



CONSULTANT:

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

A.A. #001345
A.R. #10101

REVISIONS:

SHEET NUMBER:
1
ISSUE: 11-09-23
DATE:
JOB #: ARC-23-167
ZON-24-009

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

ARCOM
ARC-23-167
JANUARY 24, 2024

TOWN COUNCIL
ZON-24-009
FEBRUARY 14, 2023

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

SHEET INDEX

- COVER
- SURVEY
- ZONING LEGEND
- SITE PHOTOS
- SITE PHOTOS
- SITE PHOTOS
- AERIAL PHOTOGRAPH
- STREETSCAPE + LOCATION PLAN
- ZONING DIAGRAM + CCR
- ZONING DIAGRAM
- SITE PLAN
- FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- FIRST FLOOR PLAN
- SECOND FLOOR PLAN
- NORTH + SOUTH ELEVATION
- EAST + WEST ELEVATION
- DETAILS
- DETAILS
- L-1 EXISTING SITE PHOTOS
- L-1.1 EXISTING SITE PHOTOS
- L-2 EXISTING VEGETATION INVENTORY & ACTION PLAN
- L-3 DEMOLITION AND VEGETATION ACTION PLAN
- L-4 CONSTRUCTION SCREENING & STAGING PLAN
- L-4.1 EXISTING LANDSCAPE BUFFER IMAGES
- L-4.2 EXISTING LANDSCAPE BUFFER IMAGES
- L-6 SITE PLAN
- L-7 SITE CALCULATION / OPEN SPACE GRAPHICS
- L-8 LANDSCAPE PLAN
- L-9 RENDERED LANDSCAPE PLAN
- L-10 PLANT SCHEDULE
- L-11 PLANTING DETAILS & SPECIFICATIONS
- L-12 LANDSCAPE LIGHTING PLAN
- L-13 RENDERED LANDSCAPE ELEVATIONS
- L-13.1 RENDERED LANDSCAPE ELEVATIONS
- C-1 HARDSCAPE 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

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

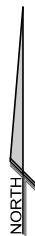
247 Mercer Ave, Suite 305
West Palm Beach, FL 33401
561.312.2041

PROJECT DESCRIPTION

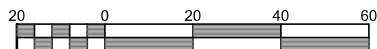
New construction of a 4,473.50 sq.ft. Mediterranean style two story single family home. Landscape and hardscape to be included.

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.

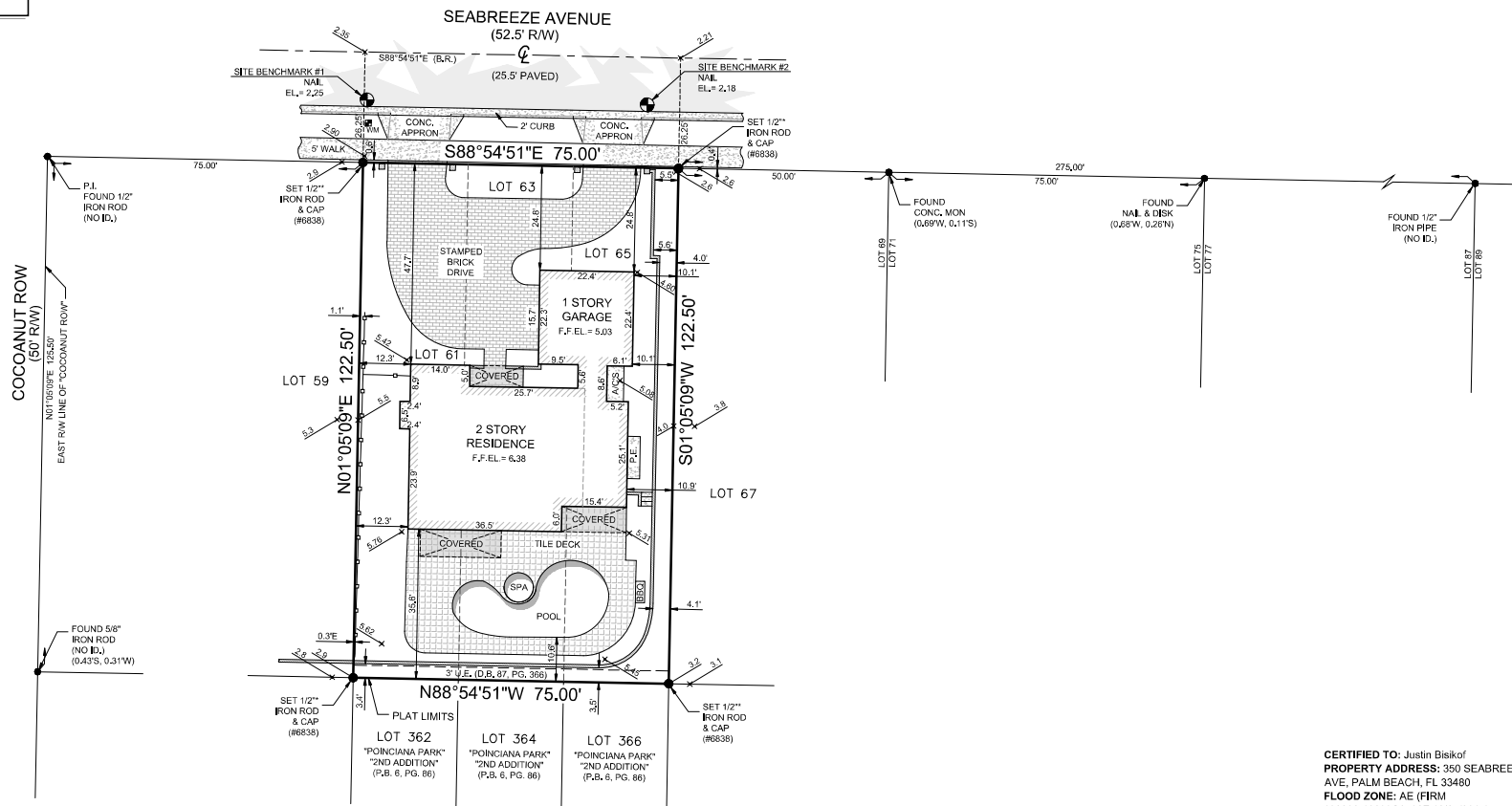
Variance 1: 134-2179(b)(2): Variance to allow the new residence to be constructed without a 2 car garage



LOCATION MAP N.T.S.



Scale 1" = 20'













SURVEY NOTES:

- 1.) 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".
- 2.) Area of subject property = 9,188 square feet (0.2109 acres).
- 3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - a) Originating benchmark = Leica Global Positioning System.
 - b) ± 0.00 = existing elevation (NAVD 88 typical).
- 4.) No underground improvements located.
- 5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measure unless otherwise shown.
- 6.) This firm's "Certificate of Authorization" number is "LB 6838".

NOTES ON SCHEDULE B2 TITLE EXCEPTIONS:

- 1-4. 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.
- (Also this matter is contained in Deed Book 87, Page 29, Public Records of Palm Beach County, Florida, 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 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:

CALG.	→ CALCULATED	(P)	→ PLOT	P.I.	→ POINT OF INTERSECTION	→ ASPHALT PAVEMENT
C.R.S.	→ CONCRETE BLOCK STRUCTURE	R	→ RADII	P.O.C.	→ POINT OF COMMENCEMENT	
CONC, CONC./N.	→ CONCRETE MONUMENT	C	→ CENTRAL "DELTA" ANGLE	P.O.B.	→ POINT OF BEGINNING	→ CONCRETE FLATWORK
CONC.	→ CONCRETE	L	→ LANCE LENGTH	P.O.T.	→ POINT OF TANGENCY	
D.A.	→ DRAINAGE ADJUSTMENT	DNA	→ DRAIN BEARING		→ POINT OF BEGINNING OF TANGENCY	→ PAVER BLOCK FLATWORK
D.E.	→ DRAINAGE EASEMENT	DNA	→ DRAINAGE DITCH		→ POINT OF BEGINNING OF TANGENCY	
P.E.	→ PUMP EQUIPMENT	NALV.D.	→ NATIONAL RECORD TO VERTICAL DATUM		→ POINT OF BEGINNING OF TANGENCY	→ WOOD POWER POLE
P.F.F.I.	→ PAVED FLOOR ELEVATION	P.O.C.	→ POINT OF COMMENCEMENT		→ POINT OF BEGINNING OF TANGENCY	
P.L.	→ PAVEMENT	P.O.B.	→ POINT OF BEGINNING		→ POINT OF BEGINNING OF TANGENCY	→ WATER METER
(P.L.)	→ PAVEMENT	P.O.T.	→ POINT OF TANGENCY		→ POINT OF BEGINNING OF TANGENCY	
(D.)	→ DRAIN	P.O.C.	→ POINT OF COMMENCEMENT		→ POINT OF BEGINNING OF TANGENCY	→ CATCH-BASIN
(D.)	→ DRAIN	P.O.T.	→ POINT OF TANGENCY		→ POINT OF BEGINNING OF TANGENCY	
(D.)	→ DRAIN	P.O.C.	→ POINT OF COMMENCEMENT		→ POINT OF BEGINNING OF TANGENCY	→ SANITARY MANHOLE
(D.)	→ DRAIN	P.O.T.	→ POINT OF TANGENCY		→ POINT OF BEGINNING OF TANGENCY	

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	

REVISIONS:

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

CERTIFIED TO: Justin Bisikof

CERTIFIED TO: Justin Bisio
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 seal.

Digitally signed by
Michael J Miller
Date: 2023.11.08
17:19:55 -05'00'
Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE	Y230588
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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:	350 SEABREEZE AVE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq. ft.):	9,187.50 SQ.FT.		
4	Lot Width (W) & Depth (D) (ft.):	75.00' x 122.50'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	TWO STORY, SINGLE FAMILY HOME		
6	FEMA Flood Zone Designation:	Zone AE		
7	Zero Datum for point of meas. (NAVD)	7.00' NAVD		
8	Crown of Road (COR) (NAVD)	2.52'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	2,756.25 SQ.FT. (30%)		2,541.60 SQ.FT. (27.6%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			3,639.00 SQ.FT.
12	*Front Yard Setback (Ft.)	25'(1) - 35'(2) N		25'(1) - 30'(2)
13	* Side Yard Setback (1st Story) (Ft.)	12.50' (W+E)		12.50'(1) - 15.00'(2)
14	* Side Yard Setback (2nd Story) (Ft.)	15.00' (W+E)		15.00'
15	*Rear Yard Setback (Ft.)	10'(1) - 15'(2) S		44.3'
16	Angle of Vision (Deg.)	100		82
17	Building Height (Ft.)	14'(1) - 22'(2)		11'(1) - 20'(2)
18	Overall Building Height (Ft.)	22'(1) - 30'(2)		26' - 5 3/8"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.08		4.08
20	** Max. Fill Added to Site (Ft.)	2.24'		2.24'
21	Finished Floor Elev. (FFE)(NAVD)	7.00'		7.00'
22	Base Flood Elevation (BFE)(NAVD)	7.00'		7.00'
23	Landscape Open Space (LOS) (Sq Ft and %)	3,032.00 SQ.FT. (45.0%)	4132.81 SF (45%)	4397.65 SF (47.9%)
24	Perimeter LOS (Sq Ft and %)	1,516.00 SQ.FT. (50.0%)	1293.75 SF (50%)	1747 SF (72%)
25	Front Yard LOS (Sq Ft and %)	550.00 SQ.FT. (40.0%)	MIN 749.97 SF (40%)	929 SF (49.5%)
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



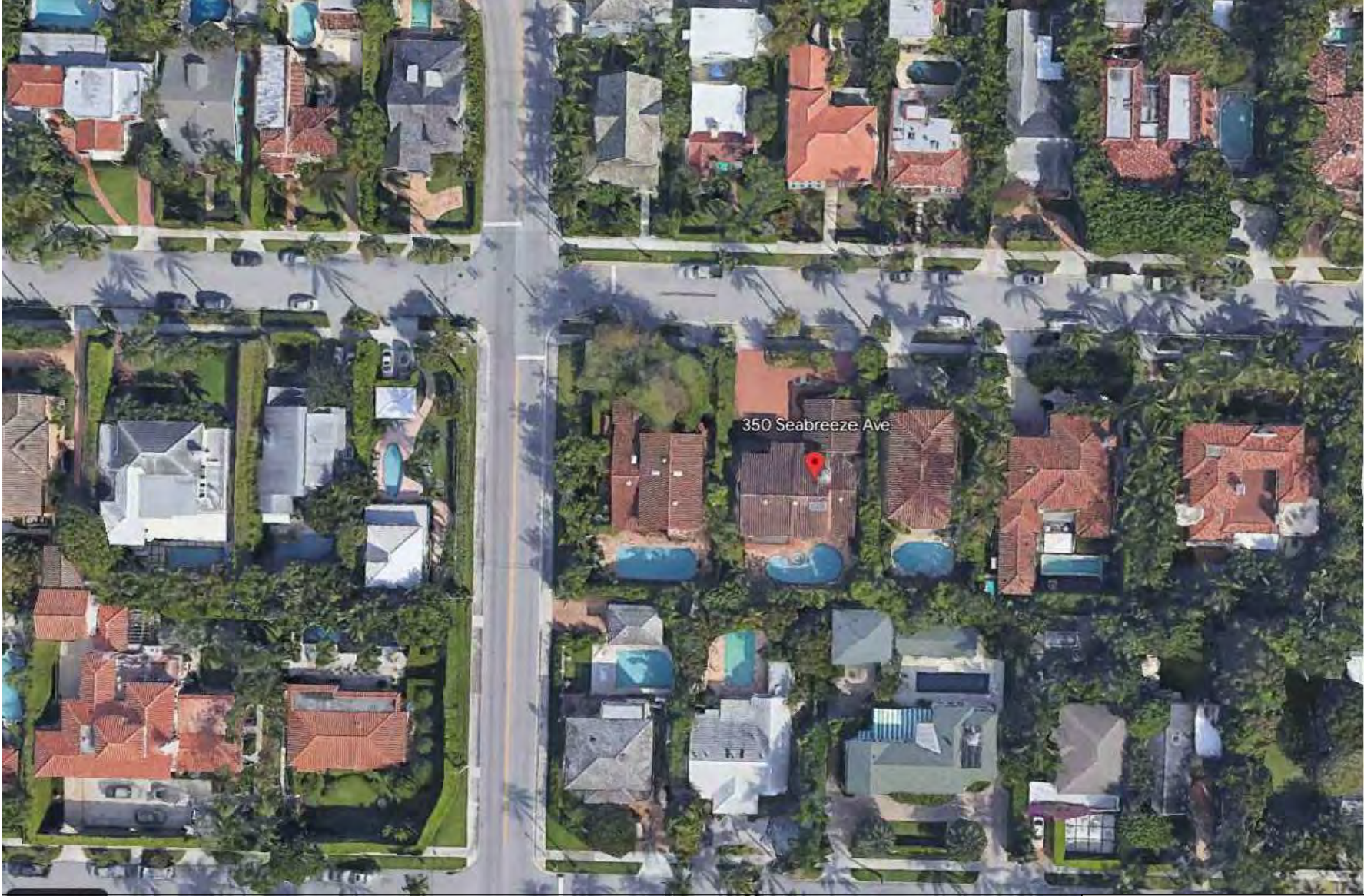
346 SEABREEZE AVE



350 SEABREEZE AVE (SUBJECT PROPERTY)



343 SEABREEZE AVE



VICINITY LOCATION MAP 

SCALE: NTS

CONSULTANT:

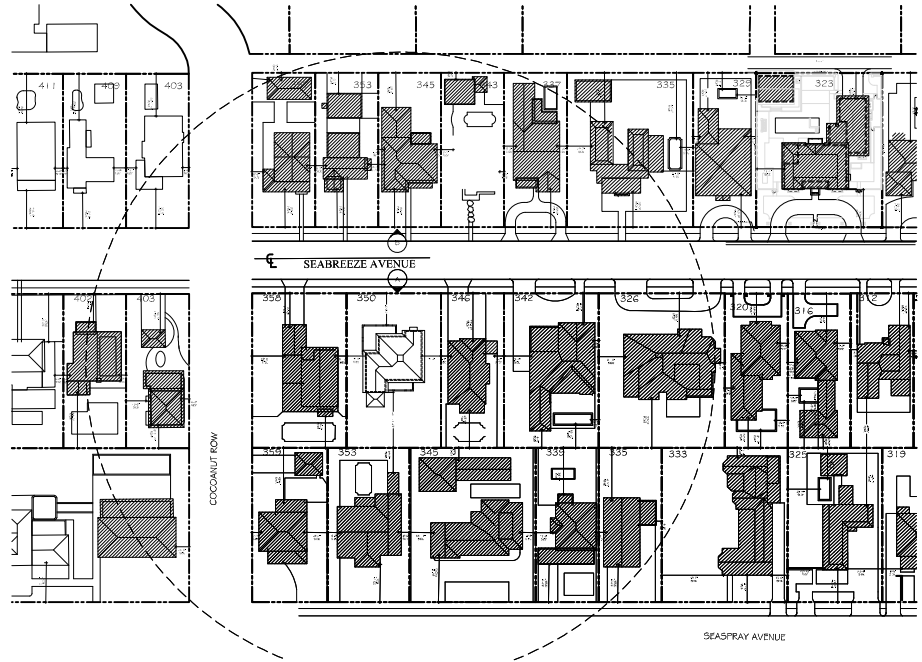
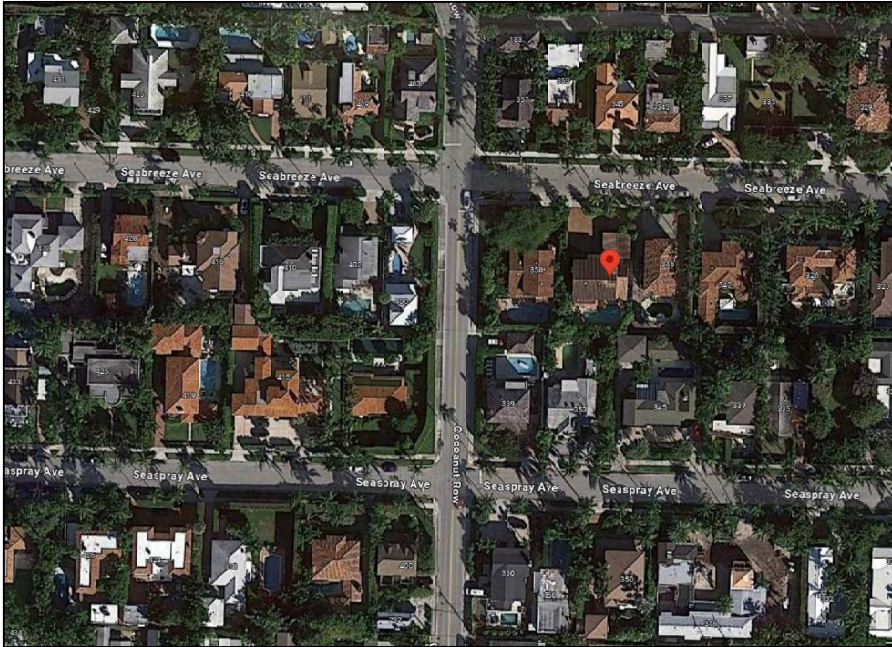
PROPOSED RESIDENCE FOR:
 MR. & MRS. BESIKOF
 350 SEABREEZE AVENUE
 PALM BEACH, FLORIDA 33480

A.A. #001,545
 A.R. #10,161

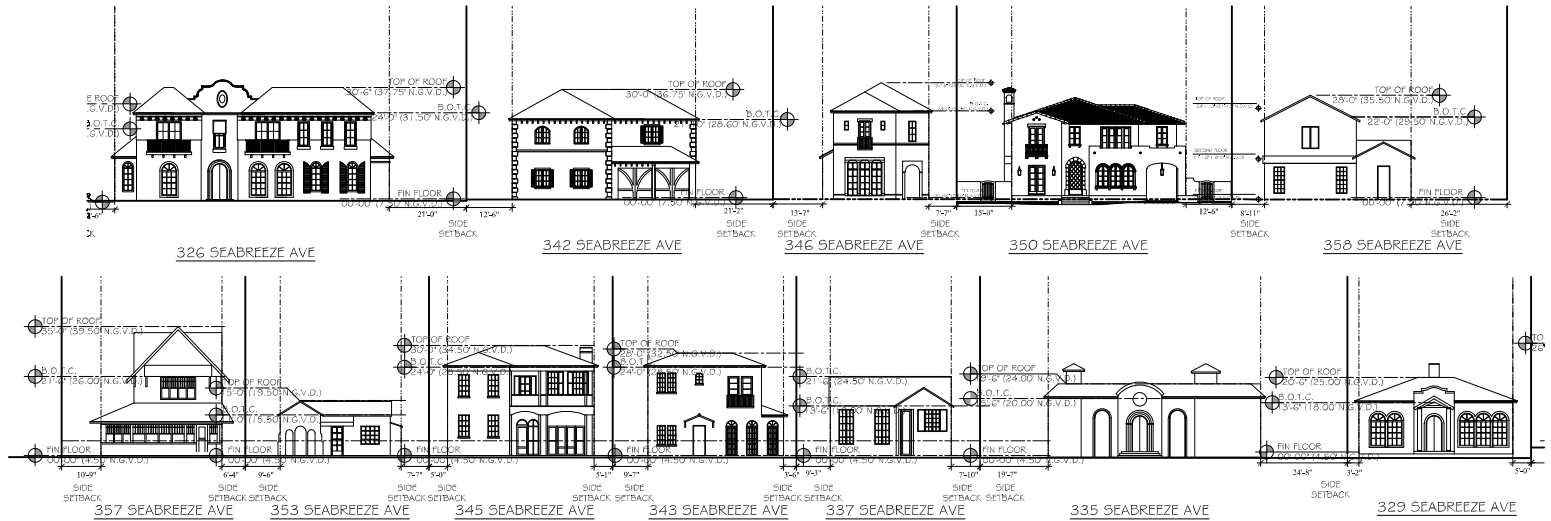
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5

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 JOB #: ARC-23-0XX



SCALE: NTS



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

SKA
SKA ARCHITECT & PLANNER
OFFICE 801-855-1116 FAX 801-832-7888
340 PERMANUE AVE. #2 PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RESIDENCE FOR:
HOLY UNION PB LIMITED
4111 BRAZILIAN AVE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10181

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6

ISSUED: 02-23-2022
DATE:
JOB #: ARC-22-029

CUBIC CONTENT RATIO

MAX ALLOWABLE CCR: $4.00 + 1 \left(\frac{(10,000 - 9,200)}{10,000} \right) = 4.08 \text{ CCR}$
 MAX ALLOWABLE CUBIC FEET: $4.08 \times 9,200 = 37,536.00 \text{ CU. FT.}$
 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' = 2,313.83 CU. FT. (PORT COCHERE)

TOTAL: 39,370.53

SUBTRACT LOGGIA CREDIT

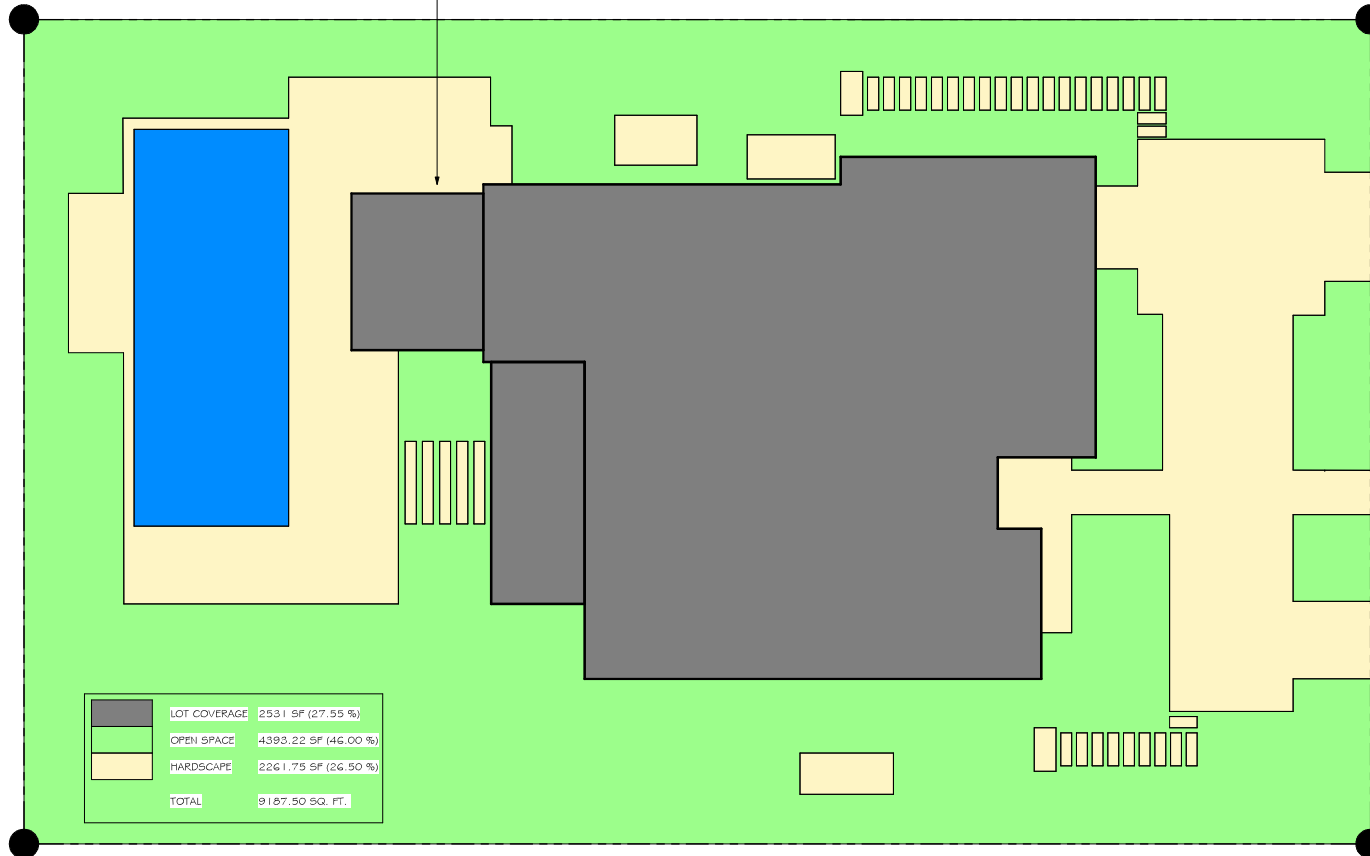
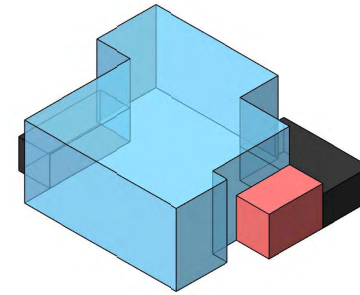
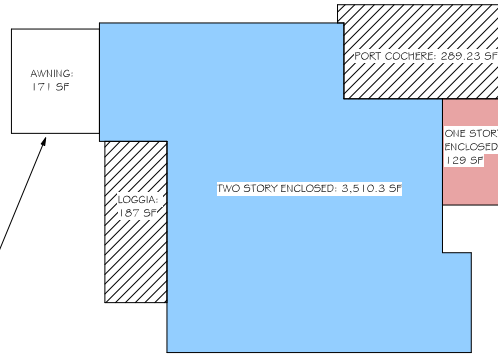
(-) 1,876.80 CU. FT.

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



CCR + ZONING DIAGRAMS
 3/16" = 1'-0"

SKA
 SKA ARCHITECT + PLANNER
 OFFICE: 981-453-1116 FAX: 981-453-1828
 2870 W. WINDYBROOK BLVD. SUITE 100, PALM BEACH, FL 33480

CONSULTANT:

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

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



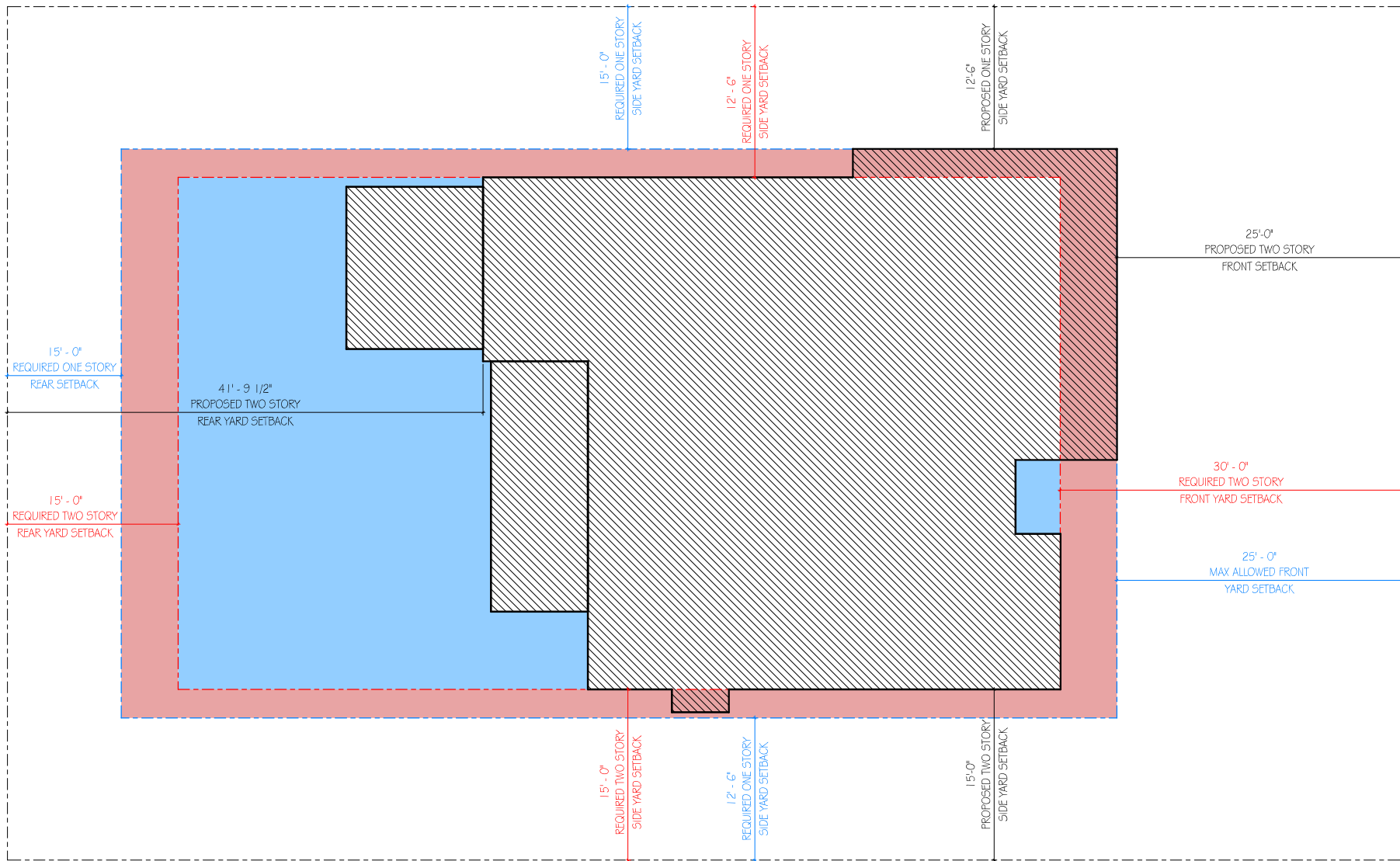
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SHEET NUMBER:

7

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



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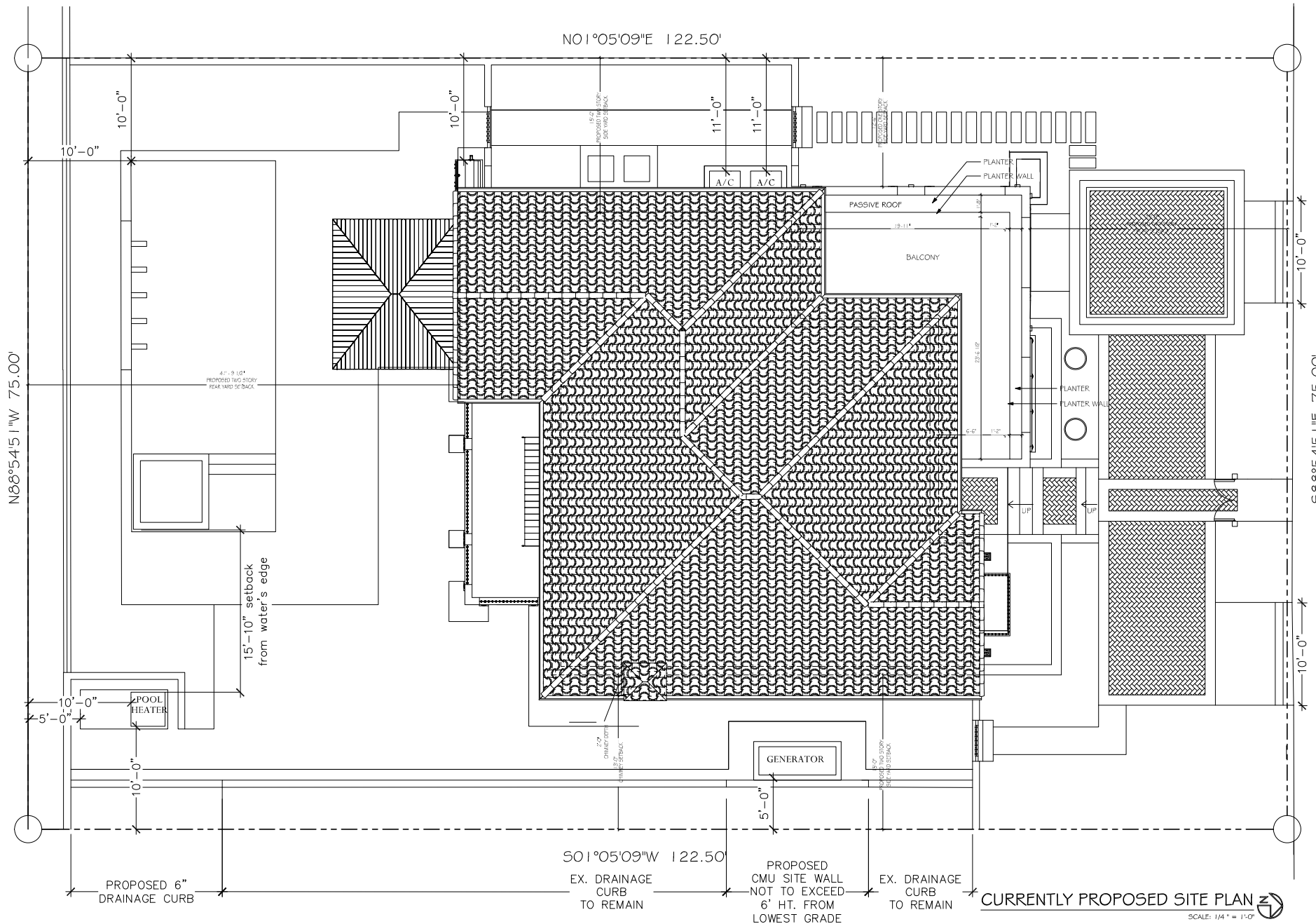
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A.A. #001345
 A.R. #10.101

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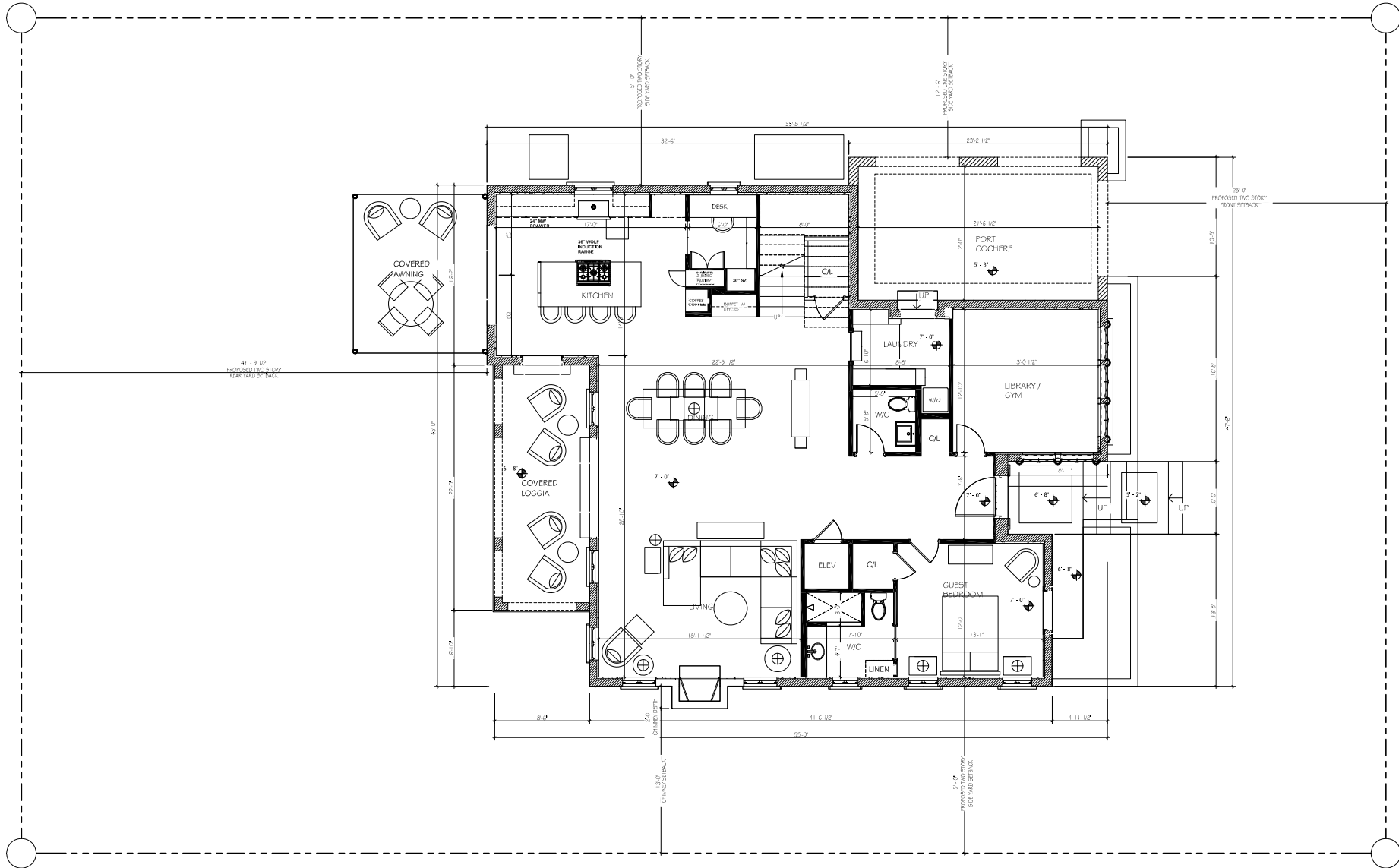
SHEET NUMBER:

8

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

CURRENTLY PROPOSED SITE PLAN

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



CURRENTLY PROPOSED FIRST FLOOR PLAN 

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

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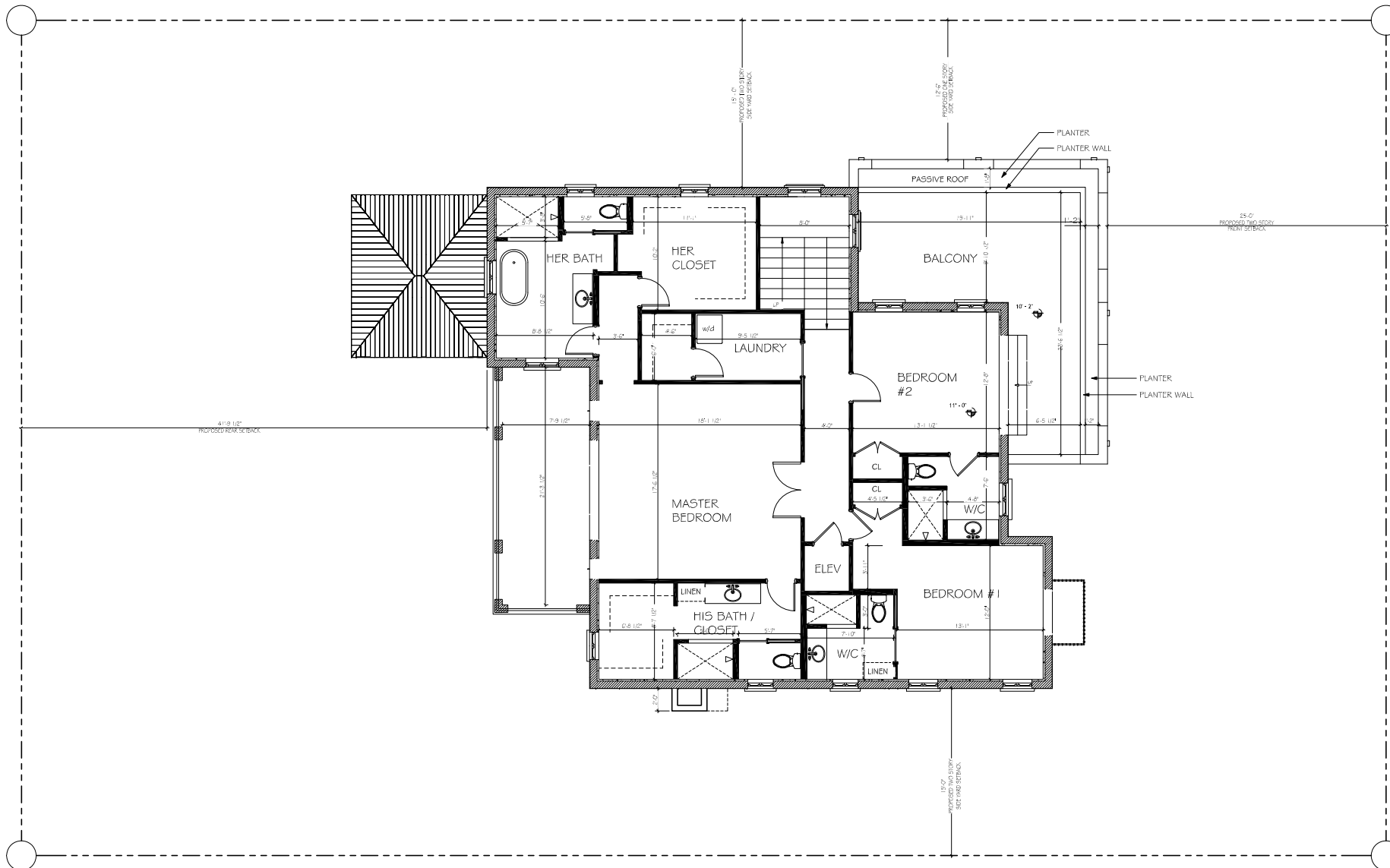
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SHEET NUMBER:

9

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



CURRENTLY PROPOSED SECOND FLOOR PLAN 

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

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A.A. #001345
 A.R. #10,101

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SHEET NUMBER:

10

ISSUE 11-09-23
 DATE:
 JOB # ARC-23-1-67
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PREVIOUSLY PROPOSED NORTH ELEVATION

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



CURRENTLY PROPOSED NORTH ELEVATION

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

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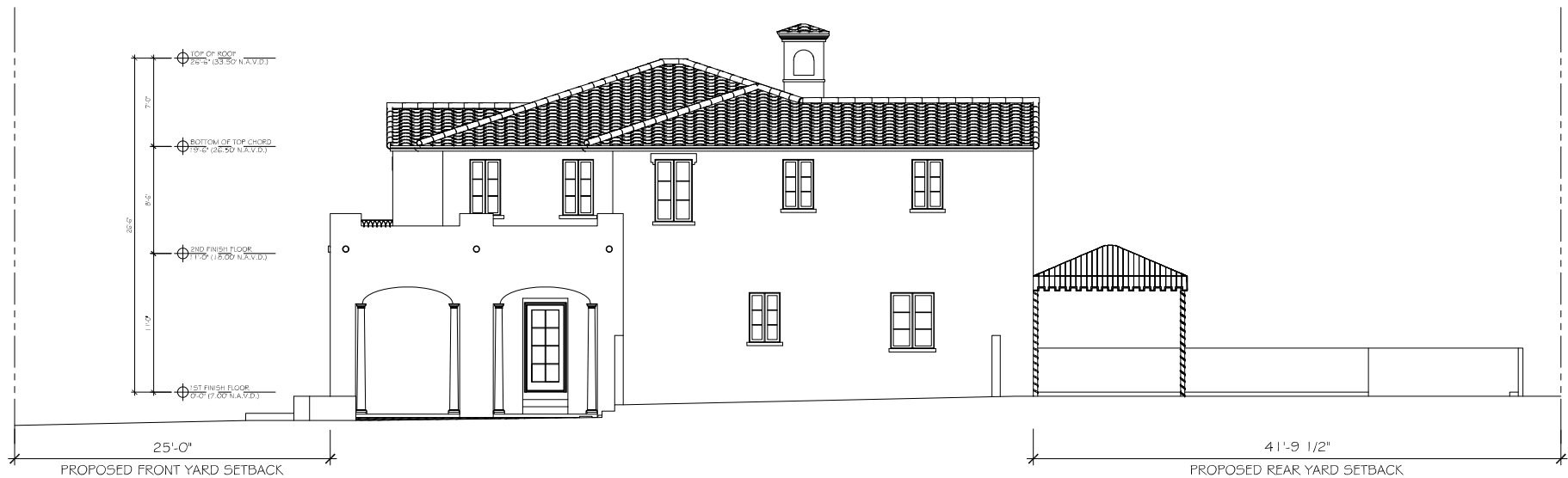
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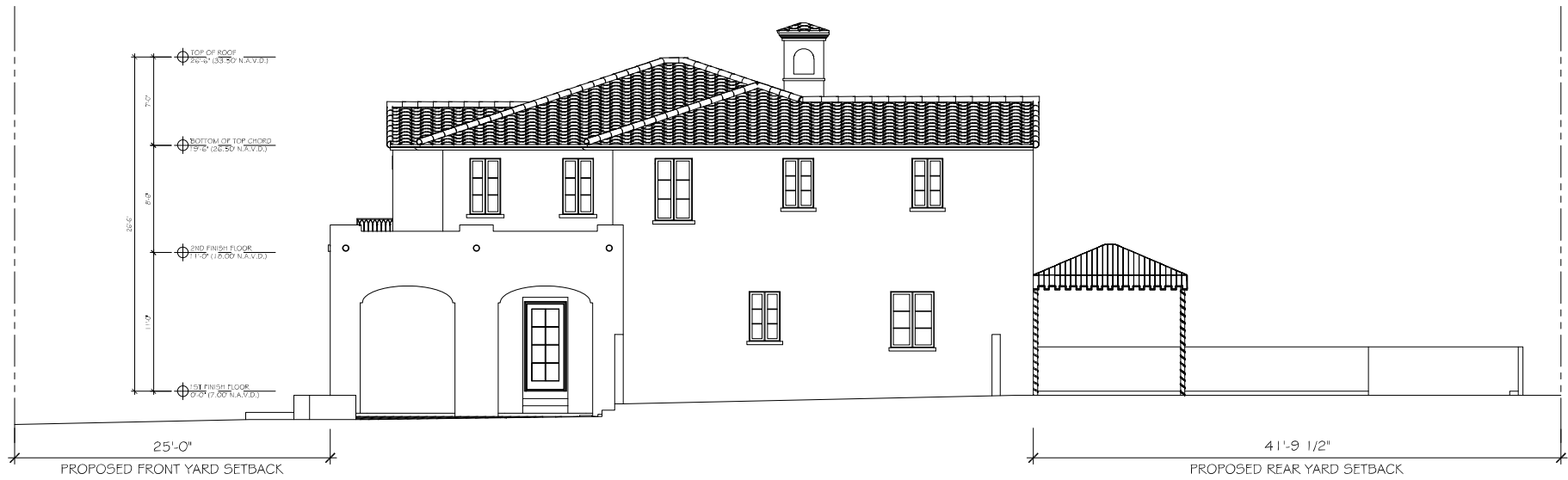
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ISSUE DATE: 11-09-23
JOB #: ARC-23-167
ZON-24-009



PREVIOUSLY PROPOSED WEST ELEVATION

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



CURRENTLY PROPOSED WEST ELEVATION

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

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SHEET NUMBER:

12

ISSUE: 11-09-23
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PREVIOUSLY PROPOSED SOUTH ELEVATION

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



CURRENTLY PROPOSED SOUTH ELEVATION

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

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SHEET NUMBER:

13

ISSUE 1-1-09-23
DATE:
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ZON-24-009



PREVIOUSLY PROPOSED EAST ELEVATION

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



CURRENTLY PROPOSED EAST ELEVATION

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

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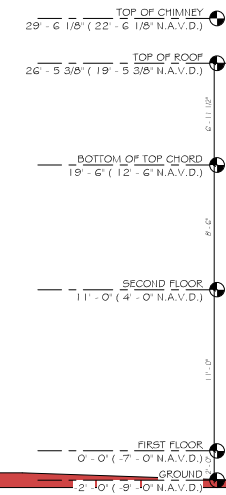
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SHEET NUMBER:

14

ISSUE DATE: 11-09-23
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① PROPOSED SECTION
1/4" = 1'-0"

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-695-1116 FAX 561-832-7828
289 PERUWANE SUITE F-2 PALM BEACH FL 33480

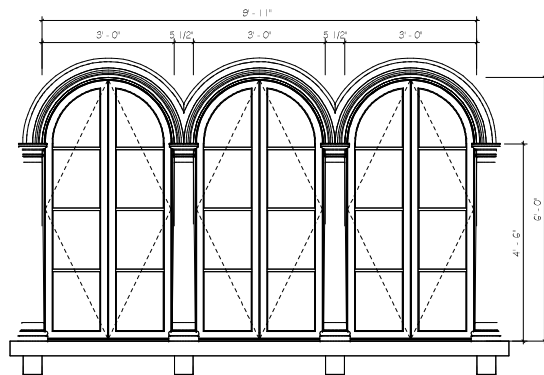
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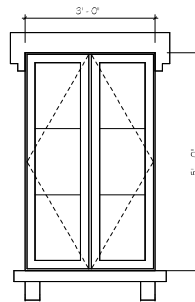


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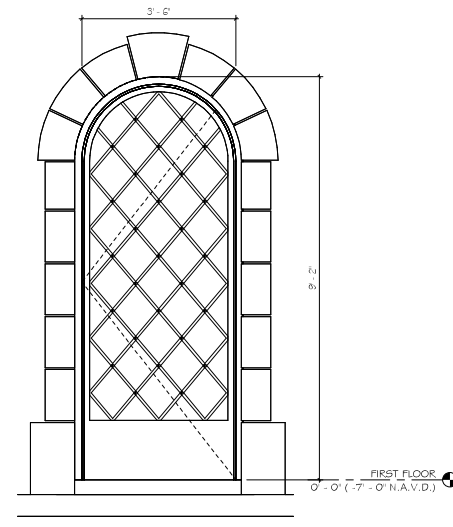
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① ARCHED WINDOW DETAIL
3/4" = 1'-0"



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



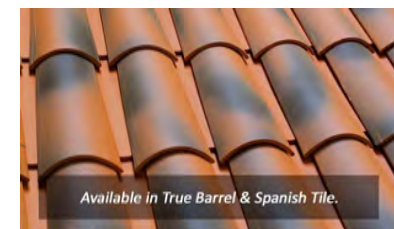
③ FRONT DOOR
3/4" = 1'-0"



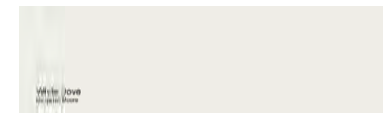
④ PROPOSED MATERIAL PALETTE
1/4" = 1'-0"

MATERIAL PALETTE:

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



BARREL TILE



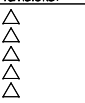
PICKLED MAHOGANY

CONSULTANT:

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

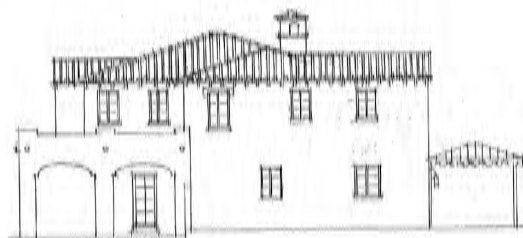
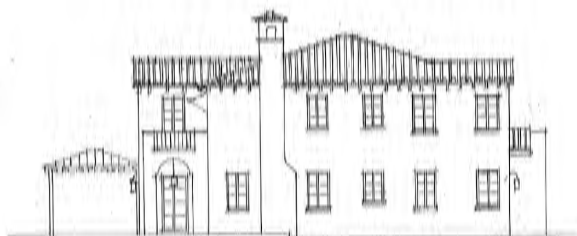
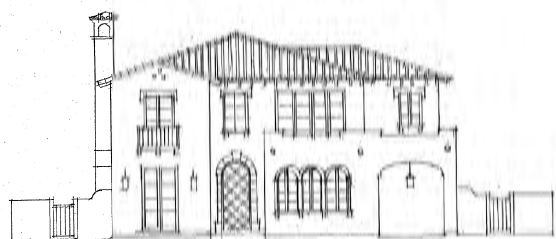


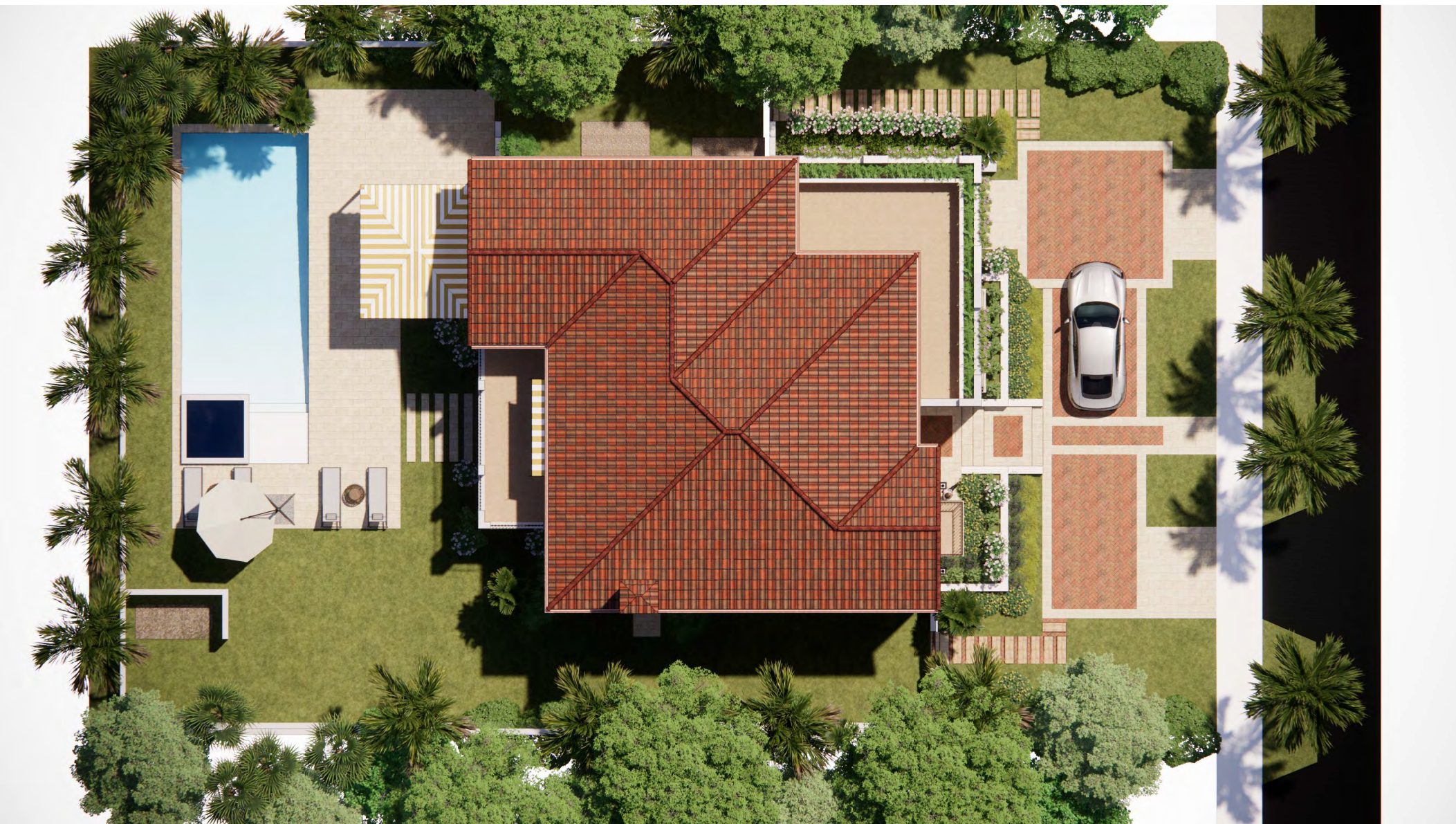
REVISIONS:



SHEET NUMBER:
16

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









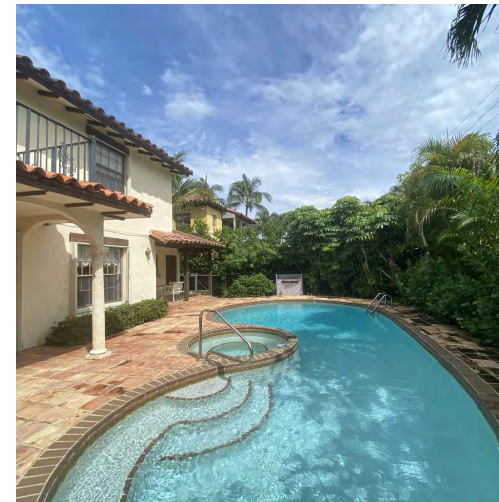
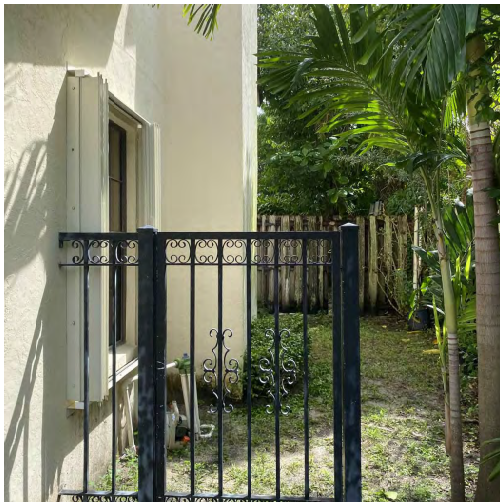
JOB NUMBER: # xxxxxx.00 LA
DRAWN BY: Lauren Freeman
DATE: 10.05.2023
10.23.2023
11.09.2023
01.03.2024

SHEET L1.0

ARC-23-167
ZON-24-009

Existing Site Photos

[illegible]



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48 HOURS BEFORE DIGGING
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1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

ARC-23-167
ZON-24-009

Private Residence
350 Seabreeze Avenue
Palm Beach

JOB NUMBER: # xxxxxx.00 LA
DRAWN BY: Lauren Freeman
DATE: 10.05.2023
10.23.2023
11.09.2023
01.03.2024

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N88°54'51"W 75.00

ARC-23-167
ZON-24-009

Plan

SCALE IN FEET 0' 8' 16' 24'

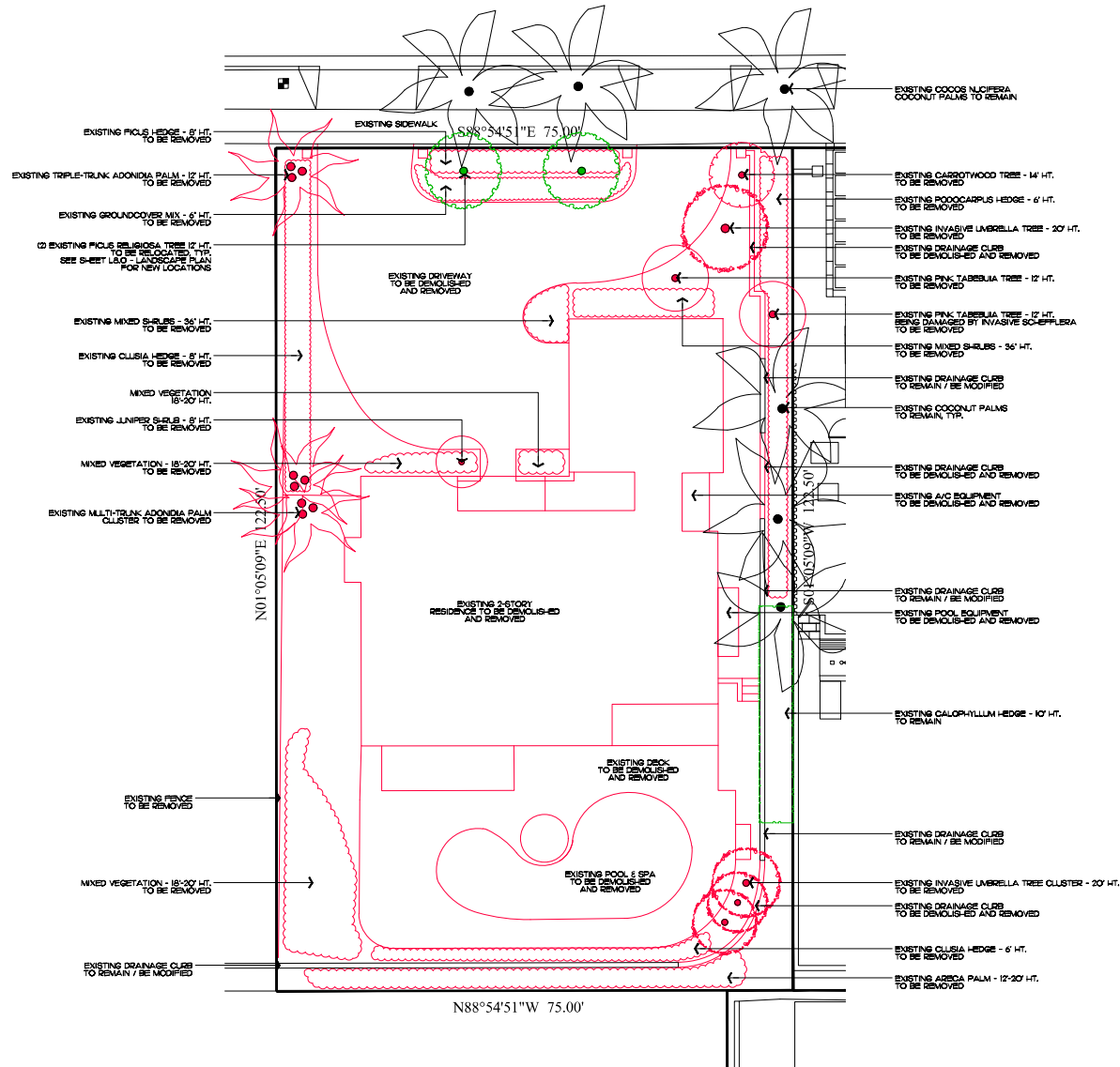
54 sf.

2024
COMPENSATION: The minimum starting salary for a candidate of service in the Landscape Architectural Services Division is \$20,000 per year. The salary schedule, fringe benefits, and pension plan are determined by the Florida Department of Transportation. The salary schedule, fringe benefits, and pension plan are determined by the Florida Department of Transportation. The salary schedule, fringe benefits, and pension plan are determined by the Florida Department of Transportation.

2024
DECLARATION: Candidates for this position are required to declare that they are not currently employed by any other person or organization, and that they are not currently employed by any other person or organization. The salary schedule, fringe benefits, and pension plan are determined by the Florida Department of Transportation.

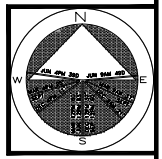
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SEABREEZE AVENUE



ENVIRONMENTAL GROUP
 134 North County Road 3205-5 Palm Beach, FL 33408
 Phone 561.832.4800 Mobile 561.313.4424
 Landscape Architecture
 Land Planning
 Landscape Management
 Dustin M. Wohl, M.S., P.E., RIA #00000004
 dwohl@environmentalgroup.com

Private Residence
 350 Seabreeze Avenue
 Palm Beach



JOB NUMBER: # XXXXXX.00 LA
 DRAWN BY: Dustin Mizell
 DATE: 10.05.2023
 11.06.2023
 01.03.2024

2024
 COMMENT: The design of this plan is based on the information provided to the designer. The designer is not responsible for the accuracy of the information provided. The designer is not responsible for the accuracy of the information provided. The designer is not responsible for the accuracy of the information provided.

2024
 DISCLOSURE: On the basis of the information provided to the designer, the designer has determined that the information provided is accurate. The designer is not responsible for the accuracy of the information provided. The designer is not responsible for the accuracy of the information provided. The designer is not responsible for the accuracy of the information provided.

48 HOURS BEFORE BEGINNING AND 24 HOURS BEFORE BEGINNING
 1-800-452-4770
 RAINING 2024 USE ONLY
 OF 2024-2024

Demolition and Vegetation Action Plan

ARC-23-167
 ZON-24-009
 SCALE IN FEET 0' 8' 16' 24'

SHEET L3.0
 54 sq. ft.
 AREA: 161.94