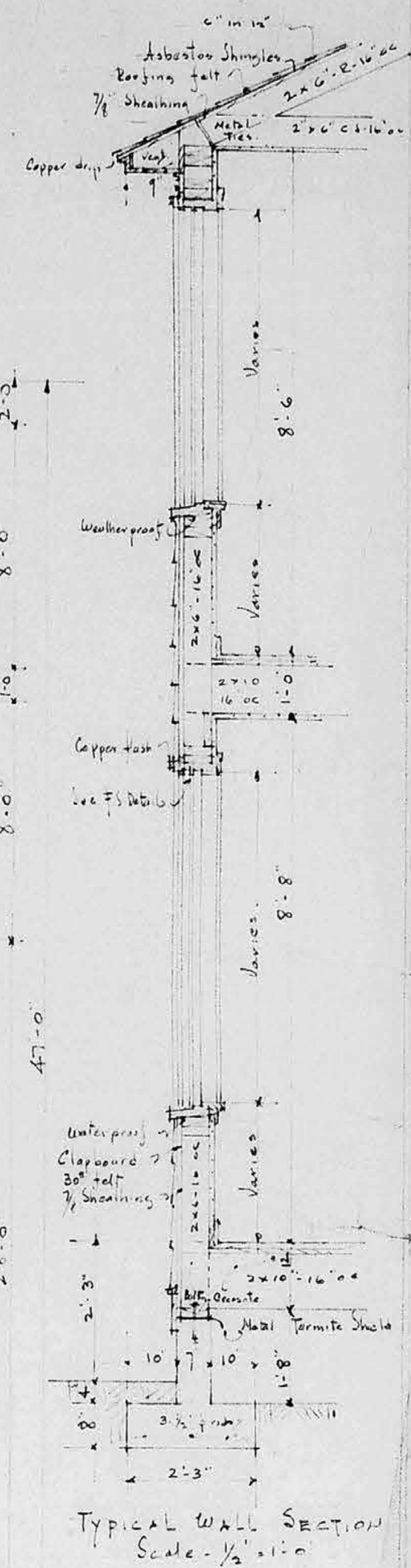






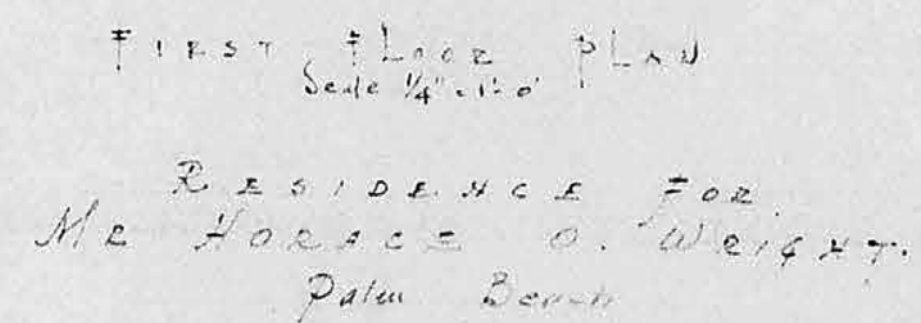


Mr HORACE O WRIGHT  
Residence For  
Palm Beach



DRAWING No 1  
GUSTAV A. MANN  
ARCHITECT  
Pine Beach  
5-14-37





DRAWING No-2-  
GUSTAV L. MAASS  
ARCHITECT  
Petalum Beach  
5-14-37