

Zoning Legend

PROPERTY ADDRESS		1464 NORTH OCEAN BLVD	
ZONING DISTRICT		R-B MEDIUM DENSITY	
LOT AREA (SQ. FT.)		9,768.92.	
LOT WIDTH (W) & LOT DEPTH (D) (FT.)		90' (W) X 100' (D)	
STRUCTURE TYPE:		SINGLE FAMILY	
FEMA FLOOD ZONE DESIGNATION:		N/A	
ZERO DATUM FOR POINT OF MEAS. (NAVD)		N/A	
CROWN OF ROAD (COR) (NAVD)		N/A	
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	N/A	N/A	N/A
ENCLOSED SQUARE FOOTAGE	N/A	N/A	N/A
FRONT YARD SETBACK (FT.)	N/A	N/A	N/A
SIDE YARD SETBACK (1ST STORY) (FT.)	N/A	N/A	N/A
SIDE YARD SETBACK (2ND STORY) (FT.)	N/A	N/A	N/A
REAR YARD SETBACK (FT.)	N/A	N/A	N/A
ANGLE OF VISION (DEG.)	N/A	N/A	N/A
BUILDING HEIGHT (FT.)	N/A	N/A	N/A
OVERALL BUILDING HEIGHT (FT.)	N/A	N/A	N/A
CUBIC CONTENT RATIO (CCR) (R-B ONLY)	N/A	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/A	N/A	N/A
BASE FLOOD ELEVATION (FFE) (NAVD)	N/A	N/A	N/A

Landscape Legend

	REQ'D / PERMITTED	APPROVED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 4,396 S.F.	46.77% 4,569 S.F.	40.17% 3,925 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	N/A	N/A	14.65% 644 S.F.
PERIMETER LOS (SQ. FT. AND %)	50% MIN. 2,198 S.F.	66.26% 2,913 S.F.	54.77% 2,408 S.F.
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 900 S.F.	51.3% 1,403 S.F.	51.3% 1,403 S.F.
NATIVE TREES %	N/A	N/A	
NATIVE SHRUBS & VINES %	30%	N/A	100%
NATIVE GROUNDCOVER %	30%	N/A	78.04%

ENVIRONMENT  
DESIGN  
GROUP

139 North County Road S#20-B    Palm Beach, FL 33480

Phone: 561.832.4600    Mobile: 561.313.4424

Landscape Architecture

Land Planning

Landscape Management

Dustin M. Mizell, MLA RLA #6666784

Dustin@environmentdesigngroup.com

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Private Residence  
1464 N Ocean Blvd  
Town of Palm Beach  
ARC-24-033  
ZON-24-039  
Second Submittal: 02/26/2024  
ARCOM Meeting Date: 04/24/2024  
Town Council Meeting Date: 05/25/2024

Scope of Work

Additional Artificial turf and planting areas.

Variance Request

40.17% landscape open space in lieu of 45% required.

Sheet Index

- Coversheet
- L1.0

Site Plan
- L1.1

Site Plan - Comparison
- L1.2

Hardscape Materials
- L1.3

Existing Conditions - Images
- L1.4

Landscape Open Space Calculations
- L1.5

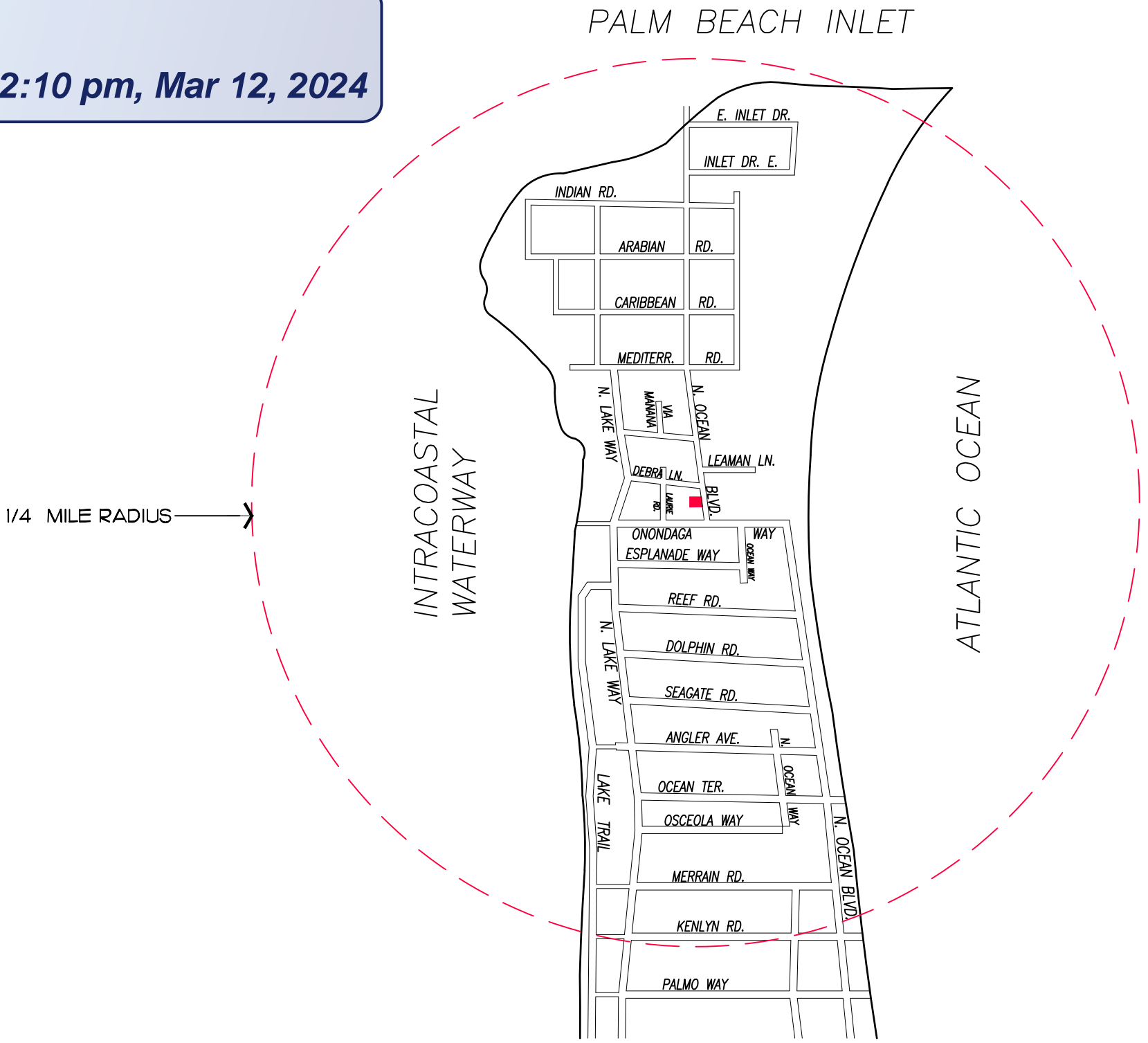
Perimeter Open Space Diagram
- L1.6

Modified Site Wall
- L2.0

Variance Request Diagram
- L2.1

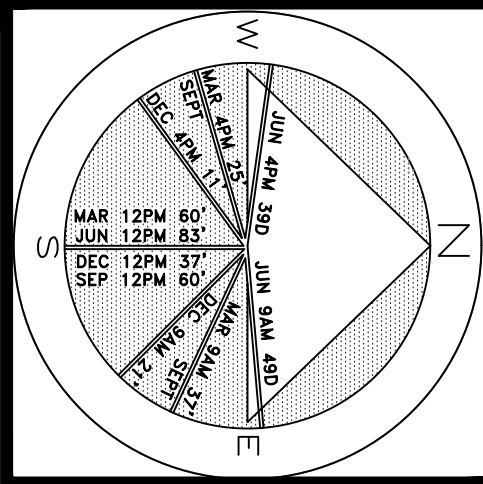
Variance Request Hardship
- L3.0

Landscape Plan & Schedule
- Survey
- Civil Engineering Plan
- Previously Approved Landscape Plans





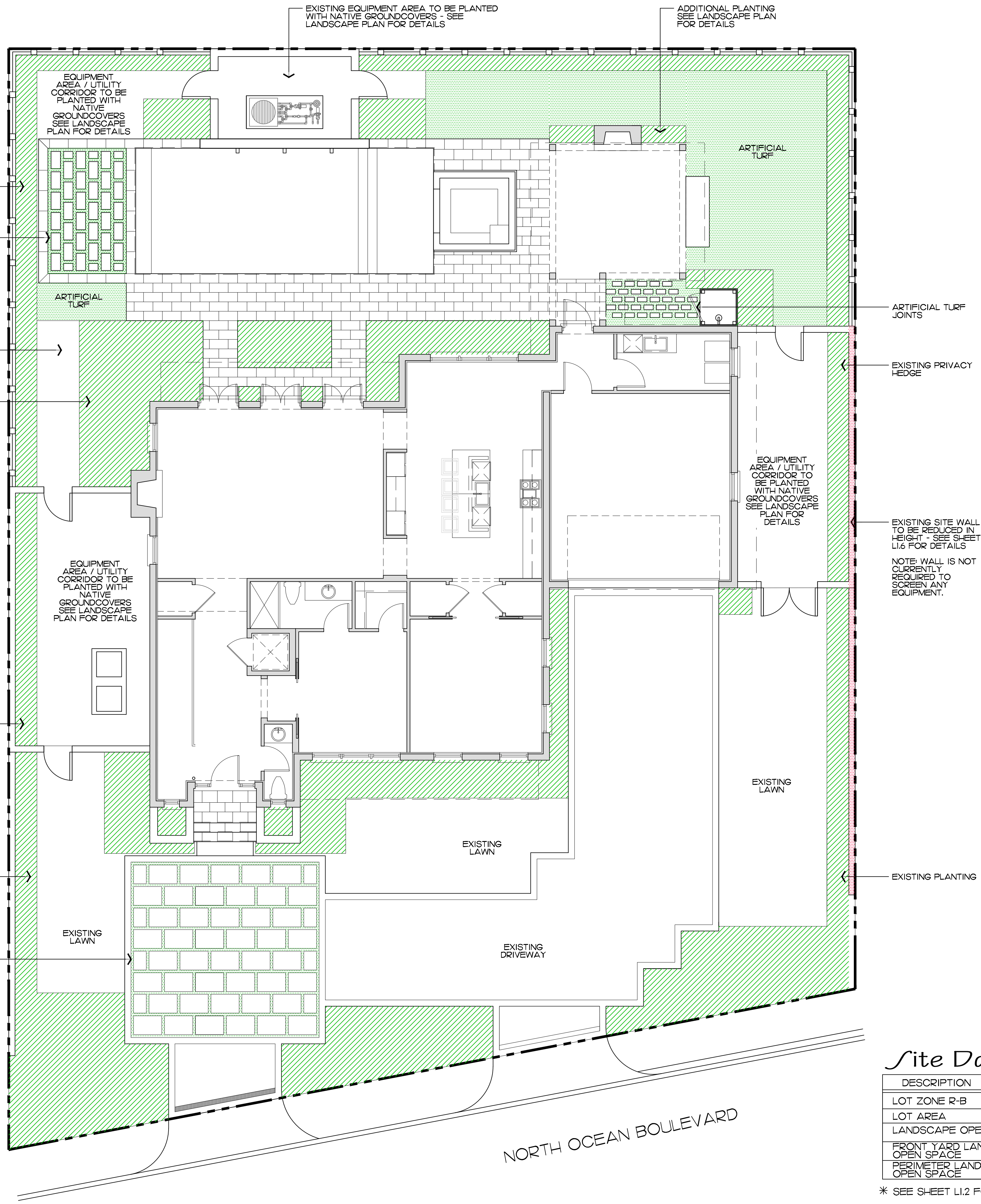
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1464 North Ocean Blvd.  
Palm Beach, Florida



JOB NUMBER: # 202068.00 LA  
DRAWN BY: Jean Twomey  
DATE: 02.26.2024

SHEET L1.0

64 sf.  
AREA IN SQ.FT.



## Variance Request

\* 40.17% Landscape Open  
Space in lieu of 45% required

(4.83% variance)

NOTE:  
ARTIFICIAL TURF HAS ALREADY BEEN  
INSTALLED.

### Site Data

DESCRIPTION	REQUIRED	PREVIOUSLY APPROVED	EXISTING	CURRENTLY PROPOSED
LOT ZONE R-B		R-B	R-B	R-B
LOT AREA	10,000 S.F. MINIMUM	9,768.92 SF	9,768.92 SF	9,768.92 SF
LANDSCAPE OPEN SPACE	MINIMUM 45% 4,396 S.F.	46.1% 4,506 S.F.	30.0% 2,931 S.F.	40.17% 3,925 S.F.
FRONT YARD LANDSCAPE OPEN SPACE	MINIMUM 40% 1,099.2 S.F.	49.1 1,349 S.F.	49.1 1,349 S.F.	49.1 1,349 S.F.
PERIMETER LANDSCAPE OPEN SPACE	MINIMUM 50% 2,198 S.F.	66.4% 2,919 S.F.	36.9% 1,664 S.F.	54.77% 2,408 S.F.

\* SEE SHEET L1.2 FOR REQUESTED VARIANCE DIAGRAM

## Site Plan

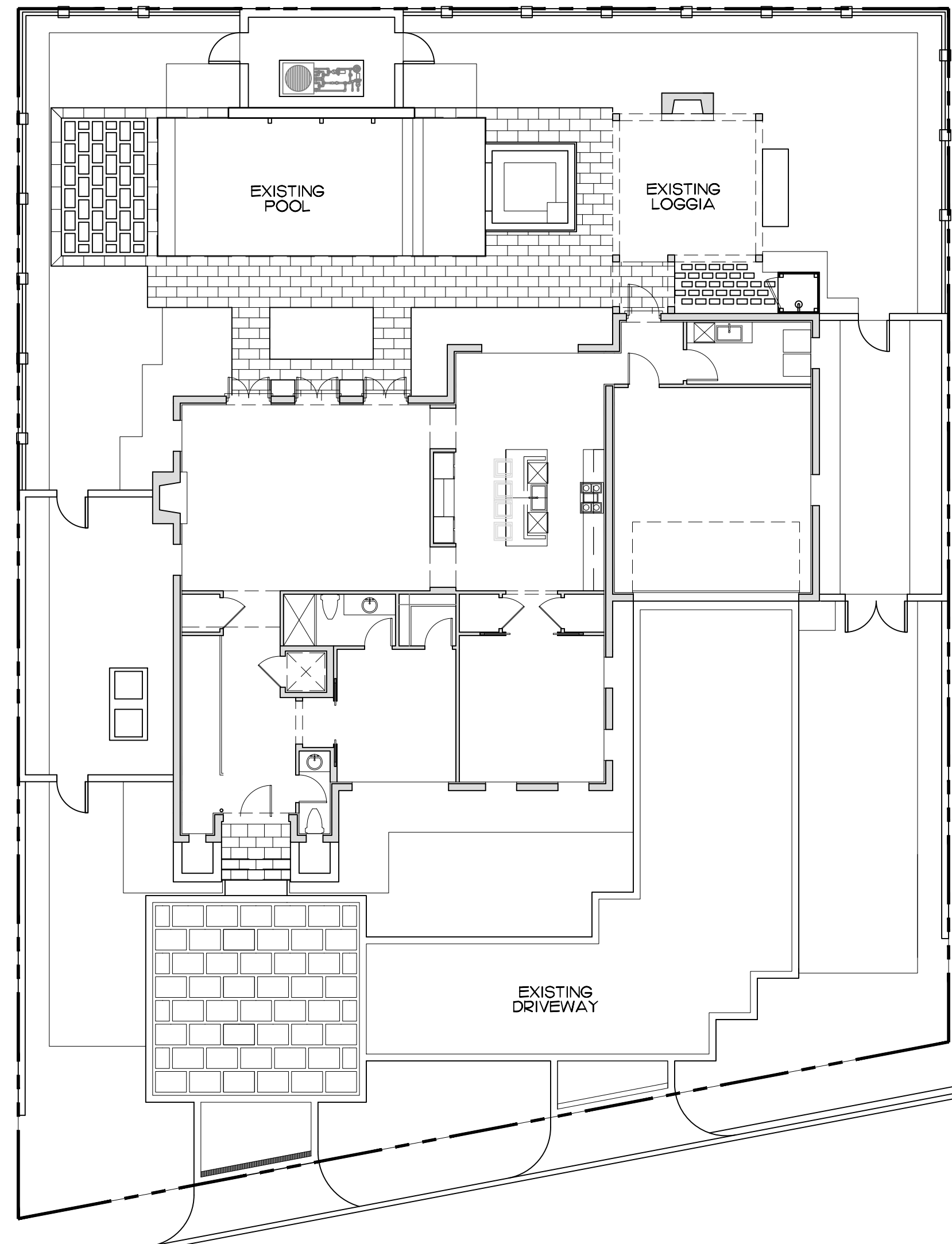
NOT TO SCALE

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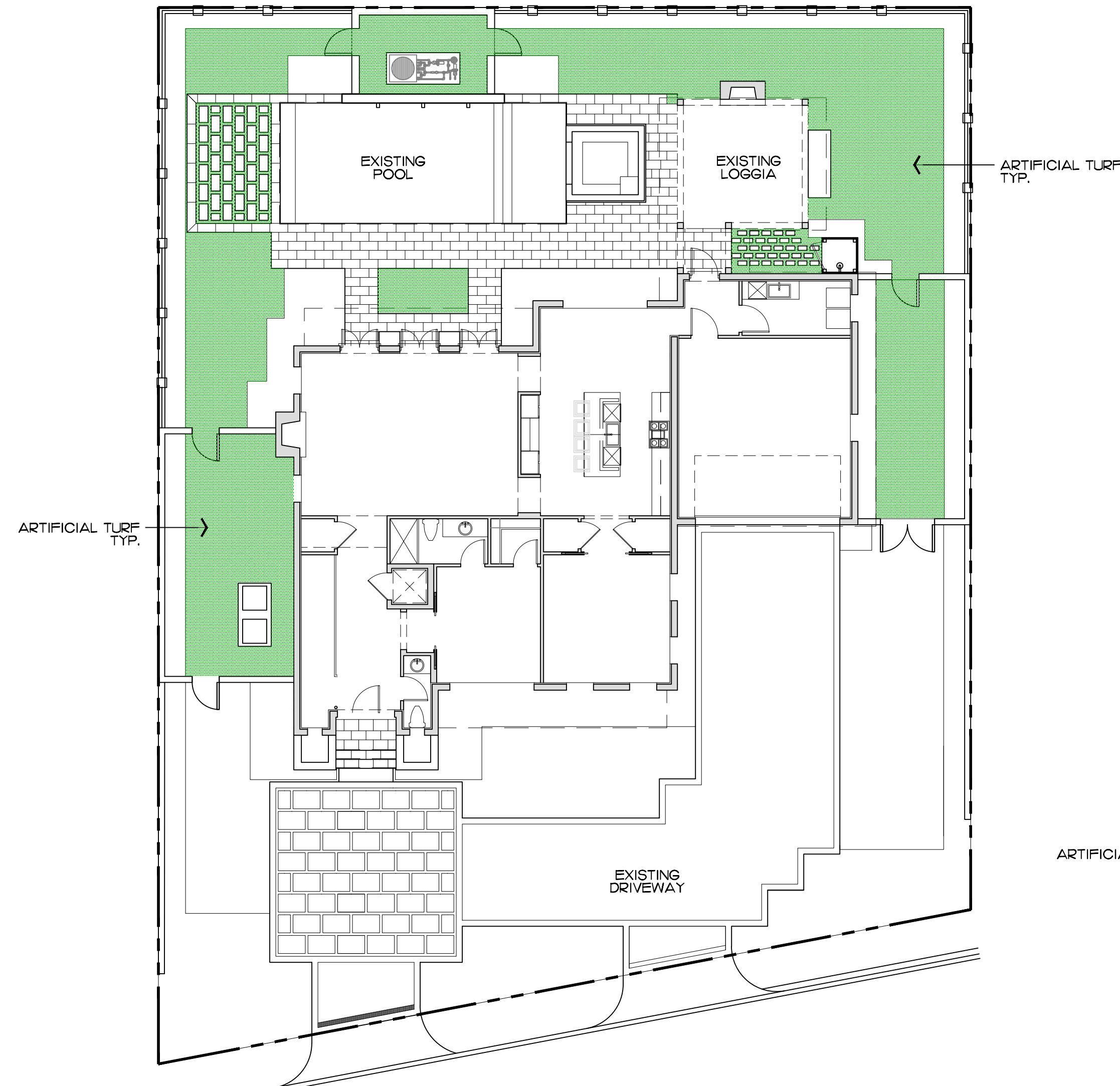
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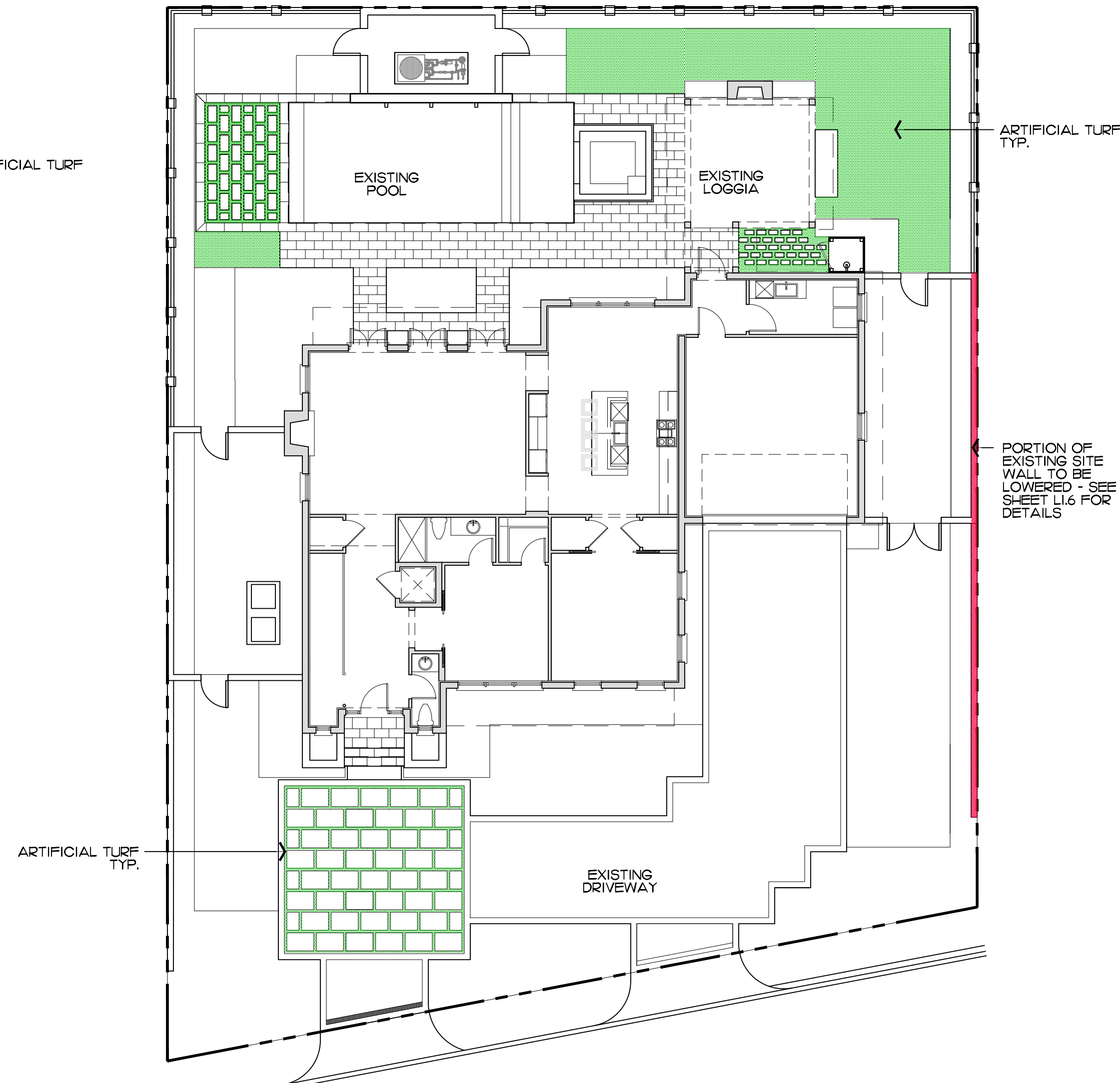




Previously Approved

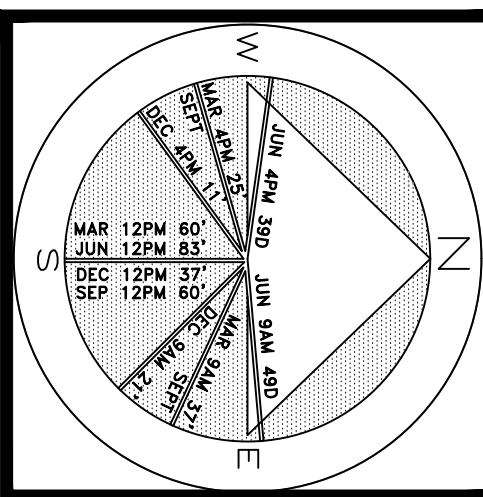


Existing Conditions



Currently Proposed

M.J. & Evan Castelo  
1464 North Ocean Blvd.  
Palm Beach, Florida



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DATE: 02.26.2024

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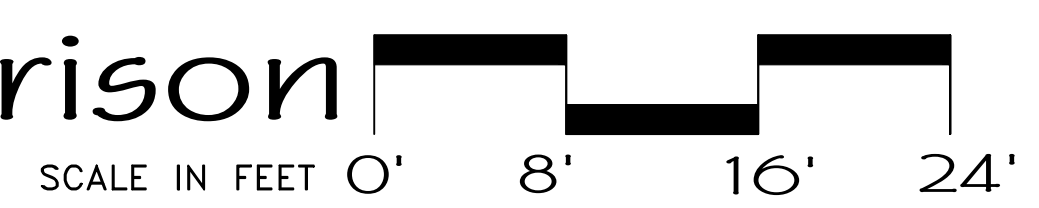
SHEET L1.1

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**2024**  
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Site Plan - Comparison







18" X 18" CORAL STONE STEPPING STONES  
W/ LIVING GROUNDCOVER JOINTS

### Installation Item

**ProLine**

**Application:**  
Residential/Light Commercial  
Grade Landscape Edging.

Details		Ultraviolet Radiation:	Compatible
Edging Thickness:	1/8" (3.2mm)	Combustibility:	-Negative (Extruded Aluminum will not burn, therefore is safe)
Edging Height:	4" (102mm)		
Edging Length:	16' (4.8m)	General:	Very Lightweight, High Strength (higher at lower temperature), Corrosion Resistance, Ease of Fabrication.
Edging Finish:	Black DuraFlex		
Stake Length:	12" (305mm) (STANDARD)		
Extreme Low Temperature:	+Positive (Extruded Aluminum is great at extreme low temperature)		

[www.turfusa.com](http://www.turfusa.com)  
Specification Sheet

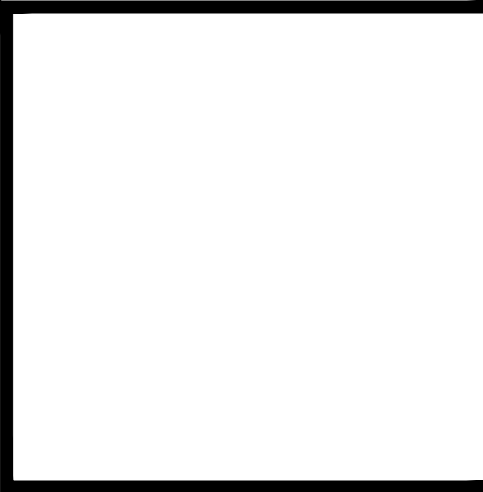
### Synthetic Turfs | Lush Sport

**Uses & Traffic:**  
Sporting & commercial Landscape, playgrounds, medium-heavy traffic

Details			
Pile height:	1 inches	Color:	Field green/Spring green
Face weight:	45oz	Guage:	3/8"
Total weight:	---	Backing:	Dual PP
Blade shape:	Wave	Coating:	PU
Denier:	9,800	Stitch Rate/4":	-14.5
		Roll size:	15 x 100 ft
		Drainage rate:	+28 inches per hour
		Turf USA warrantee:	15 years

[www.turfusa.com](http://www.turfusa.com)

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SHEET L1.2

# Hardscape Materials





NOTE:  
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INSTALLED. THERE ARE NO MODIFICATIONS  
PROPOSED TO THE PREVIOUSLY APPROVED  
LANDSCAPE.

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Landscape Management  
Dustin M. Mizell, M.L.A. #6666784  
Dustin@environmentdesigngroup.com

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Palm Beach, Florida

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SHEET L1.3

Existing Conditions - Images



Variance Request

\* 40.17% Landscape Open Space in lieu of 45% required (4.83% variance)

Site Data

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\* SEE SHEET L1.2 FOR REQUESTED VARIANCE DIAGRAM

Legend

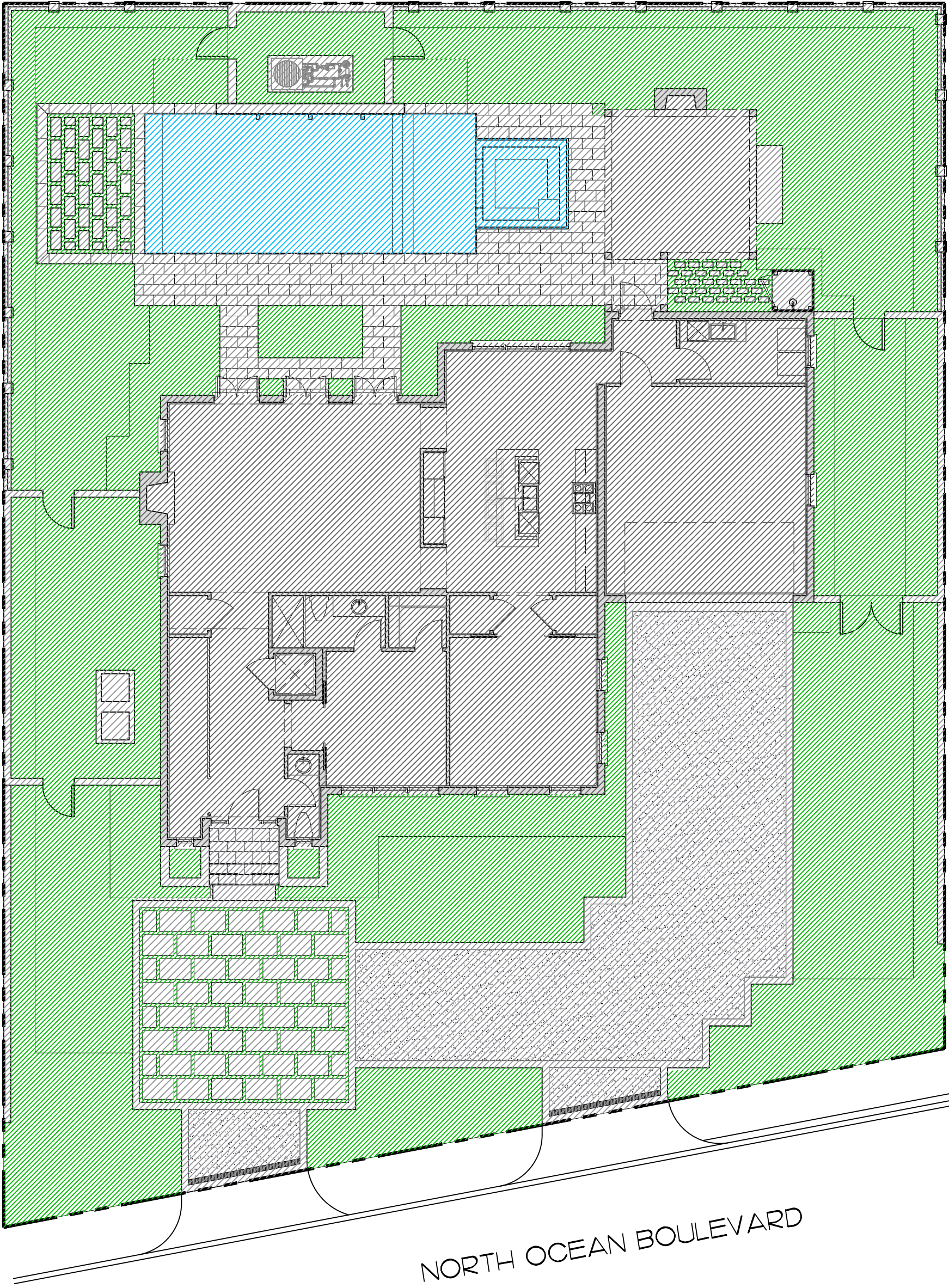
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- IMPERVIOUS AREA / WATER FEATURE

ENVIRONMENT  
DESIGN  
GROUP

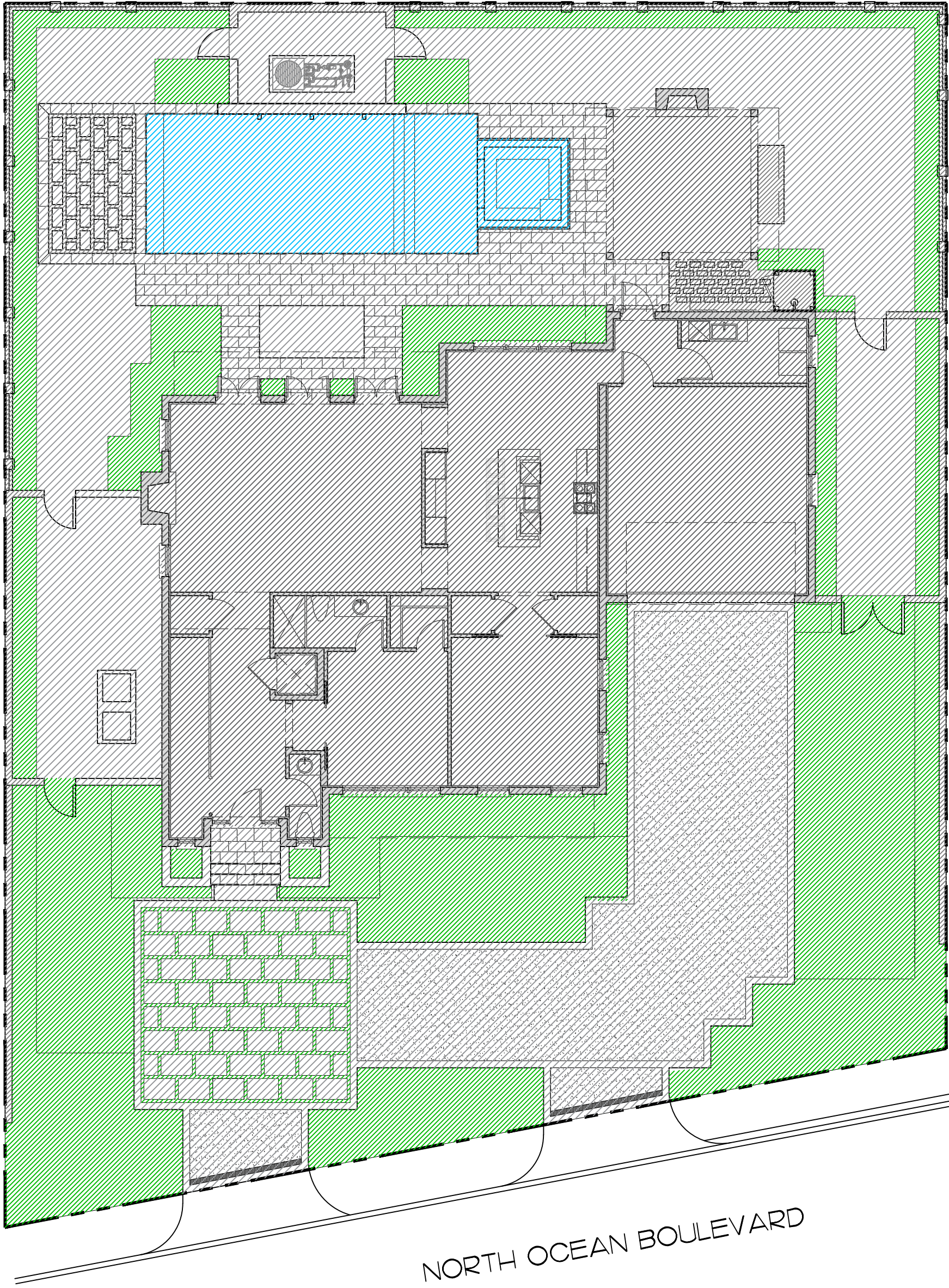
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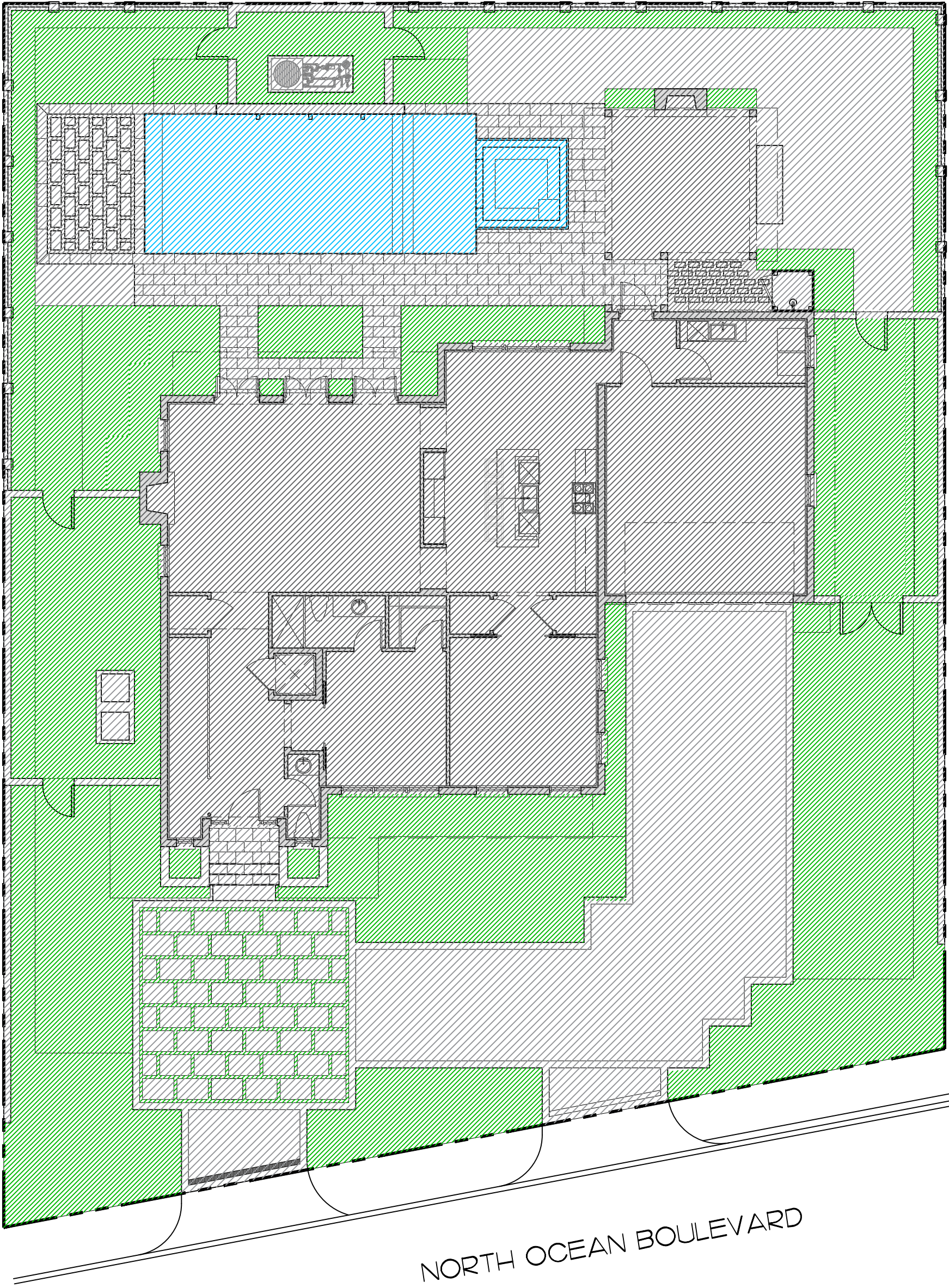
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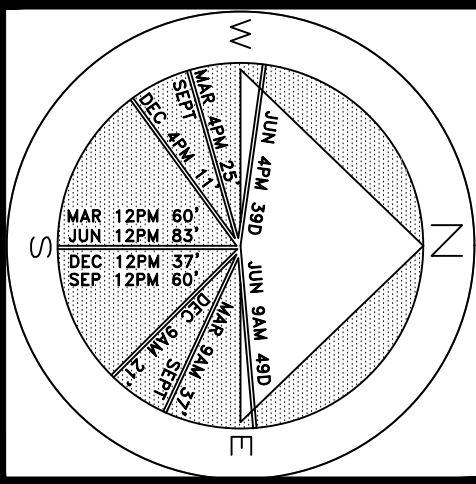


Existing Conditions



Currently Proposed

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Landscape Open Space Calculations

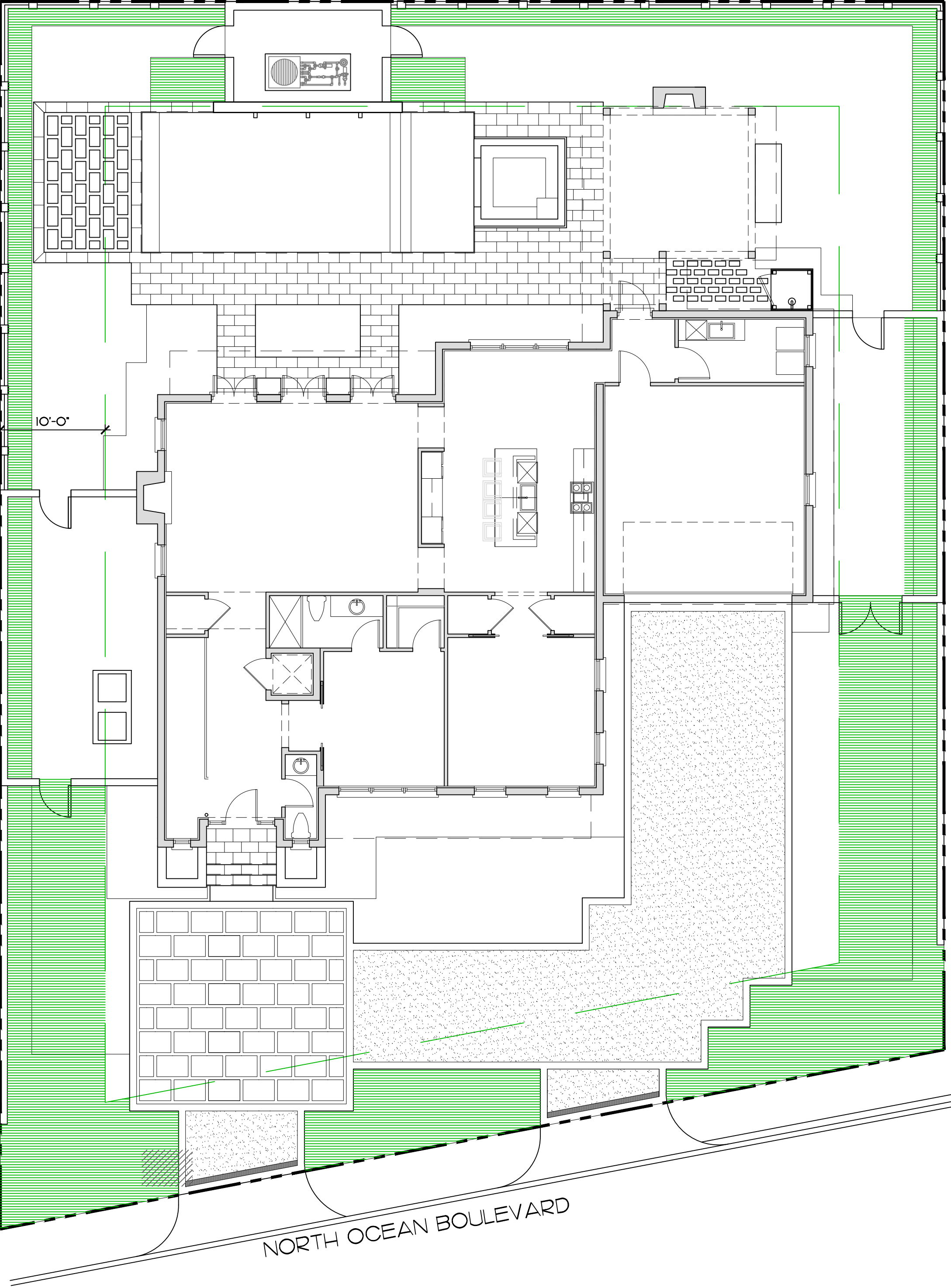


SHEET L1.4

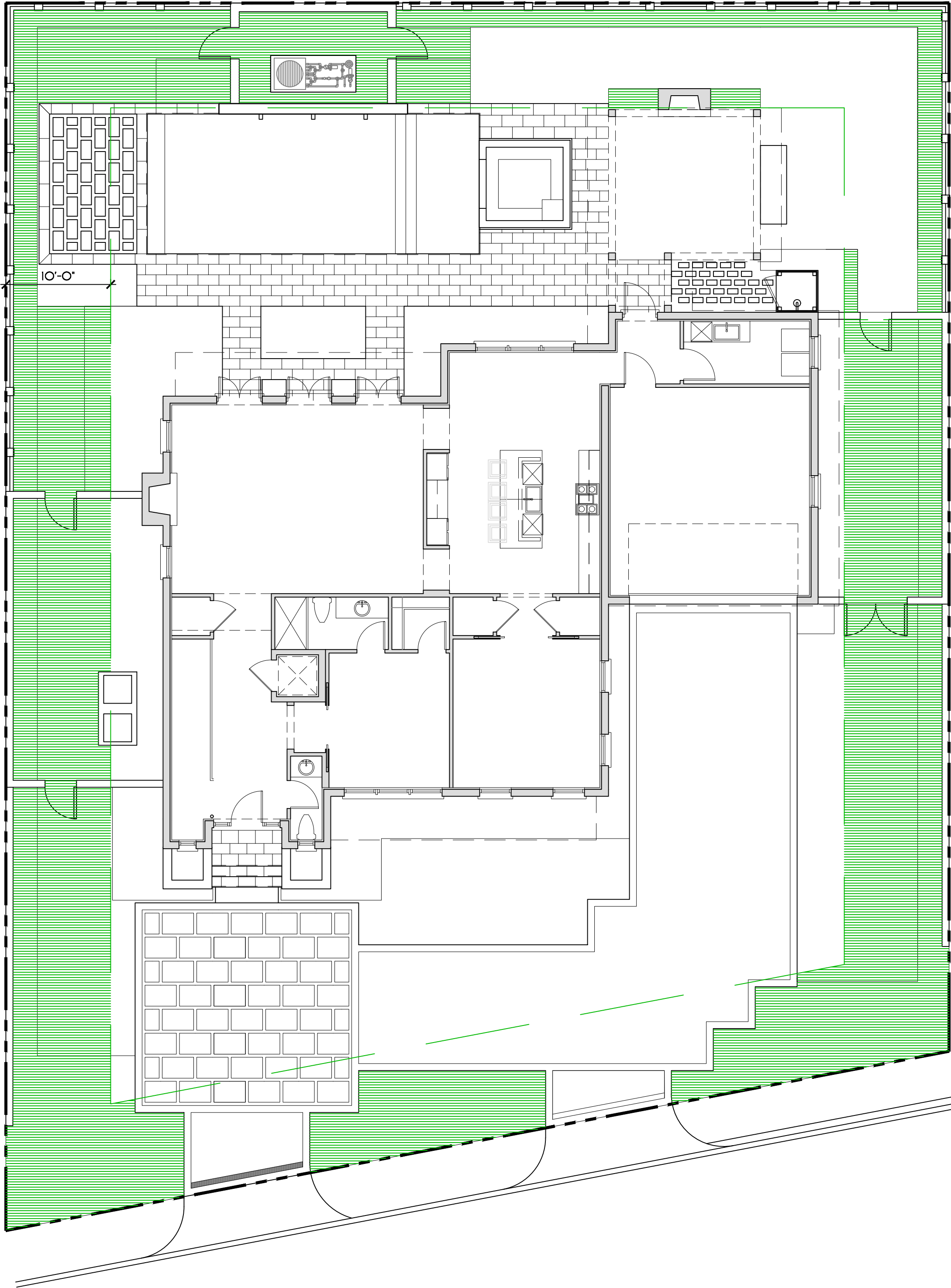
64 sf.

AREA IN SQ. FT.





Existing Conditions



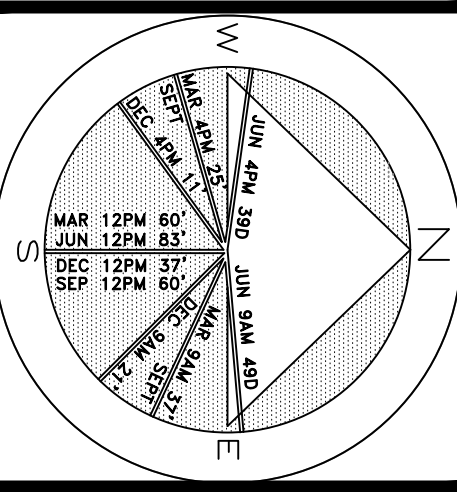
Currently Proposed

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1464 North Ocean Blvd.

Palm Beach, Florida

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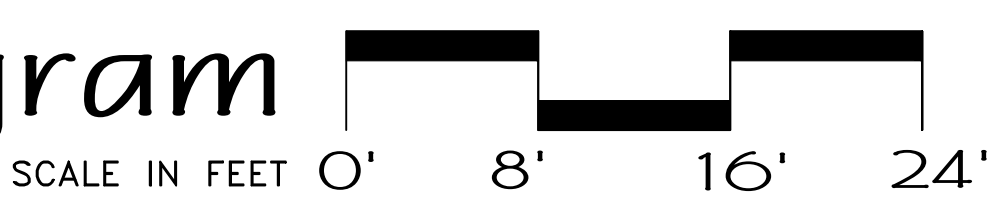
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SHEET L1.5

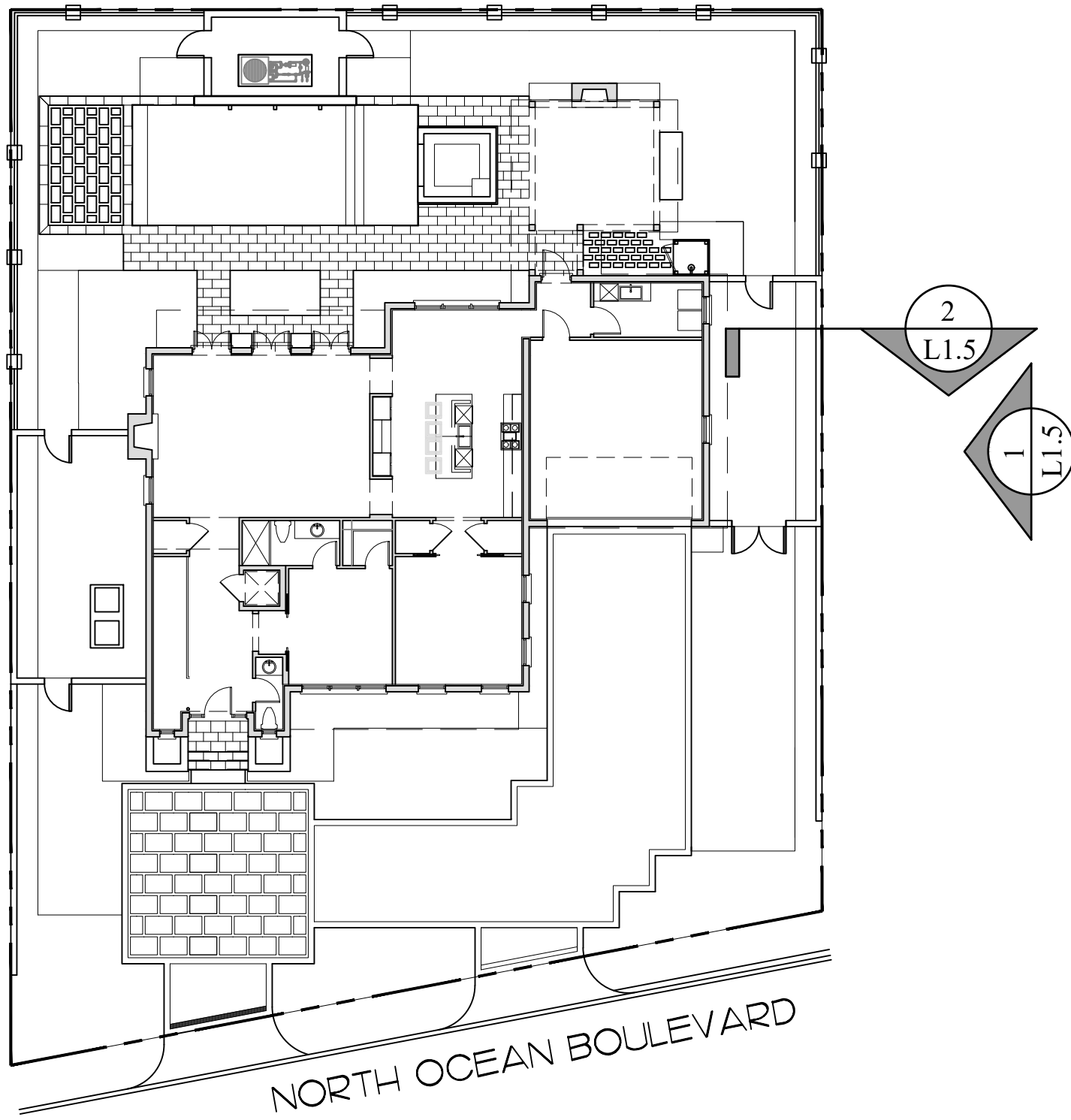
PERIMETER PERVIOUS AREA / OPEN SPACE

Perimeter Open Space Diagram

NOTE:  
ARTIFICIAL TURF HAS ALREADY BEEN  
INSTALLED.

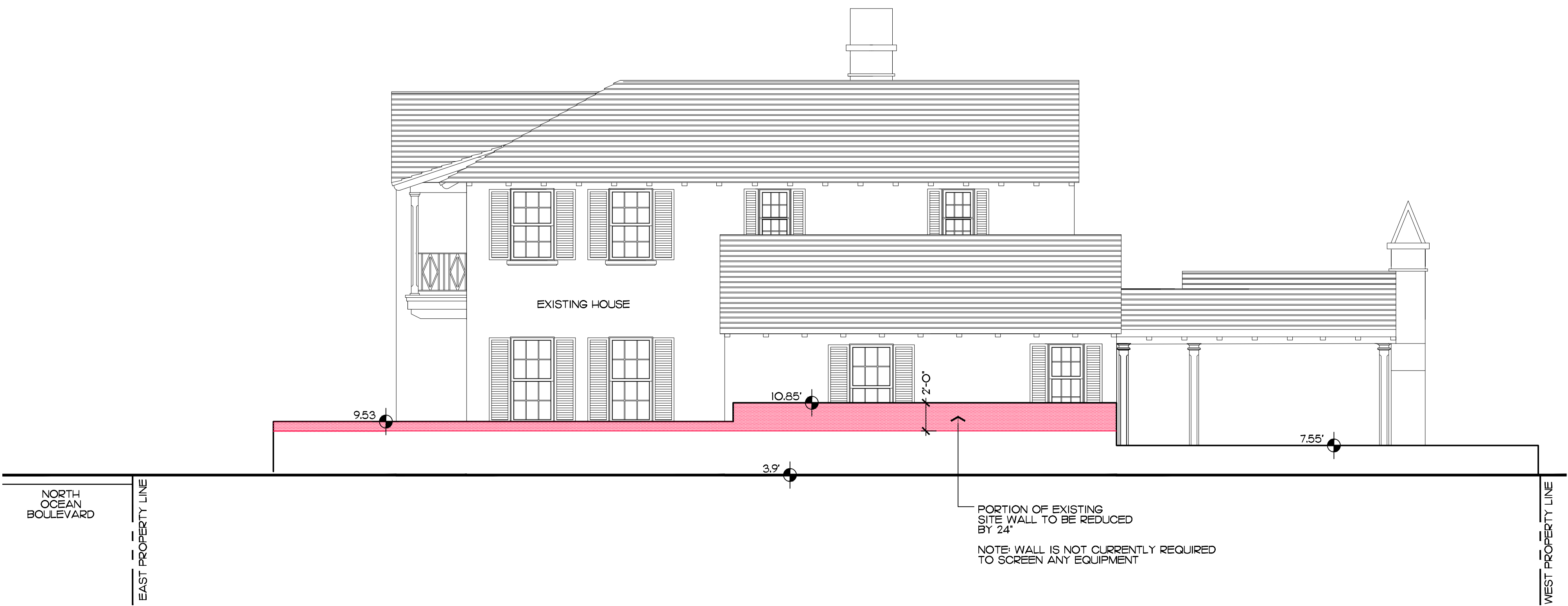






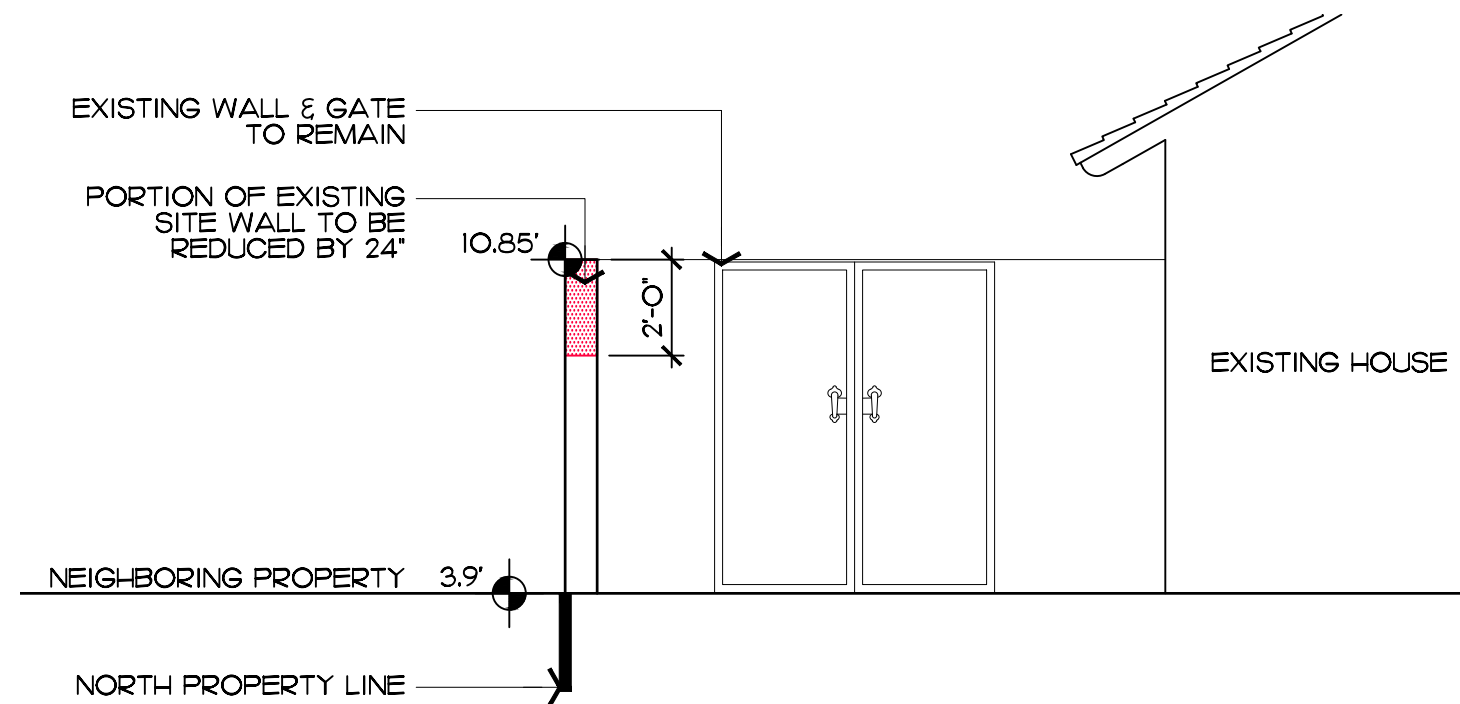
Site Plan

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



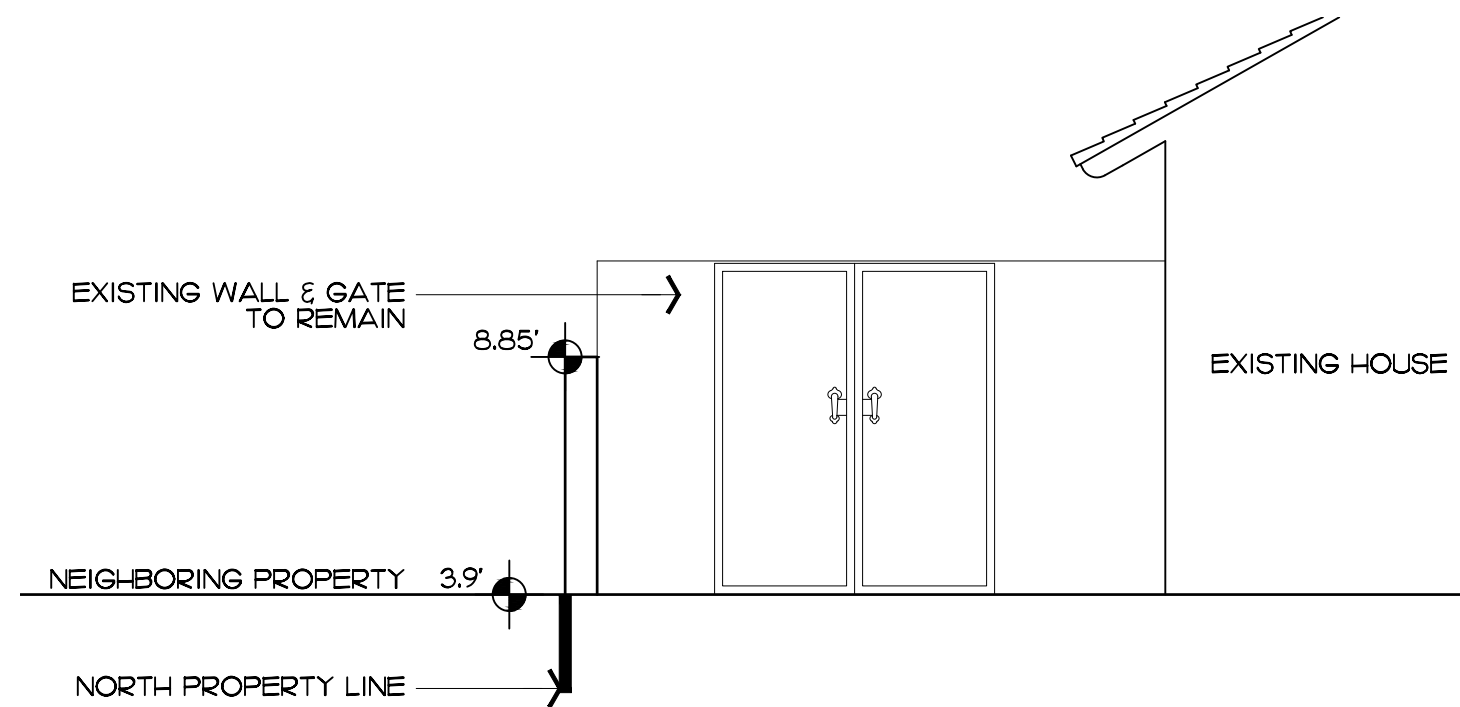
Existing North Wall Elevation

SCALE: 3/16" = 1'-0"



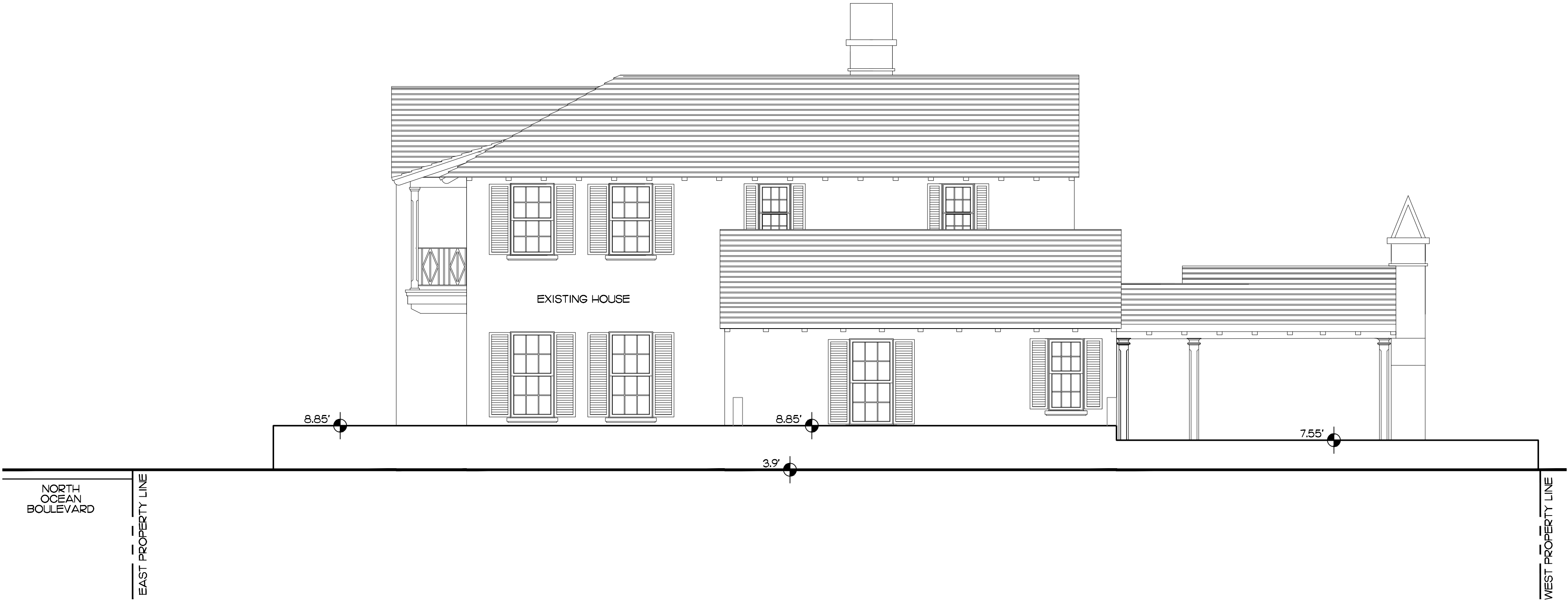
Existing North Wall Section

SCALE: 3/16" = 1'-0"



Proposed North Wall Section

SCALE: 3/16" = 1'-0"



Proposed North Wall Elevation

SCALE: 3/16" = 1'-0"

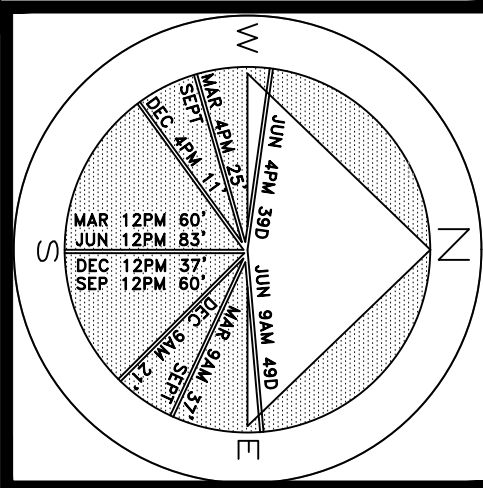
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SHEET L1.6

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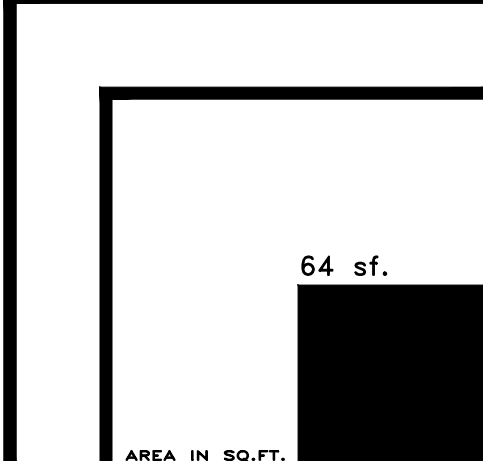
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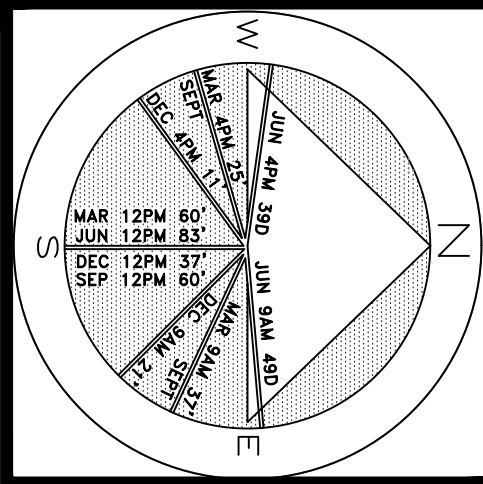
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Modified Site Wall



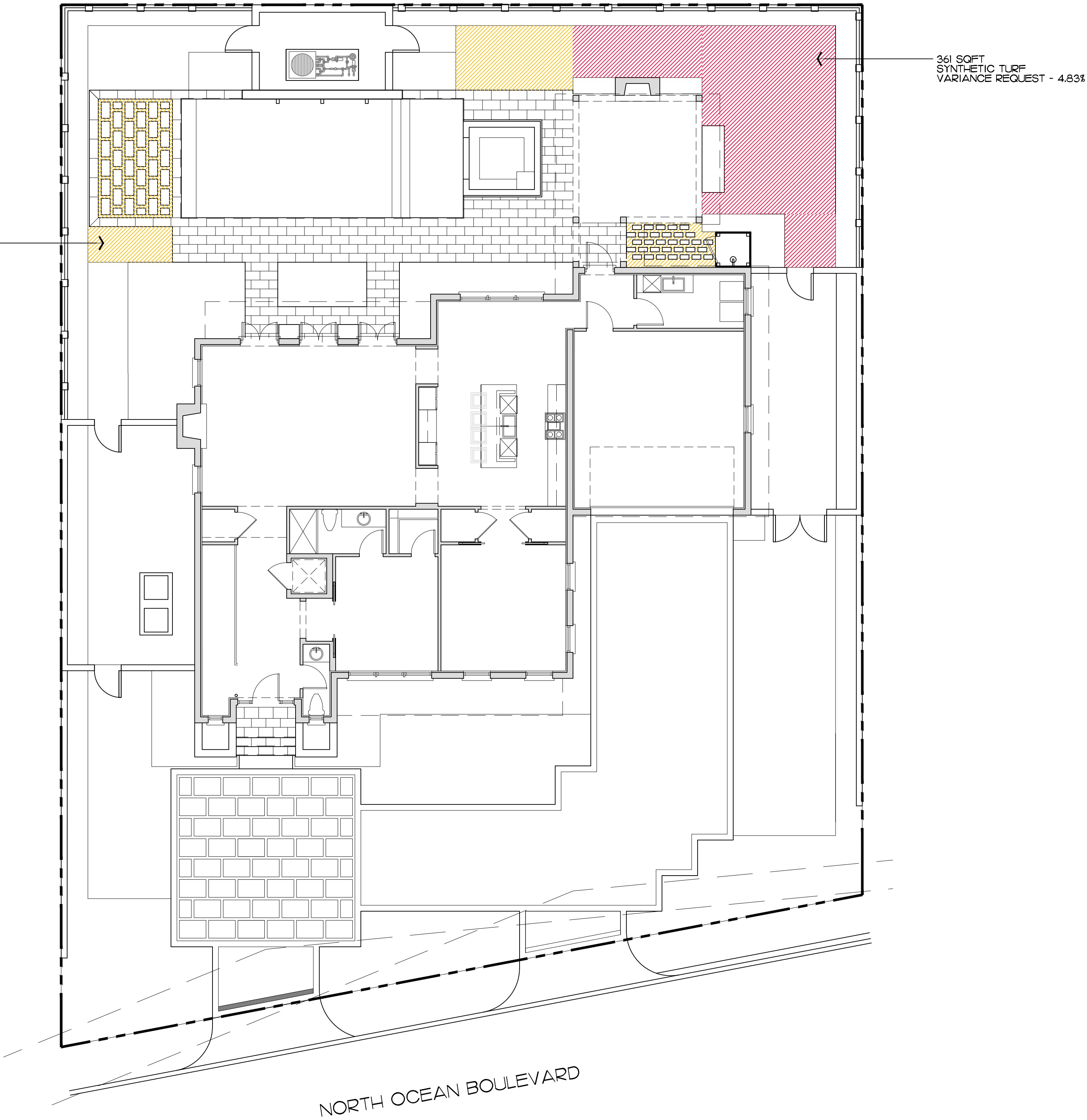
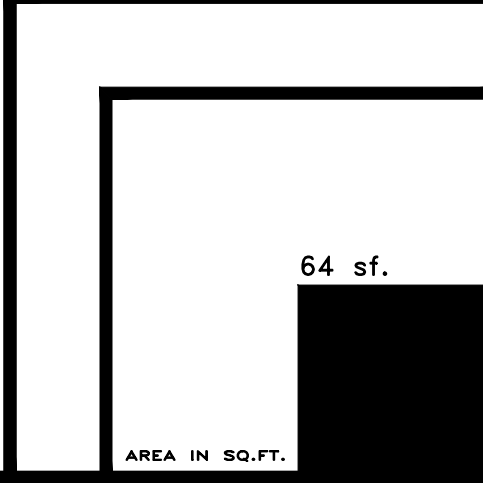


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SHEET L2.0



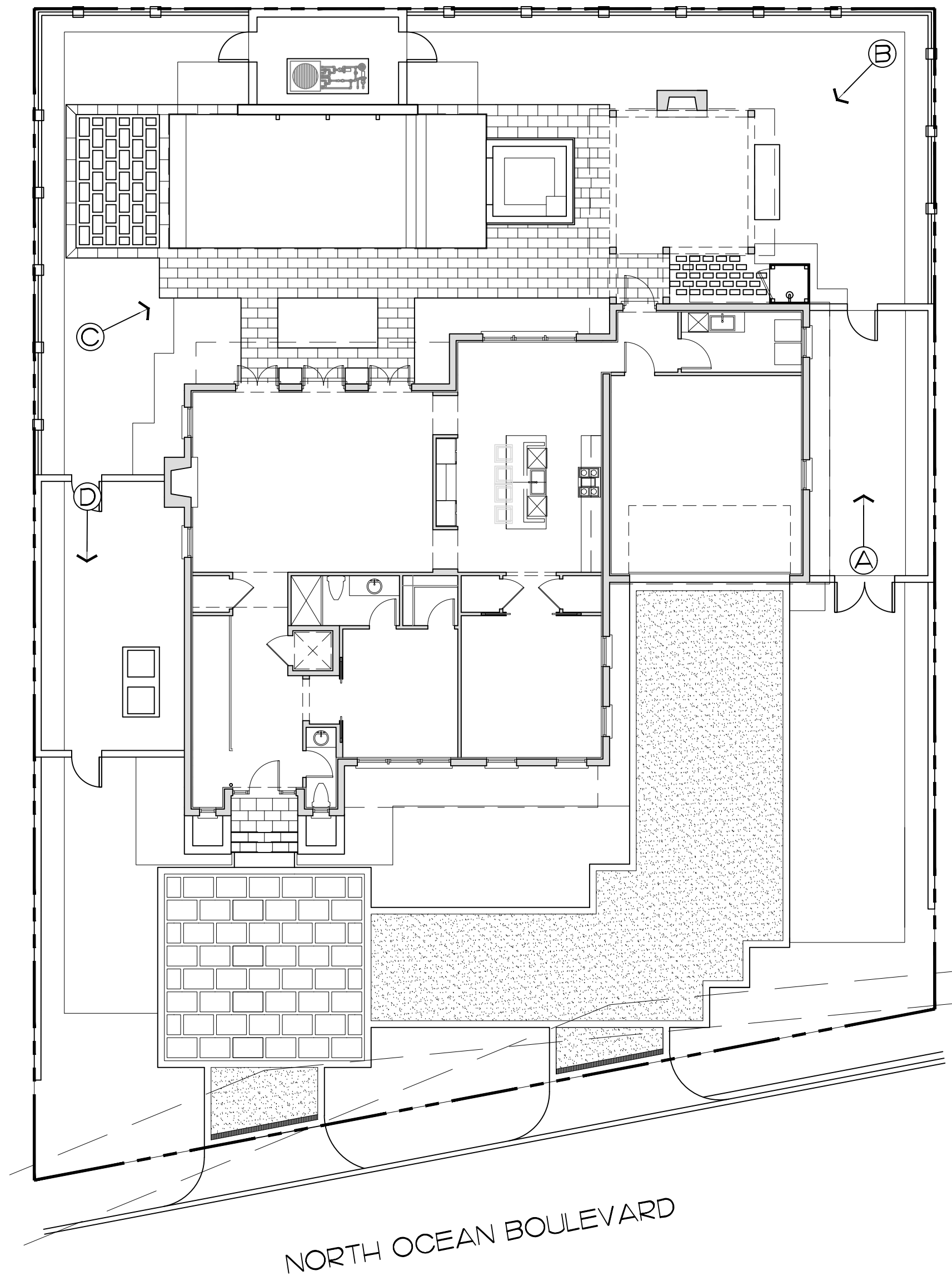
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Variance Request - Diagram





10:00 A.M. (A)



(B)



(C)



(D)



12:00 P.M. (A)



(B)



(C)



(D)



2:00 P.M. (A)



(B)



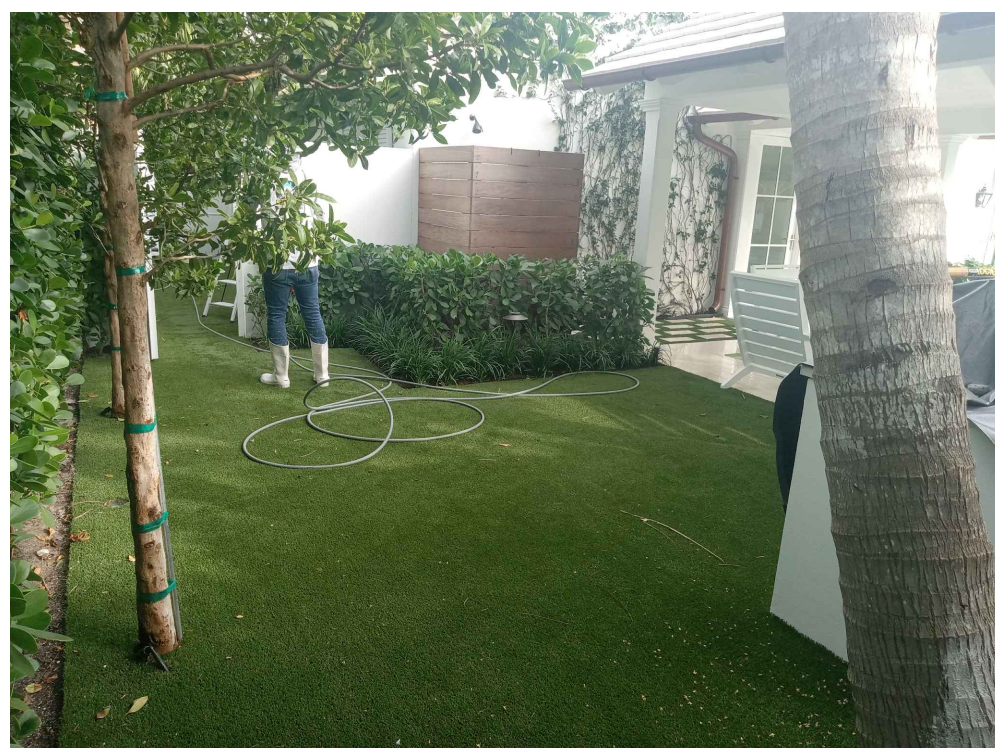
(C)



(D)



4:00 P.M. (A)



(B)



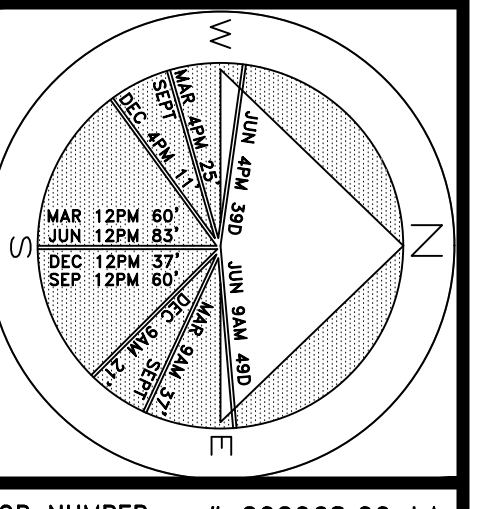
(C)



(D)

**ENVIRONMENT DESIGN GROUP**  
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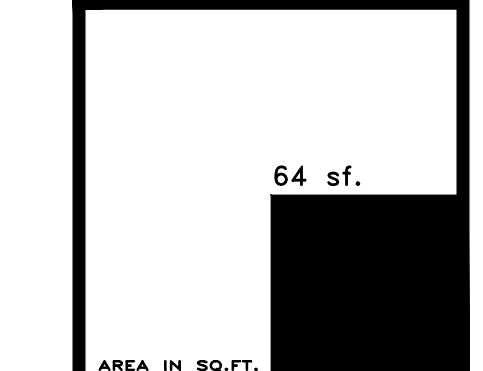
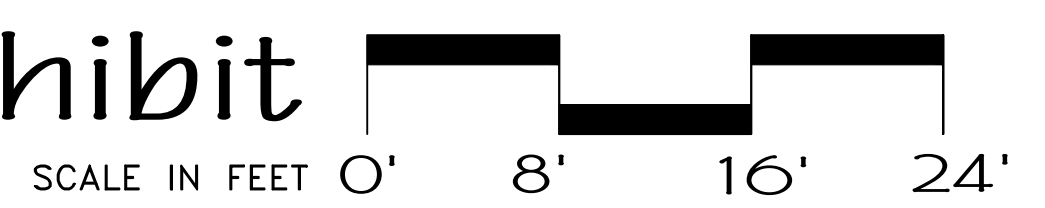
SHEET L2.1

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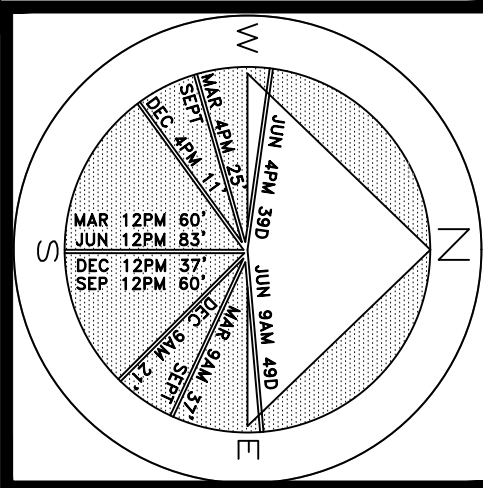
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 Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

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 SUNSHINE STATE ONE CALL  
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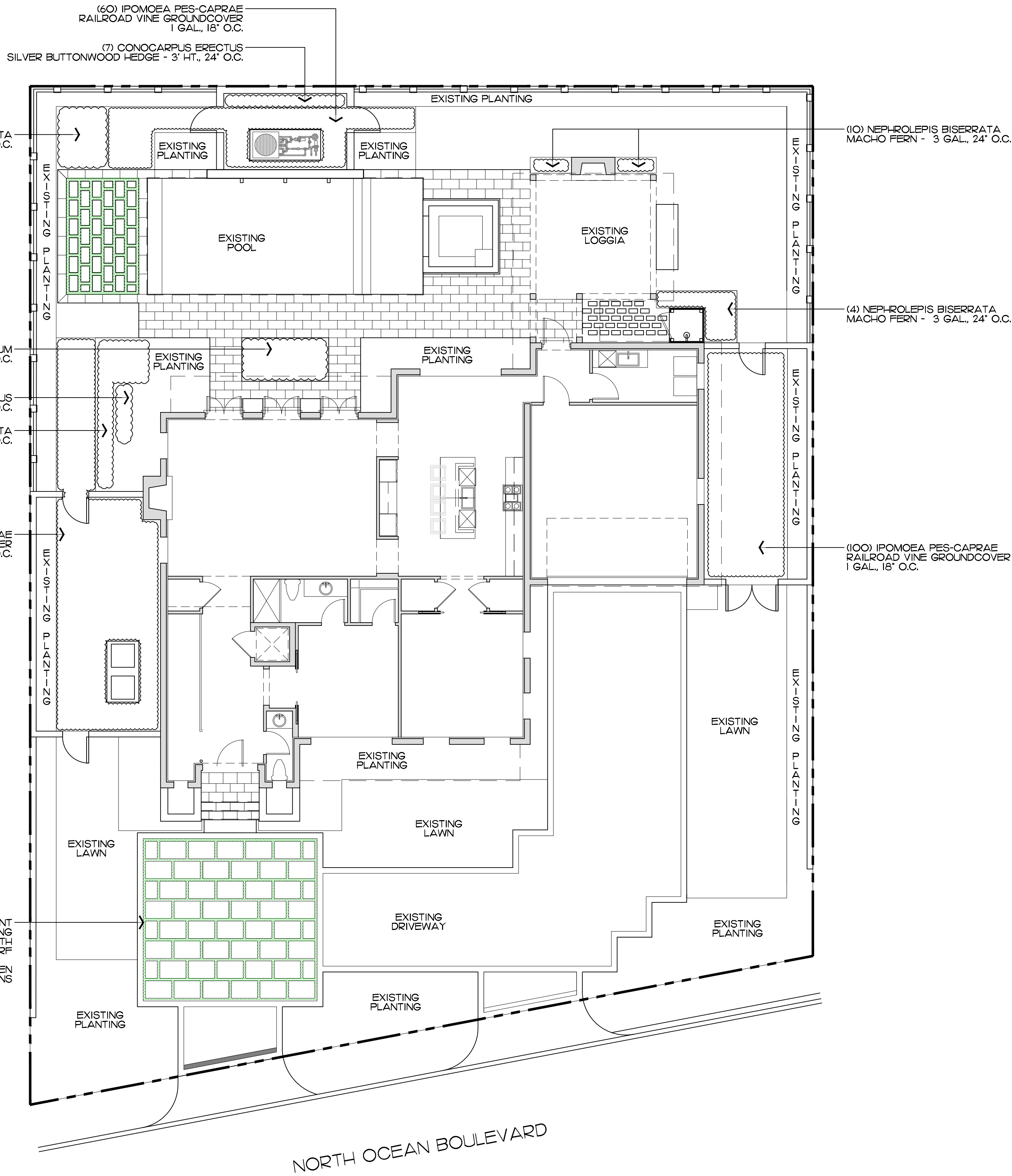
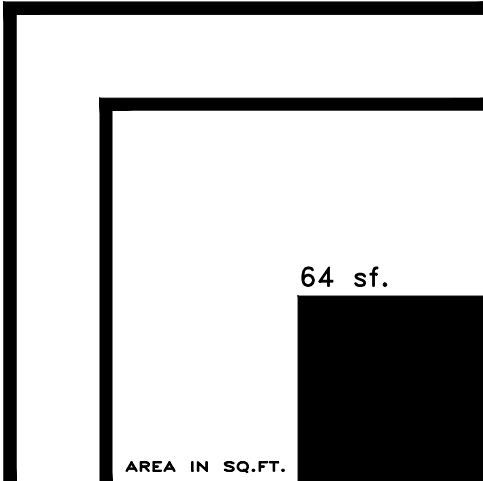
Variance Request - Hardship Exhibit







JOB NUMBER: # 202068.00 LA  
DRAWN BY: Jean Twomey  
DATE: 02.26.2024



## Shrubs & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS SILVR BUTTONWOOD HEDGE	11	3' HT., 24" O.C.	YES
	NEPHROLEPIS BISERRATA MACHO FERN	28	3 GA., 24" O.C.	YES
TOTAL:		39		
NATIVE SPECIES:		39 (100%)		

## Groundcovers

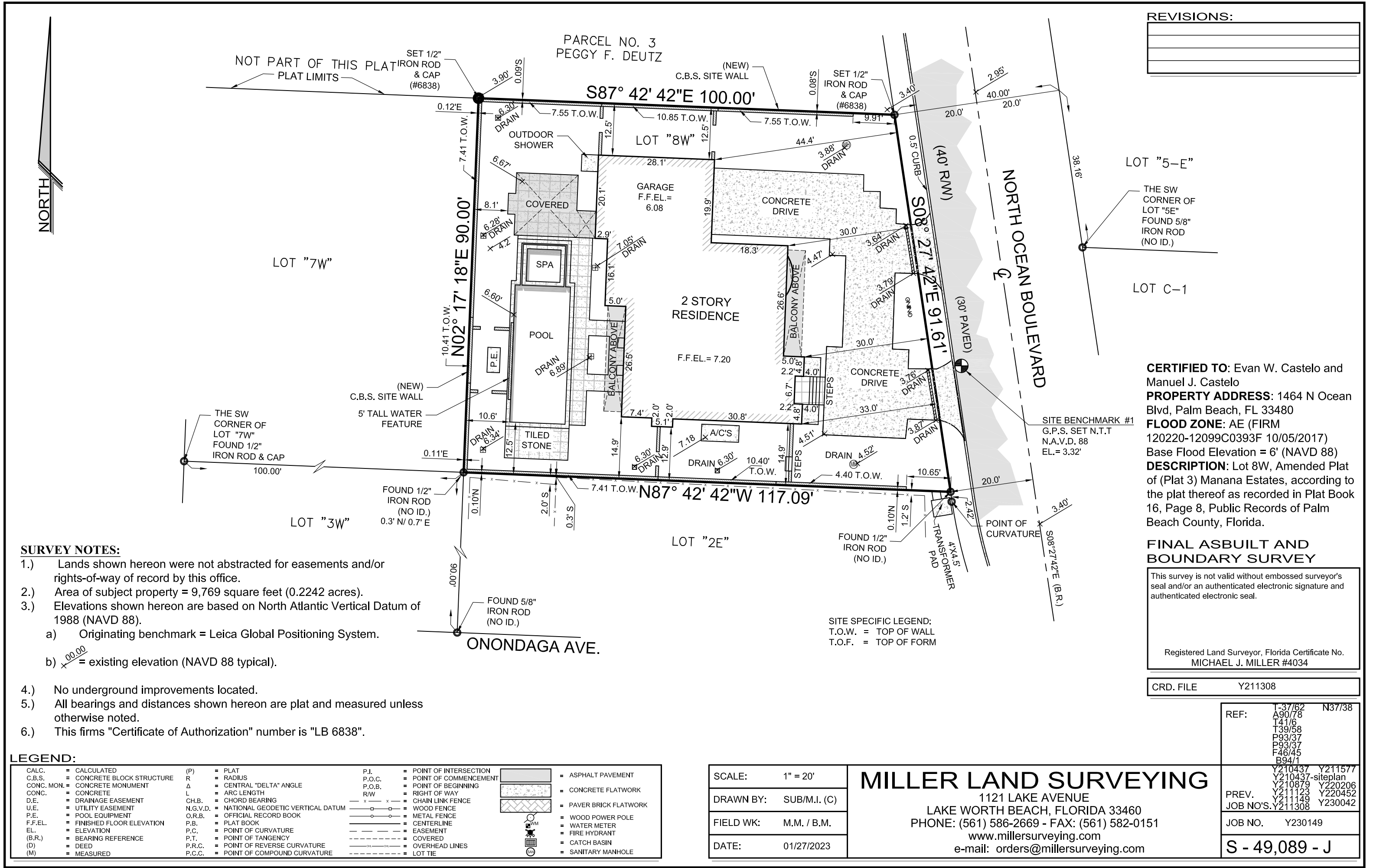
SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	IPOMOEA PES-CAPRAE RAILROAD VINE GROUNDCOVER	320	1 GAL., 8" O.C.	YES
	TRACHEOSPERMUM ASIATICUM JASMINE MINIMA	90	1 GAL., 8" O.C.	YES
TOTAL:		410		
NATIVE SPECIES:		320 (78.04%)		

NOTE:  
LANDSCAPING IS ONLY PROPOSED IN AREAS  
THAT EXISTING ARTIFICIAL TURF WILL BE  
REMOVED.

NO EXISTING LANDSCAPING WILL BE  
REMOVED OR AFFECTED BY PROPOSED  
IMPROVEMENTS.

ONLY SMALL SHRUBS ARE BEING PROPOSED.  
NO DELIVERY TRUCKS WILL BE NECESSARY





REVISIONS:	

**SURVEY NOTES:**

- 1.)

Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
- 2.)

Area of subject property = 9,769 square feet (0.2242 acres).
- 3.)

Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
- a)

Originating benchmark = Leica Global Positioning System.
- b)

$\times \frac{00.00}{00.00}$  = existing elevation (NAVD 88 typical).
- 4.)

No underground improvements located.
- 5.)

All bearings and distances shown hereon are plat and measured unless otherwise noted.
- 6.)

This firms "Certificate of Authorization" number is "LB 6838".

**LEGEND:**

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

SCALE:	1" = 20'
DRAWN BY:	SUB/M.I. (C)
FIELD WK:	M.M. / B.M.
DATE:	01/27/2023

**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

**FINAL ASBUILT AND BOUNDARY SURVEY**

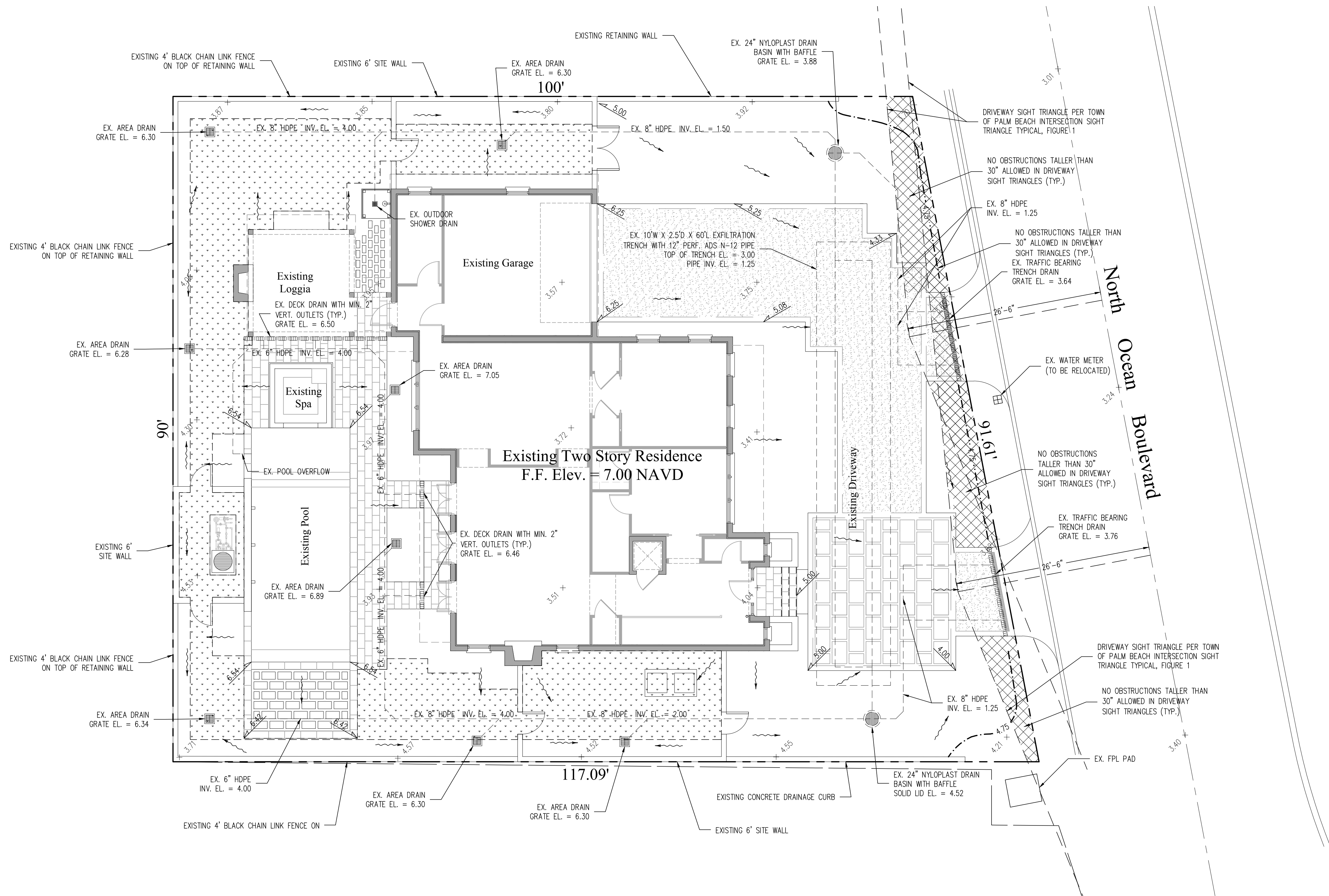
This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

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

CRD. FILE Y211308

REF:	T-37/62 A90/78 T41/6 T39/58 P93/37 P93/37 F46/45 B94/1	N37/38
PREV.	Y210437 Y210437-siteplan Y210879 Y211123 Y211149	Y211577 Y220206 Y220452 Y230042
JOB NO.	Y230149	
S - 49,089 - J		





STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 9,769 sq.ft.

Drainage Area Impervious Surface = 5,422 sq.ft.

Drainage Area Pervious Surface = 2,931 sq.ft.

Drainage Area Synthetic Turf Surface = 1,416 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA) where:  
C = 1.0 (impervious surface)  
C = 0.2 (pervious surface)  
i = 2 in/hr

Impervious Surface Runoff Volume:  
1.0 x 2 in/hr x 5,422 sq.ft. x 1 ft./12 in. = 910 cu.ft.

Pervious Runoff Volume:  
0.2 x 2 in/hr x 2,931 sq.ft. x 1 ft./12 in. = 98 cu.ft.

Synthetic Turf Runoff Volume:  
0.2 x 2 in/hr x 1,416 sq.ft. x 1 ft./12 in. = 48 cu.ft.

Total Volume to be Retained = 1,056 cu.ft.

C. EXISTING EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 60 ft  
W = Trench Width = 10 ft  
K = Hydraulic Conductivity = 0.000126 cfs/sq.ft./ft. of head  
H2 = Depth to Water Table = 2.14 ft  
DU = Un-Saturated Trench Depth = 1.50 ft  
DS = Saturated Trench Depth = 1.00 ft  
V = Volume Treated = 1,273 cu.ft.

Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.

48 HOURS BEFORE DIGGING  
CALL  
1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.  
Contractor is responsible for obtaining  
location of existing utilities prior to  
commencement of construction activities.



Gruber Consulting  
Engineers, Inc.  
575 MERCER AVE., SUITE 305  
WEST PALM BEACH, FL 33401  
PHONE: 561.312.2841  
office@gruberengineers.com

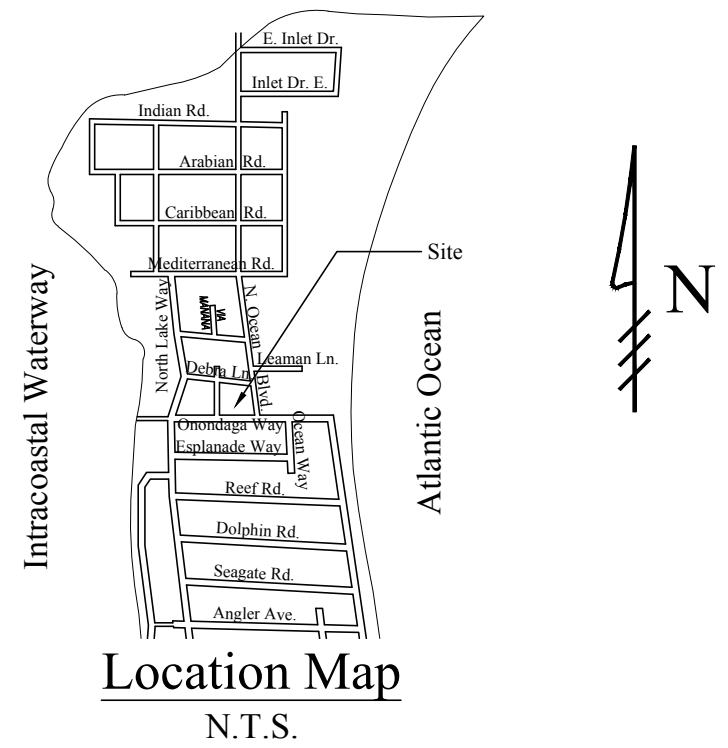
Project Information				
Project No.	2024-0136	Issue Date	12/06/2024	Scale
Scale	1"8" = 1'-0"	Drawn By	KM	Checked By
Checked By	CG			

Site Grading & Drainage Plan For:  
**Existing Residence**  
1464 North Ocean Boulevard  
Palm Beach, Florida

Revisions	
1	04/30/2021
2	06/07/2021
3	03/13/2023
4	02/12/2024
5	
6	
7	
8	
9	
10	

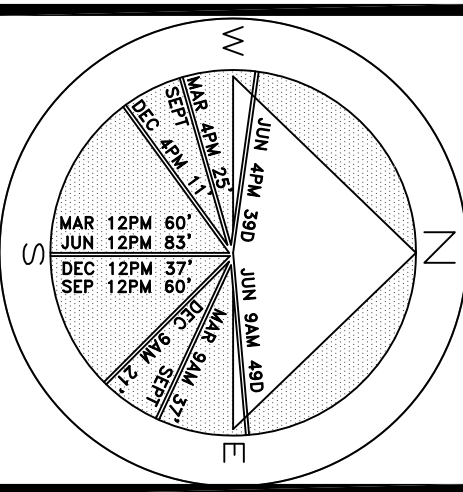
Chad M. Gruber  
FL P.E. No. 57466

Sheet No.  
**C-1**

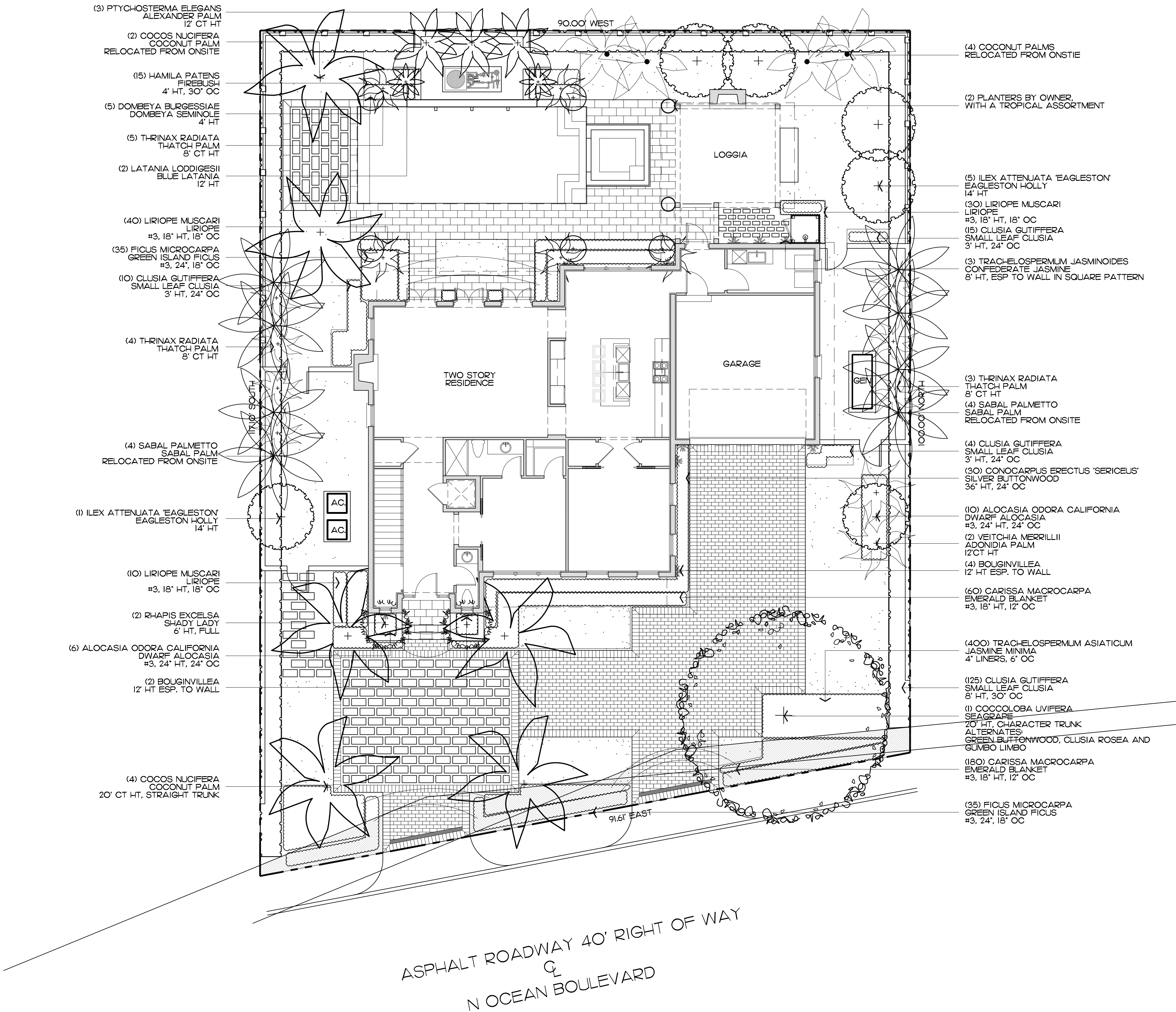




M.J. & Evan Castelo  
1464 North Ocean Blvd.  
Palm Beach, Florida



JOB NUMBER: # 202068.00 LA  
DRAWN BY: Matt Jackman  
DATE: 12.2.2020  
1.13.2021



PREVIOUSLY APPROVED

Planting Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ. FT.

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ARCOM: B-004-2021  
TC: Z-20-00314

SHEET L7a



M.J. & Evan Castelo

1464 North Ocean Blvd.

Palm Beach, Florida

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


JOB NUMBER: # 202068.00 LA

DRAWN BY: Matt Jackman


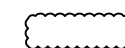
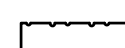
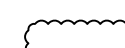
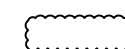



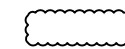



DATE: 12.2.2020

1.13.2021



## Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALM	4	20' CT HT, STRAIGHT TRUNK	NO
	COCOLOBA UVIFERA SEAGRAPE	1	20' HT, CHARACTER TRUNK	YES
	ILEX ATTENUATA 'EAGLESTON' EAGLESTON HOLLY	6	14' HT	YES
	LATANIA LODDIGESII BLUE LATANIA	2	12' HT	NO
	PTYCHOSTERMA ELEGANS ALEXANDER PALM	3	12' CT HT	NO
	RHAPIS EXCELSA SHADY LADY	2	6' HT, FULL	NO
	RHAPIS EXCELSA SHADY LADY	2	6' HT, FULL	NO
	THRINAX RADIATA THATCH PALM	12	8' CT HT	YES
	VEITCHIA MERRILLII ADONIDIA PALM	2	12' CT HT	NO

## Shrubs, Vines, & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA CALIFORNIA DWARF ALOCASIA	16	#3, 24" HT, 24" OC	NO
	CARISSA MACROCARPA EMERALD BLANKET	240	#3, 18" HT, 12" OC	NO
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA	125	8' HT, 30" OC	NO
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA	29	3' HT, 24" OC	NO
	CONOCARPUS ERECTUS SILVER BUTTOWNOOD HEDGE	30	6' HT., 24" O.C. MATCH EXISTING	YES
	DOMBEYA BURGESSIAE DOMBEYA SEMINOE	5	4' HT	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	70	#3, 24", 18" OC	NO
	HAMELIA PATENS FIREBUSH	15	4' HT, 30" OC	YES
	LIRIOPE MUSCARI LIRIOPE	80	#3, 18" HT, 18" OC	NO
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	40	4" LINERS, 6' OC	NO
	BOUGINVILLEA BOUGINVILLEA	6	12' HT ESP. TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	3	8' HT, ESP TO WALL IN SQUARE PATTERN	NO

## Existing Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALMS	2	MOVED TO STAGING AREA	NO
	SABAL PALMETTO SABAL PALM	12	MOVED TO STAGING AREA	YES

## Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	SUPREME PASPALUM LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

PREVIOUSLY APPROVED

ARCOM: B-004-2021  
TC: Z-20-00314

Plant Schedule

SHEET L7b