



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:	2730 South Ocean Blvd		
2	Zoning District:	R-D(2): Heavy Density Residential		
3	Lot Area (sq. ft.):	131,764 sq. ft.		
4	Lot Width (W) & Depth (D) (ft.):	216' (W) x 719' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Multi-Family		
6	FEMA Flood Zone Designation:	AE8		
7	Zero Datum for point of meas. (NAVD)	+17.00'		
8	Crown of Road (COR) (NAVD)	+4.78'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	28,988 sqft / 22%	31,198 sqft / 23.6%	57,935 sqft / 43.9%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc)	18,601 sqft	113,115 sqft	183,383 sqft
12	*Front Yard Setback (Ft.)	60'-6"	45'-11"	60'-6" (Tunnel 0 Front Yard Setback)
13	* Side Yard Setback (1st Story) (Ft.)	60'-6"	N Side: 75'-4"	S Side: 29'-2" (to below grade basement)
14	* Side Yard Setback (2nd Story) (Ft.)	60'-6"	S Side: 29'-9"	56'-1"
15	*Rear Yard Setback (Ft.)	N/A	120'-0"	111'-1 1/4"
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	60'-6"+ 5' for flat roofs	+/- 93'-0"	60'-6"
18	Overall Building Height (Ft.)	65'-6"	+/- 93'-0"	73'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	+6.10'	+1.61'	+12.5'
21	Finished Floor Elev. (FFE)(NAVD)	+17.00'(NAVD)	+/- 8.00' (NAVD)	+17.00'(NAVD)
22	Base Flood Elevation (BFE)(NAVD)	+7.00'(NAVD)	+7.00'(NAVD)	BFE=8FTNAVD DFE=9ft NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	46,098 sqft / 35%	43,302 sqft. / 32.9%	50,449 sqft. / 38.29%
24	Perimeter LOS (Sq Ft and %)	N/C	N/C	N/C
25	Front Yard LOS (Sq Ft and %)	N/C	N/C	N/C
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each yard area with cardinal direction
(N,S,E,W)

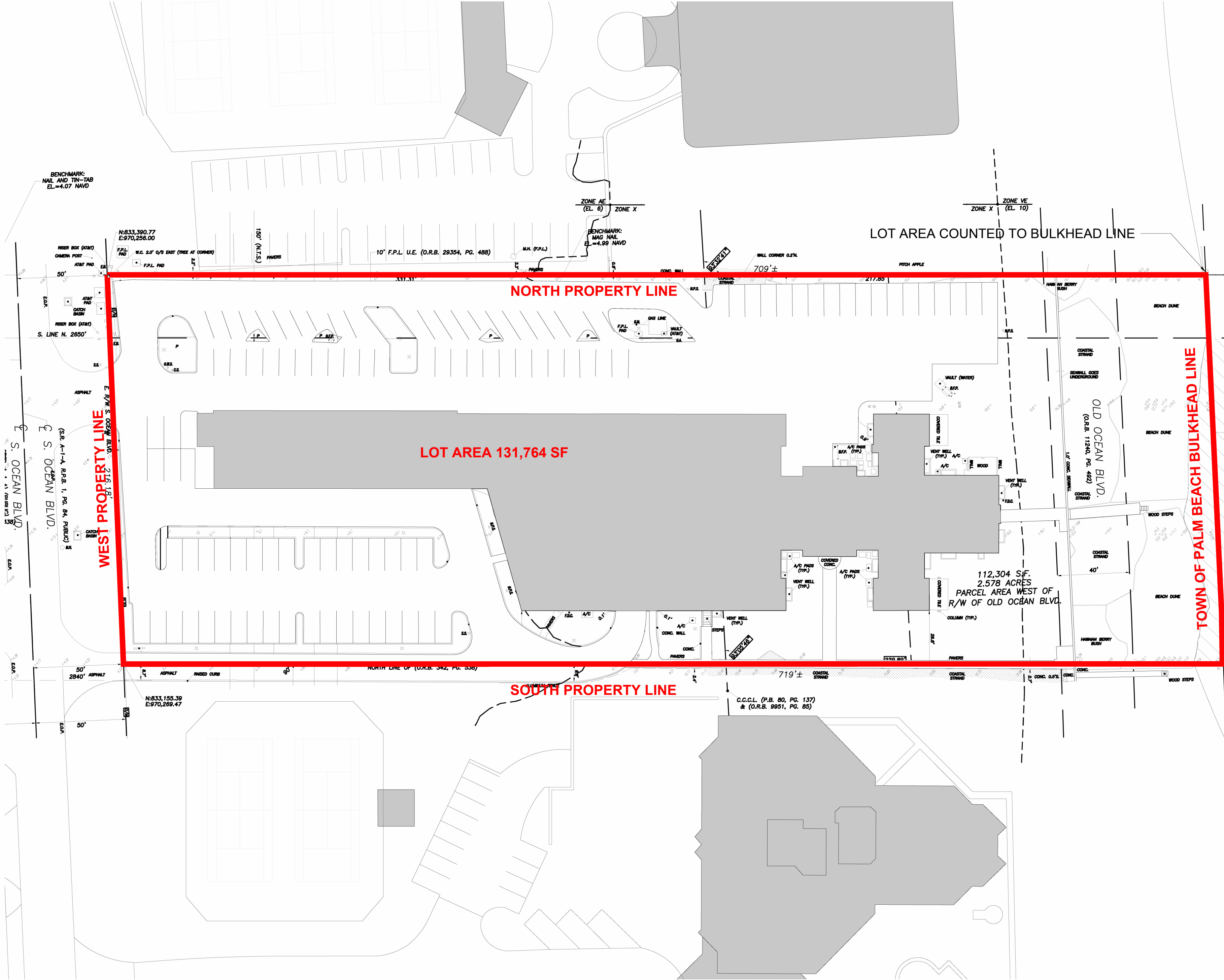
** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill (Sec. 134-1600)

*** 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.

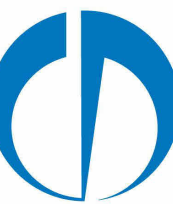
Enter N/C if value is not changing.

REV BF 20230626

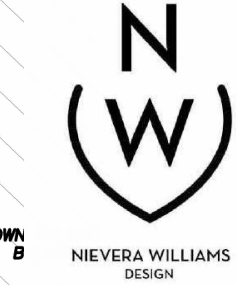


285 BANYAN BLVD
West Palm Beach, Florida 33401
561.694.6844 • Fax: 561.694.6844
SPINAOROURKE + PARTNERS
FL Lic # AC26002289

SPINAOROURKE
+ PARTNERS



OMA
180 Varick Street, Suite 1328
New York, NY 10014
T: +1 212 337 0770



625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
T: 561 659 2820

PHIPPS BEACH
C.O.R.B. 27951

Submittal for:
Ambassador
2720 S. Ocean Blvd &
2730 S. Ocean Blvd
Palm Beach, Florida 33480

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINAOROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED
IN ANY MANNER WITHOUT THE
EXPRESS WRITTEN CONSENT OF SPINA
OROURKE + PARTNERS, INC. ALL
RIGHTS RESERVED.

Revisions:
FINAL SUBMITTAL 03-10-2025

Project no: 22049
Date: 03/10/2025
Drawn by: Author
Project Architect: Checker

G-004
AMBASSADOR ZONING
DATA



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:	2720 South Ocean Blvd		
2	Zoning District:	R-D(2): Heavy Density Residential		
3	Lot Area (sq. ft.):	81,461 sq. ft.		
4	Lot Width (W) & Depth (D) (ft.):	225' (W) x 398' (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Multi-Family		
6	FEMA Flood Zone Designation:	AE6		
7	Zero Datum for point of meas. (NAVD)	+10.00'		
8	Crown of Road (COR) (NAVD)	+4.78'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	18,601 sqft / 22.8%	20,886 sqft / 25.6%	25,125 sqft / 30.8%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, etc)	18,601 sqft	61,758 sqft	113,763 sqft
12	*Front Yard Setback (Ft.)	62'-6"	88'-4"	73'-3 1/2" (Tunnel 0 Front Yard Setback)
13	* Side Yard Setback (1st Story) (Ft.)	62'-6"	N11'-3" / S 9'-0"	N 22'-5 1/2" / S 57'-6"
14	* Side Yard Setback (2nd Story) (Ft.)	62'-6"	N11'-3" / S 9'-0"	N 22'-5 1/2" / S 57'-6"
15	*Rear Yard Setback (Ft.)	62'-6"	7'-0"	109'-1 1/4"
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	62'-6"+5' for flat roofs	+/- 30'-0"	62'-6"
18	Overall Building Height (Ft.)	67'-6"	+/- 30'-0"	75'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	+2.61'	+0.81'	+9.0'
21	Finished Floor Elev. (FFE)(NAVD)	+10.00'(NAVD)	+7.00'(NAVD)	+13.00'(NAVD)
22	Base Flood Elevation (BFE)(NAVD)	+6.00'(NAVD)	+6.00'(NAVD)	BFE=9FT NAVD DFE=10FT NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	29,593 sq ft / 35%	37,313 sqft. / 45.8%	30,231 sqft. / 37.1%
24	Perimeter LOS (Sq Ft and %)	N/C	N/C	N/C
25	Front Yard LOS (Sq Ft and %)	N/C	N/C	N/C
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each yard area with cardinal direction
(N,S,E,W)

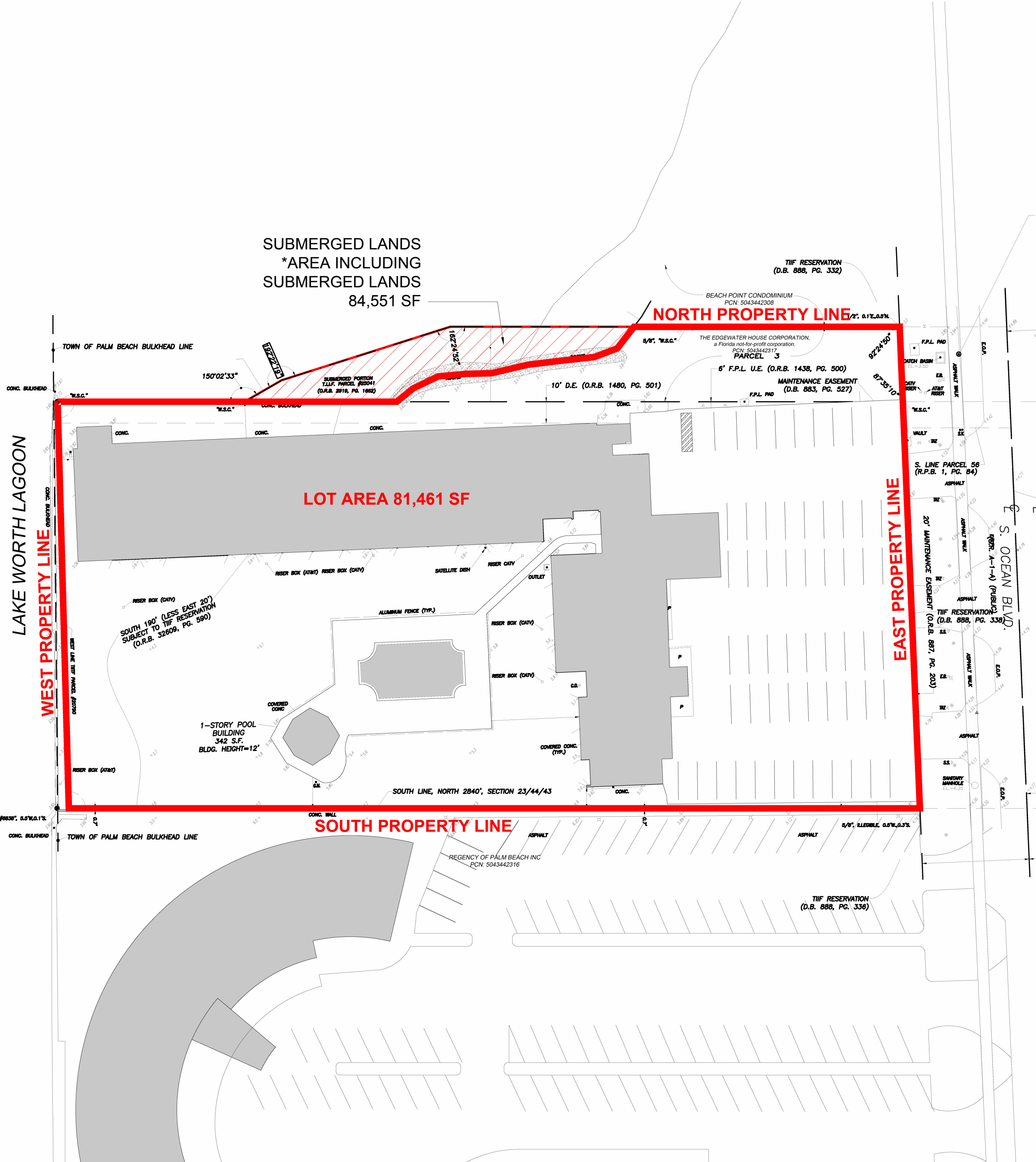
** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill ([Sec. 134-1600](#))

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

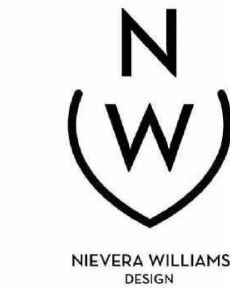
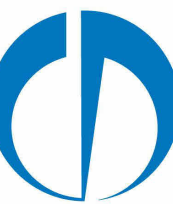
Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626

01 TOWN OF PALM BEACH ZONING LEGEND: BUILDING 3



02 LOT AREA DIAGRAM: BUILDING 3





01 SITE AERIAL

285 BANYAN BLVD
West Palm Beach, Florida 33401
561.694.6844 • Fax: 561.694.5594
SPINAOROURKE + PARTNERS
P.L.L.C. # A02602289

SPINAOROURKE
+ PARTNERS

Architecture • Interior Design
Keith M. Spina # AK13419

N

W

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
T: 561 659 2820

Submittal for:
Ambassador
2720 S. Ocean Blvd &
2730 S. Ocean Blvd
Palm Beach, Florida 33480

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINAOROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED
IN ANY MANNER WITHOUT THE
EXPRESS WRITTEN CONSENT OF SPINA
OROURKE + PARTNERS, INC. ALL
RIGHTS RESERVED.

Revisions:
FINAL SUBMITTAL 03-10-2025

Project no: 22049
Date: 03/10/2025
Drawn by: Author
Project Architect: Checker

G-006

CONTEXT LOCATION PLAN