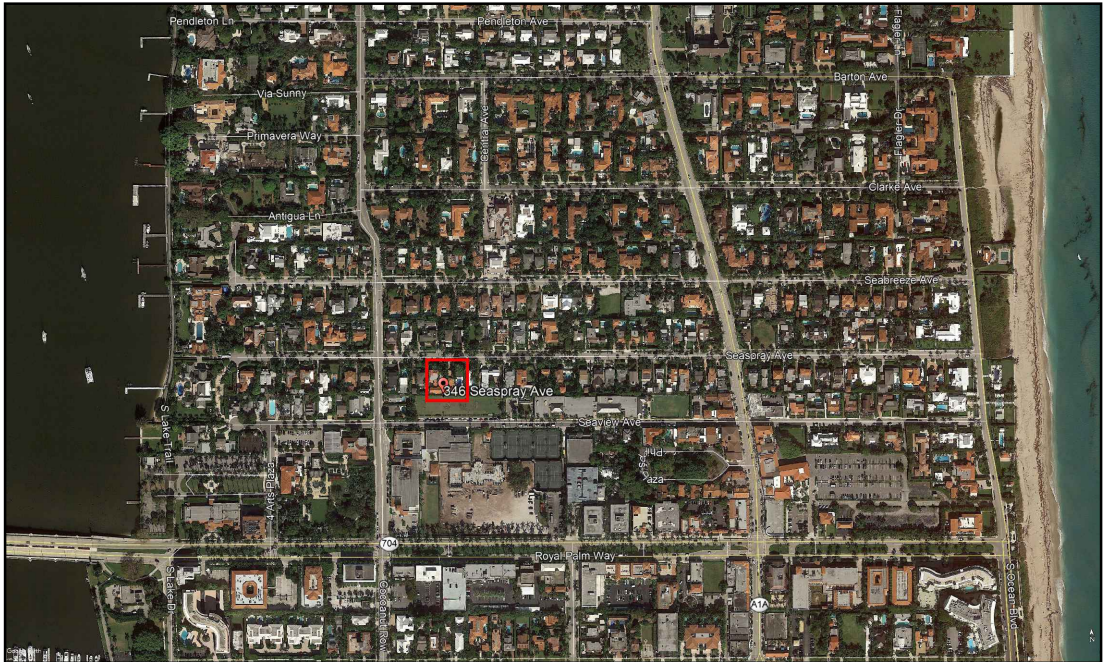


Digitally signed by Jose
L Gonzalez Perotti
Date: 2024.10.07
10:10:57-04'00'



SEASPRAY RESIDENCE

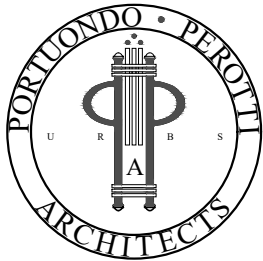
346 SEASPRAY AVE - PALM BEACH - FLORIDA - 33480



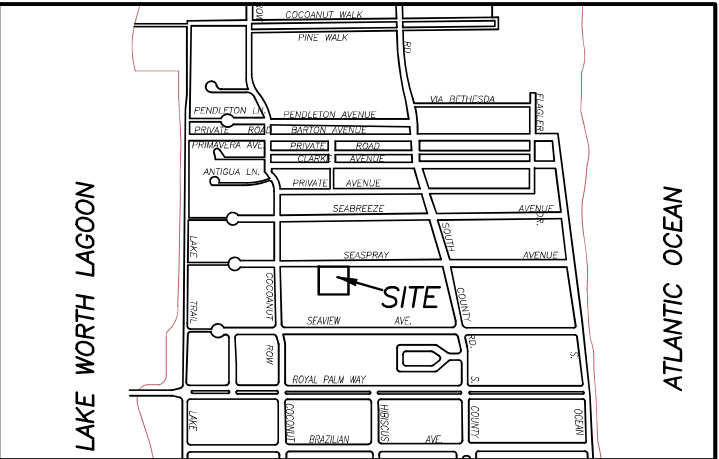
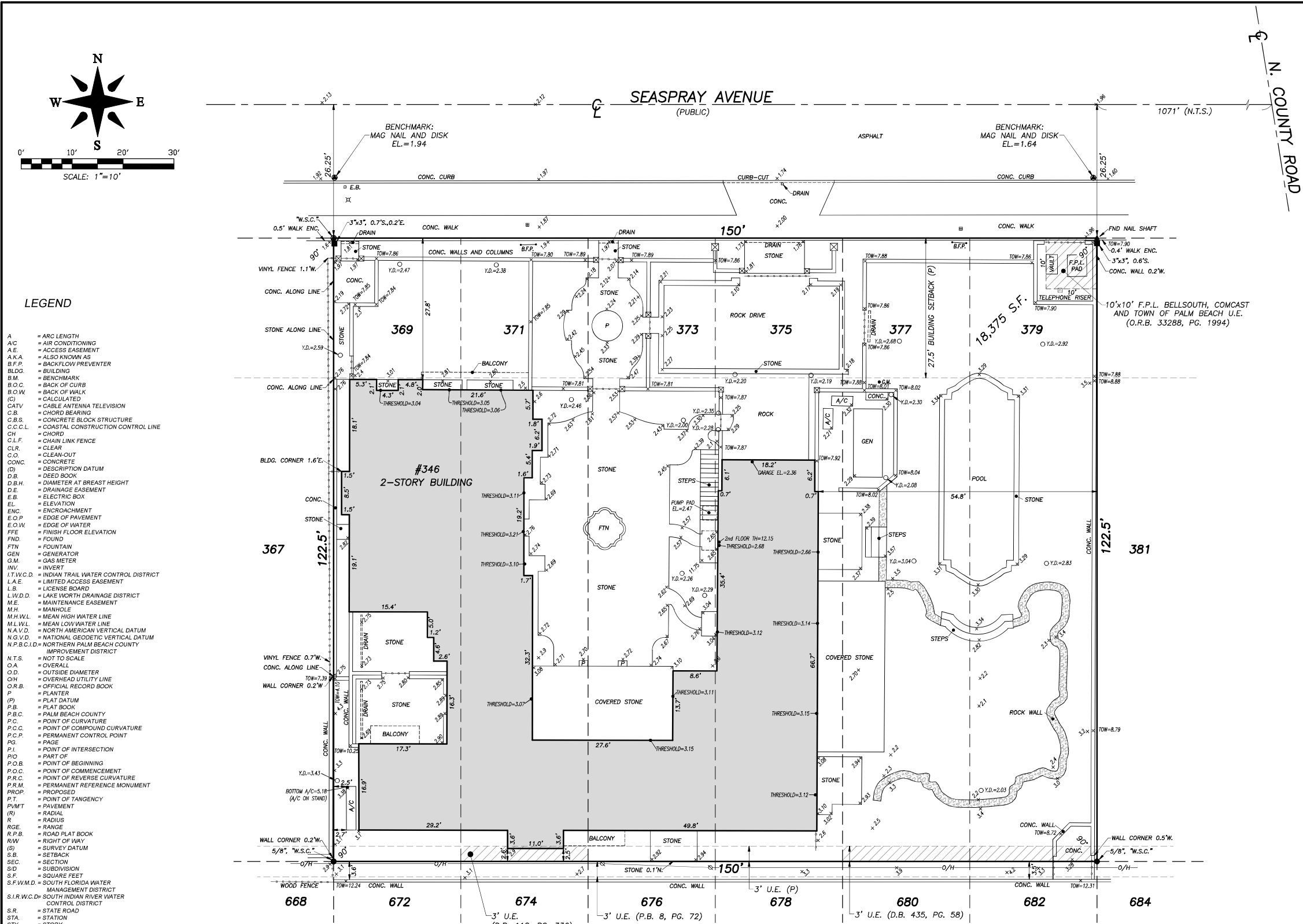
FINAL DROP OFF
OCTOBER 07 , 2024

TOWN COUNCIL HEARING DATE: NOVEMBER 13TH, 2024
ZONING #Z-24-0052

ARCHITECT:



PORTUONDO PEROTTI ARCHITECTS, INC.
5717 S.W. 8th STREET
MIAMI, FLORIDA 33144
PH: (305) 260 -9331
FAX: (305) 260 -9318
E-MAIL: info@PORTUONDO-PEROTTI.COM



**BOUNDARY SURVEY FOR:
346 SEASPRAY, LLC**

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

346 Seaspray, LLC
Cohen, Norris, Wolmer, Ray, Telepman, Cohen
Commonwealth Land Title Insurance Company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
346 Seaspray Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 369, 371, 373, 375, 377 and 379, POINCIANA PARK 2ND ADDITION, according to the Plat thereof, recorded in Plat Book 6, Page(s) 86, of the Public Records of Palm Beach County, Florida.

TITLE COMMITMENT REVIEW				
CLIENT:	346 SEASPRAY, LLC	COMMITMENT NO.:	5550834	DATE: NOVEMBER 2, 2015
REVIEWED BY:	CRAIG L. WALLACE	JOB NO.:	15-1722.2	
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS	PLOTTED
1 TO 5	N/A	Standard Exceptions	Y	N
6	PB 6, PG 86	Plat	Y	Y
7a	DB 118, PG 336	Easement Reservations (Lot 371 ONLY)	Y	Y
7b	DB 346, PG 227	Warranty deed, no grants (Lots 377 and 379)	Y	N
7c	DD 435, PG 58	Easement Reservations (Lots 377 and 379)	Y	Y
8	DB 435, PG 58	Easement Reservations (Lots 377 and 379)	Y	Y
9	ORB 9292, PG 534	Maintenance Easement	N	N

05/24/24 REVISE TITLE J.P.
03/28/24 SPOT ELEVATIONS R.L.S.W. 196404 NP108/52
01/22/24 SURVEY AND TIE-IN UPDATE J.D.M.B. 15-1722.29 PB358/29
04/21/23 POOL FORM TIE-IN J.D.M.B. 15-1722.28 PB347/31
05/23/22 SLAB TIE-IN J.C.M.B. 15-1722.23 PB328/72
05/17/22 FOOTER FORM TIE-IN J.C.M.B. 15-1722.21 PB332/30
04/04/22 ROOF PEAK, SLAB & CHALK LINE EL. J.C.S.W. 15-1722.20 PB331/51
03/29/22 FORMBOARD TIE-IN J.C.S.W. 15-1722.19 PB329/28
12/07/21 TIEBEAM ELEVATIONS J.C.S.W. 15-1722.16 PB293/80
10/28/21 FORMBOARD TIE-IN J.D.S.W. 15-1722.11 PB321/53
07/01/21 FORMBOARD TIE-IN J.C.S.W. 15-1722.11 PB315/36
02/10/21 ROOF ELEVATIONS B.M.S.W. 15-1722.8 PB307/33
05/21/20 SURVEY AND TIE-IN UPDATE, SPOT ELEVATIONS AND TREE LOCATIONS J.C.M.B. 15-1722.4 PB293/55
RECERTIFY M.B. 15-1722.3
12/17/15 REVISE CERTIFICATIONS AND TITLE COMMITMENT M.B. 15-1722.2

**BOUNDARY SURVEY FOR:
346 SEASPRAY, LLC**



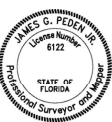
WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD	E.G.	JOB NO.	15-1722.1	F.B.	PB211 PG. 54
OFFICE	M.B.	DATE	12/21/15	DWG. NO.	15-1722
C/K'D	C.W.	REF.	15-1722.DWG	SHEET	1 OF 1

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 1/22/2024



James G. Peden Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

JAMES G. PEDEN JR.
Digitally signed by JAMES G. PEDEN JR.
Date: 2024.05.28 11:56:25 -04'00'

POINCIANA PARK ADDITION No.3

(P.B. 8, PG. 72)

FLOOD ZONE:

This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 5550834, issued by Commonwealth Land Title Insurance Company, dated November 2, 2015. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

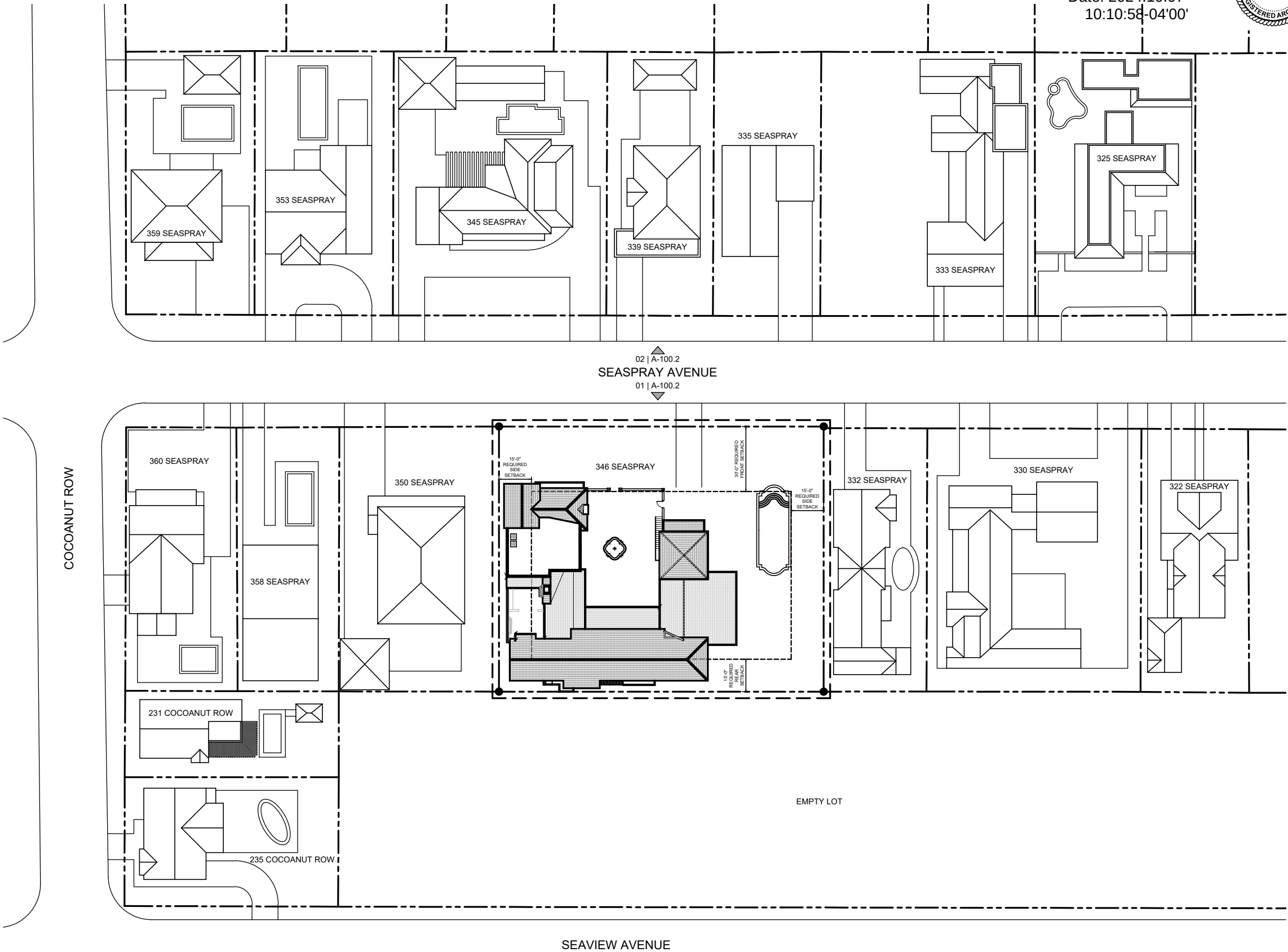
LEGEND

- A = ARC LENGTH
- A/C = AIR CONDITIONING
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- B.F.P. = BACKFLOW PREVENTER
- B.L.D.G. = BUILDING
- B.M. = BENCHMARK
- B.O.C. = BACK OF CURB
- B.O.W. = BACK OF WALK
- (C) = CALCULATED
- CATV = CABLE ANTENNA TELEVISION
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- CH = CHORD
- C.L.F. = CHAIN LINK FENCE
- CL.R. = CLEAR
- C.O. = CLEAN-OUT
- CONC. = CONCRETE
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.B.H. = DIAMETER AT BREAST HEIGHT
- D.E. = DRAINAGE EASEMENT
- E.B. = ELECTRIC BOX
- EL. = ELEVATION
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- FFE = FINISH FLOOR ELEVATION
- FND. = FOUND
- FTV. = FOUNTAIN
- GEN. = GENERATOR
- G.M. = GAS METER
- INV. = INVERT
- I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B. = LICENSE BOARD
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- L.W.D. = LAKE WORTH DRAINAGE DISTRICT
- M.E. = MAINTENANCE EASEMENT
- M.H. = MANHOLE
- M.H.W.L. = MEAN HIGH WATER LINE
- M.L.W.L. = MEAN LOW WATER LINE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N.T.S. = NOT TO SCALE
- O.A. = OVERALL
- O.D. = OUTSIDE DIAMETER
- O.H. = OVERHEAD UTILITY LINE
- O.R.B. = OFFICIAL RECORD BOOK
- P. = PLASTER
- (P) = PLAT DATUM
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- P.I. = POINT OF INTERSECTION
- P.O. = PART OF
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.R.O.P. = PROPOSED
- P.T. = POINT OF TANGENCY
- P.V.M.T. = PAVEMENT
- (R) = RADIAL
- R. = RADIUS
- R.G.E. = RANGE
- R.P.B. = ROAD PLAT BOOK
- R/W. = RIGHT OF WAY
- (S) = SURVEY DATUM
- S.B. = SETBACK
- SEC. = SECTION
- S/D. = SUBDIVISION
- S.F. = SQUARE FEET
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
- S.R. = STATE ROAD
- STA. = STATION
- STY. = STORY
- TH. = THRESHOLD ELEVATION
- T.O.B. = TOP OF BANK
- T.O.W. = TOP OF WALL ELEVATION
- T.W.P. = TOWNSHIP
- TYP. = TYPICAL
- U.C. = UNDER CONSTRUCTION
- U.E. = UTILITY EASEMENT
- U.R. = UNRECORDED
- W.C. = WITNESS CORNER
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT
- Y.D. = YARD DRAIN
- Y.D. = CENTRAL ANGLE/DELTA
- Y.D. = CONCRETE MONUMENT FOUND (AS NOTED)
- Y.D. = CONCRETE MONUMENT SET (LB #4569)
- Y.D. = ROD & CAP FOUND (AS NOTED)
- Y.D. = 5/8" ROD & CAP SET (LB #4569)
- Y.D. = IRON PIPE FOUND (AS NOTED)
- Y.D. = IRON ROD FOUND (AS NOTED)
- Y.D. = NAIL FOUND
- Y.D. = NAIL & DISK FOUND (AS NOTED)
- Y.D. = MAG NAIL & DISK SET (LB #4569)
- Y.D. = PROPERTY LINE
- Y.D. = UTILITY POLE
- Y.D. = FIRE HYDRANT
- Y.D. = WATER METER
- Y.D. = WATER VALVE
- Y.D. = LIGHT POLE

Digitally signed by Jose
L Gonzalez Perotti
Date: 2024.10.07
10:10:58-04'00'



This sheet has
no changes



01

NEIGHBORHOOD VICINITY PLAN
SCALE 1" = 50'-0"

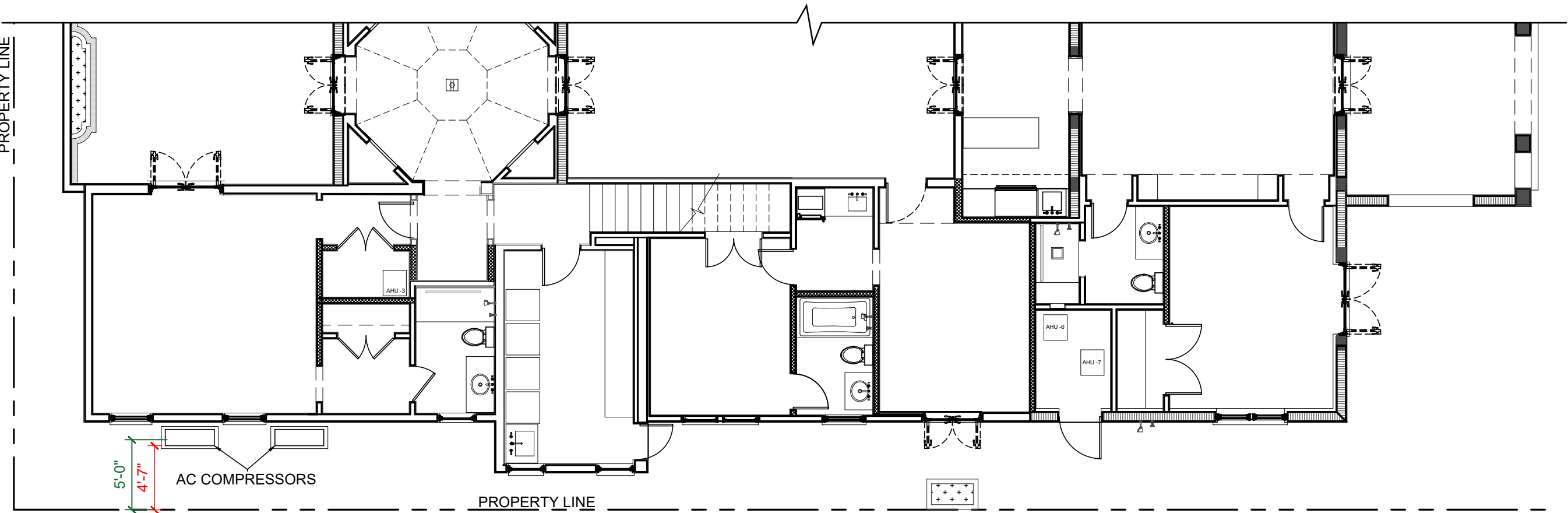
SHEET A-001 OF		TITLE NEIGHBORHOOD VICINITY PLAN SCALE 1" = 50'-0"		OWNER		346 SEASPRAY AVENUE 346 SEASPRAY AVENUE PALM BEACH, FLORIDA 33480		ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture - Planning - Interior Design 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 444-9333 Fax: (305) 280-0818 http://www.portundoperotti.com		PROJECT NUMBER: 2020-03 DATE: 08.23.2024 DRAWN BY: CB, BD CHECKED BY: JLGP		REVISIONS	
© COPYRIGHT 2020													

THE ABOVE FORMAT, TECHNIQUE, AND DISSEMINATION OF THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. ANY PART THEREOF SHALL BE CONTROLLED, DISCLOSED TO OTHERS, OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

Digitally signed by Jose
L Gonzalez Perotti
Date: 2024.10.07
10:11:00-04'00'



01 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



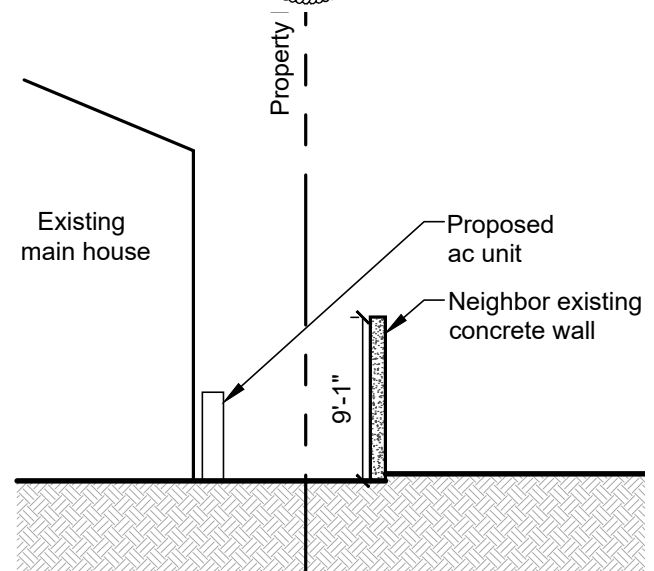
- Variance requested: side setback = 4'-7"
- Required: Minimum side setback = 5'-0"

02 PROPOSED PARTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

VARIANCE DIAGRAM

SHEET A-003.4 OF	VARIANCE DIAGRAM SCALE: N.T.S.	OWNER	346 SEASPRAY AVENUE PALM BEACH, FLORIDA 33480	ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architectural - Planning - Interior Design 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-3333 Fax: (305) 260-5818 http://www.portuondoperotti.com	REVISIONS
					PROJECT NUMBER: 2020-03 DATE: 08.23.2024 DRAWN BY: CB, BD CHECKED BY: JLGP

THE ABOVE INFORMATION, TO WHOMSOEVER IT MAY CONCERN, IS THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



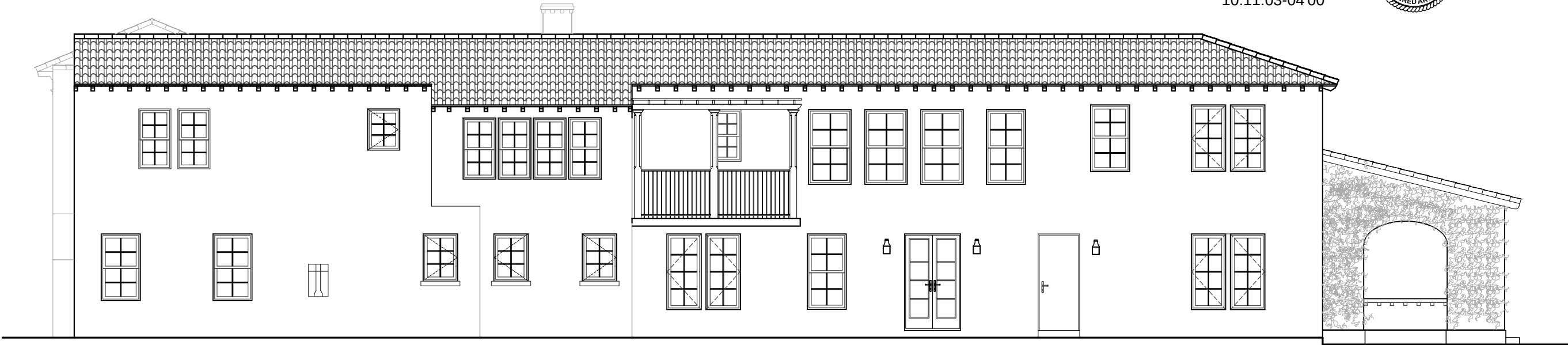
02 SECTION DIAGRAM
SCALE: 3/32" = 1'-0"

01 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

Digitally signed by Jose
L Gonzalez Perotti
Date: 2024.10.07
10:11:03-04'00'



VARIANCE # Z-24-0052



01 APPROVED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



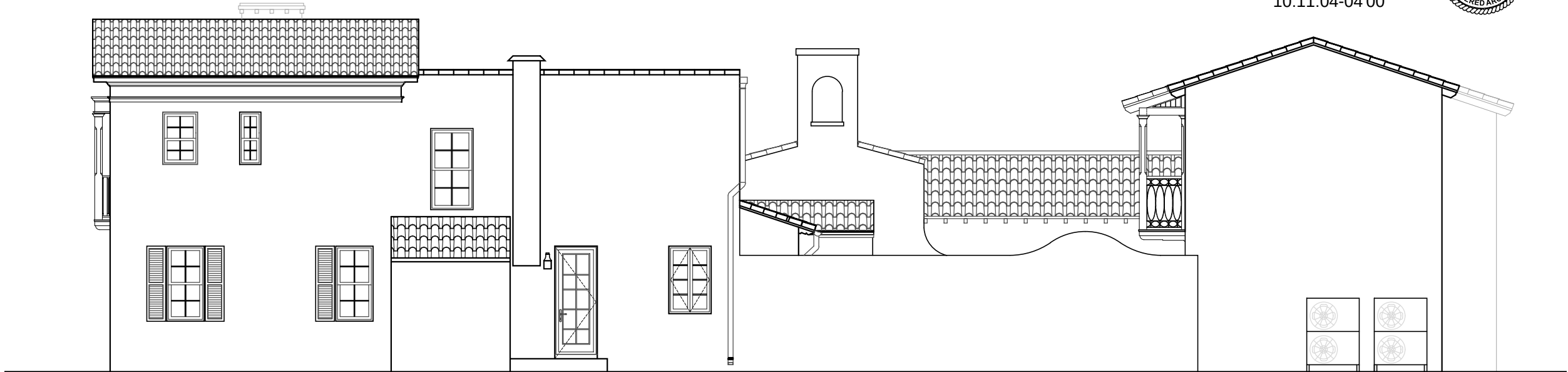
VARIANCE: ZON-24-0052

02 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

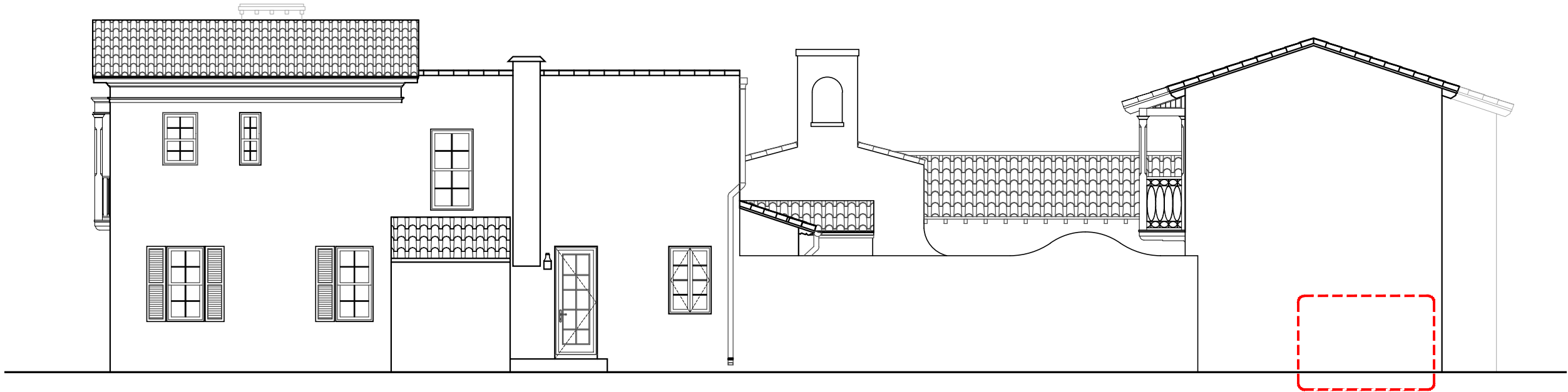
PROJECT NUMBER: 2020-03 DATE: 08.23.2024 DRAWN BY: CB, BD CHECKED BY: JLGP	
ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architecture - Planning - Interior Design 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-8333 Fax: (305) 442-8818 http://www.portuondoperotti.com	
346 SEASPRAY AVENUE PALM BEACH, FLORIDA 33480	
OWNER	
TITLE: APPROVED VS PROPOSED ELEVATION SCALE: 3/32" = 1'-0"	
SHEET: A-203.1 OF 2 © COPYRIGHT 2020	

THE ABOVE FORMAT, TECHNIQUE, AND DIMENSIONS ARE THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Digitally signed by Jose
L Gonzalez Perotti
Date: 2024.10.07
10:11:04-04'00'



02 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

SHEET A-204 OF		TITLE APPROVED VS PROPOSED ELEVATION SCALE: 3/32" = 1'-0"		OWNER		346 SEASPRAY AVENUE PALM BEACH, FLORIDA 33480		ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architects - Planning - Interior Design 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 493-3333 Fax: (305) 280-5818 http://www.perottiarchitects.com		PROJECT NUMBER: 2020-03 DATE: 08.23.2024 DRAWN BY: CB, BD CHECKED BY: JLGP		REVISIONS	
© COPYRIGHT 2020													

THE ABOVE DRAWING, TECHNIQUE, AND ORIGINATOR, THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART HEREOF SHALL BE COPIED, REPRODUCED, OR OTHERWISE, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



01 EXISITING AC UNITS LOCATION



02 PROPOSED AC UNITS LOCATION

Digitally signed by Jose
L Gonzalez Perotti
Date: 2024.10.07
10:11:06-04'00'



VARIANCE # Z-24-0052

SHEET A-209 OF		EXISTING VS PROPOSED LOCATION PHOTOS		OWNER		346 SEASPRAY AVENUE PALM BEACH, FLORIDA 33480		ARCHITECTS PORTUONDO PEROTTI ARCHITECTS INC. Architectural - Planning - Interior Design 5717 S.W. 8th Street, Miami, Florida 33144, USA Tel: (305) 442-8333 Fax: (305) 280-5818 http://www.portundoperotti.com		REVISIONS PROJECT NUMBER: 2020-03 DATE: 08.23.2024 DRAWN BY: CB, BD CHECKED BY: JLGP			
THE ABOVE DRAWING, TECHNICAL AND ORIGINATING THE PROPERTY OF PORTUONDO PEROTTI ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, REPRODUCED OR OTHERWISE, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT													

OVERALL R-B SITE CALCULATIONS:

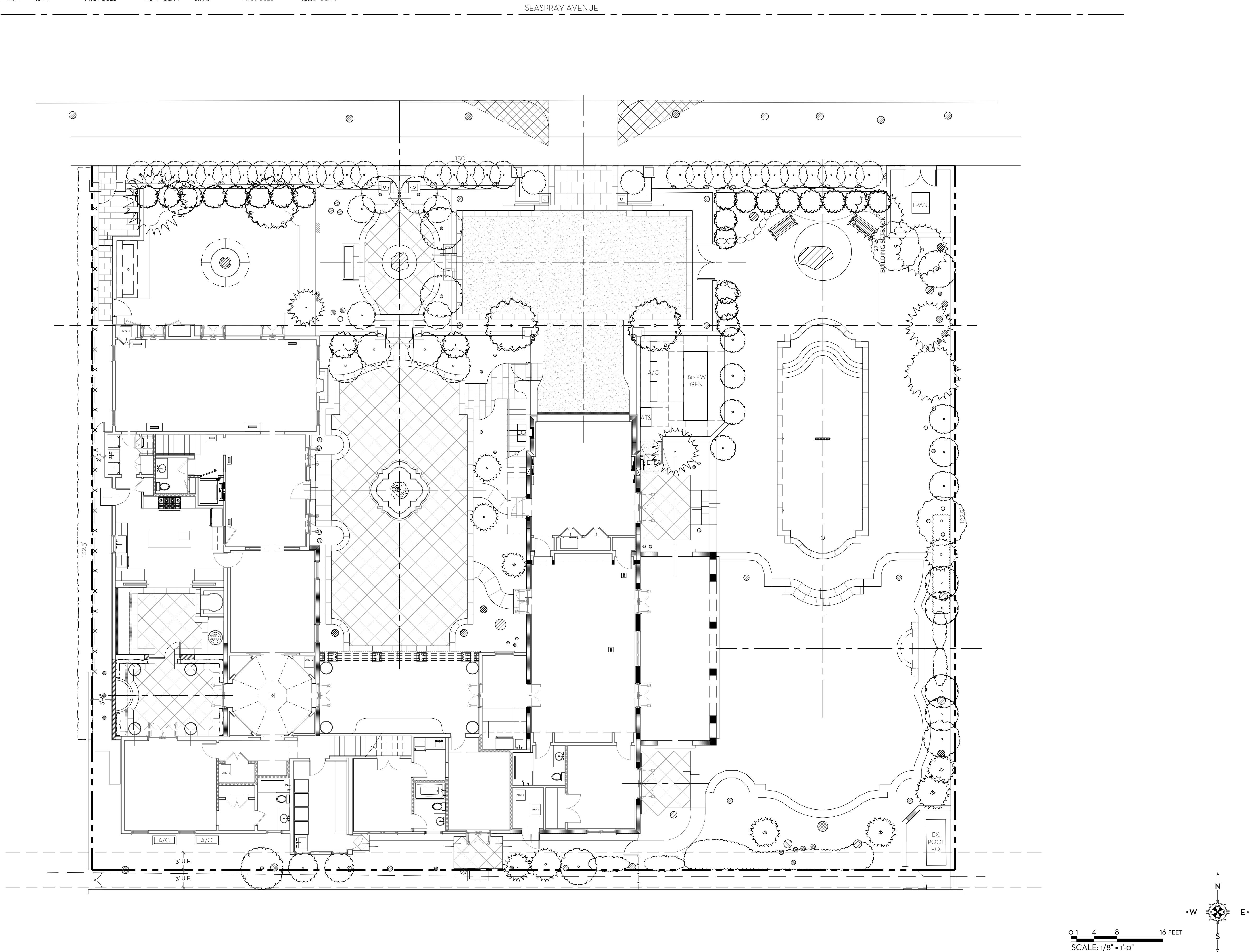
SITE AREA =	18,375	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,269	SQ FT	45%
EXISTING =	6,338	SQ FT	34.5%
PROPOSED =	8,489	SQ FT	45.6%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3,750	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,500	SQ FT	40%
EXISTING =	2,673	SQ FT	71.3%
PROPOSED =	2,548	SQ FT	67.9%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,050	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 8,269 SF) = 4,135 REQUIRED			
EXISTING =	2,840	SQ FT	
PROPOSED =	3,344	SQ FT	

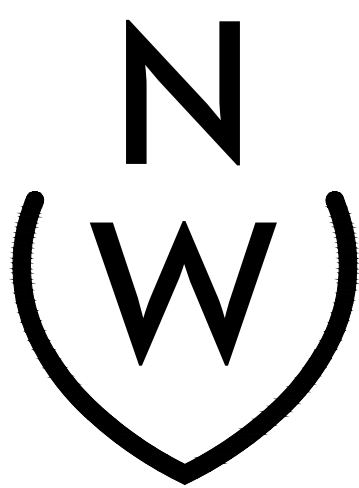


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN
VILLA VANILLA
346 SEASPRAY AVENUE, PALM BEACH, FLORIDA

OCTOBER 04 2024
JUNE 07 2024
MAY 24 2024
MAY 09 2024



NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Suite 502
West Palm Beach, Florida
33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

SP

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

OVERALL R-B SITE CALCULATIONS:

SITE AREA =	18,375	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	8,269	SQ FT	45%
EXISTING =	6,338	SQ FT	34.5%
PROPOSED =	8,489	SQ FT	45.6%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	3,750	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,500	SQ FT	40%
EXISTING =	2,673	SQ FT	71.3%
PROPOSED =	2,548	SQ FT	67.9%

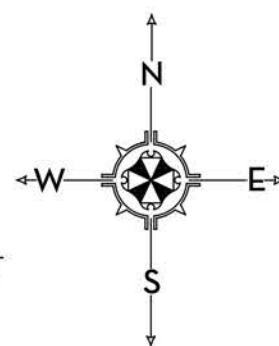
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	5,050	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 8,269 SF) = 4,135 REQUIRED			
EXISTING =	2,840	SQ FT	
PROPOSED =	3,344	SQ FT	

SEASPRAY AVENUE



0 4 8 16 FEET
SCALE: 1/8" = 1'-0"



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN
VILLA VANILLA

346 SEASPRAY AVENUE, PALM BEACH, FLORIDA

OCTOBER 04 2024
JUNE 07 2024
MAY 24 2024
MAY 09 2024



NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Suite 502
West Palm Beach, Florida
33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

SP

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