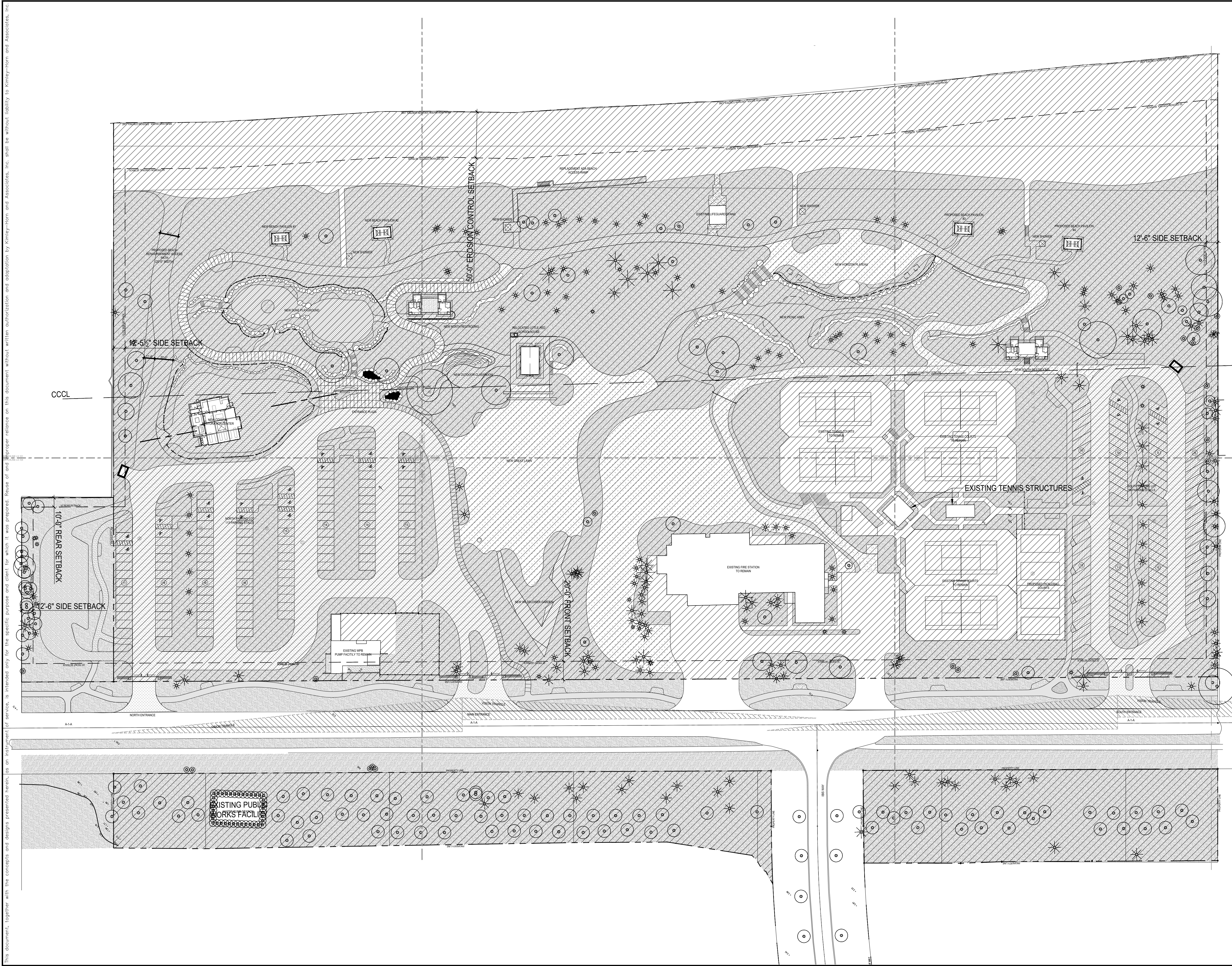




LEGEND

PROPOSED COVERAGE  
22,645 SF - 2.65%

EXISTING COVERAGE  
19,470 SF - 2.28%

SIGHT TRIANGLE

PARKING

EXISTING: 260

PROPOSED: 201

0

25

50

100

SCALE: 1:50

CIVIL ENGINEER

**Kimley»Horn**

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ARCHITECT

**FAIRFAX & SAMMONS**  
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LANDSCAPE ARCHITECT

**jungles**

RAYMOND JUNGLES, INC.  
2964 AVIATION AVENUE  
MIAMI, FL 33133  
PHONE: (305) 858-6777

COA: 22-037

ZON: 22-107

| No. | REVISIONS | DATE |
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|     |           |      |
|     |           |      |
|     |           |      |

STATE OF FLORIDA

RAYMOND JUNGLES

LANDSCAPE ARCHITECT

PROJECT No.

DATE

SCALE

DESIGNED BY

DRAWN BY

CHECKED BY

SEAL OF THE TOWN OF PALM BEACH, FLORIDA

INCORPORATED APRIL 17, 1911

**PHIPPS OCEAN PARK**  
PREPARED FOR  
TOWN OF PALM BEACH

SHEET NUMBER

**GI.010**



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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:                                                          | 2185 S. Ocean Blvd, Palm Beach, FL. 33480               |                             |                    |
| 2      | Zoning District:                                                           | R-B Low Density Residential                             |                             |                    |
| 3      | Structure Type:                                                            | Warehouse - Office - School - Fire Station - Club House |                             |                    |
| 4      |                                                                            | Required/Allowed                                        | Existing                    | Proposed           |
| 5      | Lot Size (sq ft)                                                           | 896,700                                                 | N/C                         | N/C                |
| 6      | Lot Depth                                                                  | 623                                                     | N/C                         | N/C                |
| 7      | Lot Width                                                                  | 1,200                                                   | N/C                         | N/C                |
| 8      | Lot Coverage (Sq Ft and %)                                                 | 269,010 sf. - 30%                                       | 15,455 sf. - 1.72%          | 23,181 sf. - 2.59% |
| 9      | Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Access Structures, etc) | 269,010 sf. - 30%                                       | 15,455 sf. - 1.72%          | 23,181 sf. - 2.59% |
| 10     | Cubic Content Ratio (CCR) (R-B ONLY)                                       | 3.5                                                     | 254,341 at .28              | 308,8764 at .34    |
| 11     | *Front Yard Setback (Ft.)                                                  | 20                                                      | Refer to attached Exhibit A |                    |
| 12     | * Side Yard Setback (1st Story) (Ft.)                                      | 12.5                                                    | Refer to attached Exhibit A |                    |
| 13     | * Side Yard Setback (2nd Story) (Ft.)                                      | 15                                                      | Refer to attached Exhibit A |                    |
| 14     | *Rear Yard Setback (Ft.)                                                   | 10                                                      | Refer to attached Exhibit A |                    |
| 15     | Angle of Vision (Deg.)                                                     | 108 degrees Allowable per structure                     |                             |                    |
| 16     | Building Height (Ft.)                                                      | Refer to attached Exhibit A                             |                             |                    |
| 17     | Overall Building Height (Ft.)                                              | Refer to attached Exhibit A                             |                             |                    |
| 18     | Crown of Road (COR) (NAVD)                                                 | 5.96' NAVD                                              |                             |                    |
| 19     | Max. Amount of Fill Added to Site (Ft.)                                    | 140,535 cu. ft.                                         |                             |                    |
| 20     | Finished Floor Elev. (FFE)(NAVD)                                           | Refer to Grading Plan LG.100 for specific FFE.          |                             |                    |
| 21     | Zero Datum for point of meas. (NAVD)                                       | P317 - ELEVATION=17.13' NAVD88                          |                             |                    |
| 22     | FEMA Flood Zone Designation                                                | VE10 - X - AE8                                          |                             |                    |
| 23     | Base Flood Elevation (BFE)(NAVD)                                           | 8'                                                      | N/C                         | N/C                |
| 24     | Landscape Open Space (LOS) (Sq Ft and %)                                   | 594,984 sf - 66%                                        | 594,984 sf - 66%            | 595,900 sf - 66%   |
| 25     | Perimeter LOS (Sq Ft and %)                                                | N/A                                                     | N/A                         | N/A                |
| 26     | Front Yard LOS (Sq Ft and %)                                               | 10,401 sf - 40%                                         | 18,104 sf - 70%             | 18,892 sf - 73%    |
| 27     | **Native Plant Species %                                                   | Please refer to separate landscape legend.              |                             |                    |

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

If value is not applicable, enter N/A

\*\* Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304

|                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| October 25, 2022<br>Exhibit A                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                              |
| Zoning Legend Appendix                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                              |
| Coastal Restoration Center:                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                              |
| FFE: Refer to grading plan LG.100<br>Overall: 35.08 NAVD<br>Building Height: 26.08'<br>North Setback: 82'-3"<br>East to Water's Edge 272'-8"<br>South Setback 1060'-5"<br>West Setback 254'-4"<br>Enclosed Area: 2399 SF | Little Red School House<br>FFE: Refer to grading plan LG.100<br>Overall: 24.49 NAVD<br>Building Height: 15.49'<br>North Setback: 442'-4"<br>East to Water's Edge 254'-4"<br>South Setback 7387'-4"<br>West Setback 327'-10"<br>Enclosed Area: 663 SF                                                                                                                         |
| South Bathrooms:                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                              |
| FFE: Refer to grading plan LG.100<br>Overall: 26.42 NAVD<br>Building Height: 17.42'<br>North Setback: 969'-8"<br>East to Water's Edge 278'-1"<br>South Setback 184'-5"<br>West Setback 348'-6"<br>Enclosed Area: 831 SF  | Beach Pavilions<br>FFE: Refer to grading plan LG.100<br>Building Height: 13.09'<br>North Setback: 171'-6" (Pavilion #1)<br>East to Water's Edge 123'-11" (Pavilion #1)<br>South Setback 147'-9" (Pavilion #4)<br>West Setback 464'-9" (Pavilion #4)<br>Enclosed Area: 228 SF per building<br>Total Pavilion Enclosed Area: 912 SF<br>(Setbacks for smallest setbacks listed) |
| North Bathrooms:                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                              |
| FFE: Refer to grading plan LG.100<br>Overall: 31.42 NAVD<br>Building Height: 17.42'<br>North Setback: 230'-6"<br>East to Water's Edge 199'-0"<br>South Setback 833'-6"<br>West Setback 396'-11"<br>Enclosed Area: 831 SF |                                                                                                                                                                                                                                                                                                                                                                              |
| Raymond Jungles, Inc.   2964 Aviation Avenue   Miami, FL 33133, USA   +1 (305) 858 6777   www.raymondjungles.com                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                              |

|                                                                                                                                                                                                                                                                                     |                                          |                                          |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------|------------------|
| <div><div></div><div><div>Town of Palm Beach</div><div>Planning Zoning and Building</div><div>360 S County Rd</div><div>Palm Beach, FL 33480</div><div>www.townofpalmbeach.com</div></div></div> |                                          |                                          |                  |
| Line #                                                                                                                                                                                                                                                                              | Landscape Legend                         |                                          |                  |
| 1                                                                                                                                                                                                                                                                                   | Property Address:                        | 2185 S.Ocean Blvd, Palm Beach, FL. 33480 |                  |
| 4                                                                                                                                                                                                                                                                                   |                                          | Required                                 | Proposed         |
| 5                                                                                                                                                                                                                                                                                   | Lot Size (sq ft)                         | 896,700 sf                               | 896,700 sf       |
| 6                                                                                                                                                                                                                                                                                   | Landscape Open Space (LOS) (Sq Ft and %) | 594,984 sf - 66%                         | 595,900 sf - 69% |
| 7                                                                                                                                                                                                                                                                                   | Perimeter LOS (Sq Ft and %)              | N/A - >20,000 sf                         | N/A - >20,000 sf |
| 8                                                                                                                                                                                                                                                                                   | Front Yard LOS (Sq Ft and %)             | 10,401 sf - 40%                          | 18,892 sf - 73%  |
| 9                                                                                                                                                                                                                                                                                   | Native* Trees %                          | 35%                                      | 100%             |
| 10                                                                                                                                                                                                                                                                                  | Native* Palms %                          | 35%                                      | 100%             |
| 11                                                                                                                                                                                                                                                                                  | Native* Shrubs %                         | 35%                                      | 100%             |
| 12                                                                                                                                                                                                                                                                                  | Native* Vines / Ground Cover %           | 35%                                      | 100%             |
| *To determine appropriate native vegetation, the <u>Institute for Regional Conservation ("IRC")</u> , <u>Natives for Your Neighborhood</u> guide shall be used.                                                                                                                     |                                          |                                          |                  |
| This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect                                                                                                                                                                     |                                          |                                          |                  |
| REV BF 20220304                                                                                                                                                                                                                                                                     |                                          |                                          |                  |

CIVIL ENGINEER

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REGISTRY NO. 35106

ARCHITECT



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LANDSCAPE ARCHITECT

jungles

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COA: 22-037  
ZON: 22-107

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| No. | REVISIONS | DATE |
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PROJECT No.

DATE 10/28/2022

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

ZONING LEGEND

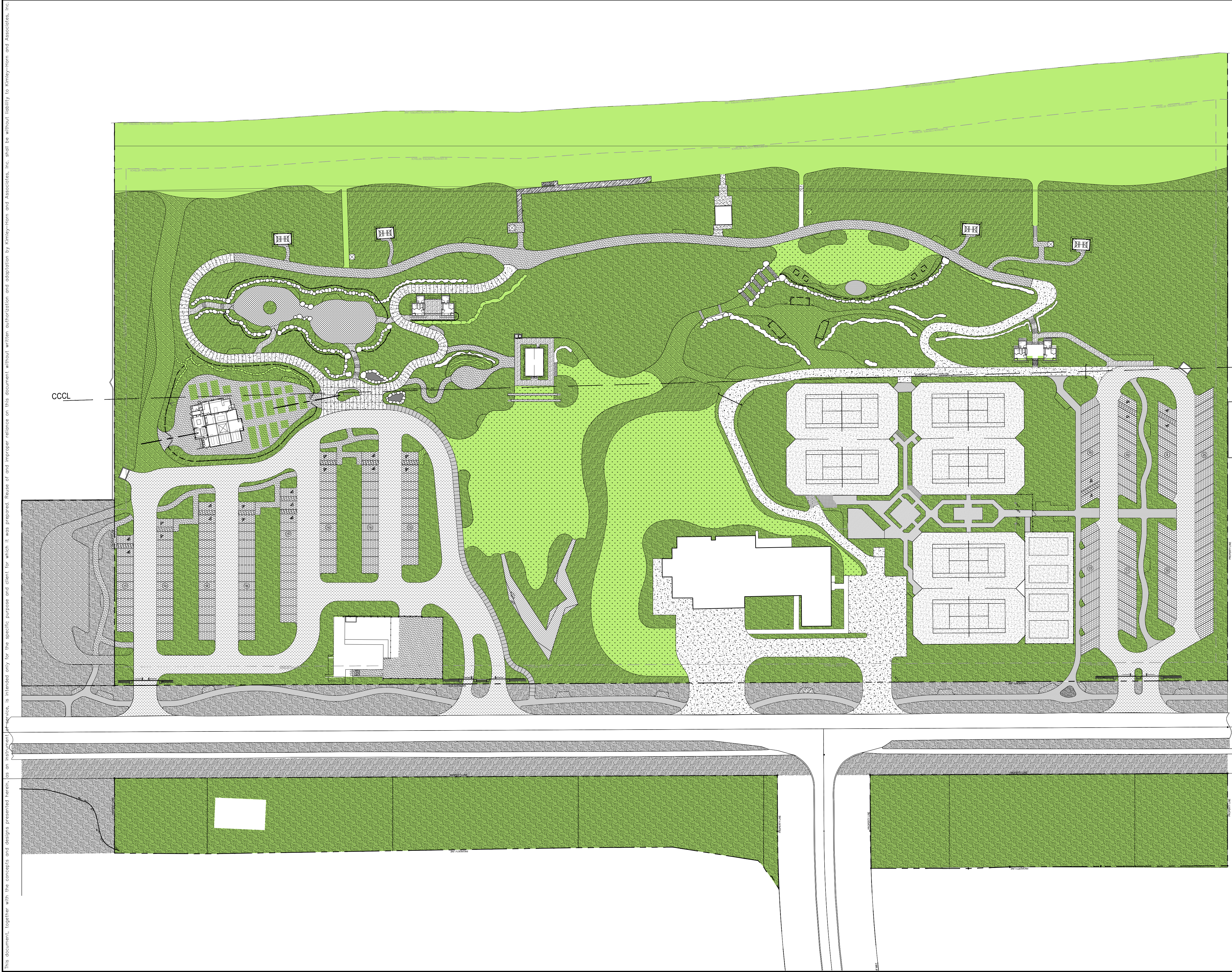


PHIPPS OCEAN  
PARK  
PREPARED FOR  
TOWN OF PALM  
BEACH

SHEET NUMBER

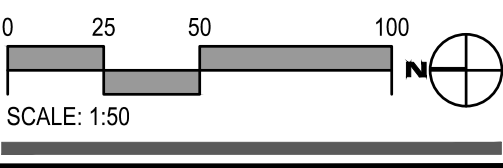
GI.020





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| LEGEND                            |                 |       |
|-----------------------------------|-----------------|-------|
| PROPERTY LINE                     |                 |       |
| SETBACK                           |                 |       |
| COASTAL CONSTRUCTION CONTROL LINE |                 |       |
| SYMBOL                            | NOTES           | ACRES |
|                                   | OPEN SPACE      | 13.67 |
|                                   | 595,900SF - 69% |       |



CIVIL ENGINEER

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LANDSCAPE ARCHITECT

**jungles**

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|             |           |      |
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| COA: 22-037 |           |      |
| ZON: 22-107 |           |      |
|             |           |      |
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|             |           |      |
| No.         | REVISIONS | DATE |

PROJECT No.

DATE 10/28/2022

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

PROPOSED OPEN SPACE DIAGRAM

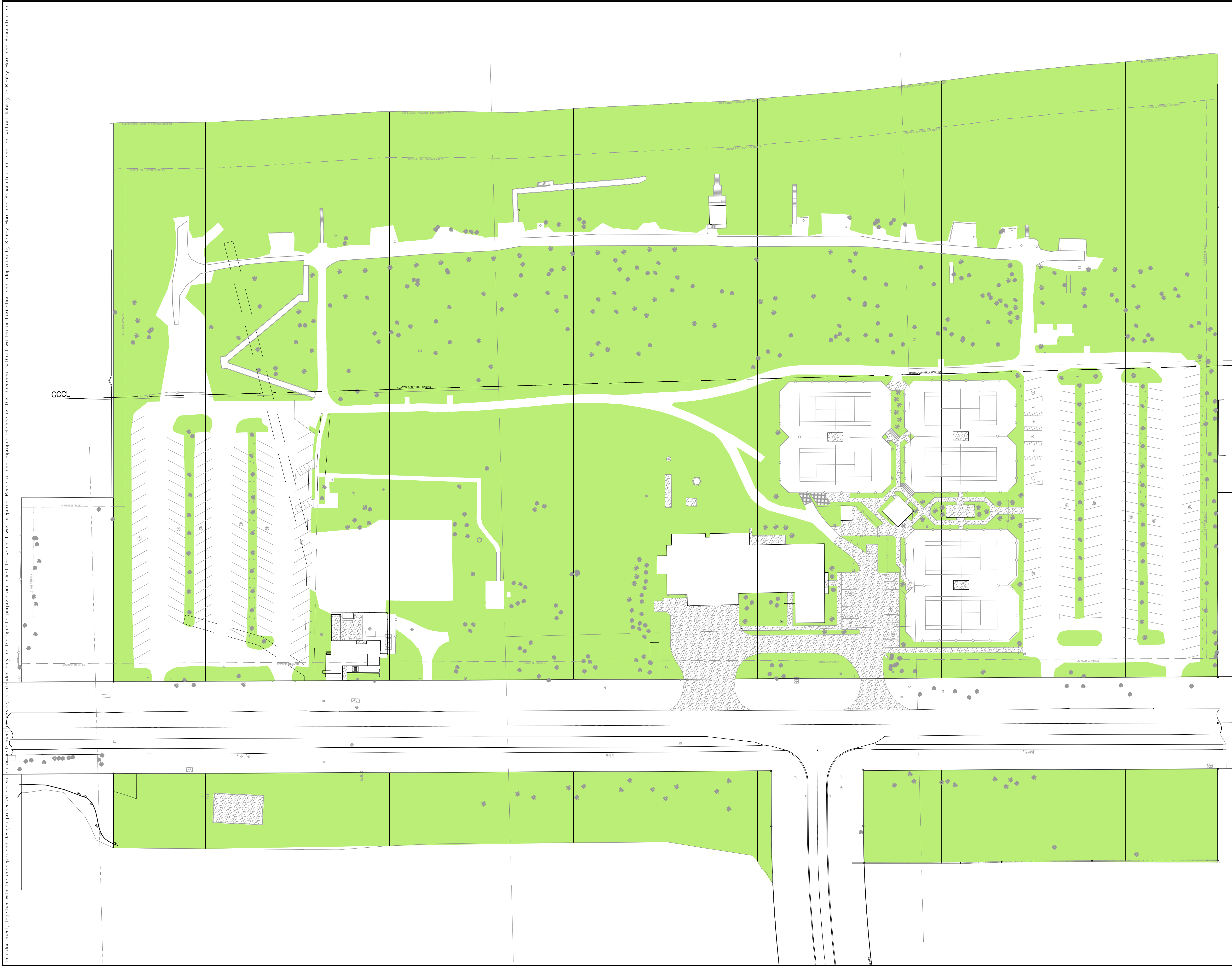
SEAL OF THE TOWN OF PALM BEACH, FLORIDA  
INCORPORATED APRIL 1, 1911

**PHIPPS OCEAN PARK**  
PREPARED FOR  
TOWN OF PALM BEACH

SHEET NUMBER

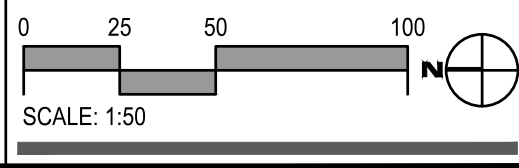
**GI.030**





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| LEGEND                            |                  |       |
|-----------------------------------|------------------|-------|
| PROPERTY LINE                     |                  |       |
| SETBACK                           |                  |       |
| COASTAL CONSTRUCTION CONTROL LINE |                  |       |
| SYMBOL                            | NOTES            | ACRES |
|                                   | OPEN SPACE       | 13.66 |
|                                   | 595,029 SF - 69% |       |



CIVIL ENGINEER

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ARCHITECT

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LANDSCAPE ARCHITECT

**jungles**

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COA: 22-037  
ZON: 22-107

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DATE 10/28/2022

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DESIGNED BY

DRAWN BY

CHECKED BY

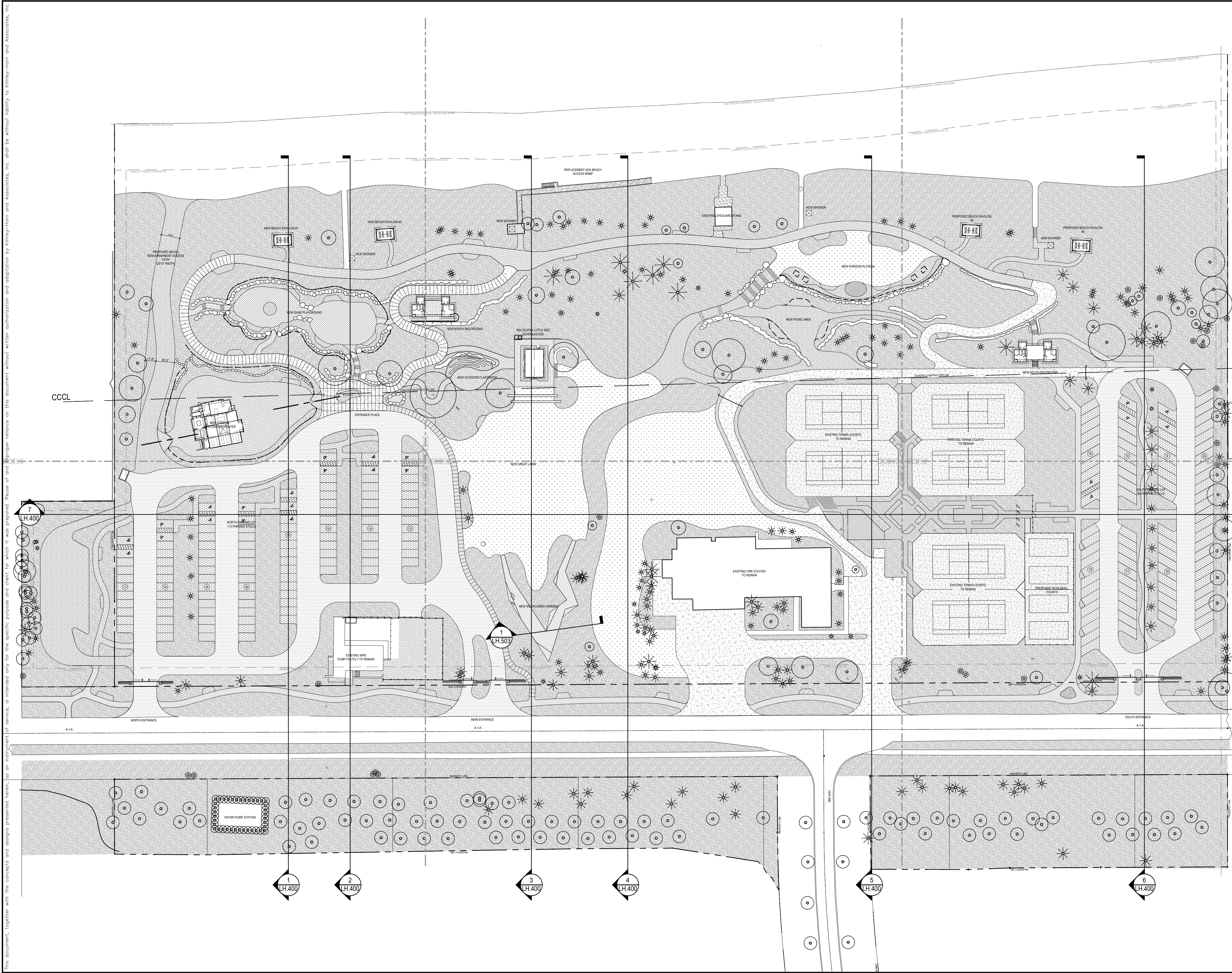
EXISTING OPEN SPACE  
DIAGRAM

**PHIPPS OCEAN  
PARK**  
PREPARED FOR  
TOWN OF PALM  
BEACH

SHEET NUMBER

**GI.031**





LEGEND

PROPERTY LINE

SETBACK

COASTAL CONSTRUCTION CONTROL LINE

PLANTING AREA

TURF

GRASSPAVE

GRAVELPAVE

DECORATIVE PEDESTRIAN CONCRETE

DECORATIVE VEHICULAR CONCRETE

STANDARD VEHICULAR CONCRETE

CORAL STONE PAVING

STABILIZED GRAVEL PAVING

PLAYGROUND SURFACE

WOOD DECKING

GRASSPAVE SECONDARY

BOULDER RETAINING WALLS

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CALCULATING / VERIFYING ALL QUANTITIES.

2. GENERAL CONTRACTOR SHALL SUBMIT, OBTAIN AND KEEP RECORDS OF ALL PERMITTING REQUIRED BY LOCAL CODES.

3. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL UTILITIES USING "SUNSHINE 811". UTILITIES SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.

4. ALL MATERIALS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT.

5. ALL ELEMENTS SHALL BE MOCKED-UP FOR CLIENT AND LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL. CONTRACTOR TO REWORK MOCK-UP AS NECESSARY FOR APPROVAL. MAINTAIN APPROVED MOCK-UP FOR COMPARISON OF FINISHED WORK.

6. ALL MATERIALS AND ELEMENTS LOCATION / LAYOUT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT SHALL BE PROVIDED 3 WEEKS NOTIFICATION IN ADVANCE OF LAYOUT WORK, TO APPROVE ON-SITE FORM WORK, PRIOR TO FABRICATION.

7. REFER TO LF SERIES FOR ALL FURNISHINGS.

0 25 50 100

SCALE: 1:50

CIVIL ENGINEER

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ARCHITECT

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LANDSCAPE ARCHITECT

jungles

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PHONE: (305) 858-6777

COA: 22-037  
ZON: 22-107

| No. | REVISIONS | DATE |
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STATE OF FLORIDA  
RAYMOND JUNGLES  
LANDSCAPE ARCHITECT

PROJECT No.

DATE 10/28/2022  
SCALE AS SHOWN  
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DRAWN BY  
CHECKED BY

HARDSCAPE PLAN

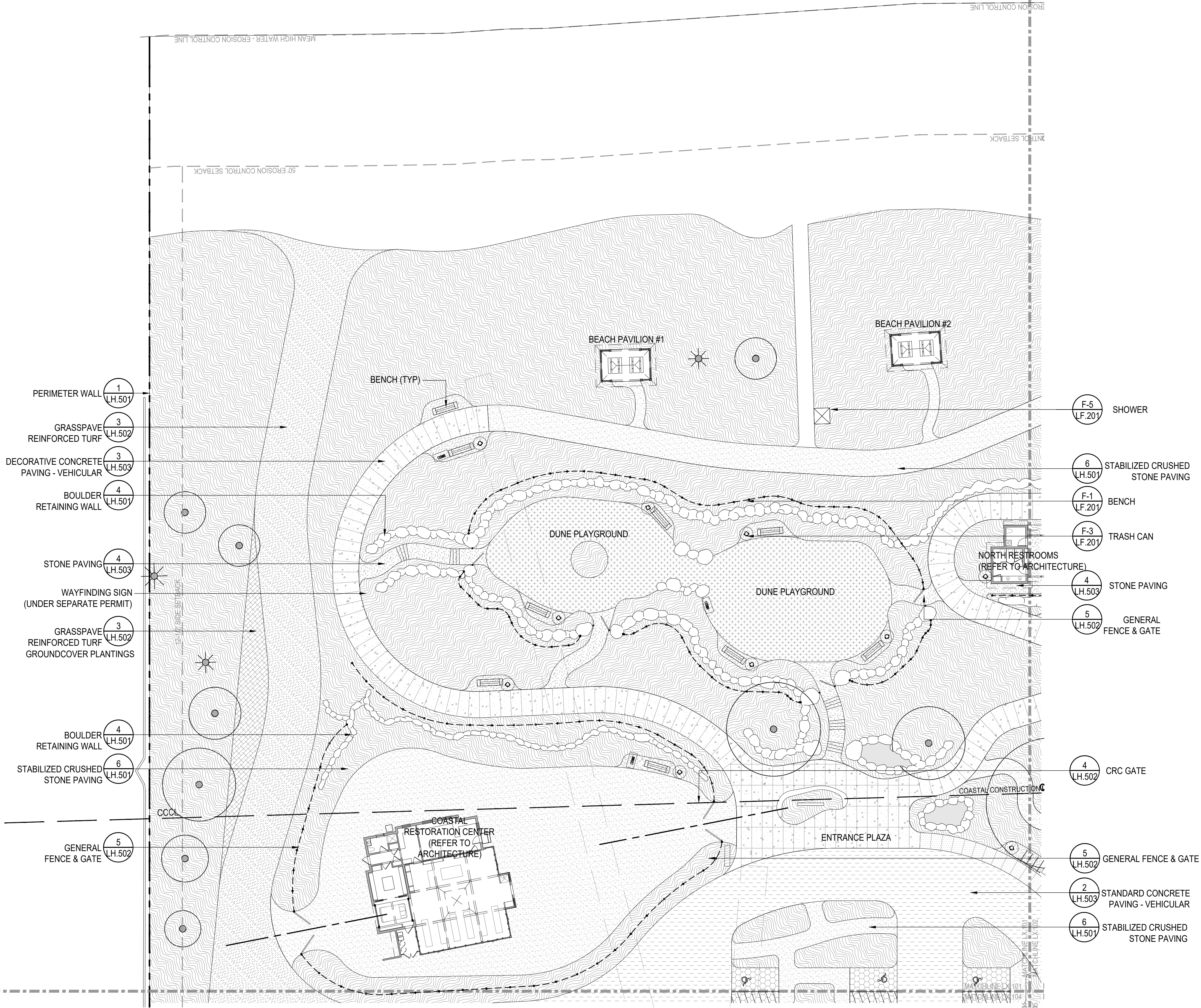
SEAL OF THE TOWN OF PALM BEACH, FLORIDA  
INCORPORATED APRIL 17, 1911

PHIPPS OCEAN PARK  
PREPARED FOR  
TOWN OF PALM BEACH

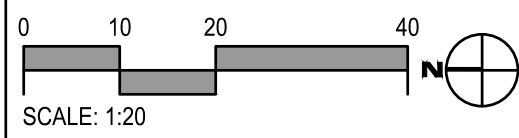
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LH.100



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| LEGEND |                                   |
|--------|-----------------------------------|
|        | PROPERTY LINE                     |
|        | SETBACK                           |
|        | COASTAL CONSTRUCTION CONTROL LINE |
|        | TURF                              |
|        | GRASSPAVE                         |
|        | GRAVELPAVE                        |
|        | DECORATIVE PEDESTRIAN CONCRETE    |
|        | DECORATIVE VEHICULAR CONCRETE     |
|        | STANDARD VEHICULAR CONCRETE       |
|        | CORAL STONE PAVING                |
|        | STABILIZED GRAVEL PAVING          |
|        | PLAYGROUND SURFACE                |
|        | WOOD DECKING                      |



CIVIL ENGINEER

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LANDSCAPE ARCHITECT

**jungles**

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COA: 22-037  
ZON: 22-107

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PROJECT No.

DATE

SCALE

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DRAWN BY

CHECKED BY

10/28/2022

AS SHOWN

HARDSCAPE PLAN  
NORTHEAST

PHIPPS OCEAN  
PARK

PREPARED FOR  
TOWN OF PALM  
BEACH

SHEET NUMBER

**LH.101**



document

X.101 MATCHLINE LX.102  
X.104 MATCHLINE LX.105



SHEET NUMBER  
**LH.102**