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WADIA ASSOCIATES, LLC
375 S. COUNTY RD.
PALM BEACH
FLORIDA 33480

PHONE (561) 282-9449
WADIAASSOCIATES.COM

318
Seaspray Ave.
PALM BEACH,
FLORIDA 33480

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CIVIL ENGINEERS
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WALLACE SURVEYING CORP.
SURVEYORS
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
(561) 640-4551

NIEVERA WILLIAMS DESIGN
LANDSCAPE ARCHITECTS
625 N. FLAGLER DRIVE, SUITE 502
WEST PALM BEACH, FL 33401
(561) 659-2820

SCOPE OF WORK

- PROPOSING A NEW, TWO-STORY SINGLE FAMILY RESIDENCE WITH SITEWIDE LANDSCAPE AND HARDSCAPE IMPROVEMENTS

FINAL SUBMISSION TO ARCOM
2024.03.11
DATE OF ARCOM HEARING
2024.03.27



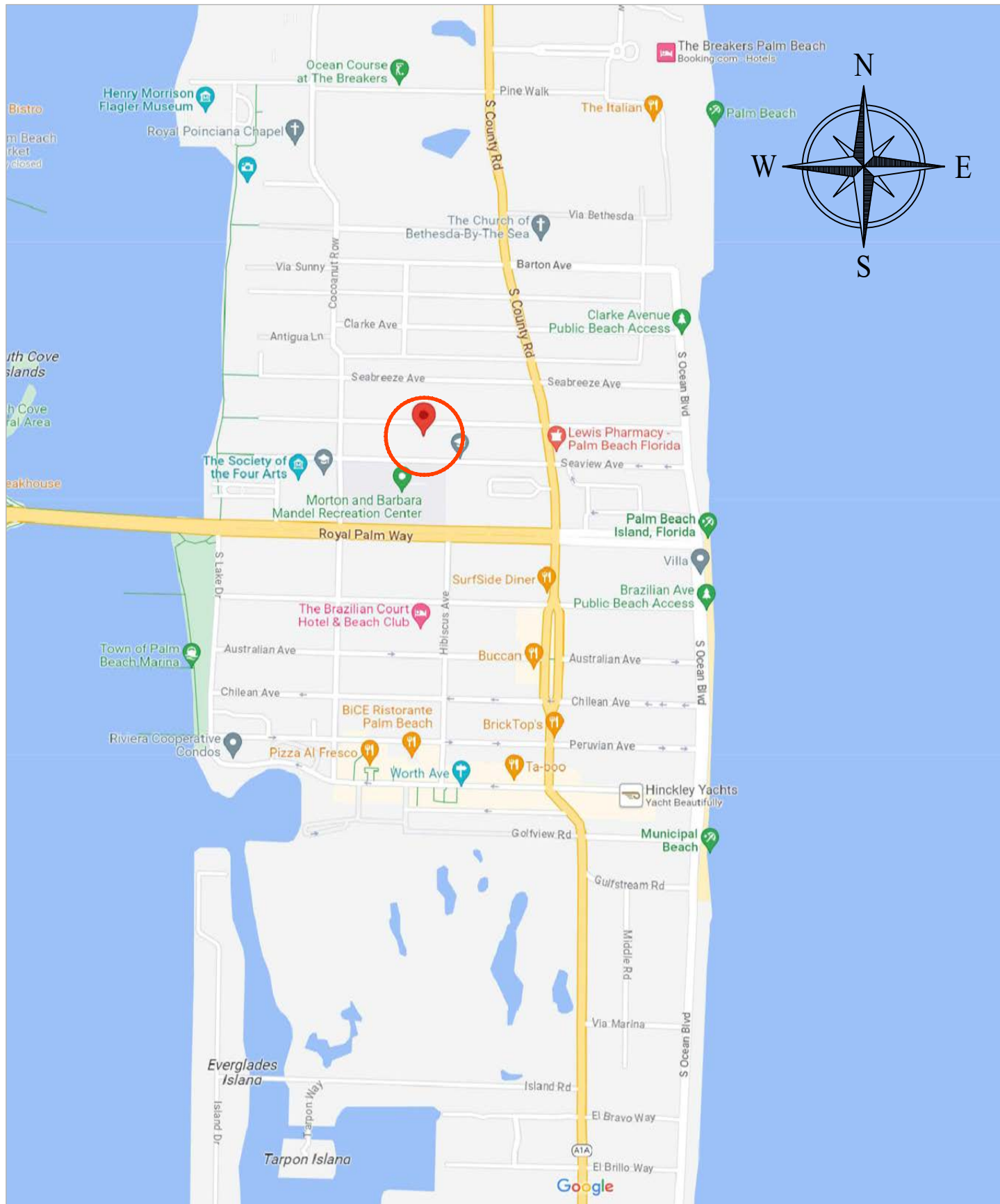
318 SEASPRAY AVENUE

P A L M B E A C H , F L

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LOCATION MAP



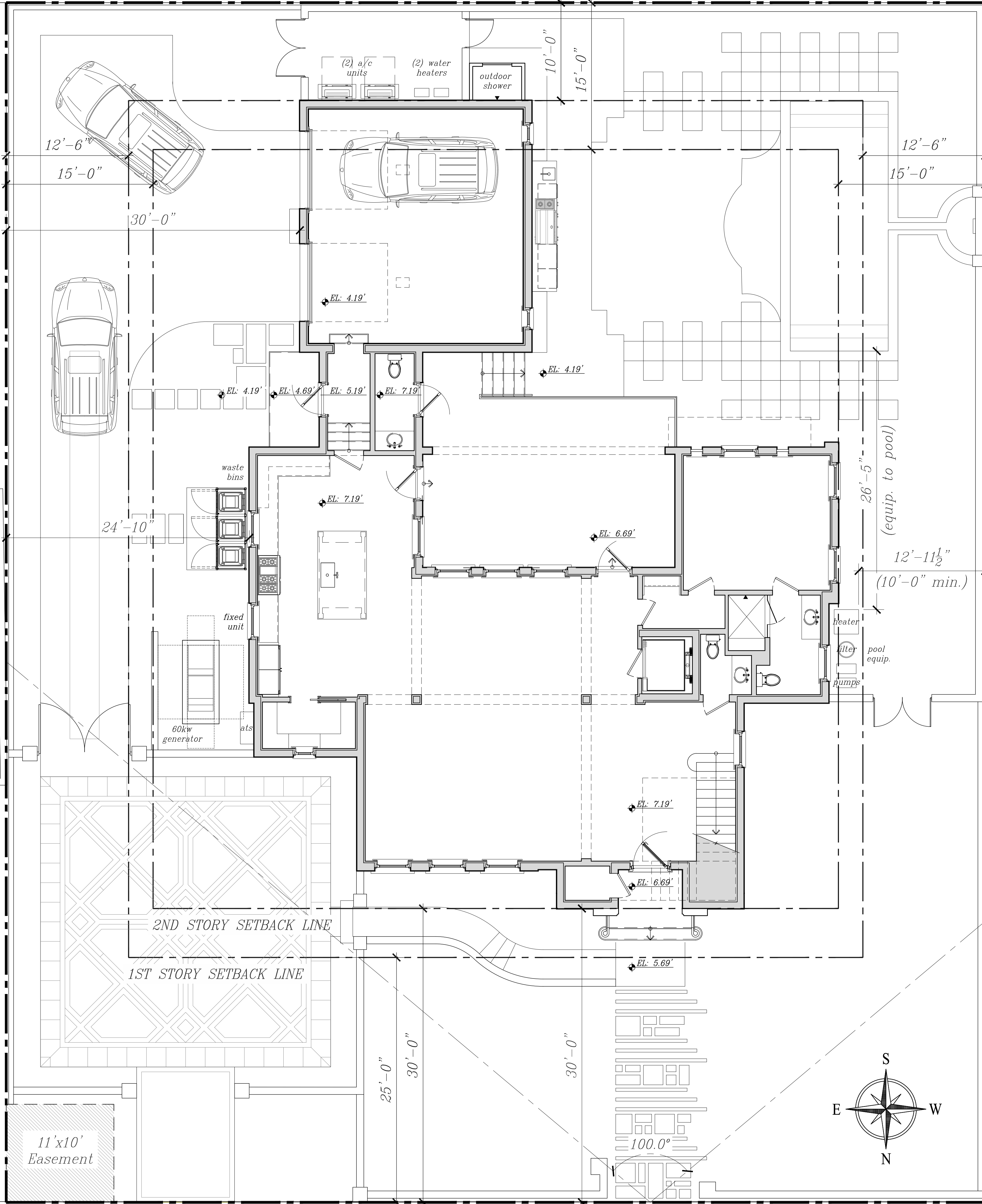
REV.	DATE	PURPOSE

TITLESHEET

Revision:
ARCOM Final Submission
2024.03.11
Drawn By:

ARC-23-142

A000



ARC-23-142

PREVIOUS ZONING LEGEND



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:	318 Seaspray Avenue		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	12,250sf		
4	Lot Width (W) & Depth (D) (ft.):	100'-0"(W) x 122'-6"(D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	Flood Zone AE (EL 6)		
7	Zero Datum for point of meas. (NAVD)	7.00' NAVD		
8	Crown of Road (COR) (NAVD)	1.38' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,675 SF / 30%	N/A	3,213 SF / 26%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	4,736 SF
12	*Front Yard Setback (Ft.)	25'-0" & 30'-0"	N/A	26'-5 1/4" & 30'-0"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	24'-10" & 15'-0"
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	24'-10" & 15'-0"
15	*Rear Yard Setback (Ft.)	10'-0" & 15'-0"	N/A	10'-0"
16	Angle of Vision (Deg.)	100°	N/A	61.7°
17	Building Height (Ft.)	22'-0"	N/A	19'-5 3/8"
18	Overall Building Height (Ft.)	30'-0"	N/A	25'-11 3/4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.98 (48,954 CF)	N/A	3.93 (48,396 CF)
20	** Max. Fill Added to Site (Ft.)	2.9 (4.28' NAVD)	N/A	2.81 (4.19' NAVD)
21	Finished Floor Elev. (FFE)(NAVD)	7.00' NAVD	N/A	7.19' NAVD
22	Base Flood Elevation (BFE)(NAVD)	7.00' NAVD	N/A	7.00' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	5,512	N/A	6,125
24	Perimeter LOS (Sq Ft and %)	2,025	N/A	3,126
25	Front Yard LOS (Sq Ft and %)	1,000	N/A	1,000
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

PROPOSED ZONING LEGEND



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:	318 Seaspray Avenue		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	12,250sf		
4	Lot Width (W) & Depth (D) (ft.):	100'-0"(W) x 122'-6"(D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	Flood Zone AE (EL 6)		
7	Zero Datum for point of meas. (NAVD)	7.00' NAVD		
8	Crown of Road (COR) (NAVD)	1.38' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,675 SF / 30%	N/A	3,243 SF / 26%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	4,848 SF
12	*Front Yard Setback (Ft.)	25'-0" & 30'-0"	N/A	30'-0"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	24'-10" & 15'-0"
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	24'-10" & 15'-0"
15	*Rear Yard Setback (Ft.)	10'-0" & 15'-0"	N/A	10'-0"
16	Angle of Vision (Deg.)	100°	N/A	61.7°
17	Building Height (Ft.)	22'-0"	N/A	19'-2 1/4"
18	Overall Building Height (Ft.)	30'-0"	N/A	24'-7 1/4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.98 (48,954 CF)	N/A	3.92 (48,220 CF)
20	** Max. Fill Added to Site (Ft.)	2.9 (4.28' NAVD)	N/A	2.81 (4.19' NAVD)
21	Finished Floor Elev. (FFE)(NAVD)	7.00' NAVD	N/A	7.19' NAVD
22	Base Flood Elevation (BFE)(NAVD)	7.00' NAVD	N/A	7.00' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	5,513 (45%)	N/A	5,727 (46.75%)
24	Perimeter LOS (Sq Ft and %)	2,757 (50%)	N/A	3,099 (76.5%)
25	Front Yard LOS (Sq Ft and %)	1,000 (40%)	N/A	1,803 (72%)
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](#))**

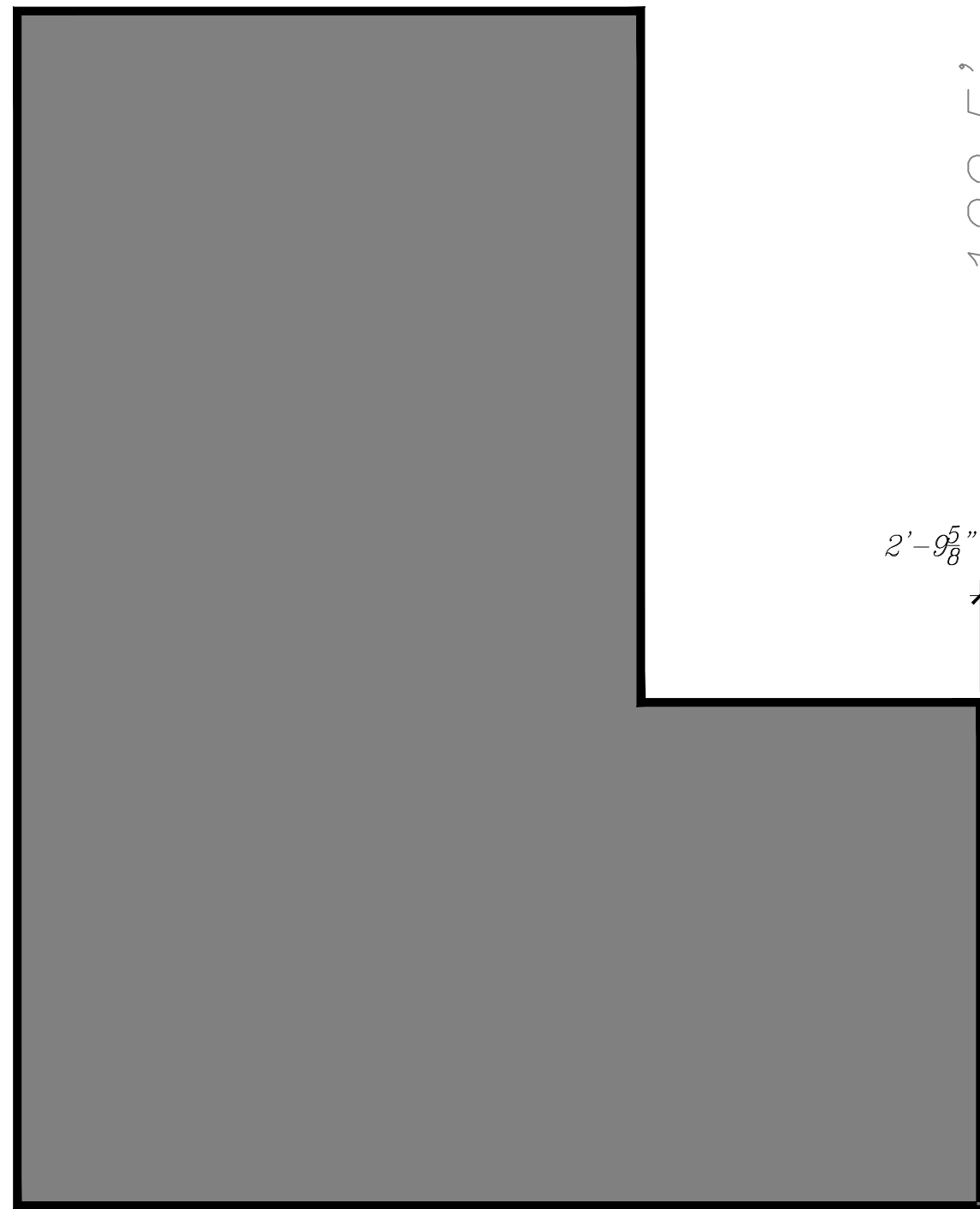
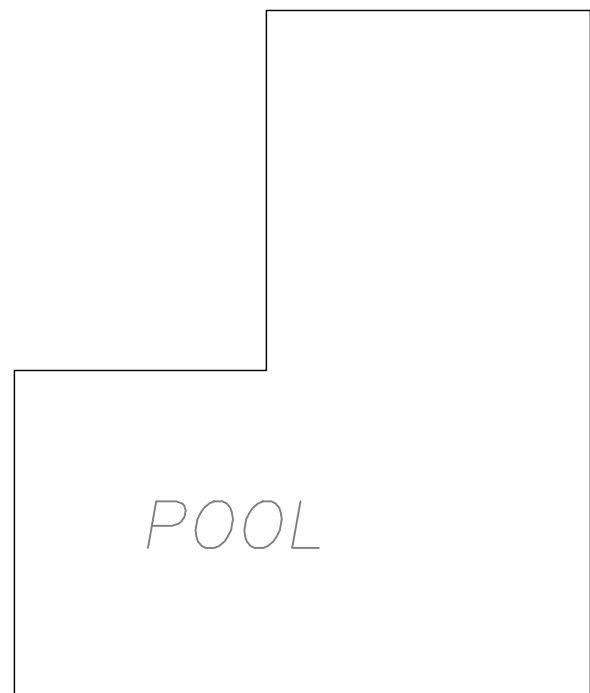
*** Provide Native plant species info per category as required by [Ord. 003-2023](#) on separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

*SHEET UNCHANGED SINCE
LAST PRESENTATION.*

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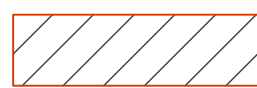
WOOD FENCE 1.0'W.

C.L.F. 0.7'E.

WALL CORNER 0.3'E.

C.L.F. 0.4'W.

LEGEND:



EXISTING STRUCTURE



PREVIOUSLY PROPOSED STRUCTURE



NEIGHBORING STRUCTURES

1 PREVIOUS SITE PLAN W. EXIST. OVERLAY
3/16" = 1'-0"

WOOD FENCE 1.0'W.

90°

28.5'

28'-5³/₄"

EXISTING

24'-10"

PROPOSED

22.0'

28.1'

TILE

PREVIOUSLY PROPOSED
STRUCTURE

POOL

GATE

STEP

CONC.

22'-1" FRONT FACADE

PROPOSED

60'-2" OVERALL WIDTH

PROPOSED

26'-3³/₄" FRONT FACADE

EXISTING

70'-3¹/₂" OVERALL WIDTH

EXISTING

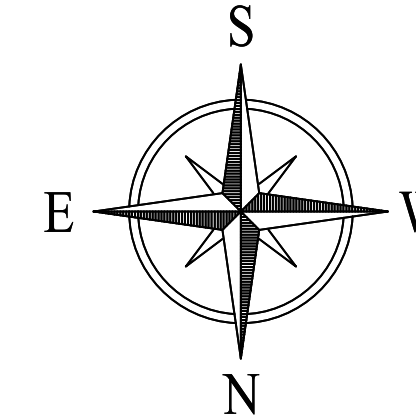
RETAINING WALL

CORNER 0.2'W.

SHEET UNCHANGED SINCE
LAST PRESENTATION.

FND. DRILL HOLE, 0.1'W.
(0.3' WALK ENC.)

ARC-23-142



WALL CORNER ALONG LINE

C.L.F. ALONG LINE

RETAINING WALL

122.5'

4'-7"

1'-2¹/₂"

EXIST.

1.2'

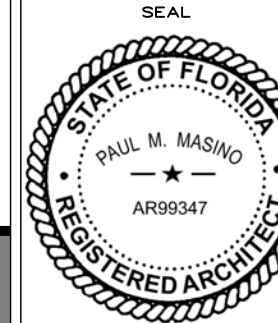
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PAUL M. MASINO
FLORIDA AR99347

SITE PLAN
W. OVERLAY

Revision:
ARCOM Final Submission
2024.03.11
Drawn By:

A002

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WOOD FENCE 1.0'W.

BENEFITS OF THE PROPOSED DESIGN:

- COMPLIANCE WITH CURRENT, SETBACK REQUIREMENTS
- COMPLIANCE WITH CURRENT, FEMA ELEVATION REQUIRMENTS
- FOOTPRINT REDUCED NEARLY 858 SF AS INDICATED BELOW
 - 734 CU FT UNDER ALLOWABLE CUBIC CONTENT
 - FRONT FACADE WIDTH REDUCED NEARLY 7'-3"
- OVERALL BUILDING WIDTH REDUCED NEARLY 10'-2"
- POOL RELOCATED FROM SIDE YARD TO REAR YARD
 - GARAGE DOORS NOT VISIBLE FROM STREET
- INCREASED FRONT YARD ($\pm 2'-6"$), REAR YARD ($\pm 8'-0"$), AND WEST SIDE YARD INCREASED ($\pm 13'-9"$)

FOOTPRINT OF EXISTING STRUCTURE = 4,101 SF
FOOTPRINT OF PROPOSED STRUCTURE = 3,243 SF

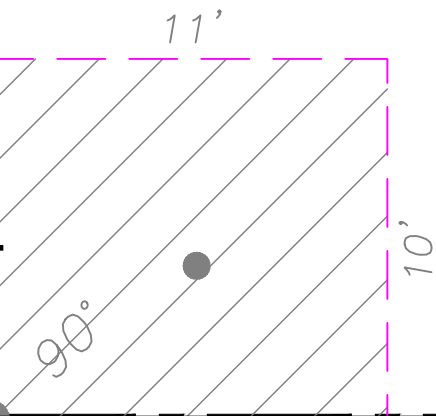
WALL CORNER 0.3'E.

LEGEND:

- EXISTING STRUCTURE
- CURRENTLY PROPOSED STRUCTURE
- NEIGHBORING STRUCTURES

1 CURRENT SITE PLAN W. EXIST. OVERLAY
3/16" = 1'-0"

C.L.F. 0.4'W.



28'-5 $\frac{3}{4}$ "
EXISTING

24'-10"
PROPOSED

C.L.F.

CURRENTLY PROPOSED
STRUCTURE

POOL

PROPOSED 2 STORY VOLUME

EXISTING 2 STORY VOLUME

GATE WALL

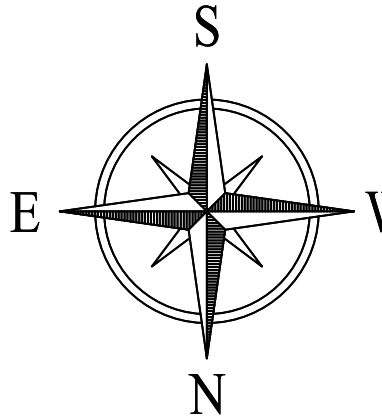
19'-1" FRONT FACADE
PROPOSED
60'-2" OVERALL WIDTH
PROPOSED

26'-3 $\frac{3}{4}$ " FRONT FACADE
EXISTING
70'-3 $\frac{1}{2}$ " OVERALL WIDTH
EXISTING

SHEET UNCHANGED SINCE
LAST PRESENTATION.

FND. DRILL HOLE, 0.1'W.
(0.3' WALK ENC.)

ARC-23-142



1'-2 $\frac{1}{2}$ "
EXIST.

RETAINING WALL
CORNER 0.2'W.

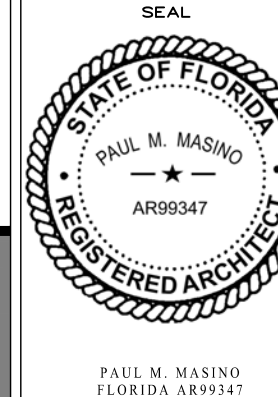
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SITE PLAN
W. OVERLAY

Revision:
ARCOM Final Submission
2024.03.11
Drawn By:

A002.1

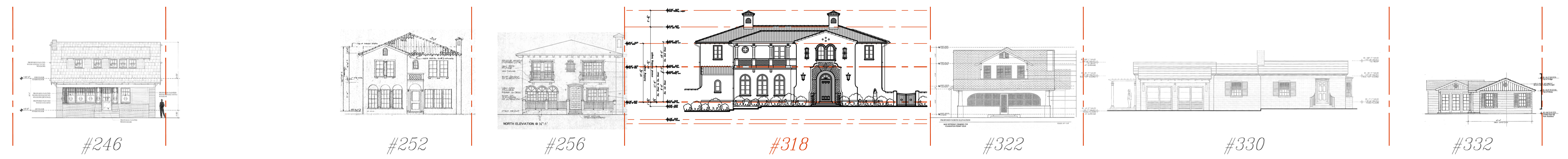
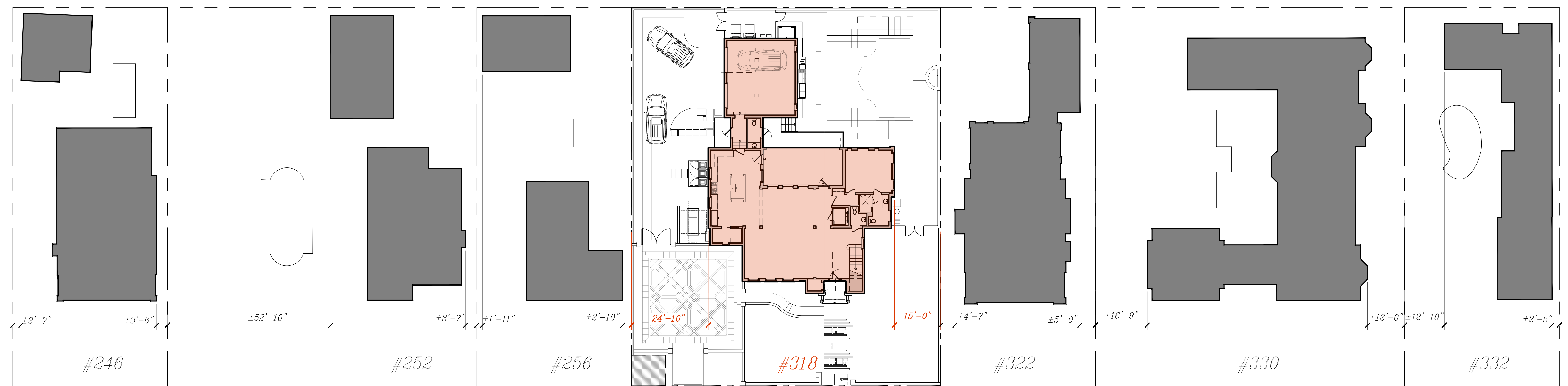
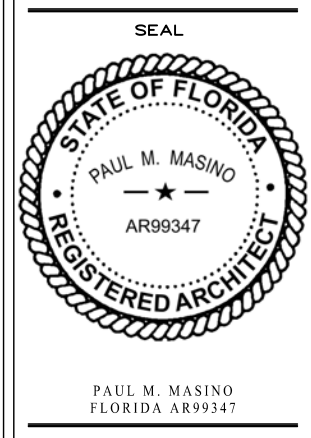
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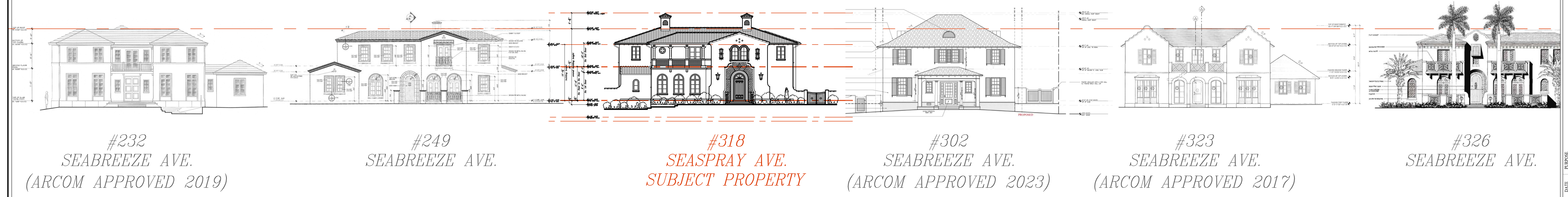
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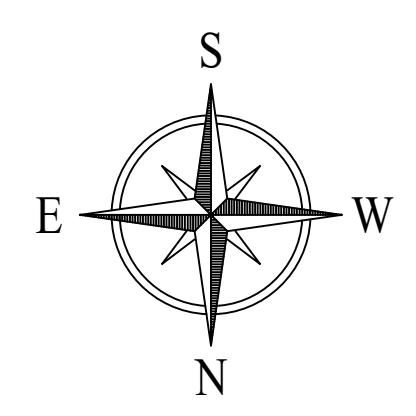
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1 NEIGHBORHOOD STREETSCAPE (SEASPRAY AVE.)
1/16" = 1'-0"



2 NEIGHBORHOOD STREETSCAPE (SEABREEZE AVE.)
1/16" = 1'-0"



REV.	DATE	PURPOSE

NEIGHBORHOOD
STREETSCAPE
Revision:
ARCOM Final Submission
2024.03.11
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P:\Current\Drawings - 218 Seaspray Ave\Drawings\218 Seaspray Ave - P1.dwg (10/17/2024) 3/24/2024 10:10:10 AM



1 220 South County Road
N.T.S.



2 202 Seaspray Avenue
N.T.S.



3 210 Seaspray Avenue
N.T.S.



4 212 Seaspray Avenue
N.T.S.



5 218 Seaspray Avenue
N.T.S.



6 222 Seaspray Avenue
N.T.S.



7 228 Seaspray Avenue
N.T.S.



8 230 Seaspray Avenue
N.T.S.



9 234 Seaspray Avenue
N.T.S.

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LAST PRESENTATION.

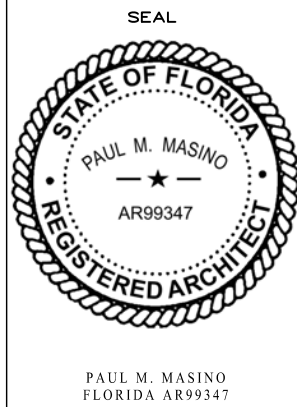
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PAUL M. MASINO
FLORIDA AR99347

REV.	DATE	DESCRIPTION

PHOTOS
1
Revision:
ARCOM Final Submission
2024.03.11
Drawn By: -

P-1

ARC-23-142

A gravel path leads through a lush tropical garden. On the left, a large, thick tree trunk stands prominently. The path is flanked by dense greenery, including various palm trees and shrubs. The sky is blue with scattered white clouds.

A two-story white stucco house with a red-tiled roof. The house features arched windows on the second floor and a central arched entrance on the ground floor. The entrance is covered by a small red-tiled awning. The house is surrounded by lush greenery, including palm trees and bushes. A stone path leads to the front door.

A white, single-story house with a dark roof and a small dormer, surrounded by lush greenery and palm trees under a blue sky. The house features a central entrance with a dark door and a small set of steps. The roof has a wide overhang, and the dormer has four small windows. The house is set on a grassy lawn with a white fence on the left and dense foliage on the right.

A two-story Mediterranean-style house with a red-tiled roof and white stucco walls. The house features a central arched doorway, multiple windows with white frames, and small balconies with black wrought-iron railings. The property is surrounded by lush tropical landscaping, including palm trees and large-leafed plants. A decorative wrought-iron gate is in the foreground.

*SHEET UNCHANGED SINCE
LAST PRESENTATION.*

A large, two-story white house with a covered front porch, surrounded by lush tropical landscaping including palm trees and a brick driveway. The house features a light-colored exterior, a brown tiled roof, and a prominent front porch with white columns. The driveway is paved with reddish-brown bricks, and the landscaping includes tall palm trees, a large green bush, and a low hedge. The sky is blue with scattered white clouds.

A photograph showing a white wooden gate with decorative panels, situated at the top of a set of stone steps. The steps are heavily covered in moss and surrounded by lush green plants, including large-leafed vines on the left and right. Tall trees and shrubs frame the scene, creating a garden-like atmosphere.

A two-story white house with a balcony and palm trees. The house has a white exterior, a balcony with a wooden railing, and a red-tiled roof. Several palm trees are in the foreground, and a white pickup truck is parked in front of the house. A wooden ramp is visible in the foreground.

A large, two-story white house with a prominent chimney and a balcony, surrounded by lush tropical landscaping including palm trees and dense green bushes. The house features a white exterior, a dark brown roof, and a balcony with a black wrought-iron railing. The landscaping includes several palm trees and dense green bushes in the foreground. The sky is blue with scattered white clouds.

A large, open gravel area in the backyard, bordered by a white fence and lush green hedges. Several tall palm trees are visible in the background under a blue sky with scattered clouds.

A two-story white house with a red roof, surrounded by lush tropical landscaping including palm trees and dense greenery. A brick path leads through the garden.

A photograph of a two-story white house with a balcony. The house has white siding, blue shutters, and a dark brown roof. A black wrought-iron balcony railing is visible. Several palm trees are in the foreground, and a small green bush is near the entrance. The sky is blue with some clouds. A red banner with white text is at the bottom right.

ARC-23-142

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P:\Current\Drawings\318 Seaspray Ave\Drawings\318 Seaspray Ave.dwg



1 359 Seaspray Avenue
N.T.S.



4 339 Seaspray Avenue
N.T.S.



7 325 Seaspray Avenue
N.T.S.



2 353 Seaspray Avenue
N.T.S.



5 335 Seaspray Avenue
N.T.S.



8 325 Seaspray Avenue
N.T.S.



3 345 Seaspray Avenue
N.T.S.



6 333 Seaspray Avenue
N.T.S.



9 319 Seaspray Avenue
N.T.S.

SHEET UNCHANGED SINCE
LAST PRESENTATION.

A large, light-colored, two-story house with a prominent tree in the foreground, partially obscuring the view. The house has a covered porch area and is surrounded by lush greenery and a brick driveway.

A two-story yellow house with a red-tiled roof and a white balcony. The house has a white door and several windows, some of which are boarded up. Two palm trees are in the front yard. A white BMW is parked on the left side of the driveway, and a white Mercedes SUV is parked on the right side. The driveway is paved with bricks.

A large, two-story white house with a red-tiled roof. The house features arched windows on the ground floor and rectangular windows on the upper floor. A tall palm tree stands in the foreground, partially obscuring the house. The house is surrounded by lush greenery and a black metal fence. The address number '23' is visible on the fence post.

A two-story house with a red-tiled roof and white trim. The house has a covered front porch with white columns and a large palm tree in the yard. The house is surrounded by lush greenery and a well-maintained lawn.

*SHEET UNCHANGED SINCE
LAST PRESENTATION.*

P-5

P-6

ARC-23-142