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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

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...

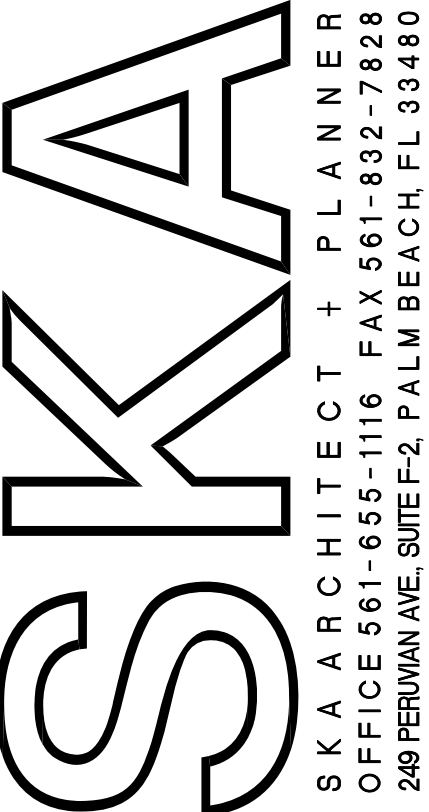
- an enclosure of a service entrance on a street side elevation
- removal of a garage to be enclosed living space
- opening up of a rear portion to be a loggia
- pool/spa expansion

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.

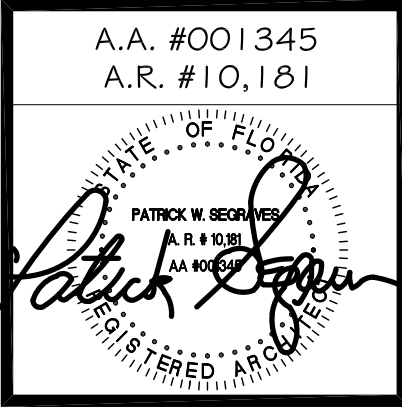
c. Variance #3: Sec. 134–1757: A variance to allow a swimming pool at the required street side setback without the required 6’ solid screening wall.

PRE-APP SUBMITTAL
01-23-23
FIRST SUBMITTAL
02-09-23
SECOND SUBMITTAL
02-27-23
NTP - DROP OFF
03-14-23



CONSULTANT:

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



REVISIONS:

- △
- △
- △
- △
- △

SHEET NUMBER:
COVER

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



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



SCALE: 1" = 20'

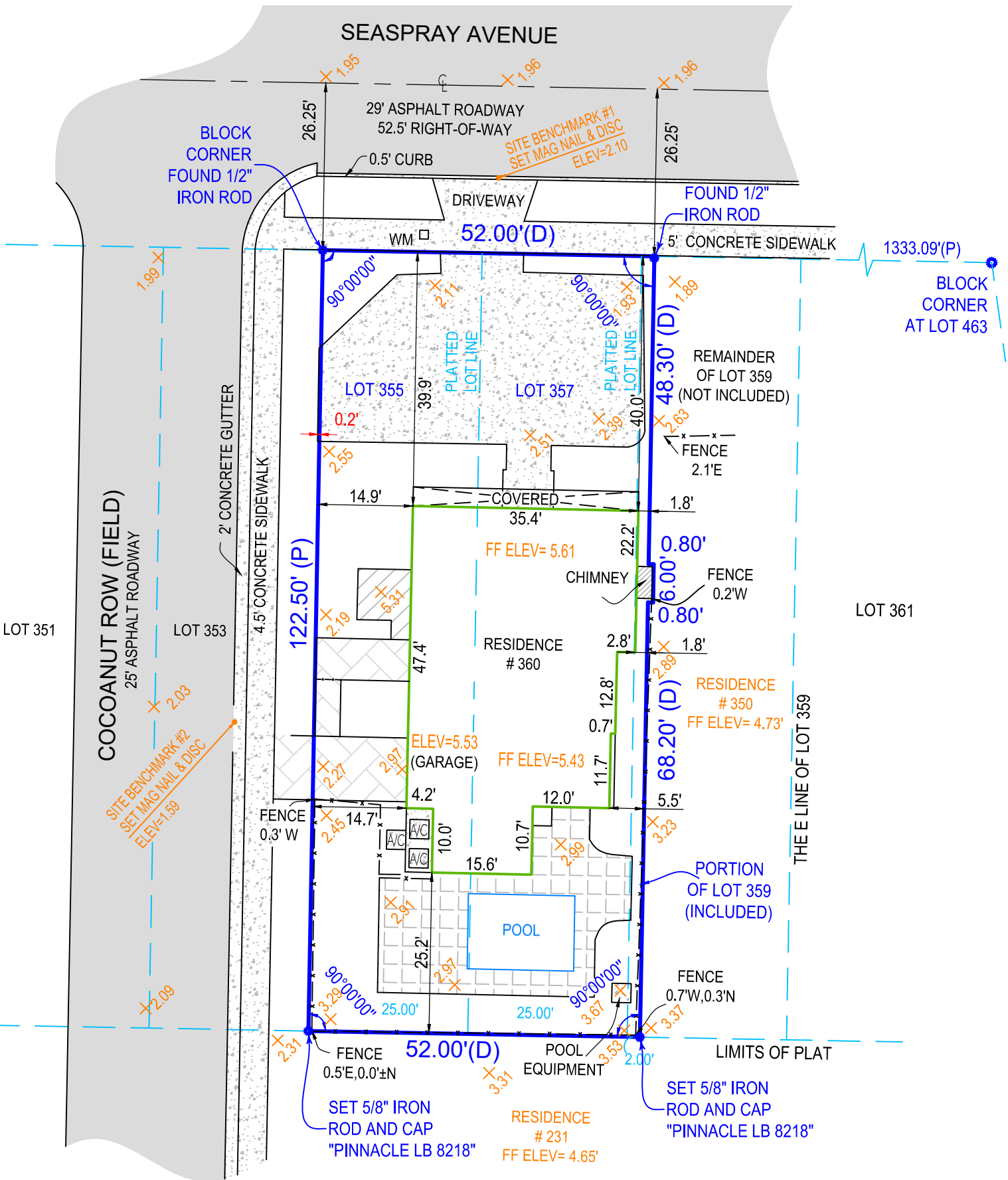
SURVEYOR NOTES

- 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.: #FI122-4223,
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)

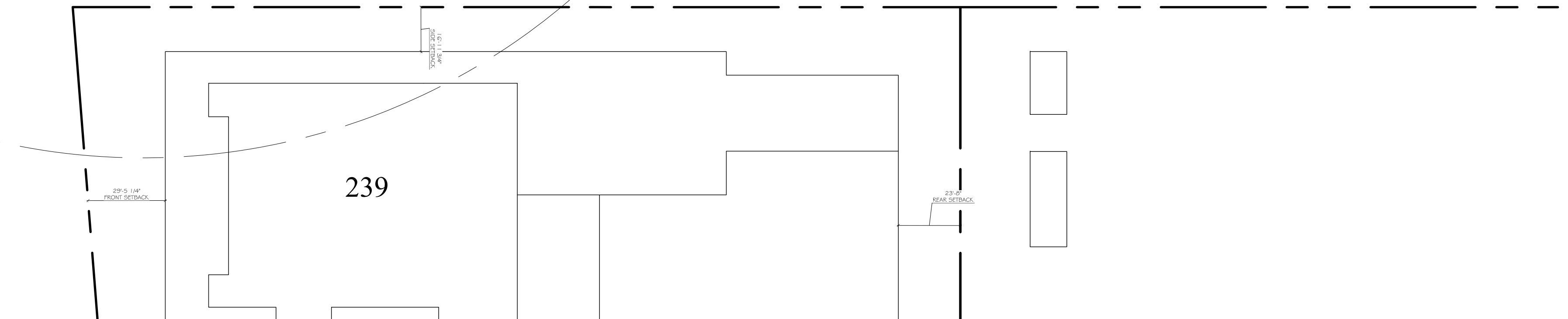
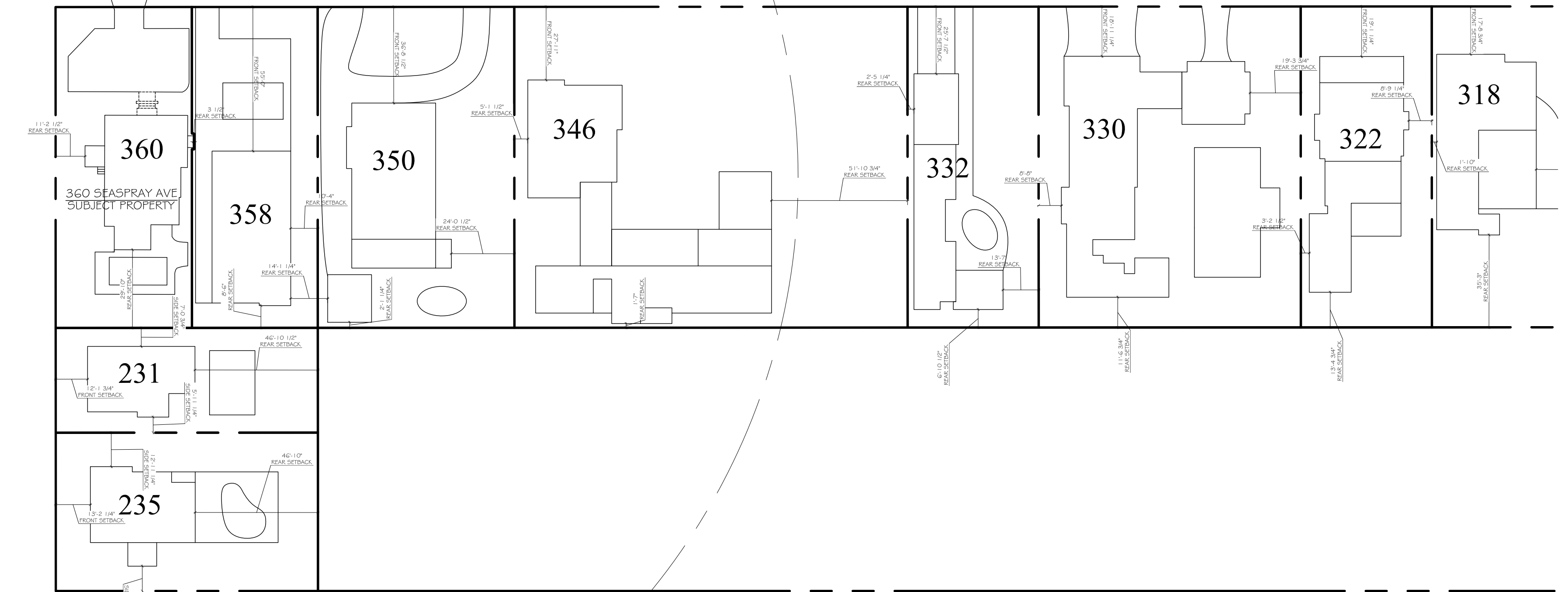
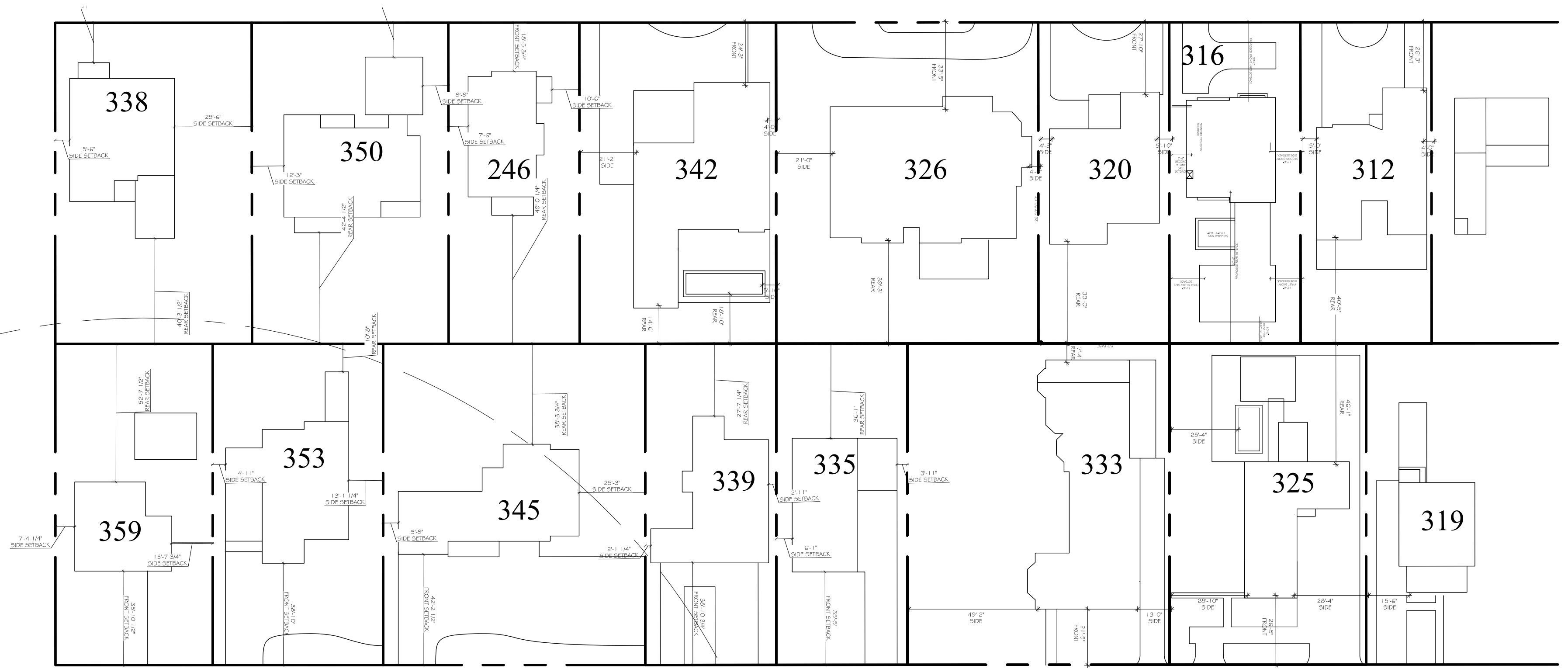
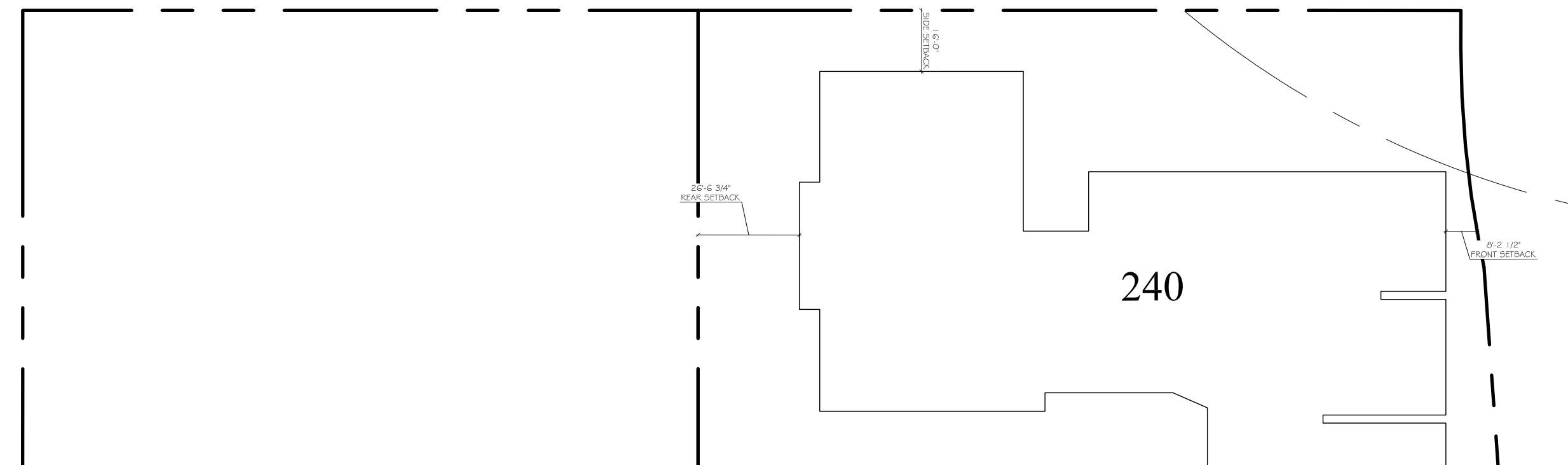
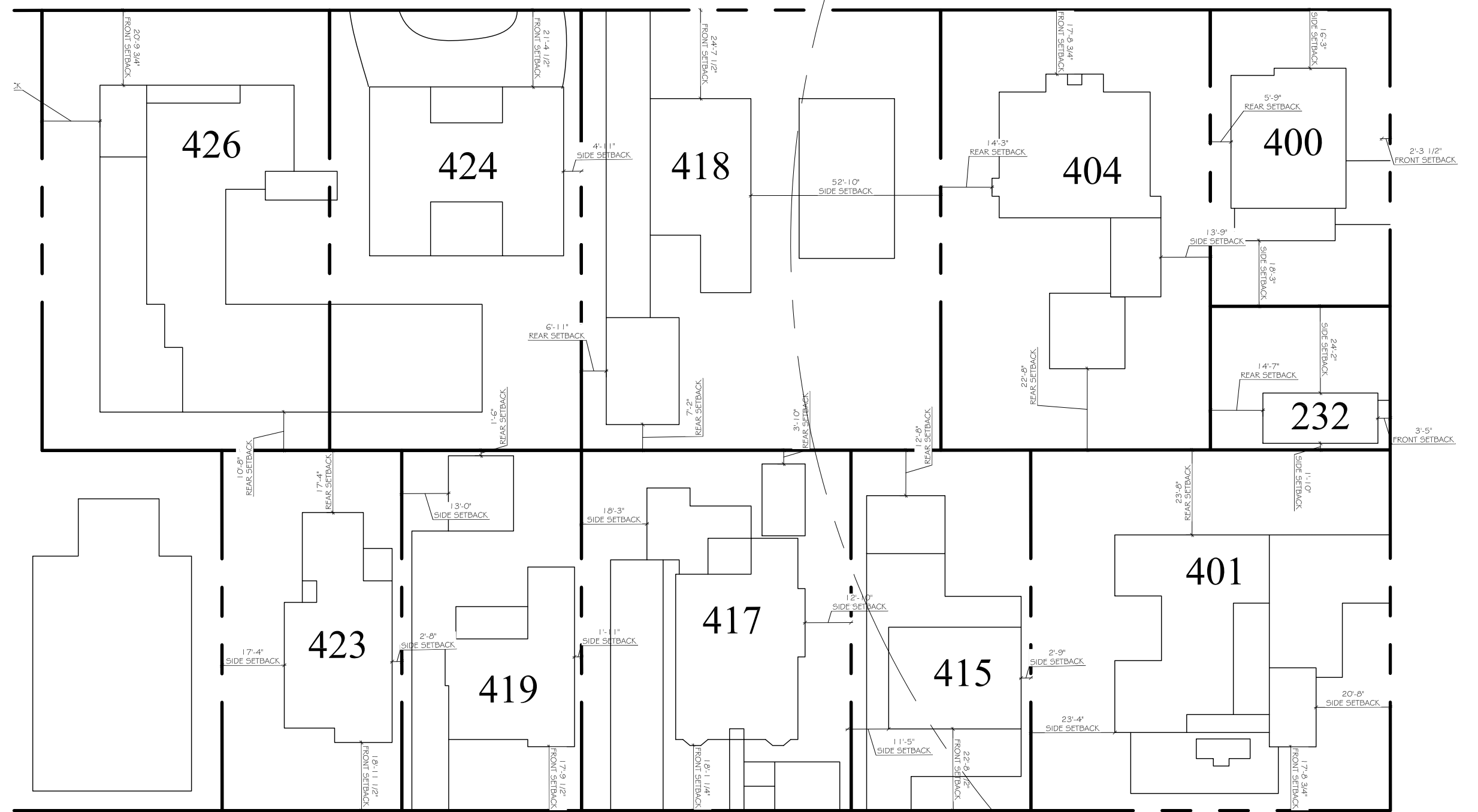
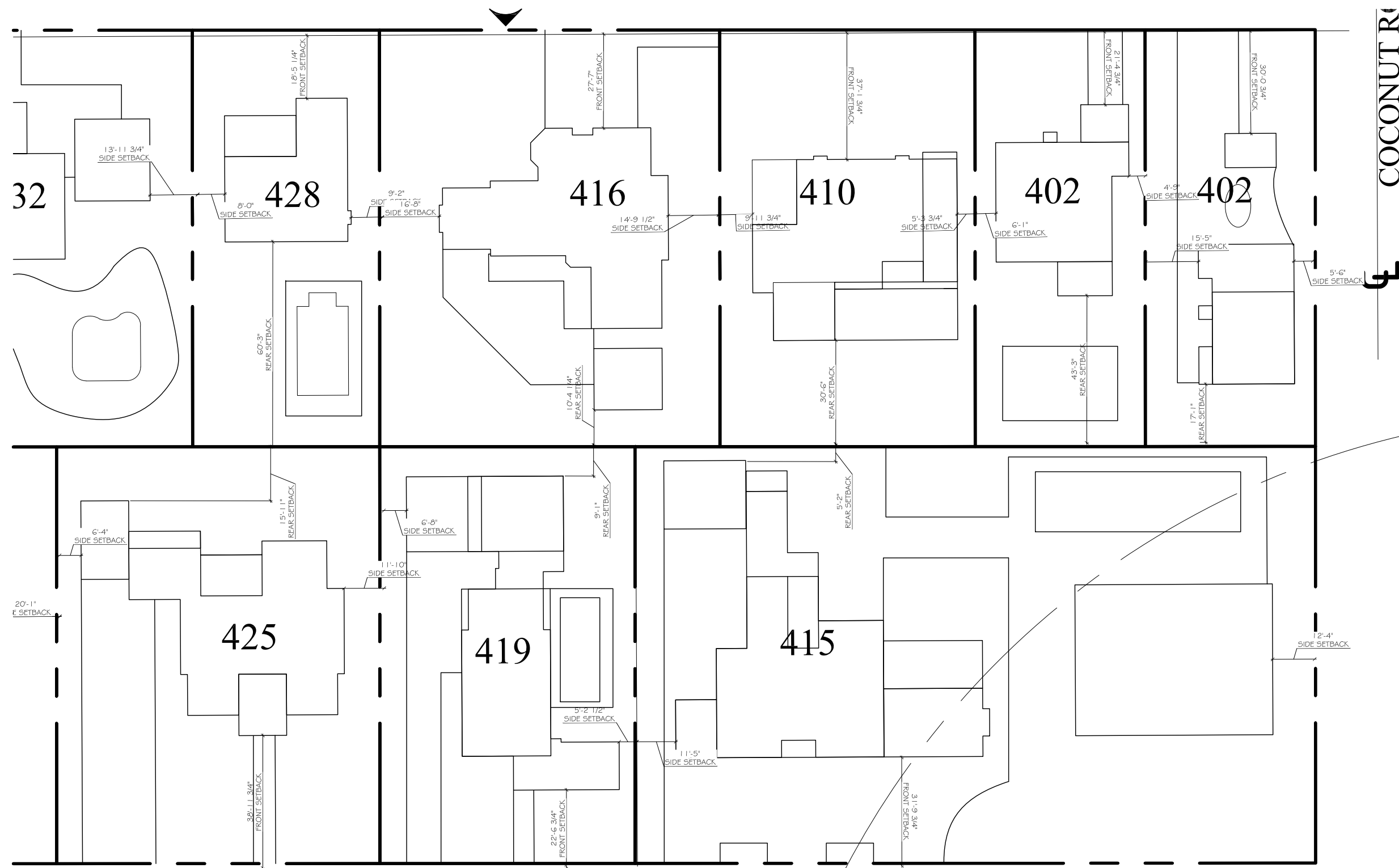
If value is not applicable, enter N/A

** 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

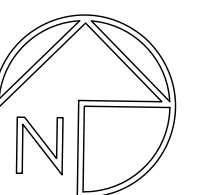


SEASPRAY AVENUE

COCONUT R

SITE LOCATION MAP

SCALE: NTS



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

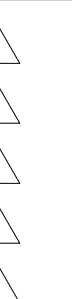
CONSULTANT:

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

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

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

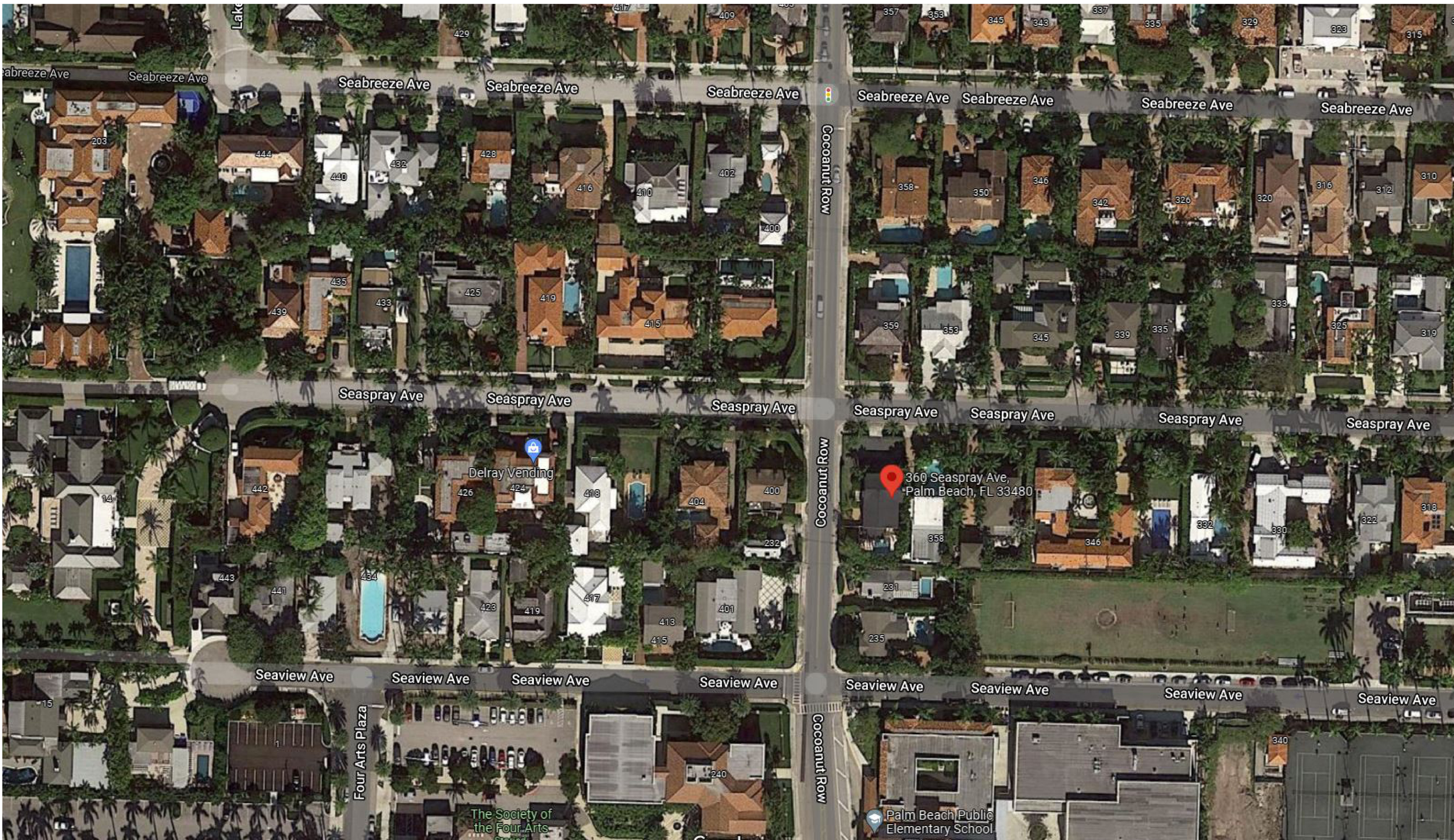
REVISIONS:



SHEET NUMBER:

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

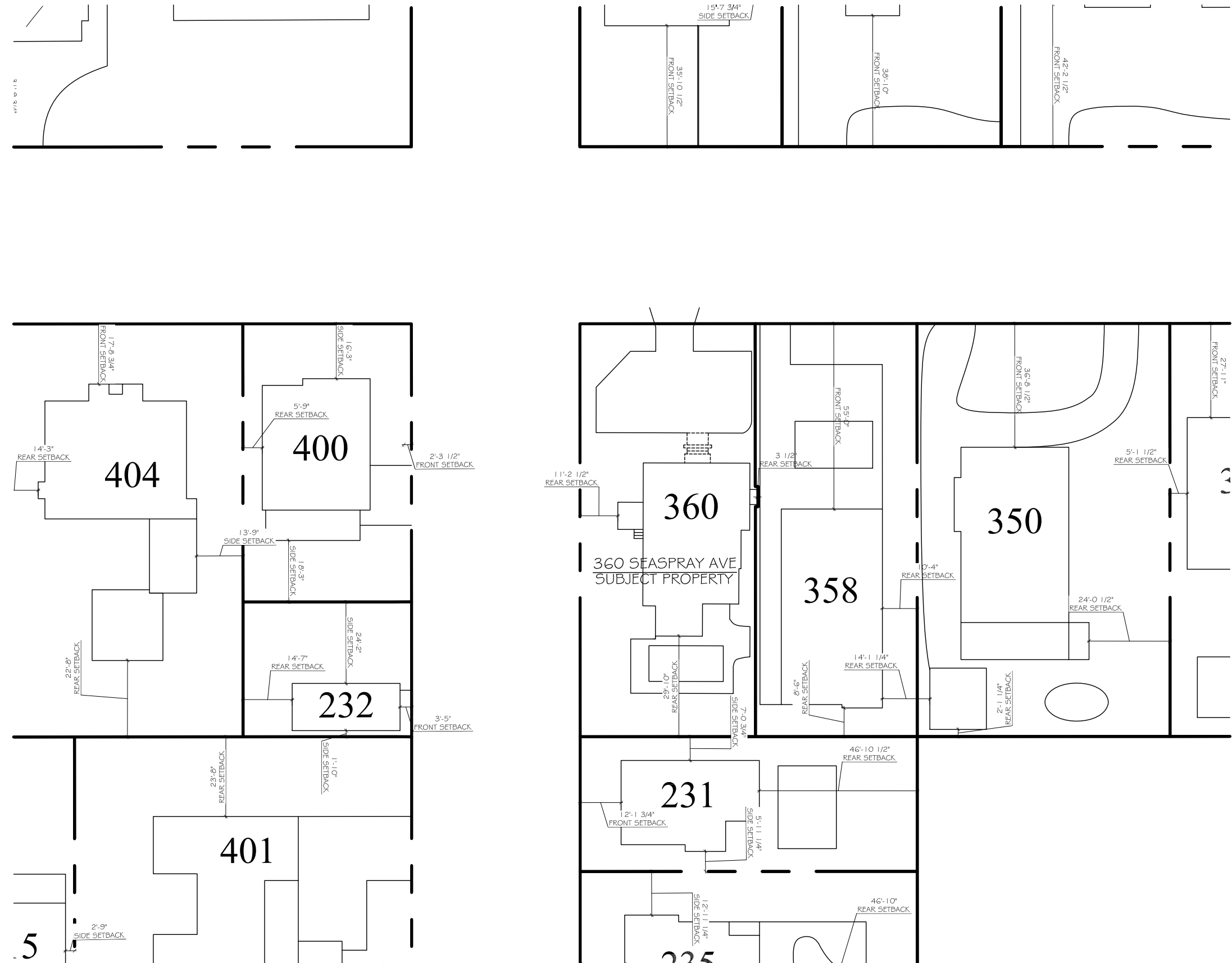
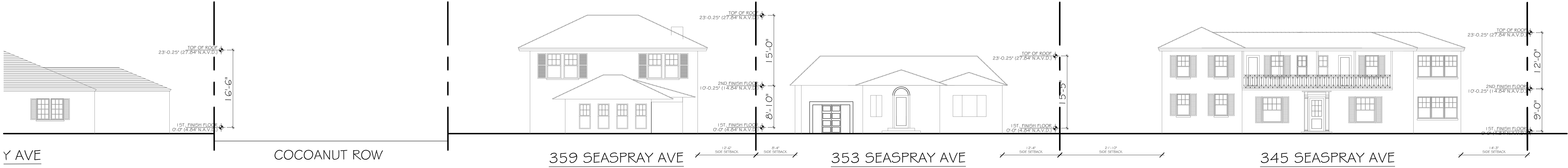
A.A. #001345
A.R. #10,161

REVISIONS:

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SHEET NUMBER:
5

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



STREET SCAPE
SCALE: 3/32" = 1'-0"

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

CONSULTANT:

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

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

REVISIONS:

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SHEET NUMBER:
6

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