

SHEET INDEX

- 1. COVER
  - 2. SURVEY
  - 3. ZONING LEGEND
  - 4. ZONING DIAGRAMS
  - 5. VICINITY LOCATION MAP
  - 6. CONTEXTUAL PLAN
  - 7. SREETSCAPE
  - 8. EXISTING PHOTOGRAPHS
  - 9. EXISTING PHOTOGRAPHS
  - 10. EXISTING PHOTOGRAPHS
  - 11. EXISTING PHOTOGRAPHS
  - 12. EXISTING PHOTOGRAPHS
  - 13. EXISTING PHOTOGRAPHS
  - 14. EXISTING PHOTOGRAPHS
  - 15. EXISTING + PROPOSED SITE PLAN
  - 16. EXISTING + DEMO + PROPOSED FLOOR PLANS
  - 17. EXISTING + PROPOSED ELEVATIONS - MAIN HOUSE
  - 18. EXISTING + PROPOSED ELEVATIONS - MAIN HOUSE
  - 19. EXISTING + PROPOSED ELEVATIONS - GUEST HOUSE
  - 20. EXISTING + PROPOSED ELEVATIONS - GUEST HOUSE
  - 21. TRUCK LOGISTICS
- L I O CONCEPTUAL SITE PLAN

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)

Dustin M. Mizell  
[www.environmentdesigngroup.com](http://www.environmentdesigngroup.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

PAMEL RESIDENCE  
141 AUSTRALIAN AVE.  
PALM BEACH, FLORIDA 33480  
RENOVATION

LPC  
HSB-22-011  
APRIL 4, 2023

TOWN COUNCIL  
ZON-22-122  
MAY 10, 2023

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

PROJECT DESCRIPTION

Renovation to an existing two story residence (replacing vinyl siding for wood shingle siding). Demolition and reconstruction of a 1,478 square foot guest house. New landscape and hardscape.

VARIANCES 134-201 N/A

The guest house require the following variances:

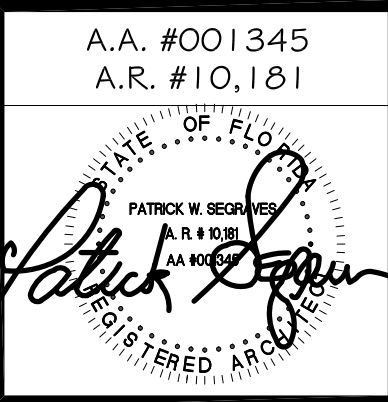
Section 134-893(b)(7): Request for construction of an accessory structure with a east side yard setback of 3.5 feet in lieu of the 15-foot required in R-B Zoning District.  
Section 134-893(b)(9): Request for construction of an accessory structure with a rear yard setback of 5 feet in lieu of the 15-foot required in R-B Zoning District.  
Section 134-893(b)(13): Request for a cubic content ratio of 4.73 in lieu of the 4.30 maximum allowed in R-B Zoning District.  
Section 134-891(b)(1): Request to build an accessory structure with a maximum height of 18 feet in lieu of the 15-foot maximum allowed in R-B Zoning District.  
Section 134-891(b)(1) Request to build a two story accessory structure in lieu of the one story maximum stories due to size of lot under 20,000SF

FINAL SUBMITTAL  
06-27-2022  
FIRST SUBMITTAL  
09-06-2022  
SECOND SUBMITTAL  
02-22-2023



CONSULTANT:

PROPOSED RESIDENCE FOR:  
141 AUSTRALIAN AVE, LLC  
141 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480

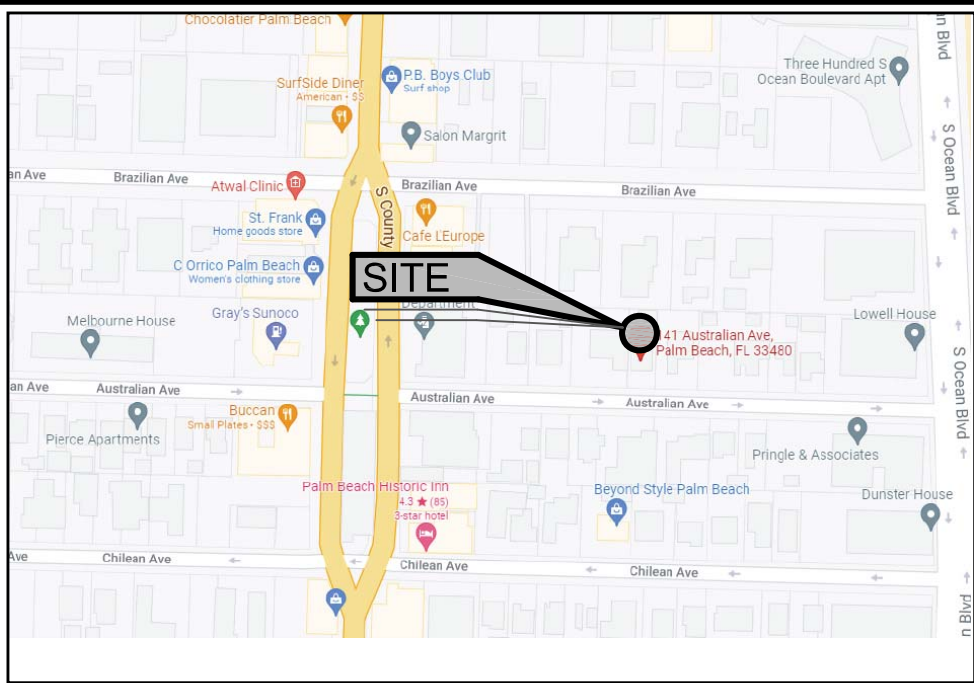


REVISIONS:

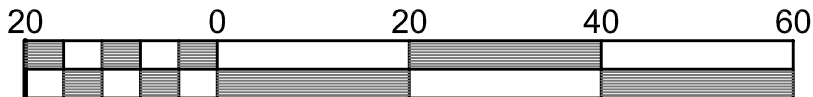
- △
- △
- △
- △
- △

SHEET NUMBER:  
1  
ISSUE DATE: 08-17-22  
HSB-22-011  
ZON-22-122

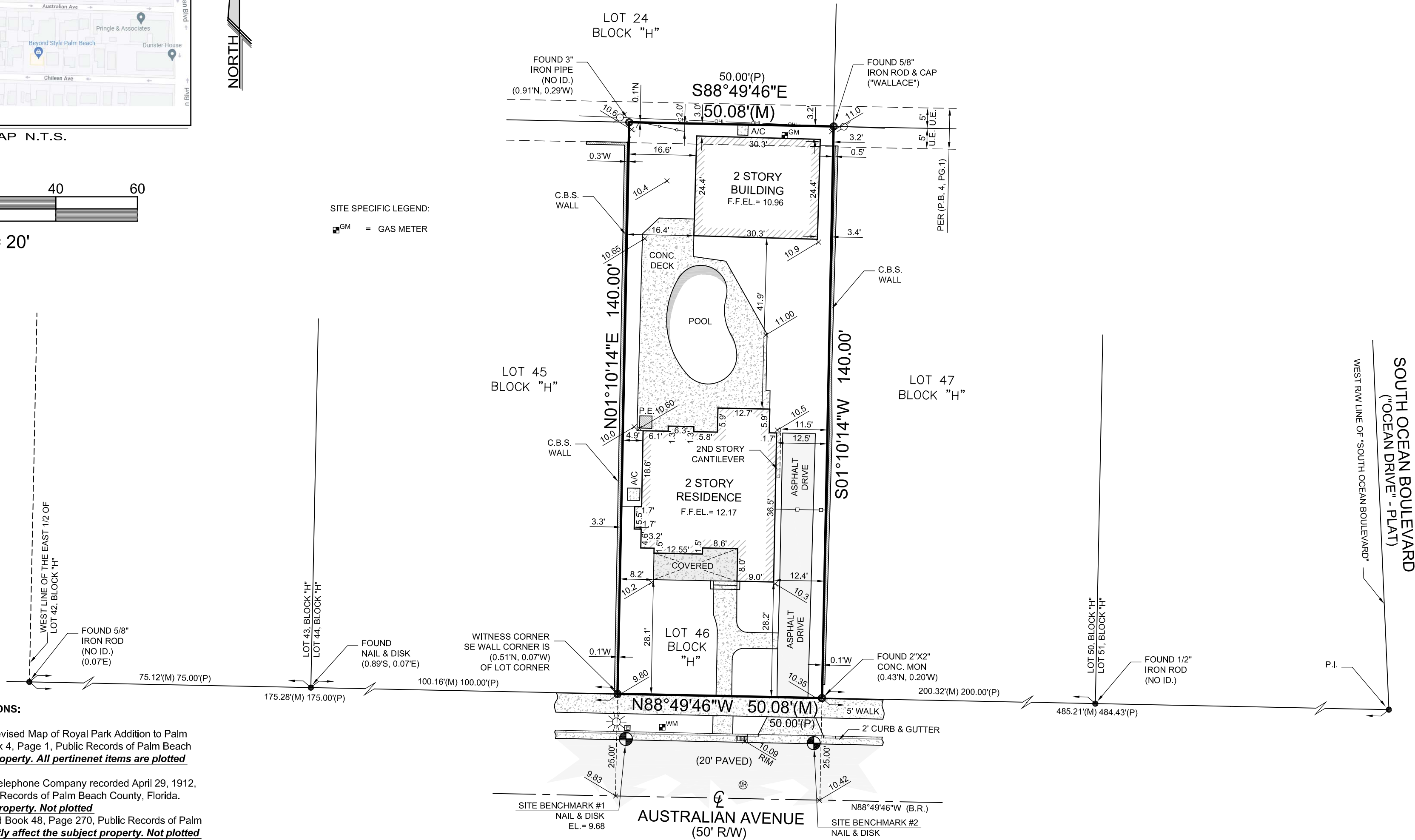
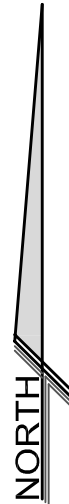
W:\Miller\MILLER-DRAWINGS\NEDY211600.dwg, 18X24, 1/21/2022 2:05:33 PM



LOCATION MAP N.T.S.



Scale 1" = 20'



NOTES ON SCHEDULE B TITLE EXCEPTIONS:

- Standard exceptions. Not plottable.**
- All matters contained on the Plat of Revised Map of Royal Park Addition to Palm Beach, Florida, as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida. **Affects the subject property. All pertinent items are plotted hereon.**
- Easement to The West Palm Beach Telephone Company recorded April 29, 1912, under Deed Book 22, Page 113, Public Records of Palm Beach County, Florida. **Does not directly affect the subject property. Not plotted**
- Easement for utilities reserved in Deed Book 48, Page 270, Public Records of Palm Beach County, Florida. **Does not directly affect the subject property. Not plotted**
- Certificate of Notification of Designation of Certain Properties as Landmarks by the Town of Palm Beach recorded in O.R. Book 25713, Page 40, Public Records of Palm Beach County, Florida. **Affects the subject property. Blanket designation, not plottable.**
- Resolution No. R-2015-0192 of the Town of Palm Beach granting an ad valorem tax exemption for the historic rehabilitation of the subject property recorded February 17, 2015, in O.R. Book 27339, Page 1516 and related Historic Preservation Property Tax Exemption Covenant recorded in O.R. Book 27339, Page 1519, Public Records of Palm Beach County, Florida. **Affects the subject property. Blanket resolution, not plottable.**

SURVEY NOTES:

- Lands shown hereon reflect all pertinent easements and/or rights of way contained in Old Republic National Title Insurance Company, Loan Policy; Policy No.: MF6-8615543; Date of Policy: August 20, 2021 @ 09:23 AM; See "NOTES ON SCHEDULE B TITLE EXCEPTIONS".
- Total area of subject parcel 7,011 square feet (0.1610 acres).
- Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88)
  - Originating benchmark = Leica Global Positioning System
  - $\times 00.00$  = existing elevation (typical).
  - Conversion of NAVD 88 elevations to NGVD 29 (National Geodetic Vertical Datum of 1929): Add 1.53' to the NAVD 88 elevation to obtain NGVD 29 elevations.
- No underground improvements located.
- Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat, deed and measured unless otherwise shown.
- This firms "Certificate of Authorization" number is "LB 6838".

LEGEND:

CAL.C.	= 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	—	= CHAIN LINK FENCE		= WATER METER
P.E.	= POOL EQUIPMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	—	= METAL FENCE		= FIRE HYDRANT
F.F.EL.	= FINISHED FLOOR ELEVATION	O.R.B.	= OFFICIAL RECORD BOOK	—	= CENTERLINE		= CATCH BASIN
EL.	= ELEVATION	P.B.	= PLAT BOOK	—	= EASEMENT		= SANITARY MANHOLE
(B.R.)	= BEARING REFERENCE	P.C.	= POINT OF CURVATURE	—	= COVERED		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE	—	= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE	—	= LOT TIE		

SCALE:	1" = 20'
DRAWN BY:	PICARD (C)
FIELD WK:	J.W. / B.M.
DATE:	01/06/2022

**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:	I37/72
PREV. JOB NO'S.	
JOB NO.	Y211600
M - 5053	

REVISIONS:


**CERTIFIED TO:** Gregory J. Pamel; LendSure Mortgage Corp., its successors and/or assigns; Old Republic National Title Insurance Company; Rabideau Klein  
**PROPERTY ADDRESS:** 141 Australian Ave, Palm Beach, FL 33480  
**FLOOD ZONE:** X (FIRM 120220-12099C0583F 10/05/2017)  
**DESCRIPTION:** Lot 46, Block "H", Revised Map of Royal Park Addition to Palm Beach, according to the plat thereof as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY

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

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y211600



# 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:	141 AUSTRARIAN AVENUE		
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.	7,011 SQ.FT.	7,011 SQ.FT.
6	Lot Depth	100.00'	140.00'	140.00'
7	Lot Width	100.00'	50.08'	50.08'
8	Lot Coverage (Sq Ft and %)	40%(1)-30%(2)	2,008 (28.64%)	2,008 (28.64%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	NA	3,688.40 SQ.FT.	3,688.40 SQ.FT.
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.30	4.53	4.73
11	*Front Yard Setback (Ft.)	25'(1)-35'(2)	28.1'	28.1'
12	* Side Yard Setback (1st Story) (Ft.)	12.50'(W+E)	8.2',12.4'	8.2',12.4'
13	* Side Yard Setback (2nd Story) (Ft.)	15.00'(W+E)	16.4',3.2'	16.4',5.0'
14	*Rear Yard Setback (Ft.)	10'(1)-15'(2)	3.2'	5.0'
15	Angle of Vision (Deg.)	100	55	55
16	Building Height (Ft.)	14'(1)-22'(2)	18' (Main) / 16' (Guest)	18' (Main) / 18' (Guest)
17	Overall Building Height (Ft.)	22'(1)-30'(2)	21.5'	23.5'
18	Crown of Road (COR) (NAVD)	NA	10.42	NO CHANGE
19	Max. Amount of Fill Added to Site (Ft.)	NA	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	7.00' MINIMUM	12.17' (Main) / 10.96' (Guest)	12.17' (Main) / 11.50' (Guest)
21	Zero Datum for point of meas. (NAVD)	7.00' MINIMUM	7.00'	7.00'
22	FEMA Flood Zone Designation	NA	X	X
23	Base Flood Elevation (BFE)(NAVD)		7.00'	7.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	3,155 SF (45%)	2,962 SF (43.2%)	3,353 SF (47.8%)
25	Perimeter LOS (Sq Ft and %)	1,079.5 SF (50%)	2,057 SF (66.69%)	2,233 SF (65.6%)
26	Front Yard LOS (Sq Ft and %)	500 SF (40%)	725 SF (57.95%)	824 SF (65.9%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

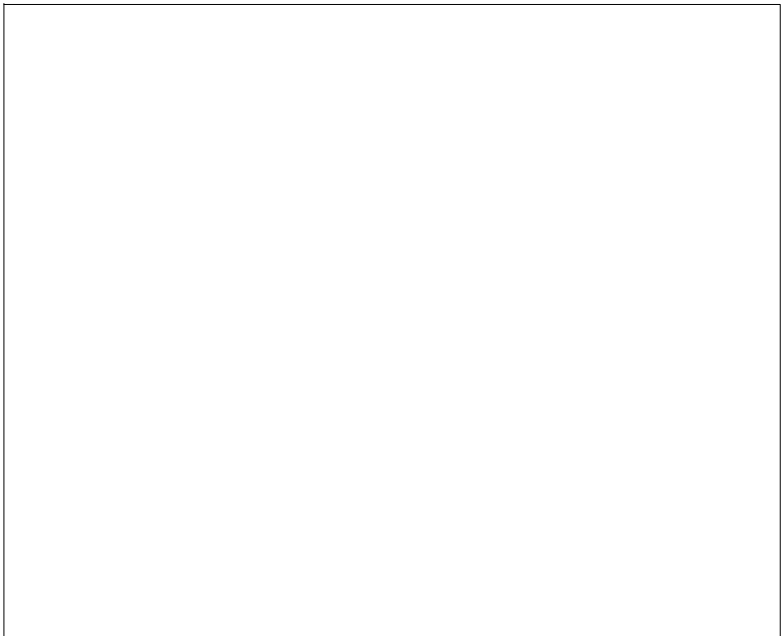
\* Indicate each yard area with cardinal direction  
(N,S,E,W)

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





EXISTING CCR

MAIN HOME  
1,111.50 SQ. FT. @ 18.00' = 20,007.00 CU. FT. (TWO STORY STRUCTURE)

GUEST LOFT/GARAGE [SUBJECT STRUCTURE]  
732.70 SQ. FT. @ 16.00' = 11,723.00 CU. FT. (TWO STORY STRUCTURE)

TOTAL CUBIC FEET = 31,730.20 CU. FT. / 7,000 SQ. FT. = 4.53 CCR

MAX ALLOWABLE CCR: 4.00 + [(10,000 - 7,011.00) / 10,000] = 4.30 CCR  
MAX ALLOWABLE CUBIC FEET: 4.30 X 7,011.00 SQ.FT. = 30,139.59 CU. FT.  
30,139.59 CU. FT. MAX - 31,730.20 CU. FT. = 1,590.61 CU. FT. EXCESS [EXISTING]

LOGGIA  
146.00 SQ. FT. @ 8.00' = 1,168.00 CU. FT. (MAIN HOUSE ENTRY)

5% OF HOUSE CU.FT. (30,139.59 CU. FT.) = 1,506.98 CU. FT. MAX

1,506.98 CU. FT. MAX - 1,168.00 CU. FT. = 338.98 CU. FT. LOGGIA REMAINING

1,590.61 CU. FT. EXCESS [EXISTING] - 338.98 CU. FT. LOGGIA REMAINING = -1,251.63 CU. FT. EXCESS

PROPOSED CCR

MAIN HOME  
1,111.50 SQ. FT. @ 18.00' = 20,007.00 CU. FT. (TWO STORY STRUCTURE)

GUEST LOFT/GARAGE [SUBJECT STRUCTURE]  
732.70 SQ. FT. @ 18.00' = 13,188.60 CU. FT. (TWO STORY STRUCTURE)

TOTAL CUBIC FEET = 33,195.60 CU. FT. / 7,000 SQ. FT. = 4.73 CCR

MAX ALLOWABLE CCR: 4.00 + [(10,000 - 7,011.00) / 10,000] = 4.30 CCR  
MAX ALLOWABLE CUBIC FEET: 4.30 X 7,011.00 SQ.FT. = 30,139.59 CU. FT.  
30,139.59 CU. FT. MAX - 33,195.60 CU. FT. = 3,056.61 CU. FT. EXCESS [EXISTING]

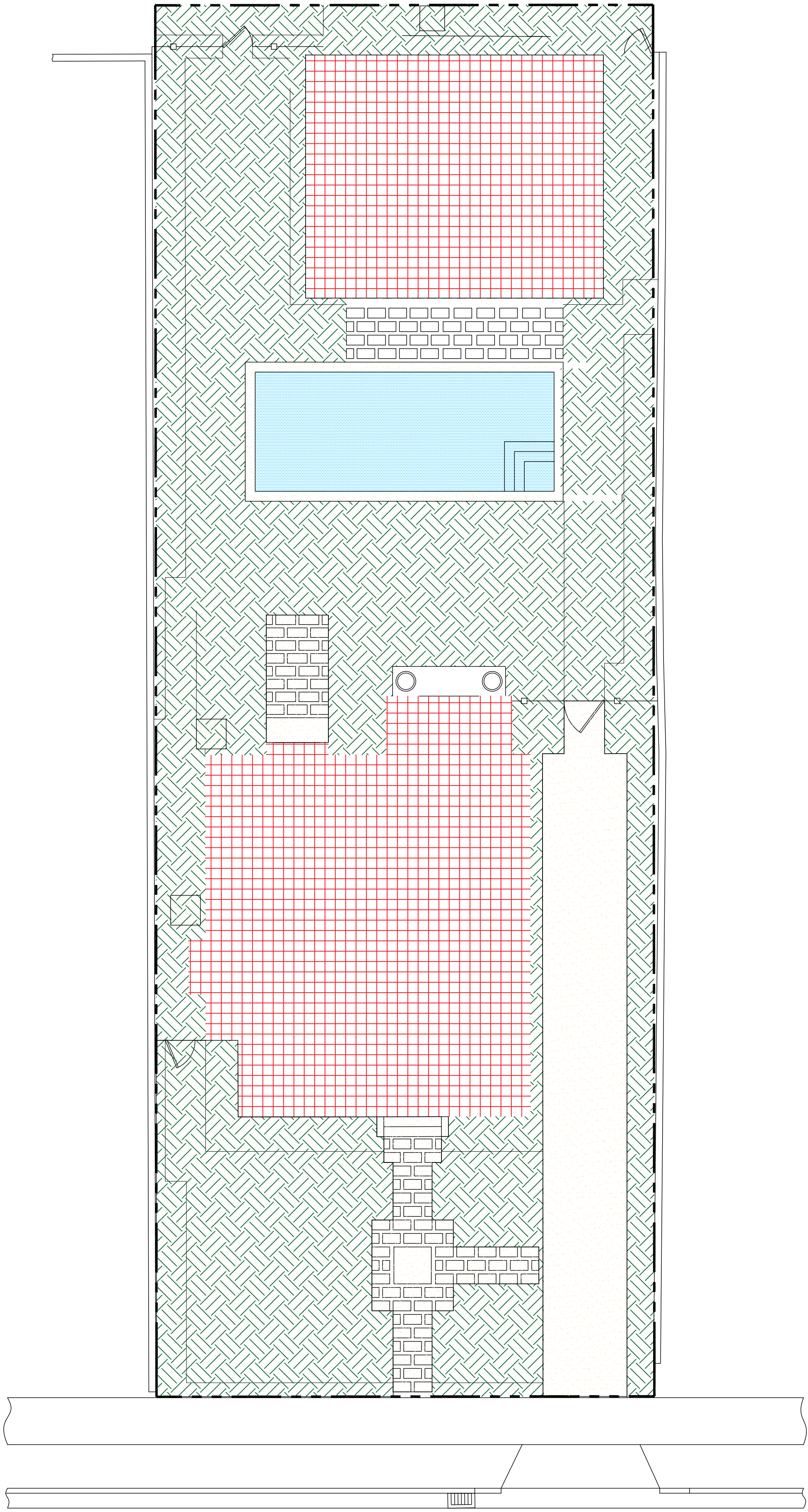
LOGGIA  
146.00 SQ. FT. @ 8.00' = 1,168.00 CU. FT. (MAIN HOUSE ENTRY)

5% OF HOUSE CU.FT. (30,139.59 CU. FT.) = 1,506.98 CU. FT. MAX

1,506.98 CU. FT. MAX - 1,168.00 CU. FT. = 338.98 CU. FT. LOGGIA REMAINING

3,056.61 CU. FT. EXCESS [EXISTING] - 338.98 CU. FT. LOGGIA REMAINING = -2,717.03 CU. FT. EXCESS

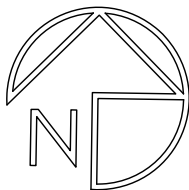
	LOT COVERAGE	2,008 SQFT	( 28.64% )
	OPEN SPACE	3,166 SQFT	( 45.20% )
	HARDSCAPE	1,837 SQFT	( 26.16% )
TOTAL		7,011 SQFT	(100.00% )



AUSTRALIAN AVE

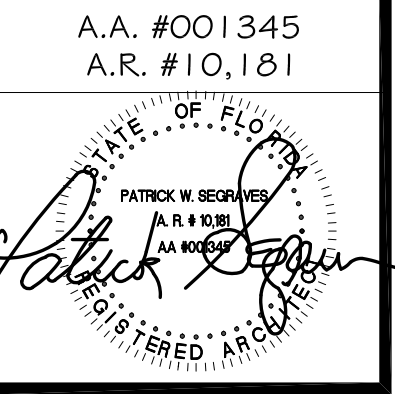
ZONING DIAGRAM

SCALE: 1/8" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:  
141 AUSTRALIAN AVE, LLC  
141 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480



REVISIONS:

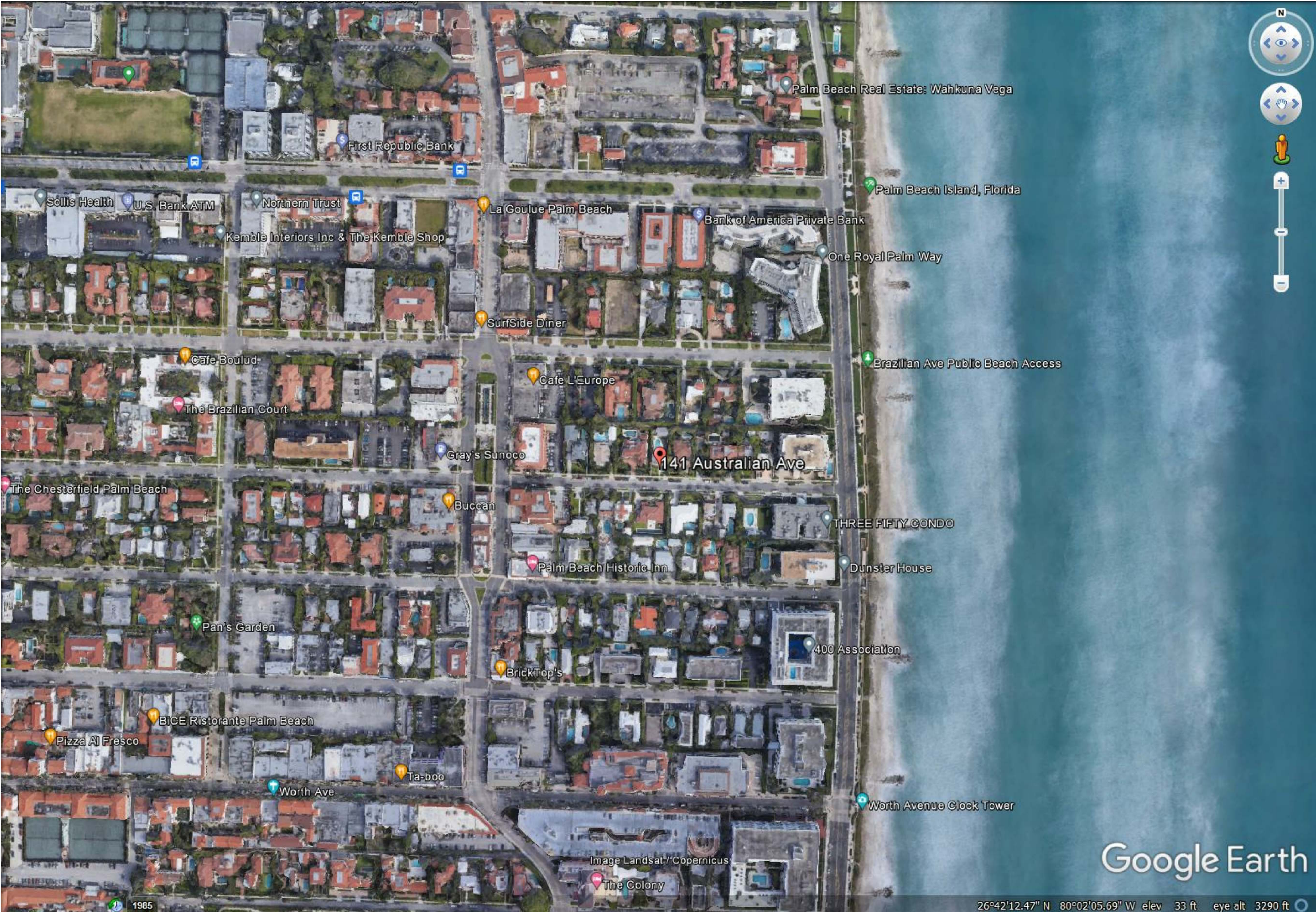


SHEET NUMBER:

4

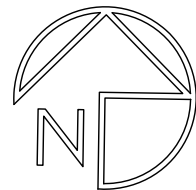
ISSUE DATE: 08-17-22  
HSB-22-011  
ZON-22-122





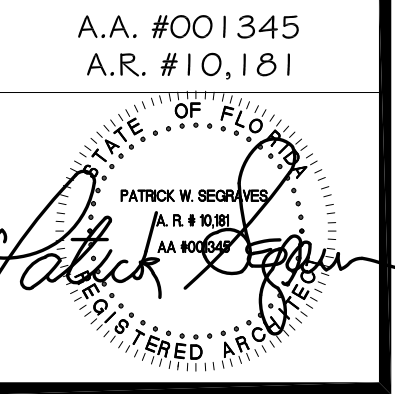
VICINITY LOCATION MAP

SCALE: NTS



CONSULTANT:

PROPOSED RESIDENCE FOR:  
**141 AUSTRALIAN AVE, LLC**  
141 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480



REVISIONS:

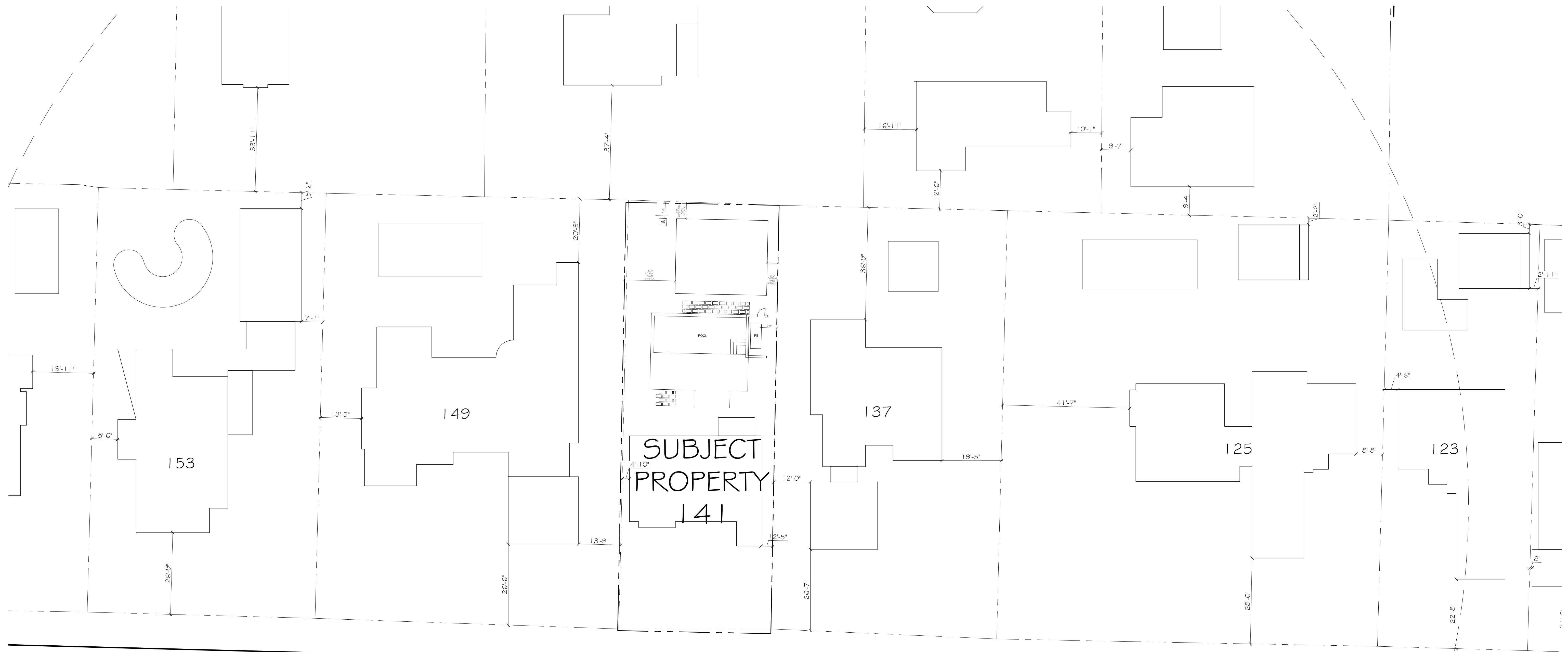
- △
- △
- △
- △
- △

SHEET NUMBER:

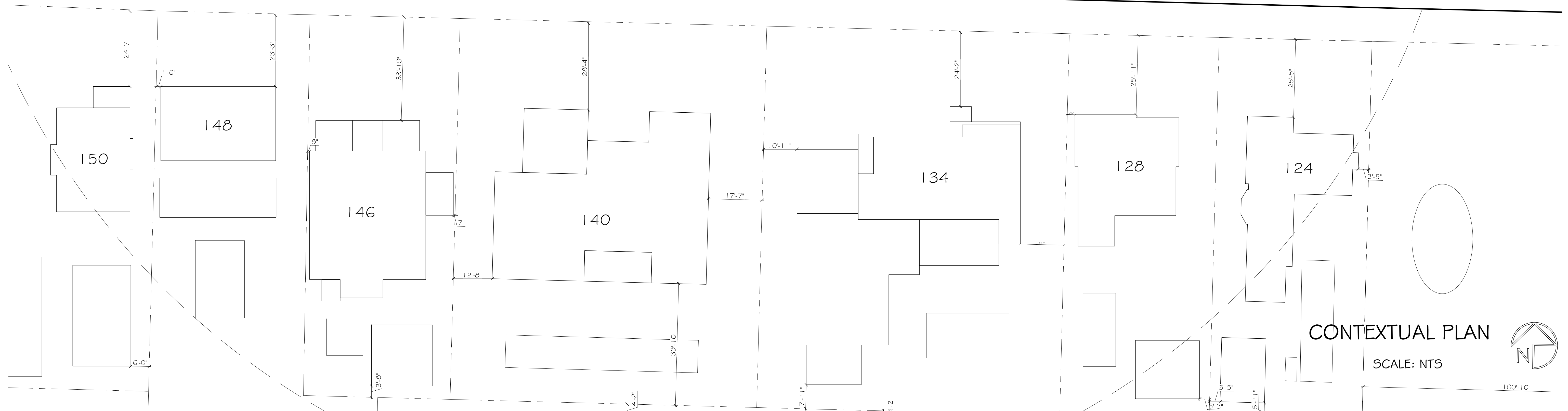
5

ISSUE DATE: 08-17-22  
HSB-22-011  
ZON-22-122



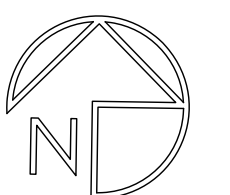


AUSTRALIAN AVENUE



CONTEXTUAL PLAN

SCALE: NTS



CONSULTANT:

PROPOSED RESIDENCE FOR:  
141 AUSTRALIAN AVE, LLC  
141 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480

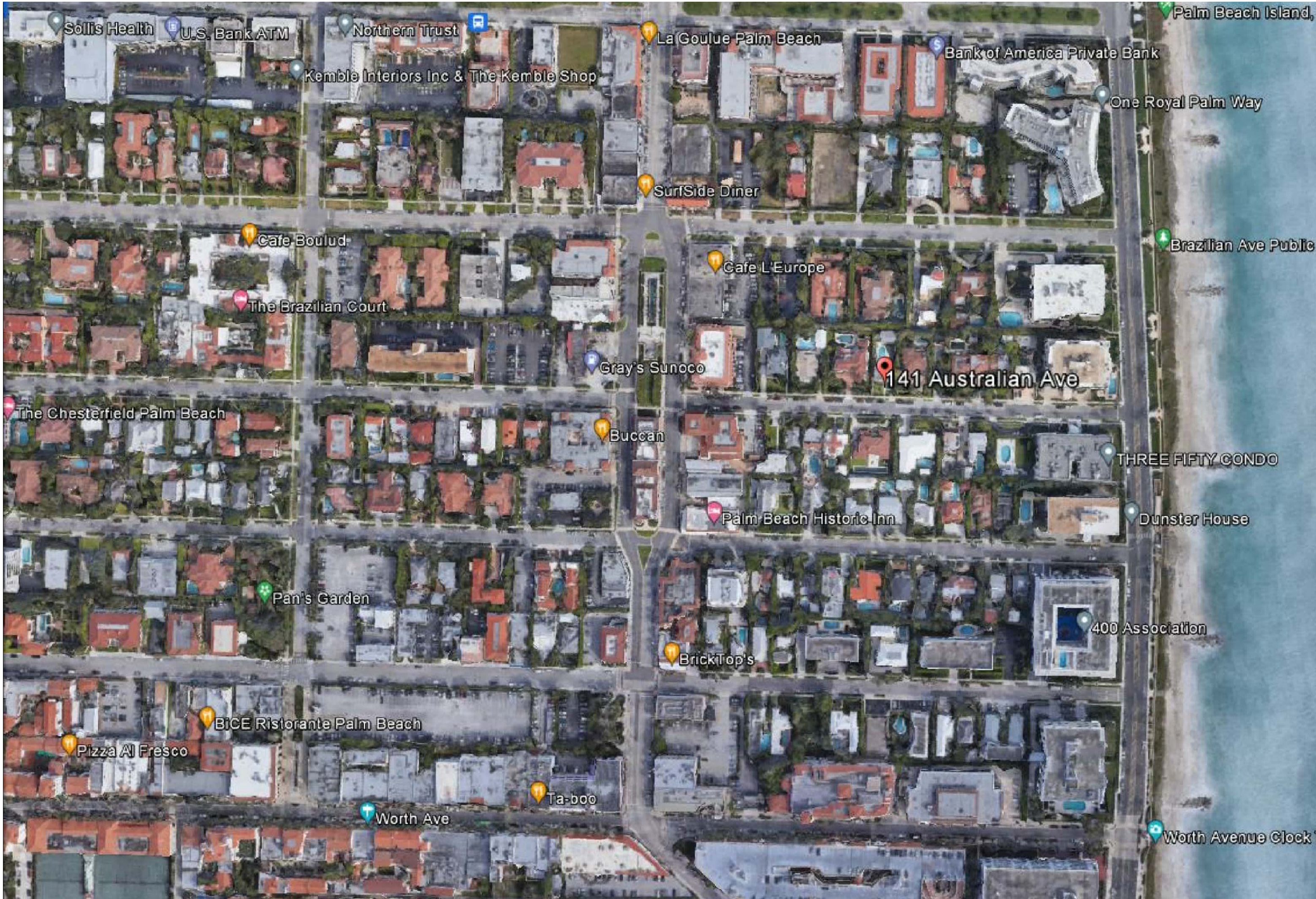
A.A. #001345  
A.R. #10,181  
STATE OF FLORIDA  
PATRICK W. BEAUMAIS  
A.R. & P.L.L.C.  
REGISTERED ARCHITECT

REVISIONS:

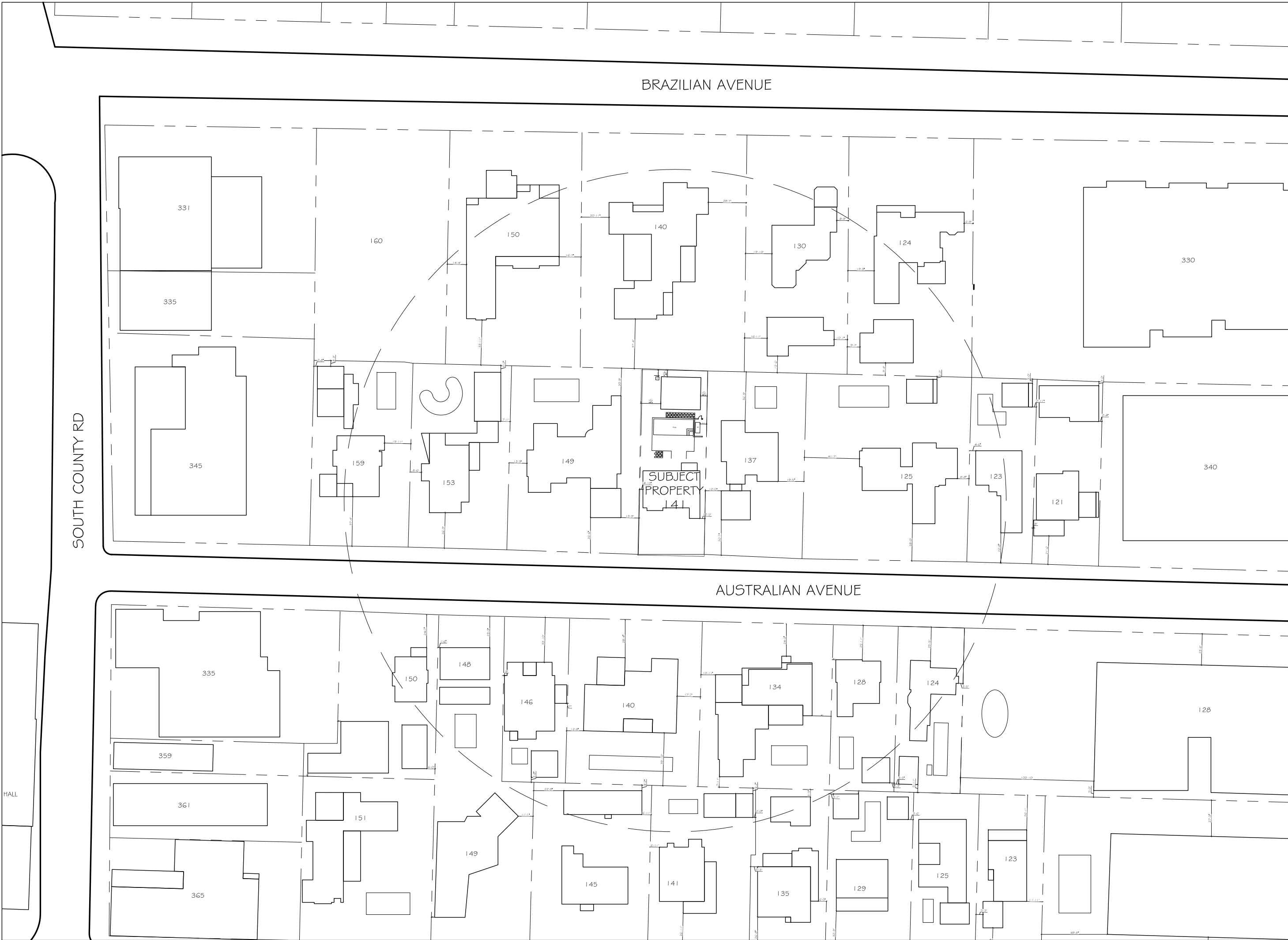
SHEET NUMBER:  
6  
ISSUE DATE: 08-17-22  
HSB-22-011  
ZON-22-122

SKA  
SKA ARCHITECT + PLANNER  
OFFICE 561-655-1116 FAX 561-832-7828  
249 PERDUE AVE, SUITE F-2 PALM BEACH, FL 33480

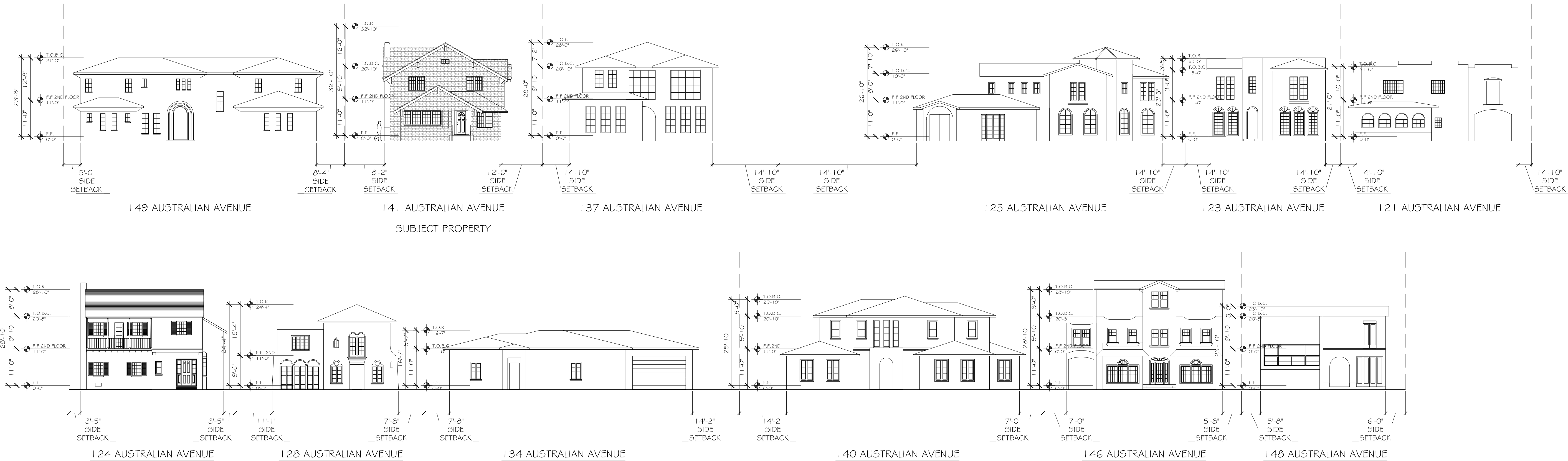




SITE LOCATION MAP  
SCALE: NTS



SURROUNDING PROPERTIES MAP  
SCALE: 1/64" = 1'-0"



STREET SCAPE  
SCALE: 1/16" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:  
**141 AUSTRALIAN AVE, LLC**  
141 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
PATRICK W. BEAULIEU  
A.R. & P. REG.  
REGISTERED ARCHITECT

REVISIONS:

SHEET NUMBER:  
**7**  
ISSUE DATE: 08-17-22  
HSB-22-011  
ZON-22-122

























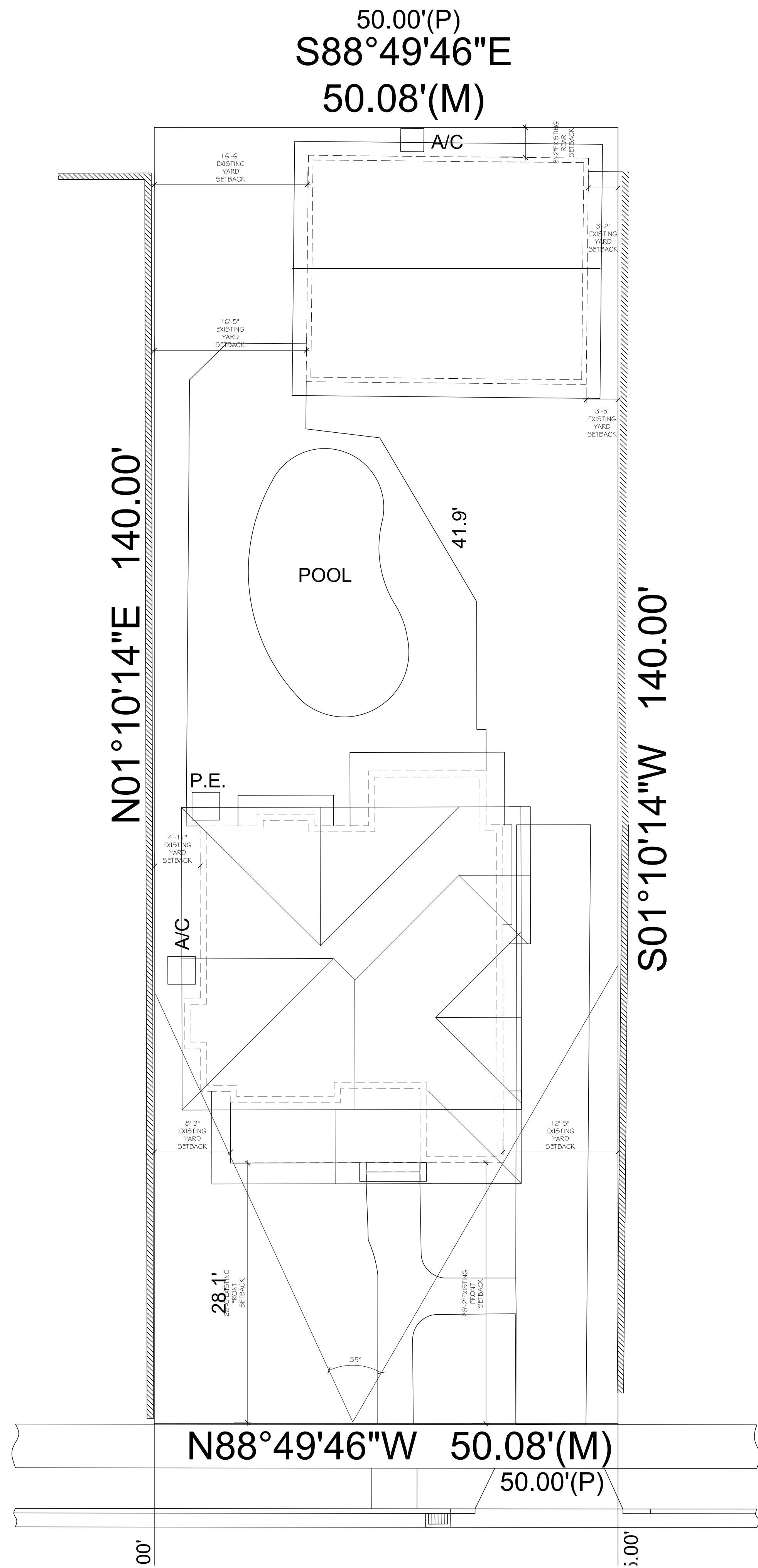






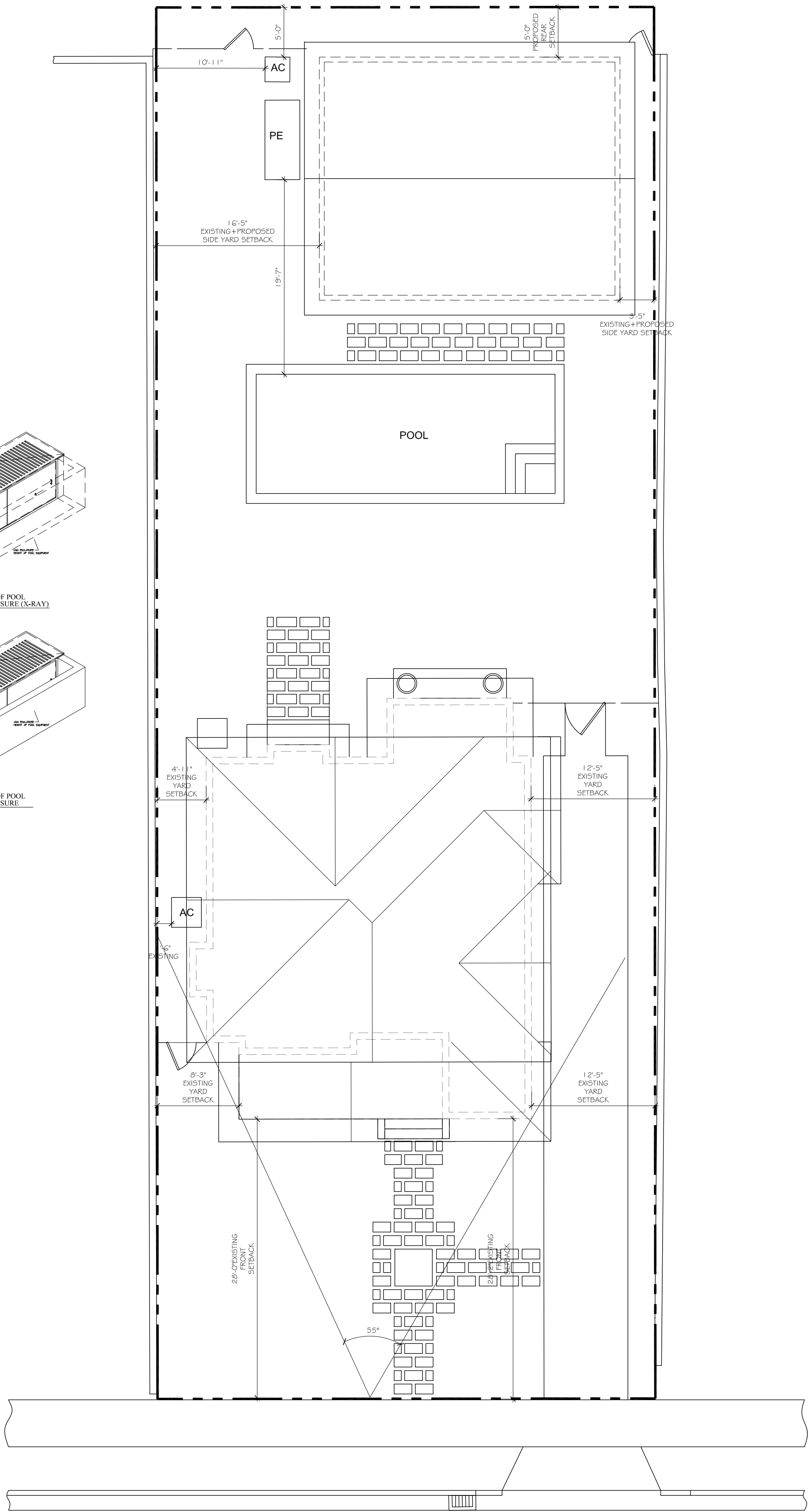
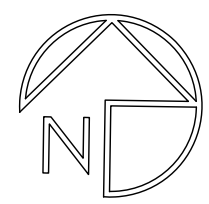






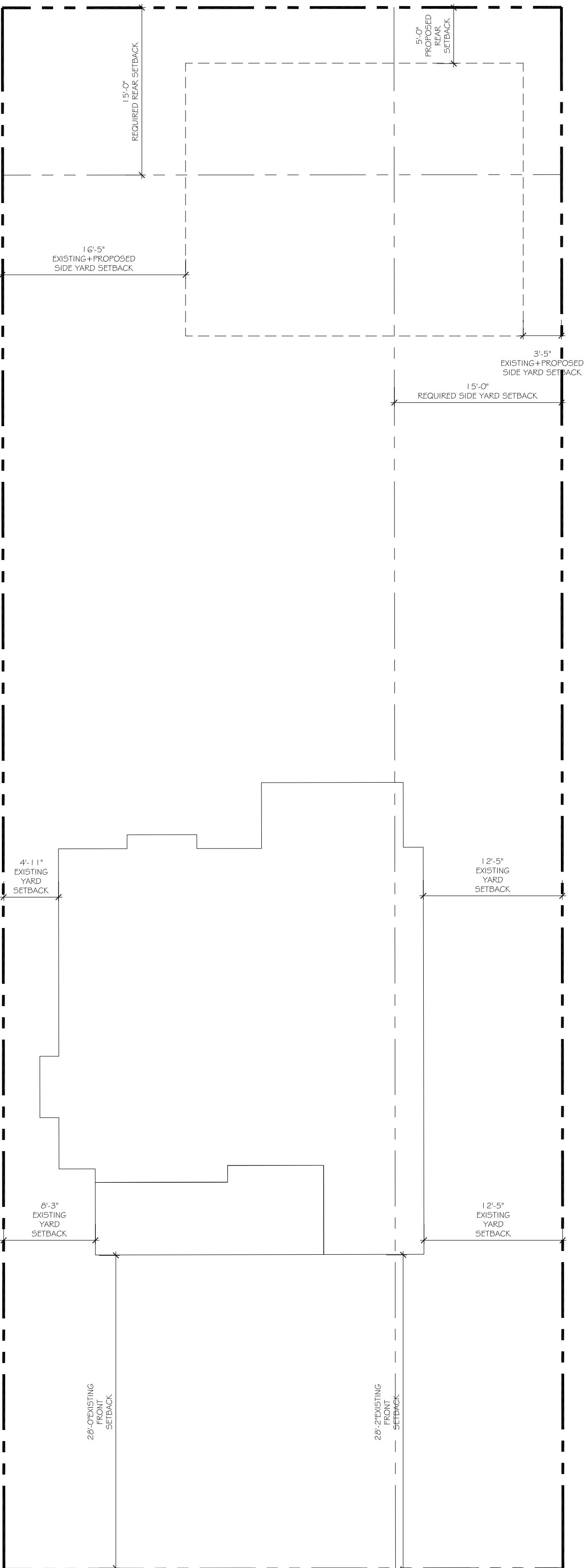
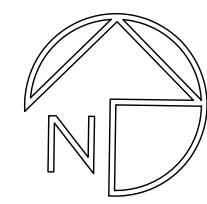
EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



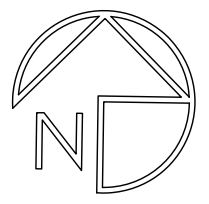
PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



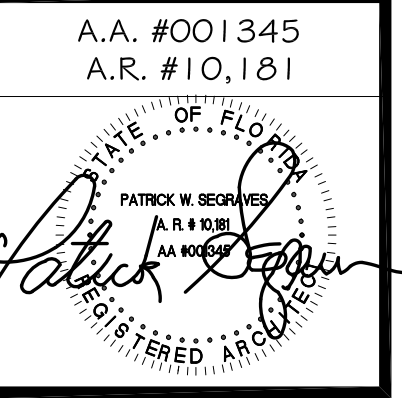
VARIANCE DIAGRAM

SCALE: 1/8" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:  
**141 AUSTRALIAN AVE, LLC**  
141 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480



REVISIONS:

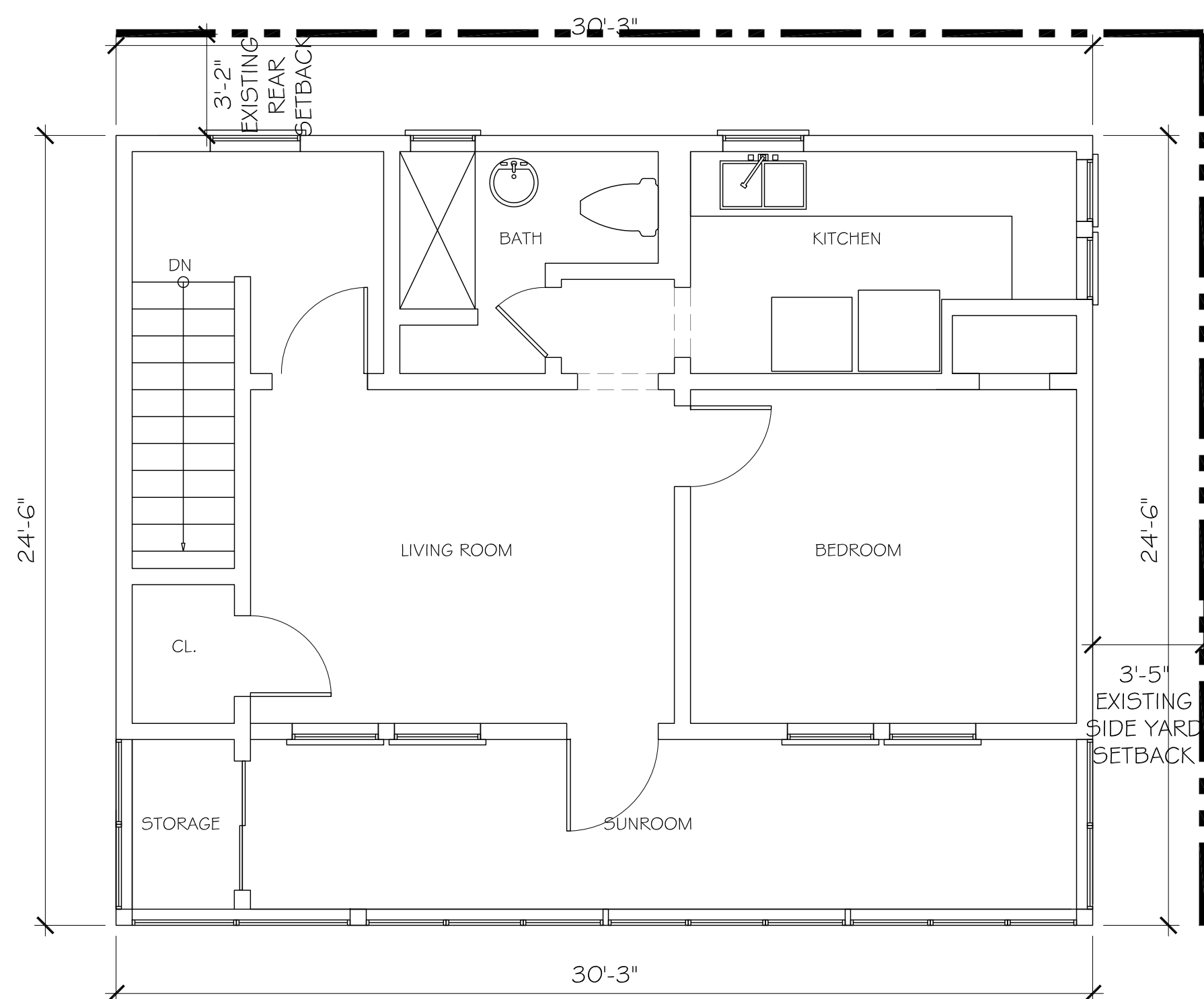
- △
- △
- △
- △
- △

SHEET NUMBER:

15

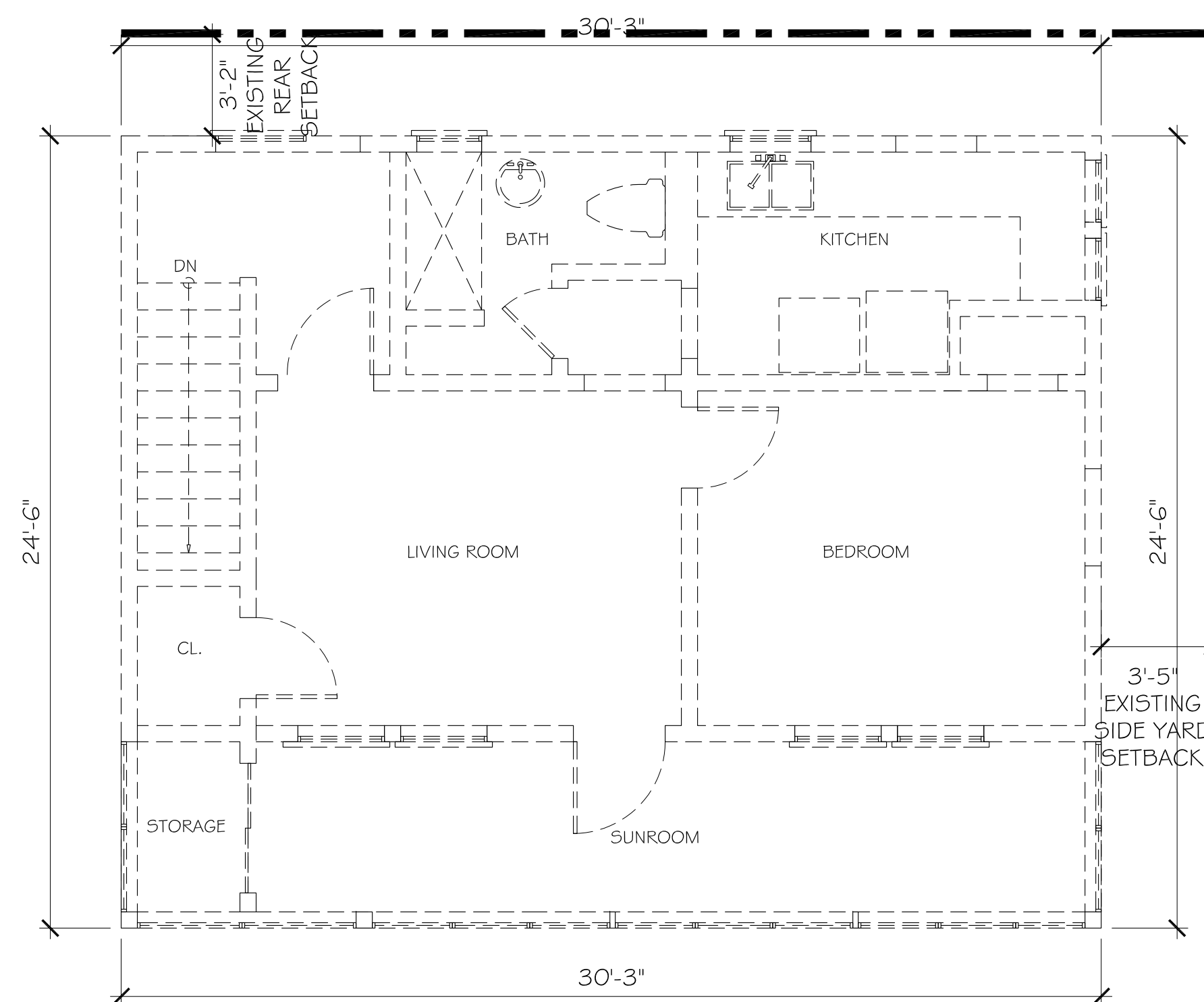
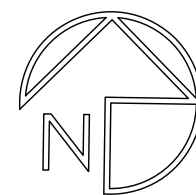
ISSUE DATE: 08-17-22  
HSB-22-011  
ZON-22-122





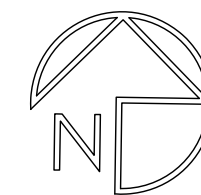
EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



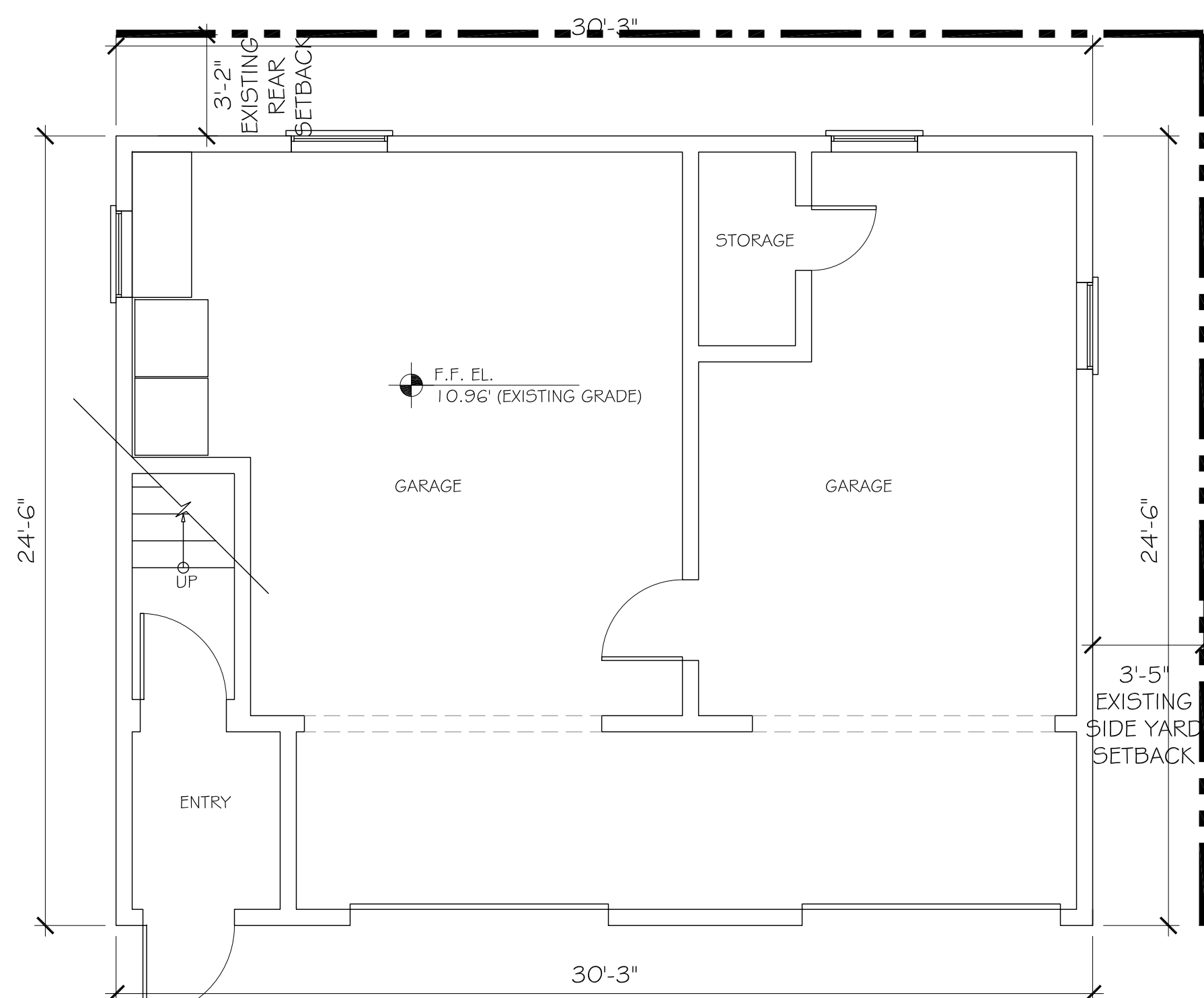
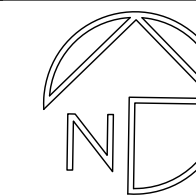
SECOND FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"



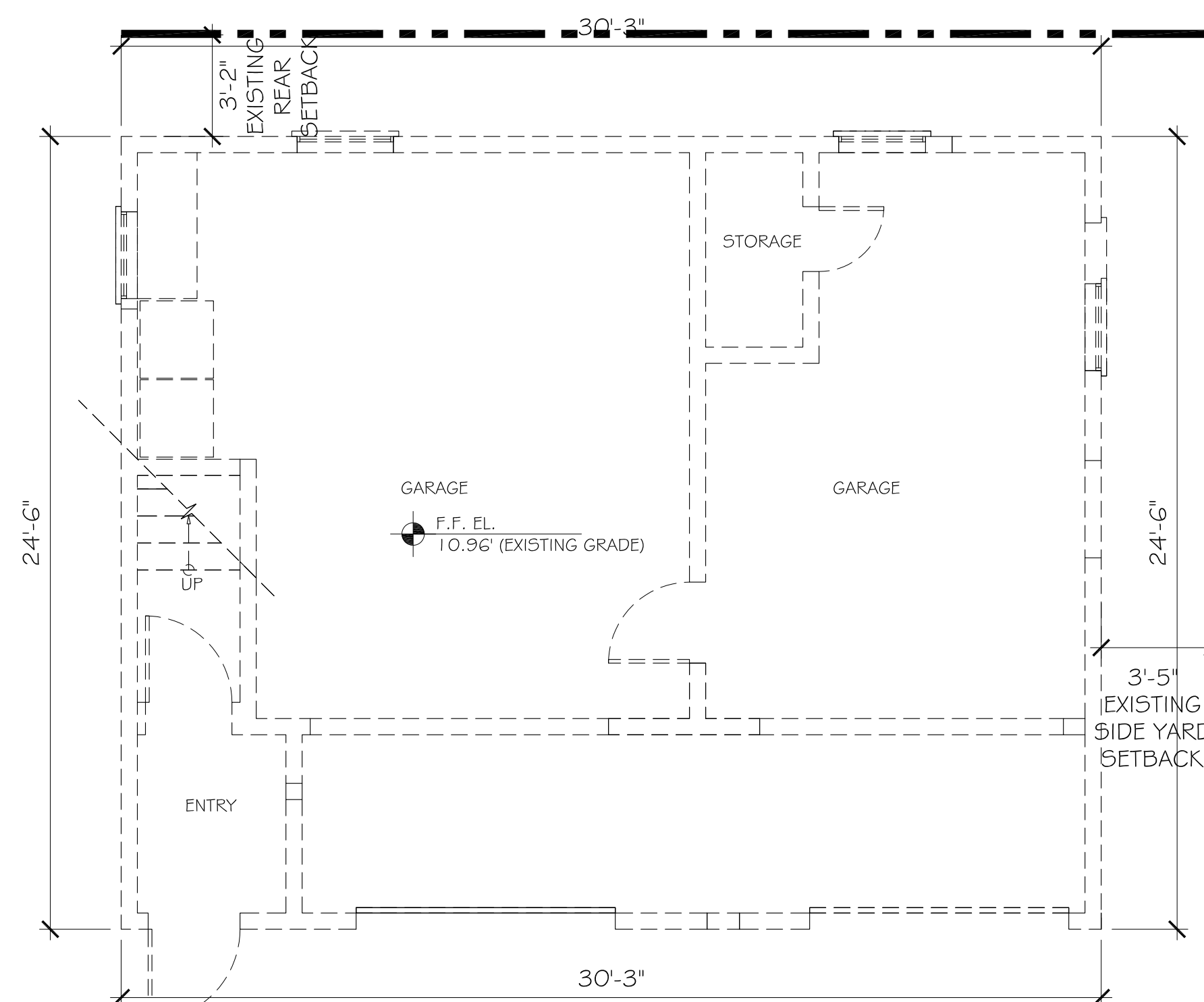
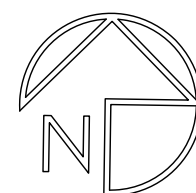
PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



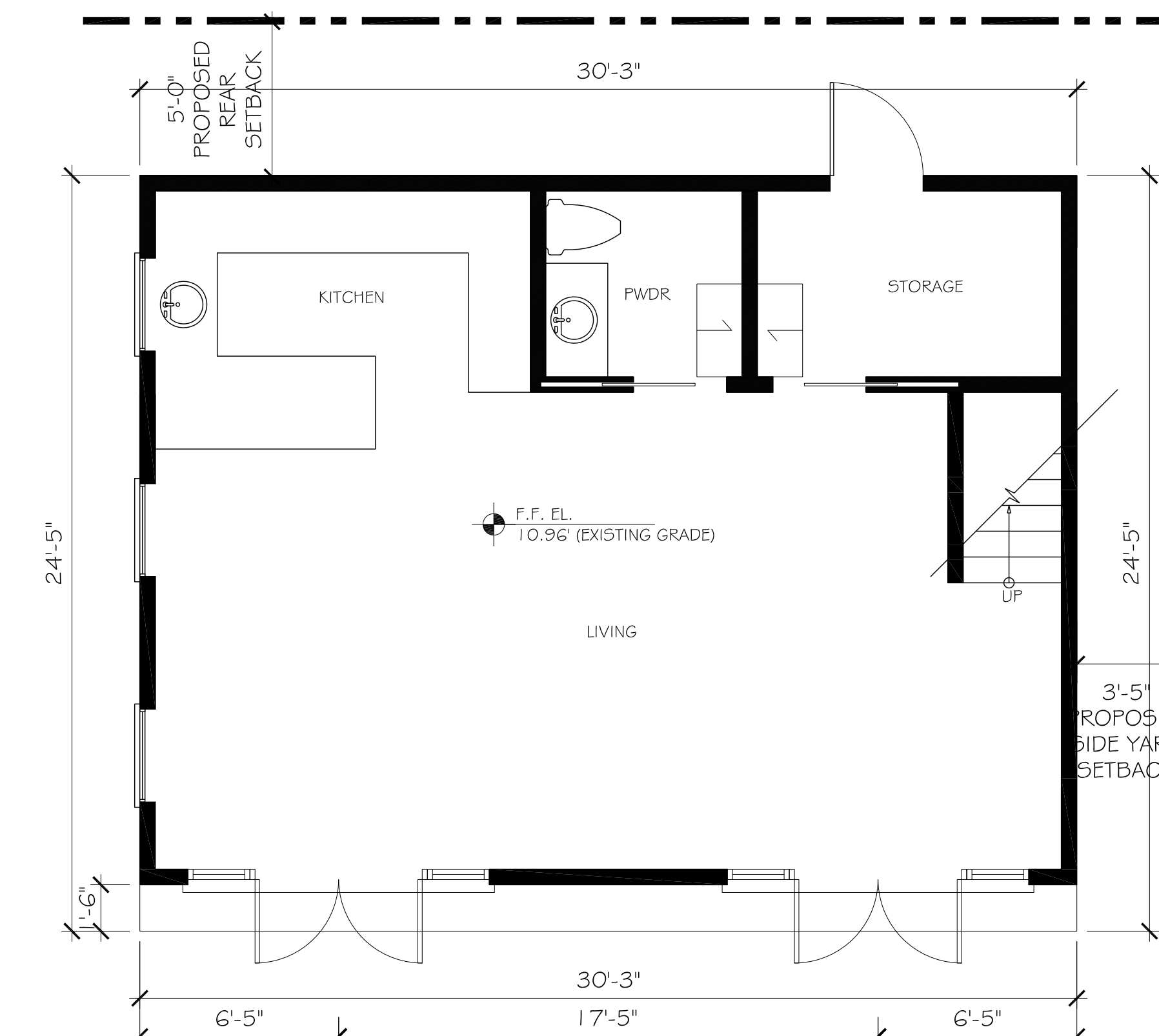
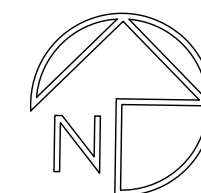
EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



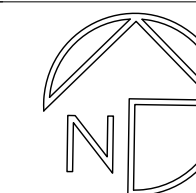
FIRST FLOOR DEMO PLAN

SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



CONSULTANT:

PROPOSED RESIDENCE FOR:  
**141 AUSTRALIAN AVE, LLC**  
 141 AUSTRALIAN AVE  
 PALM BEACH, FLORIDA 33480

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

STATE OF FLORIDA  
 PATRICK W. BEAULIEU  
 A.R. #10,181  
 REGISTERED ARCHITECT

REVISIONS:

△  
△  
△  
△

SHEET NUMBER:

**16**

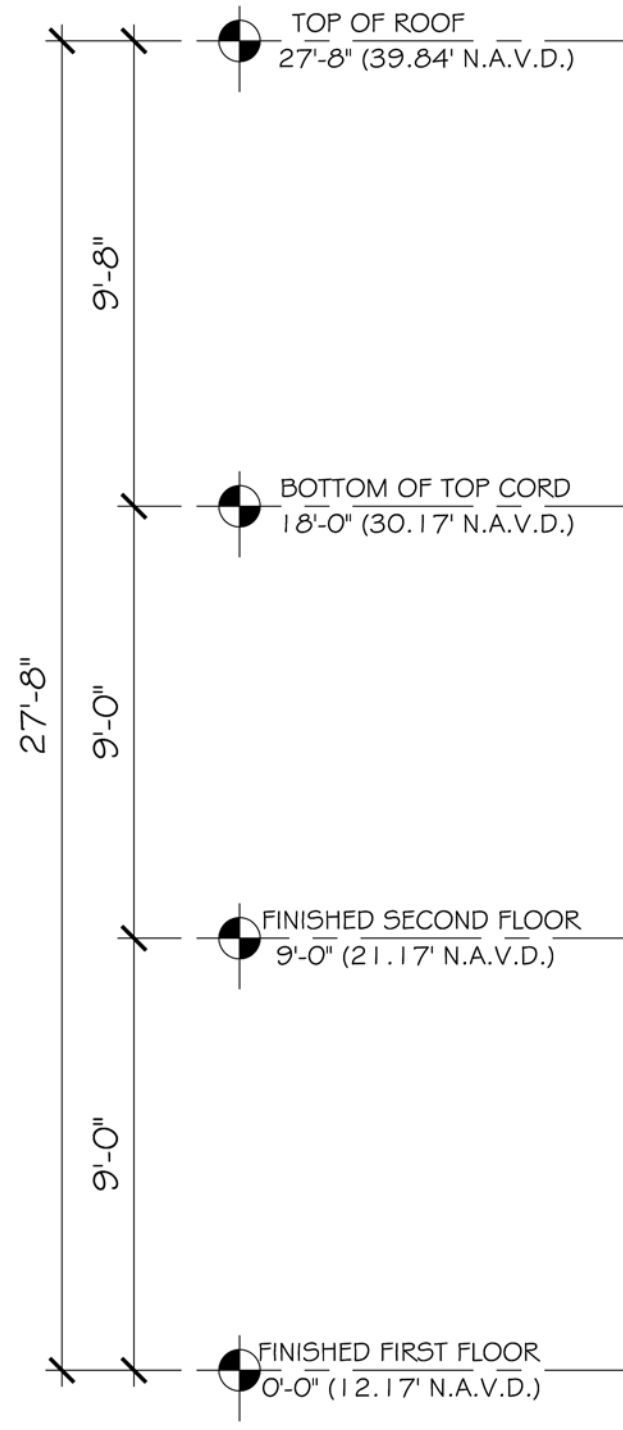
ISSUE DATE: 08-17-22  
 HSB-22-011  
 ZON-22-122





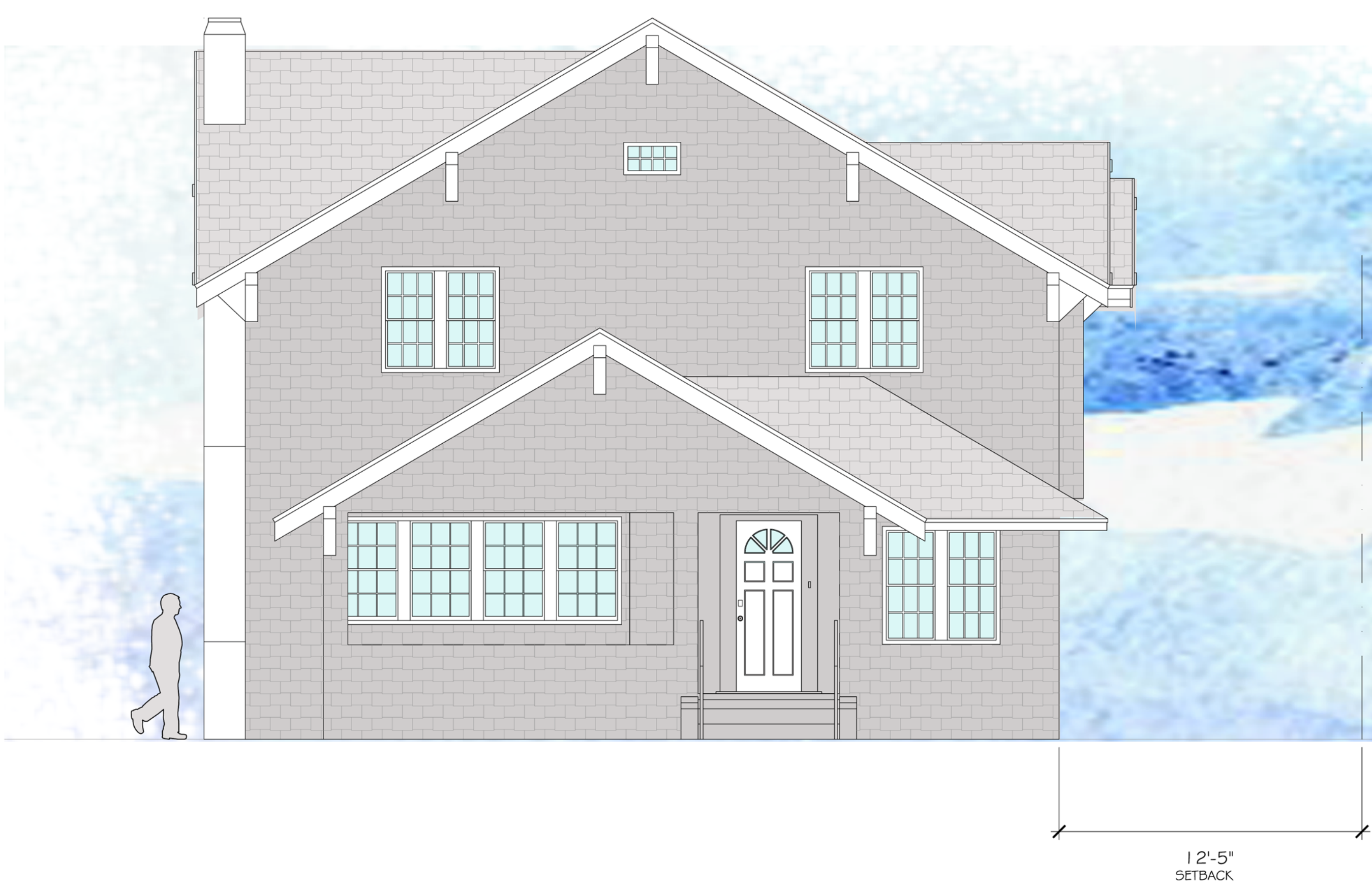
EXISTING SOUTH ELEVATION-MAIN HOUSE

SCALE: 1/4" = 1'-0"



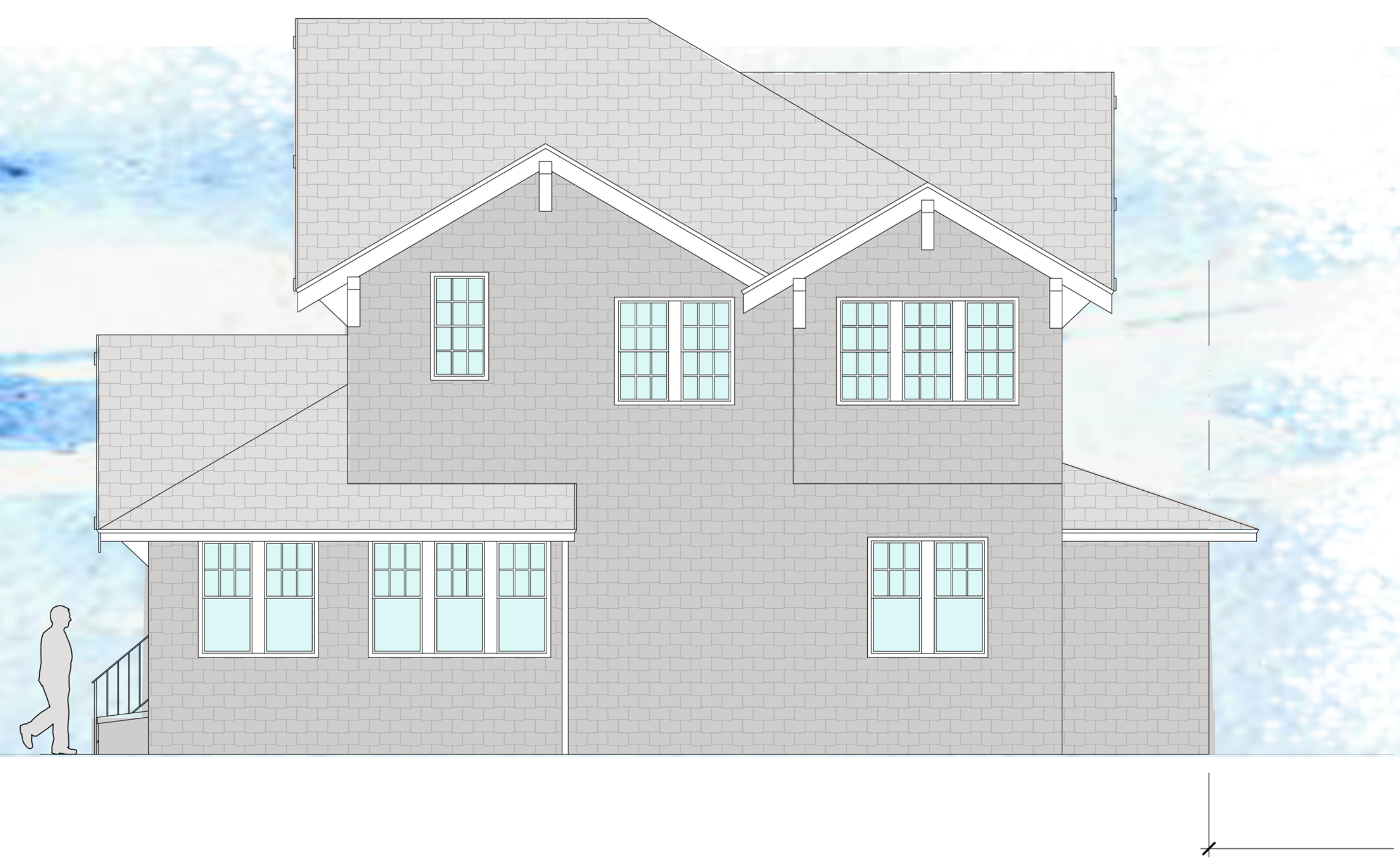
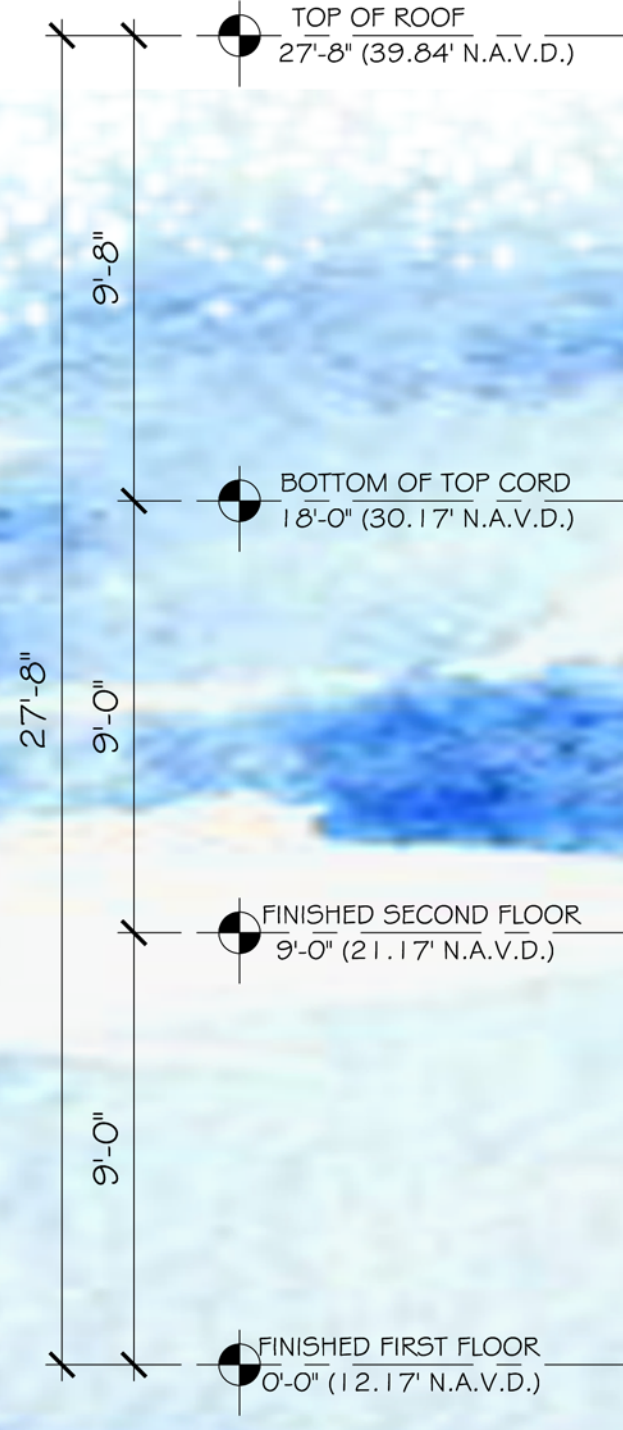
EXISTING EAST ELEVATION-MAIN HOUSE

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION-MAIN HOUSE

SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION-MAIN HOUSE

SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:  
**141 AUSTRALIAN AVE, LLC**  
141 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
PATRICK W. SECOR  
REGISTERED ARCHITECT  
FLORIDA

REVISIONS:

△  
△  
△  
△  
△

SHEET NUMBER:  
**17**  
ISSUE DATE: 08-17-22  
HSB-22-011  
ZON-22-122





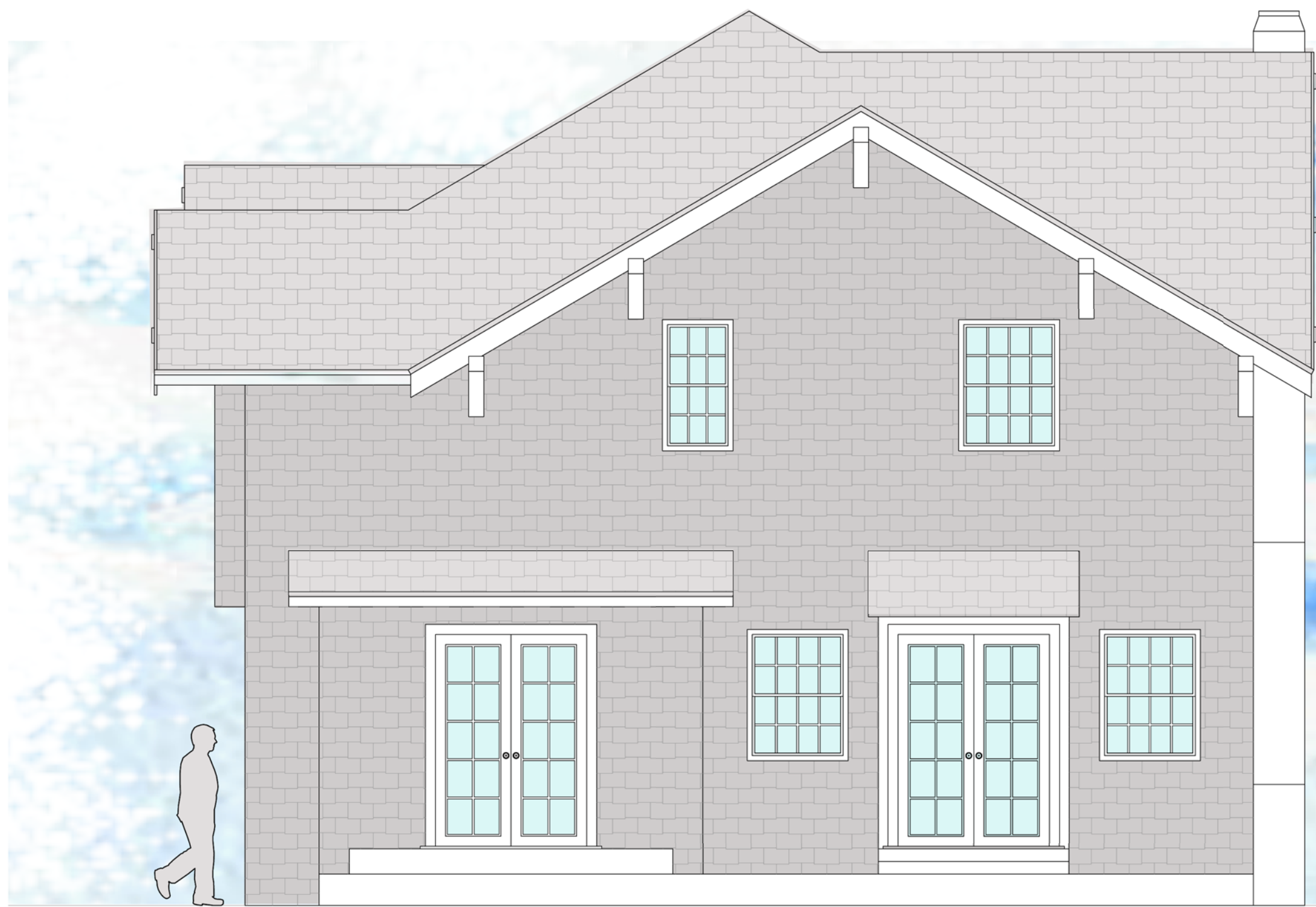
EXISTING NORTH ELEVATION-MAIN HOUSE

SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION-MAIN HOUSE

SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION-MAIN HOUSE

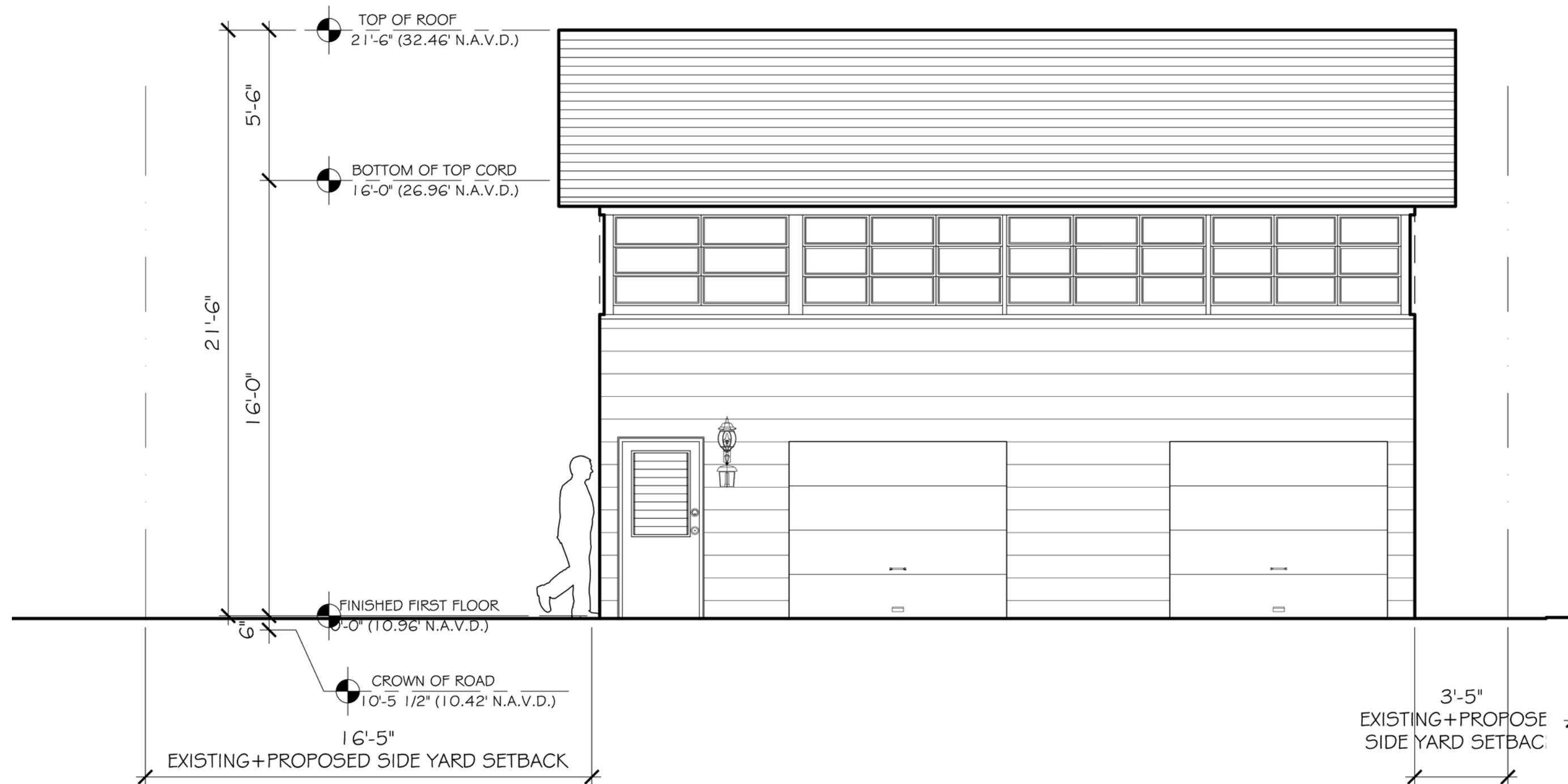
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION-MAIN HOUSE

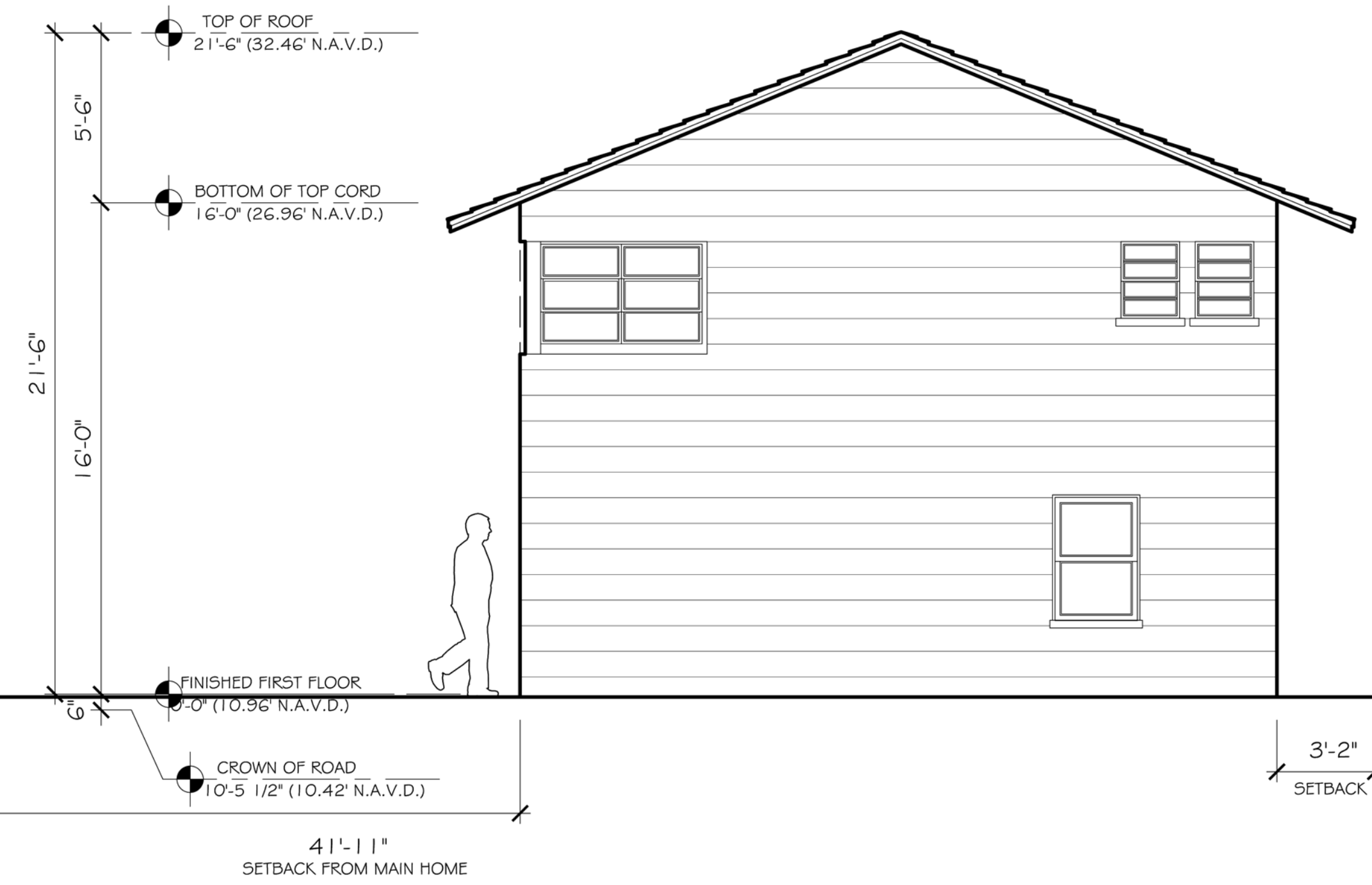
SCALE: 1/4" = 1'-0"





EXISTING SOUTH ELEVATION-GUEST HOUSE

SCALE: 1/4" = 1'-0"



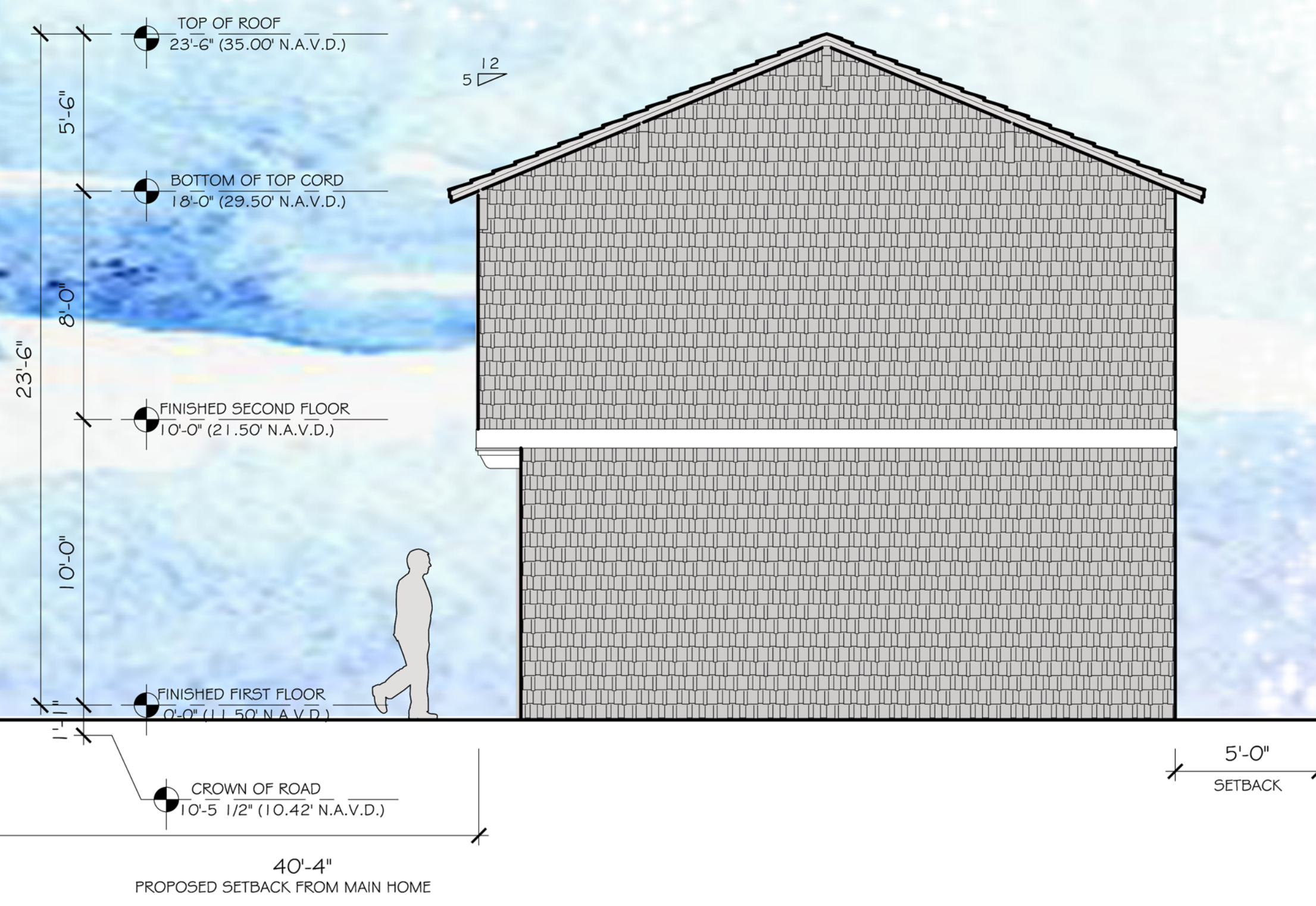
EXISTING EAST ELEVATION-GUEST HOUSE

SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION-GUEST HOUSE

SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION-GUEST HOUSE

SCALE: 1/4" = 1'-0"

CONSULTANT:

PROPOSED RESIDENCE FOR:  
**141 AUSTRALIAN AVE, LLC**  
141 AUSTRALIAN AVE  
PALM BEACH, FLORIDA 33480

A.A. #001345  
A.R. #10,181  
*Patrick W. Segura*  
PATRICK W. SEGURA  
REGISTERED ARCHITECT

REVISIONS:

- △
- △
- △
- △
- △

SHEET NUMBER:  
**19**  
ISSUE DATE: 08-17-22  
H5B-22-011  
ZON-22-122