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CIVIL ENGINEER

Kimley»Horn

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PHONE: 561-845-0665
FAX: 561-863-8175
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

ARCHITECT



FAIRFAX & SAMMONS

NEW YORK - PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, LLC
214 BRAZILIAN AVENUE
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PHONE: (561) 805-8591

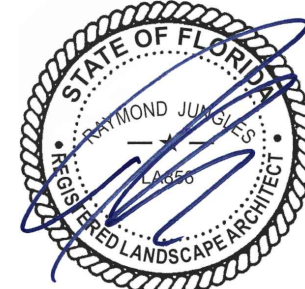
LANDSCAPE ARCHITECT

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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PROJECT No.

DATE 10/28/2022

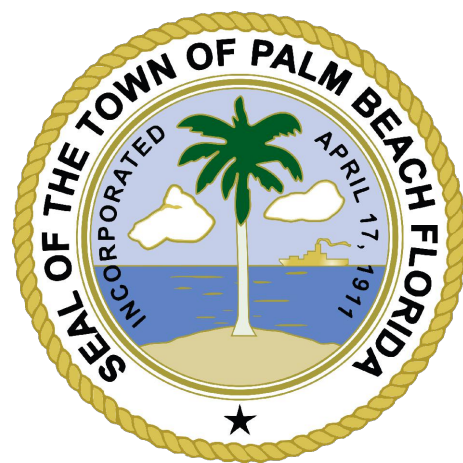
SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

SITE IMAGERY



PHIPPS OCEAN
PARK
PREPARED FOR
TOWN OF PALM
BEACH

SHEET NUMBER
GI.006

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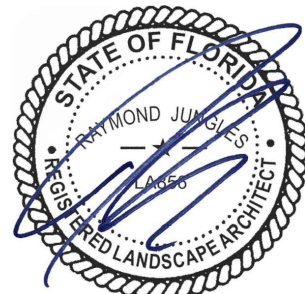
LANDSCAPE ARCHITECT

jungles

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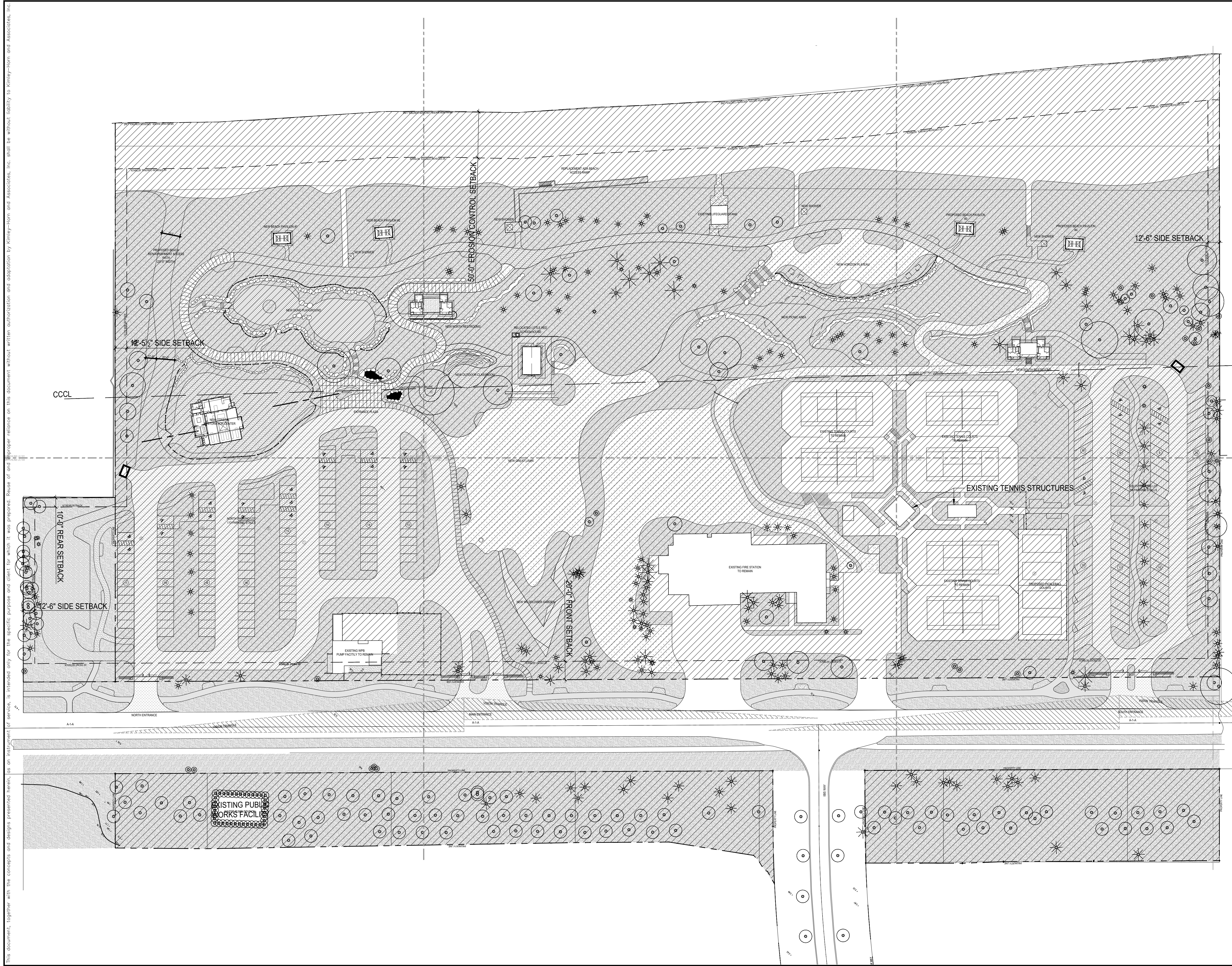


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LEGEND

	<p>PROPOSED COVERAGE 22,645 SF - 2.65% EXISTING COVERAGE 19,470 SF - 2.28%</p>
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SIGHT TRIANGLE

PARKING

EXISTING: 260

PROPOSED: 201

CIVIL ENGINEER

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LANDSCAPE ARCHITECT

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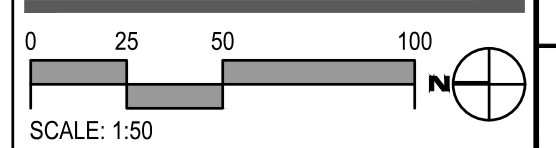
ZONING DIAGRAM



PHIPPS OCEAN
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TOWN OF PALM
BEACH

SHEET NUMBER

GI.010



Town of Palm Beach

Planning Zoning and Building

340 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, Accessory 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

<p>October 25, 2022 Exhibit A</p>	
<h2>Zoning Legend Appendix</h2> <h3>Coastal Restoration Center:</h3> <p>FFE: Refer to grading plan LG.100 Overall: 35.08 NAVD Building Height: 26.08' North Setback: 82'-3" East to Water's Edge 272'-8" South Setback 1060'-5" West Setback 254'-4" Enclosed Area: 2399 SF</p>	<h3>Little Red School House</h3> <p>FFE: Refer to grading plan LG.100 Overall: 24.49 NAVD Building Height: 15.49' North Setback: 442'-4" East to Water's Edge 254'-4" South Setback 7387'-4" West Setback 327'-10" Enclosed Area: 663 SF</p>
<h3>South Bathrooms:</h3> <p>FFE: Refer to grading plan LG.100 Overall: 26.42 NAVD Building Height: 17.42' North Setback: 969'-8" East to Water's Edge 278'-1" South Setback 184'-5" West Setback 348'-6" Enclosed Area: 831 SF</p>	<h3>Beach Pavilions</h3> <p>FFE: Refer to grading plan LG.100 Building Height: 13.09' North Setback: 171'-6" (Pavilion #1) East to Water's Edge 123'-11" (Pavilion #1) South Setback 147'-9" (Pavilion #4) West Setback 464'-9" (Pavilion #4) Enclosed Area: 228 SF per building Total Pavilion Enclosed Area: 912 SF (Setbacks for smallest setbacks listed)</p>
<h3>North Bathrooms:</h3> <p>FFE: Refer to grading plan LG.100 Overall: 31.42 NAVD Building Height: 17.42' North Setback: 230'-6" East to Water's Edge 199'-0" South Setback 833'-6" West Setback 396'-11" Enclosed Area: 831 SF</p>	
<p>Raymond Jungles, Inc. 2964 Aviation Avenue Miami, FL 33133, USA +1(305) 858 6777 www.raymondjungles.com</p>	



Town of Palm Beach
 Planning Zoning and Building
 360 S County Rd
 Palm Beach, FL 33480
www.townofpalmbeach.com




Application No. _____
Parcel No. _____
Owner Name _____
Address _____
City _____
State _____
Zip _____

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 **Institute for Regional Conservation ("IRC"), **Natives for Your Neighborhood** 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

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<div>ARCHITECT</div> <div></div> <div>FAIRFAX & SAMMONS FAIRFAX, SAMMONS & PARTNERS, LLC 214 BRAZILIAN AVENUE PALM BEACH, FL 33480 PHONE: (561) 805-8591</div>		
<div>LANDSCAPE ARCHITECT</div> <div>jungles RAYMOND JUNGLES, INC. 2964 AVIATION AVENUE MIAMI, FL 33133 PHONE: (305) 858-6777</div>		
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PROJECT No.		
DATE		10/28/2022
SCALE		AS SHOWN
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DRAWN BY		
CHECKED BY		
ZONING LEGEND		
<div></div> <div>PHIPPS OCEAN PARK PREPARED FOR TOWN OF PALM BEACH</div>		
SHEET NUMBER		
GI.020		