



Scope of Work

Completed Without Permits

- Proposed A/C equipment
- Proposed structure to enclose A/C equipment
- (4) Parking spaces to be removed
- (2) Parking spaces to be relocated
- 273 S.F. of landscape open space added. Additional landscaping to screen proposed structure.

La Palma
2860 South Ocean Boulevard
Palm Beach

F L O R I D A

Project # ARC-23-009
Zoning # 23-018
Final Drop Off: 12.09.22

Variance Requests

- Removal of (4) parking spaces

Sheet Index

- Cover Sheet
- Zoning Legend
- L1.0 - Existing Conditions
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- L2.1 - Site Data Calculations
- L2.2 - Parking Requirements
- L3.0 - Landscape Plan
- L3.1 - Landscape Schedule
- L4.0 - A/C Enclosure Details
- L4.1 - A/C Enclosure Details
- Current Survey

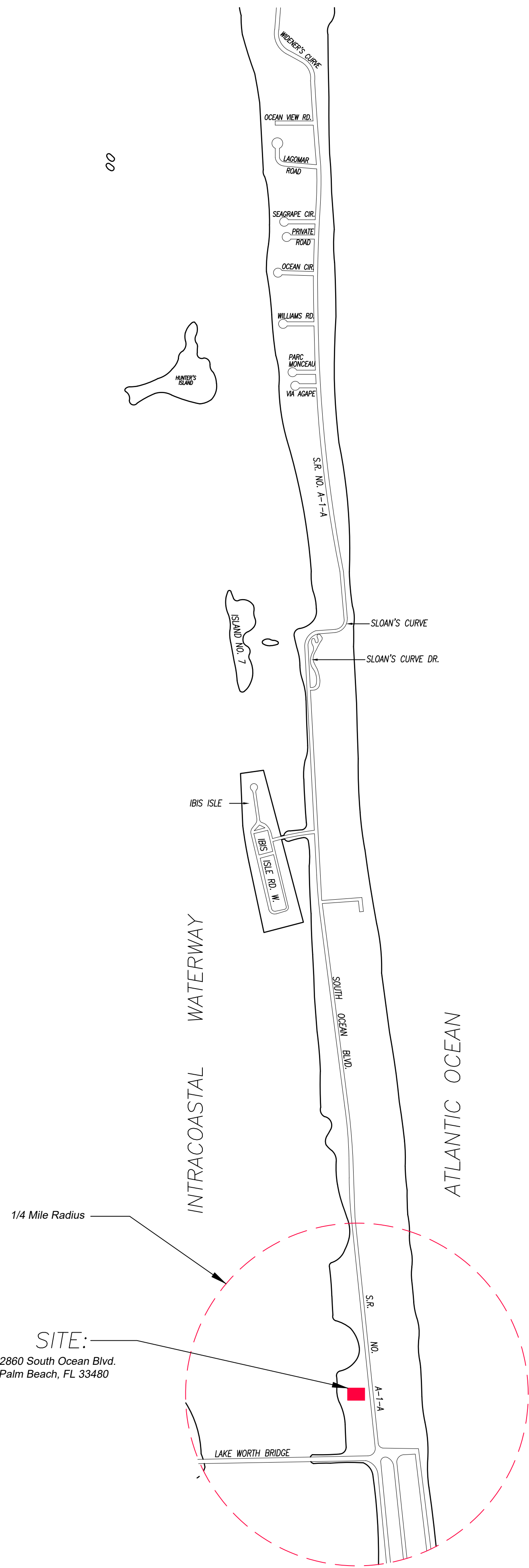
Design Team/Consultants

Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Architect
PANDULA ARCHITECTS
GENE PANDULA

Zoning Agent
GUNSTER LAW FIRM
JOHN LINDGREN
777 SOUTH FLAGLER DRIVE, SUITE 500 EAST
WEST PALM BEACH, FL 33401
561.650.0752
WWW.GUNSTER.COM

Vicinity/Location Map



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

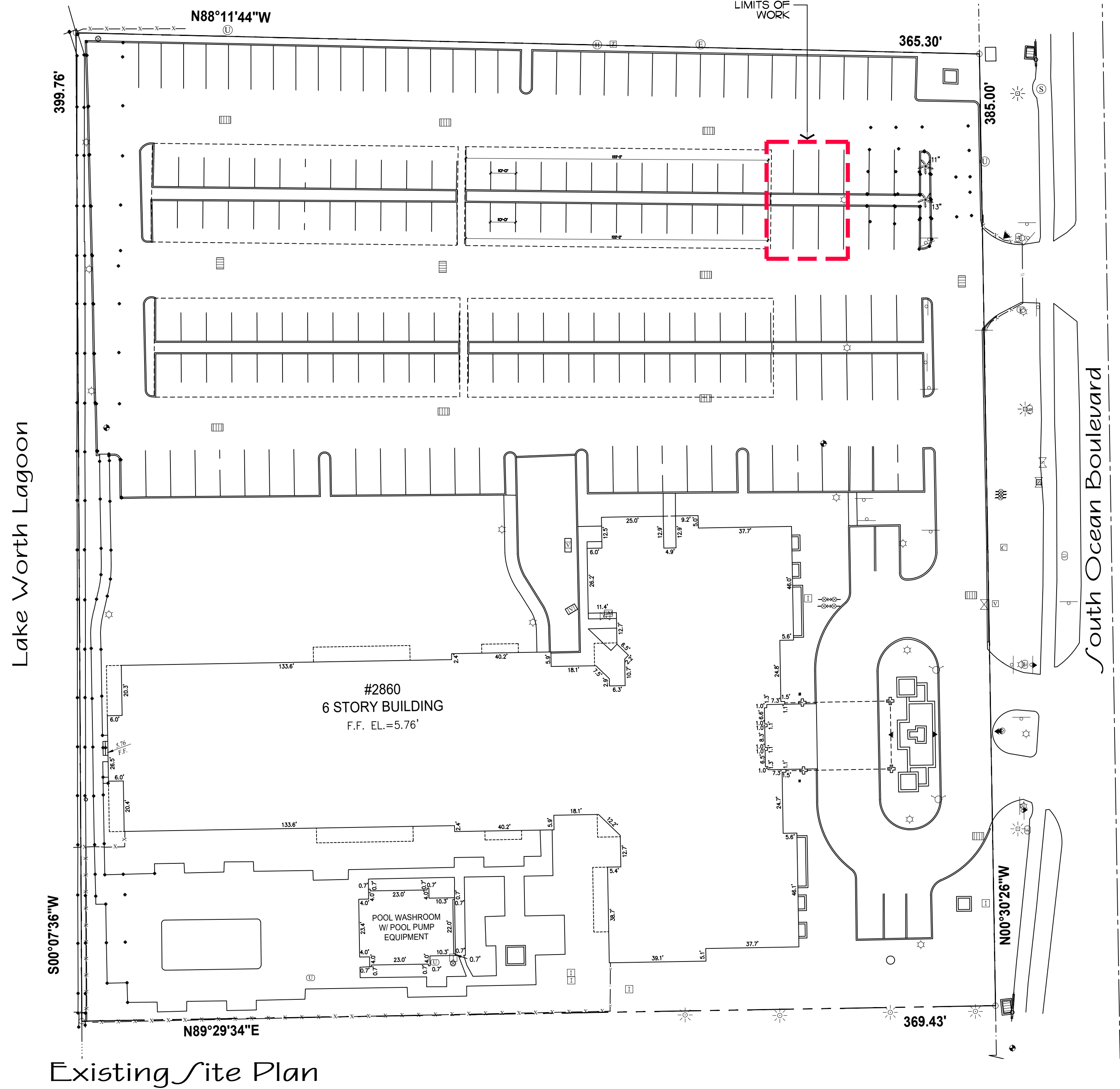
La Palma
2860 South Ocean Boulevard
Palm Beach

F L O R I D A

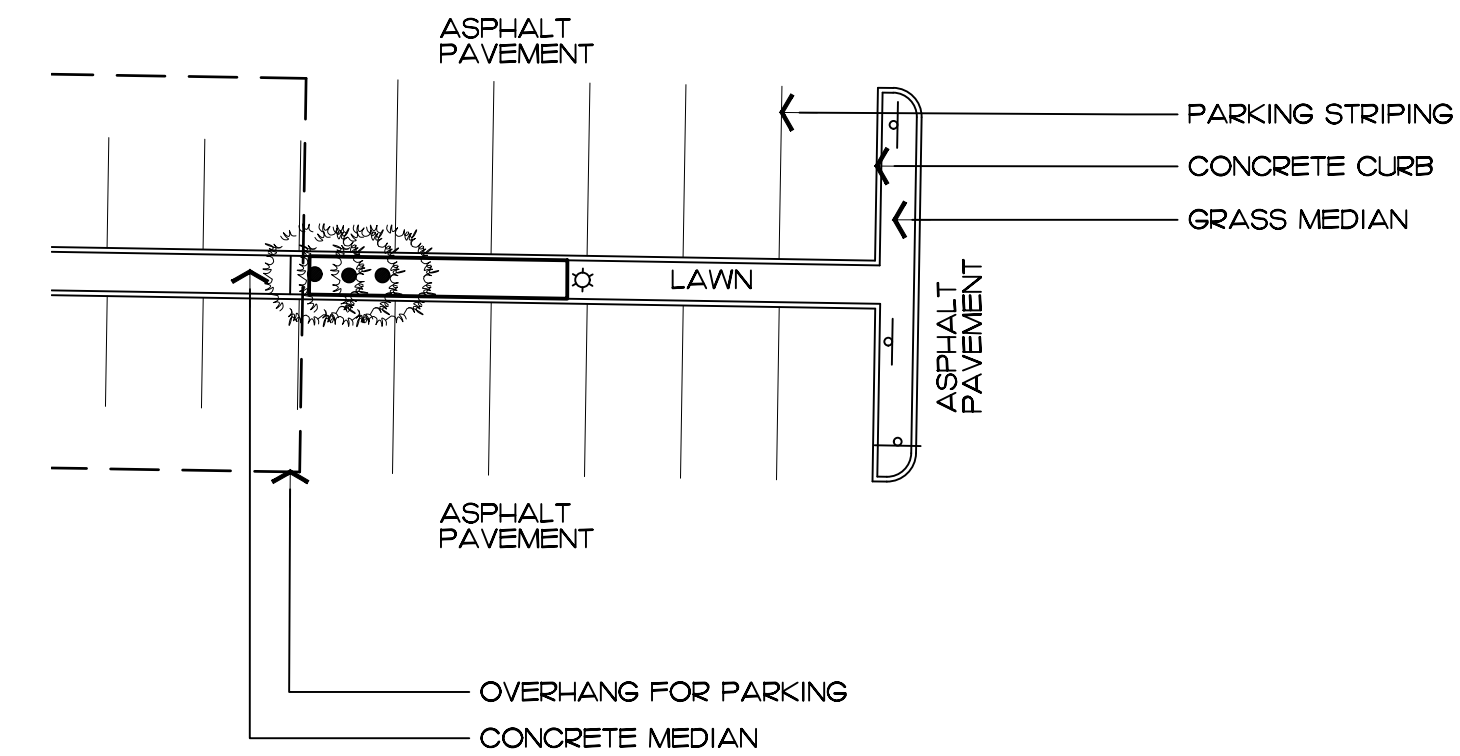
Project # ARC-23-009
Zoning # 23-018

Zoning Legend

Property Address:	2860 South Ocean Blvd.		
Zoning District:	RD (2)		
Structure Type:	Heavy Density Residential		
	Required/Allowed	Existing	Proposed
Lot Size:	20,000 SF min.	144,100 SF	144,100 SF
Lot Depth:	FT	FT	FT
Lot Width:	FT	FT	FT
Lot Coverage:	%	%	%
Front Yard Setback:	N/A	N/A	N/A
Side Yard Setback (1st Story):	N/A	N/A	N/A
Side Yard Setback (2nd Story):	N/A	N/A	N/A
Rear Yard Setback:	N/A	N/A	N/A
Angle of Vision:	N/A	N/A	N/A
Building Height:	N/A	N/A	N/A
Overall Building Height:	N/A	N/A	N/A
Finish Floor Elevation (FFE) (NAVD):	N/A	N/A	N/A
Zero Datum for Pt of Measurement:	N/A	N/A	N/A
Base Flood Elevation (BFE) (NAVD)	NAVD	NAVD	NAVD
Landscape Open Space (LOS):	35% 50,435 SF	21.57%	21.76%
Perimeter LOS:	N/A	N/A	N/A
Front Yard LOS:	N/A	N/A	N/A
Native Plant Species Percentage:	See sheet L3.1		



Existing Site Plan



Existing Conditions - Limits of Work
SCALE 1" = 20'



Aerial View
NOT TO SCALE



Street View
VIEW FROM SOUTH OCEAN BOULEVARD

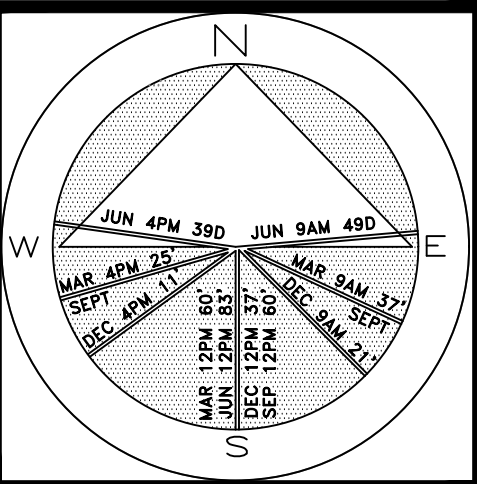
Existing Site Data

DESCRIPTION	REQUIRED	EXISTING
LOT ZONE	R-D(2) - HEAVY DENSITY RESIDENTIAL	
LOT AREA	20,000 SF. MINIMUM	144,100 SF.
OPEN / PERMEABLE SPACE	MINIMUM 35% 50,435 SF.	21.57% 31,086 SF.
FRONT YARD LANDSCAPE	MINIMUM 35% OF FRONT YARD N/A	N/A

ZON# 23-018
ARC# 23-009

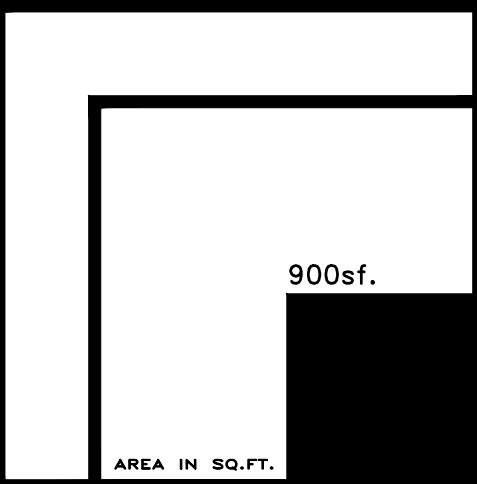
Existing Conditions
SCALE IN FEET 0' 30' 60' 90'

La Palma
2860 South Ocean
Palm Beach



JOB NUMBER: # 22212.00 LA
DRAWN BY: Jean Twomey
James Aparicio
DATE: 10.24.2022
11.28.2022

SHEET L1.0





La Palma
2860 South Ocean
Palm Beach

A
D
I
R
O
L
F

JOB NUMBER: # 22212.00 LA
DRAWN BY: Jean Twomey
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SHEET L1.1

2022
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ZON# 23-018
ARC# 23-009
Existing Conditions / Affected Area Site Photos



La Palma
2860 South Ocean
Palm Beach

F L O R I D A

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DATE: 11.28.2022

SHEET L1.2



La Palma
2860 South Ocean
Palm Beach

F L O R I D A

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DRAWN BY: Jean Twomey
DATE: 10.24.2022
11.28.2022

SHEET L1.3

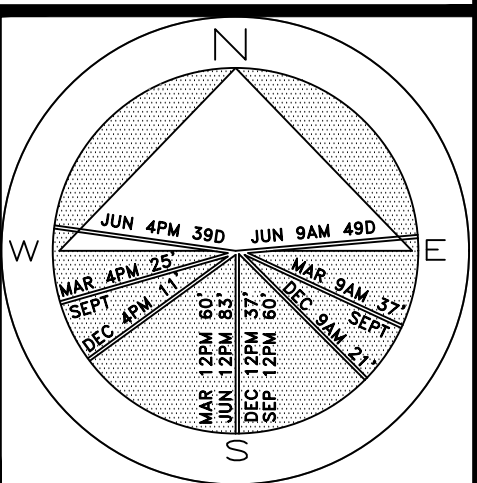
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ZON# 23-018
ARC# 23-009
Existing Conditions / Neighborhood Context

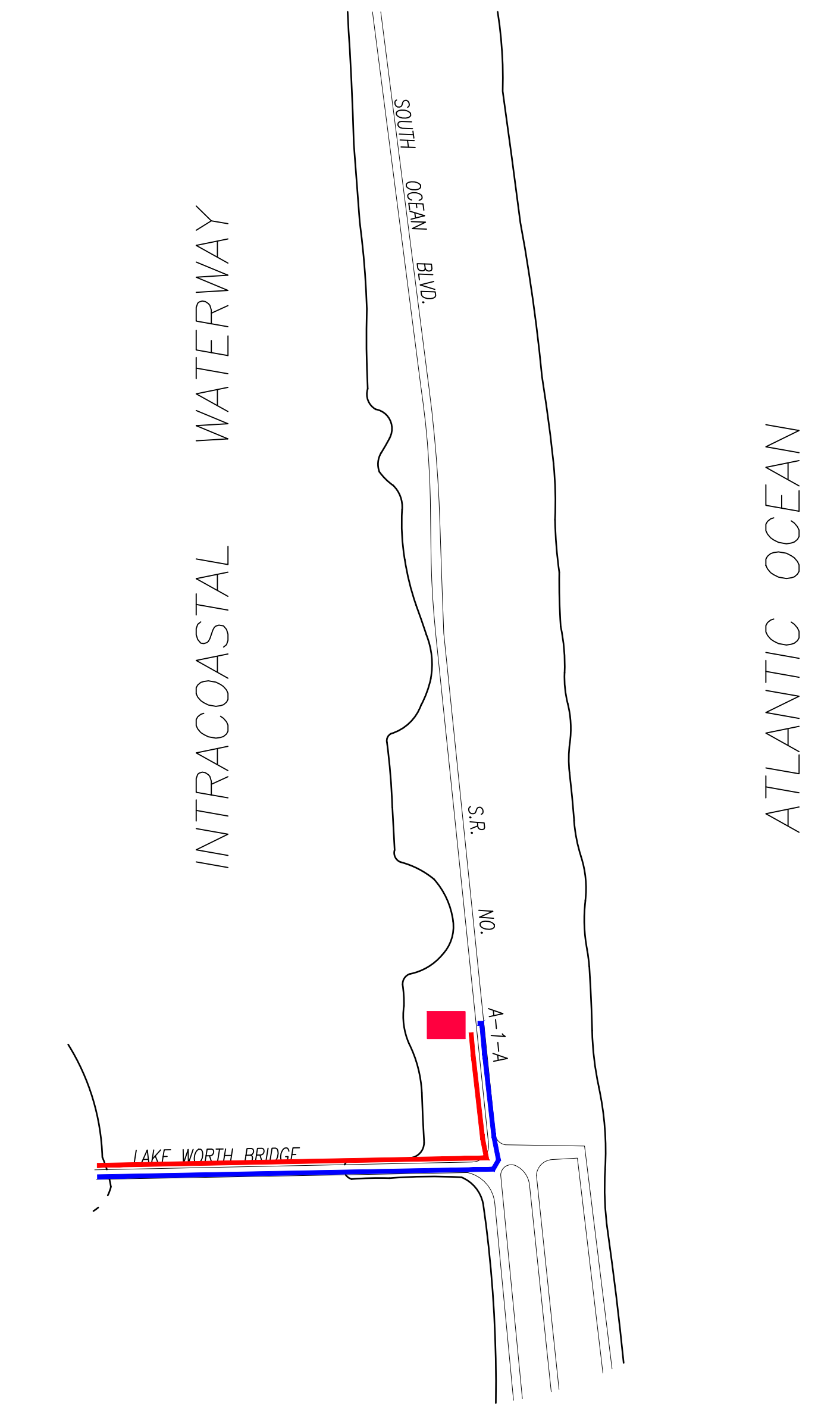
La Palma
2860 South Ocean
Palm Beach



JOB NUMBER: # 22212.00 LA
DRAWN BY: Jean Twomey
DATE: James Aparicio
DATE: 11.07.2022
DATE: 11.28.2022

SHEET L1.4

900 sf.
AREA IN SQ.FT.



1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP
NOT TO SCALE

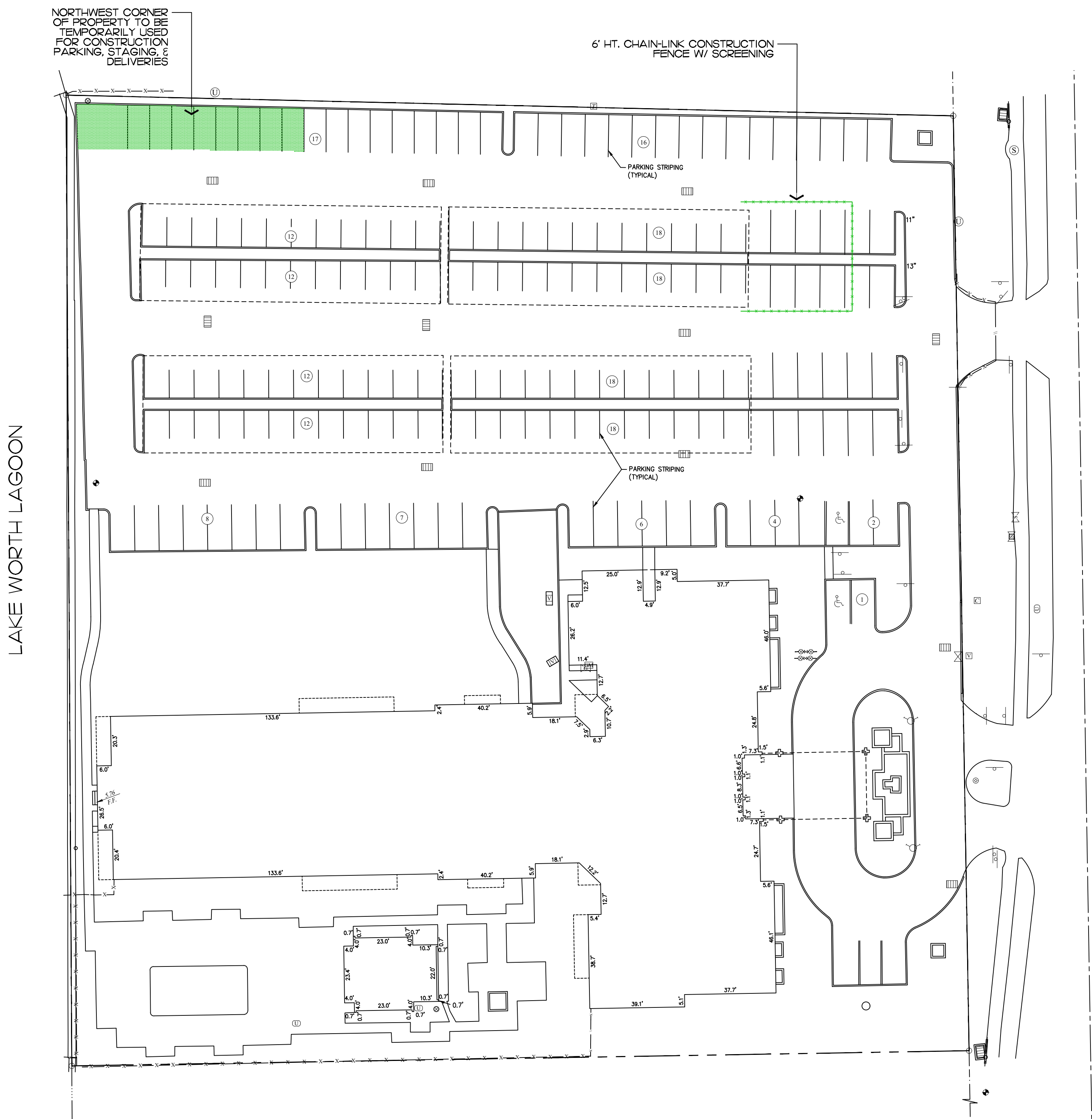
SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(1 DAY)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE



ZON# 23-018
ARC# 23-009

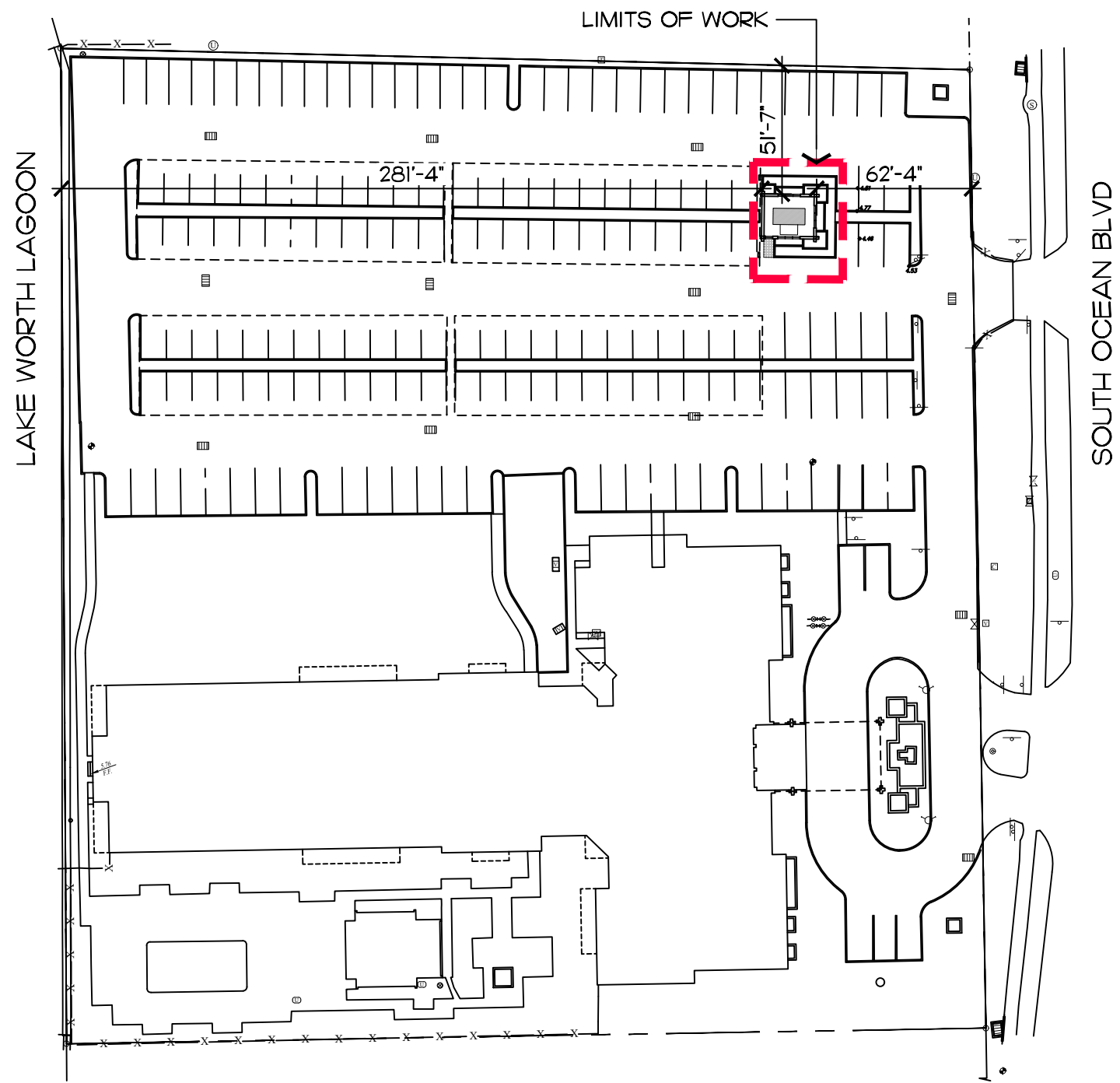
SCALE IN FEET 0' 30' 60' 90'

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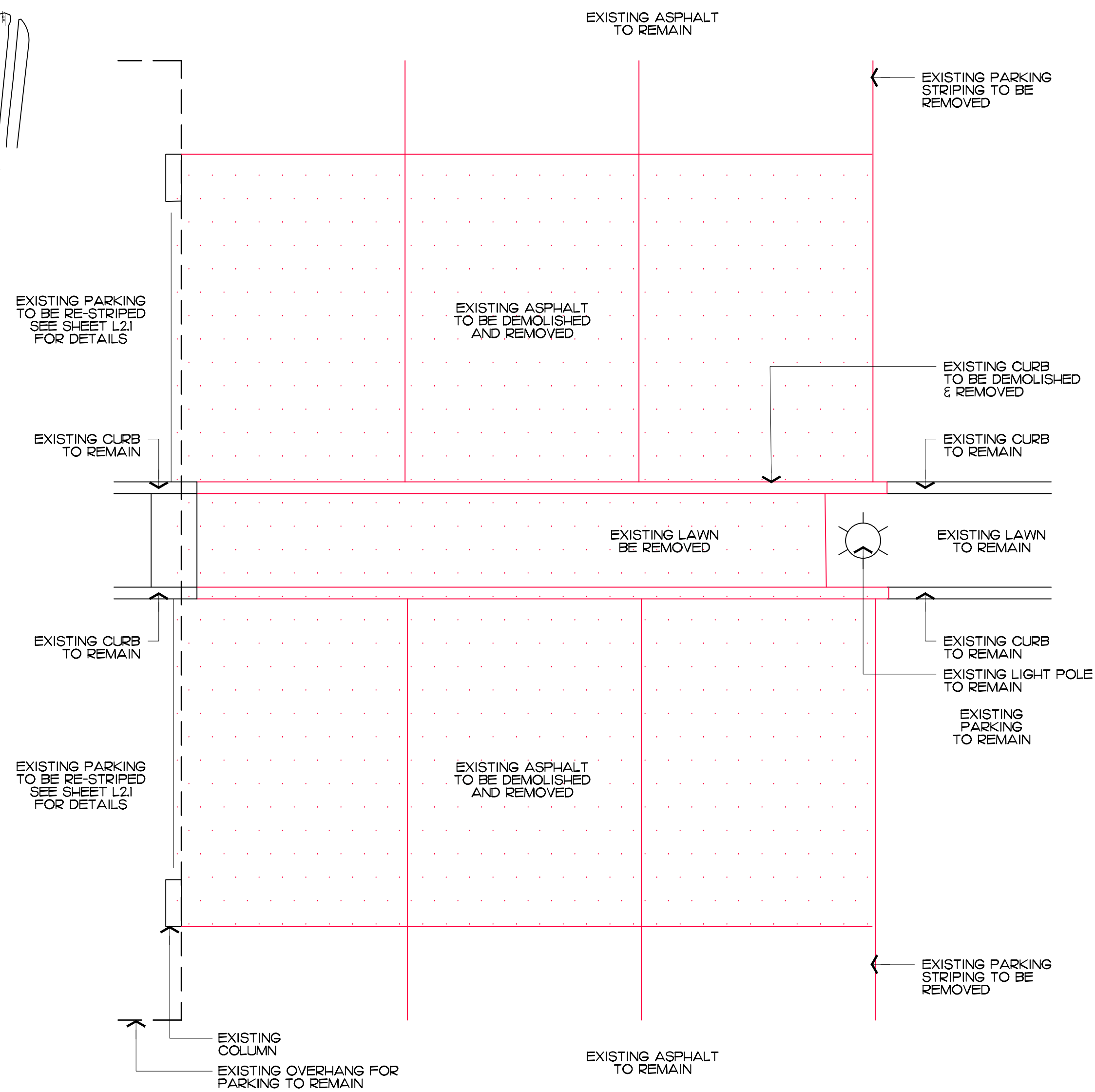
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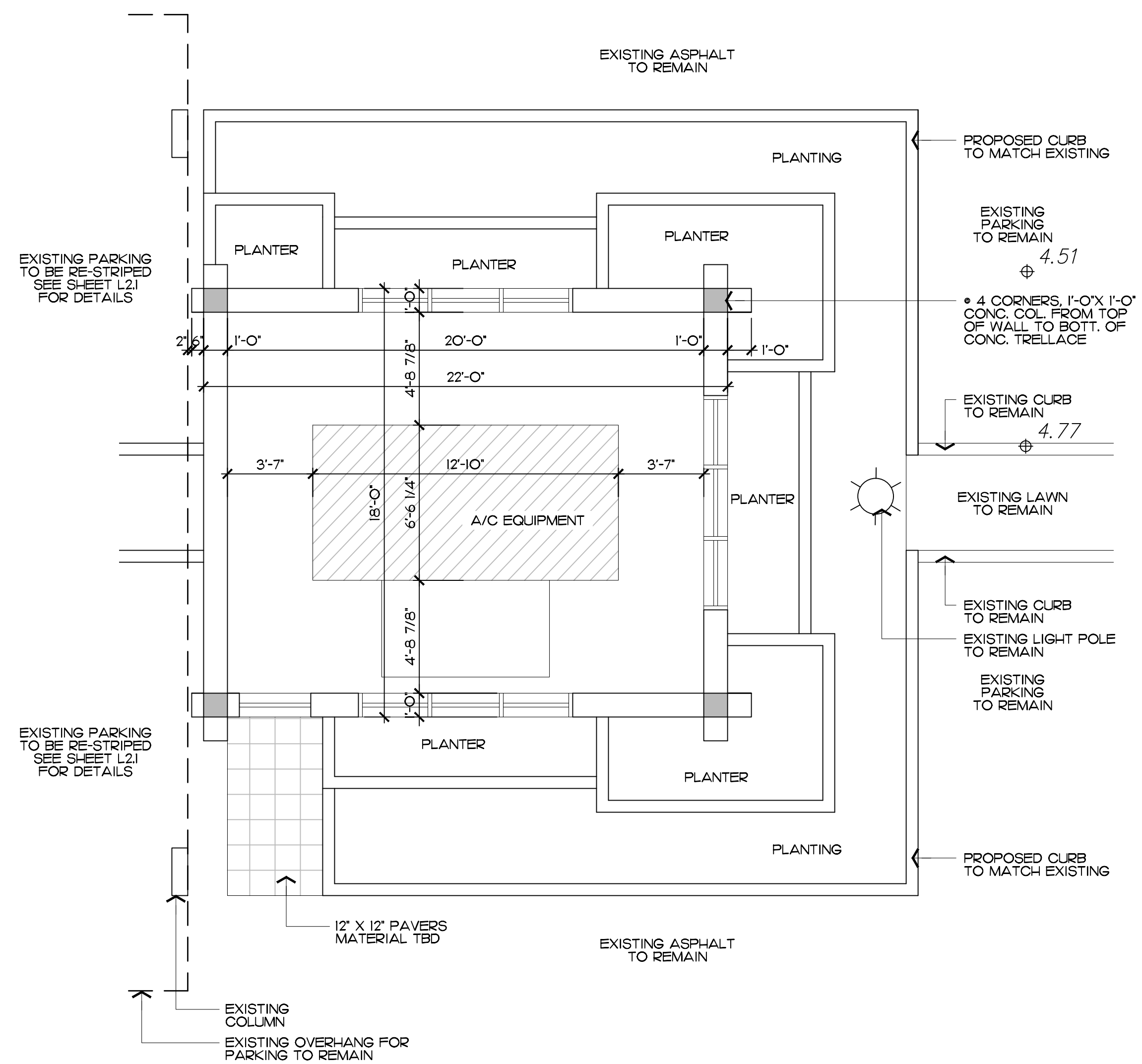
Truck Logistic / Construction Screening Plan



Site Plan
SCALE 1" = 60'

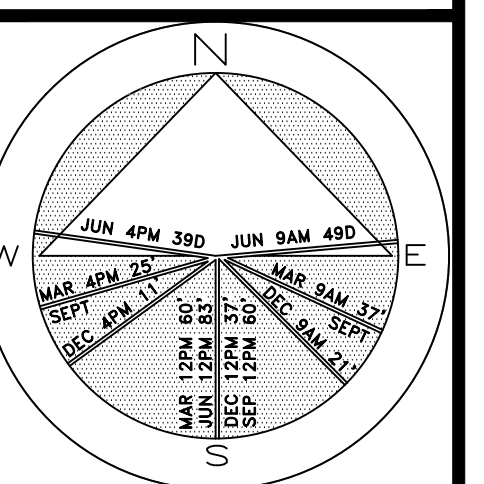


Existing Conditions / Demolition Plan



Currently Proposed Plan

La Palma
2860 South Ocean
Palm Beach



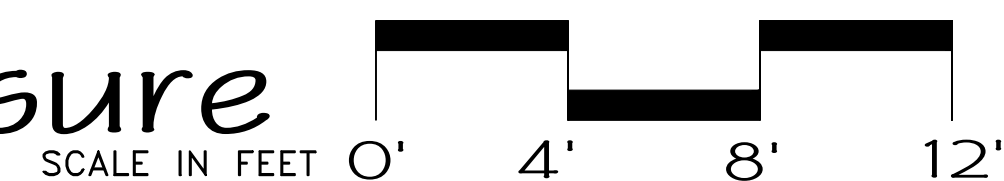
JOB NUMBER: # 22212.00 LA
DRAWN BY: Jean Twomey
DATE: James Aparicio
DATE: 10.24.2022
DATE: 11.28.2022

SHEET L2.0

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Hardscape Plan - Proposed A/C Enclosure

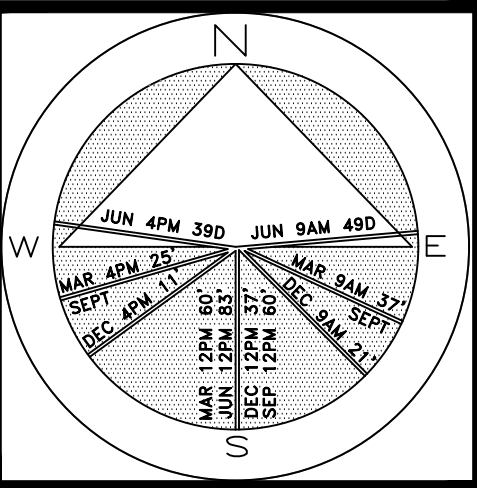
ZON# 23-018
ARC# 23-009



16 sf.

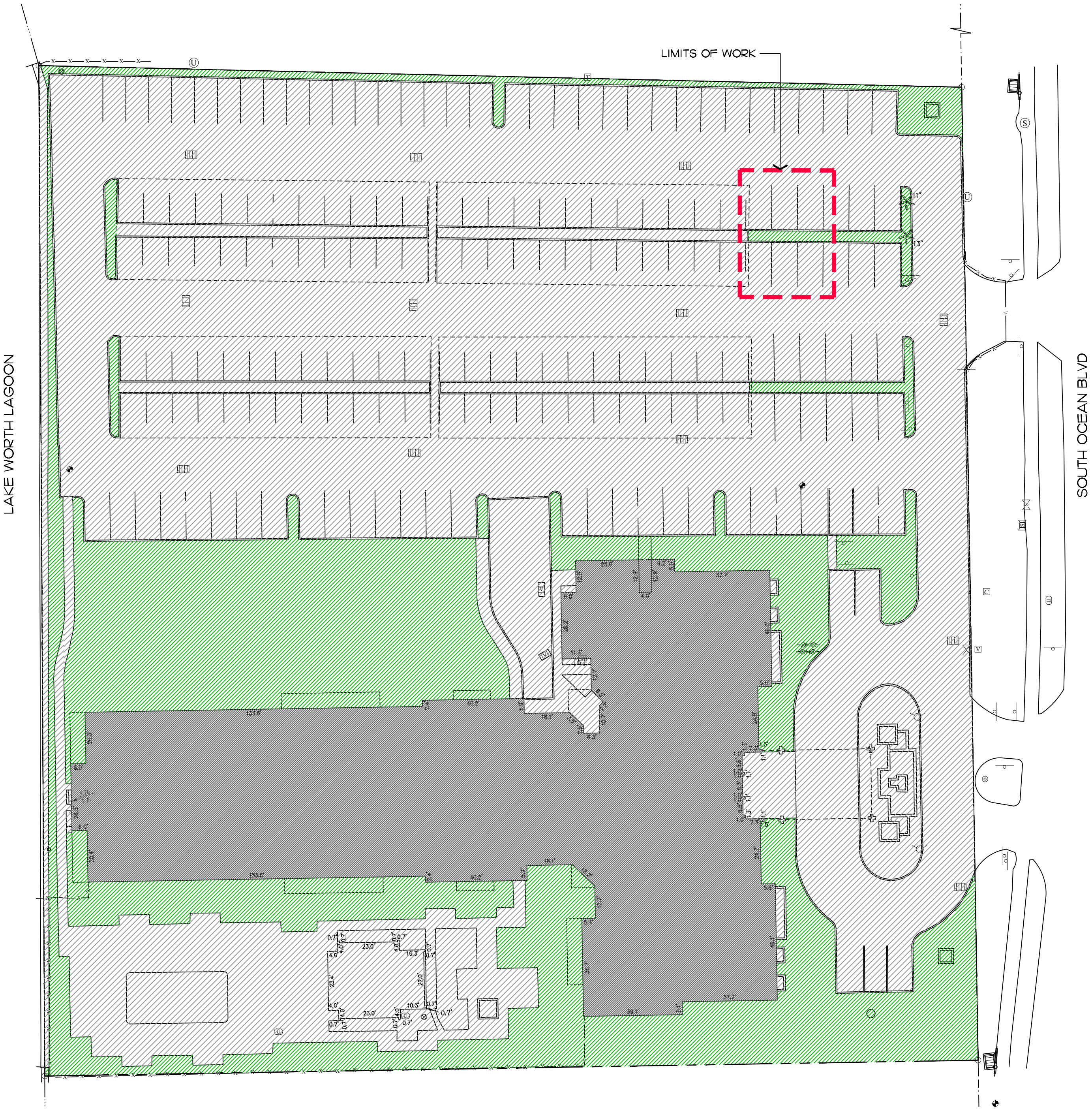
AREA IN SQ.FT.

La Palma
2860 South Ocean
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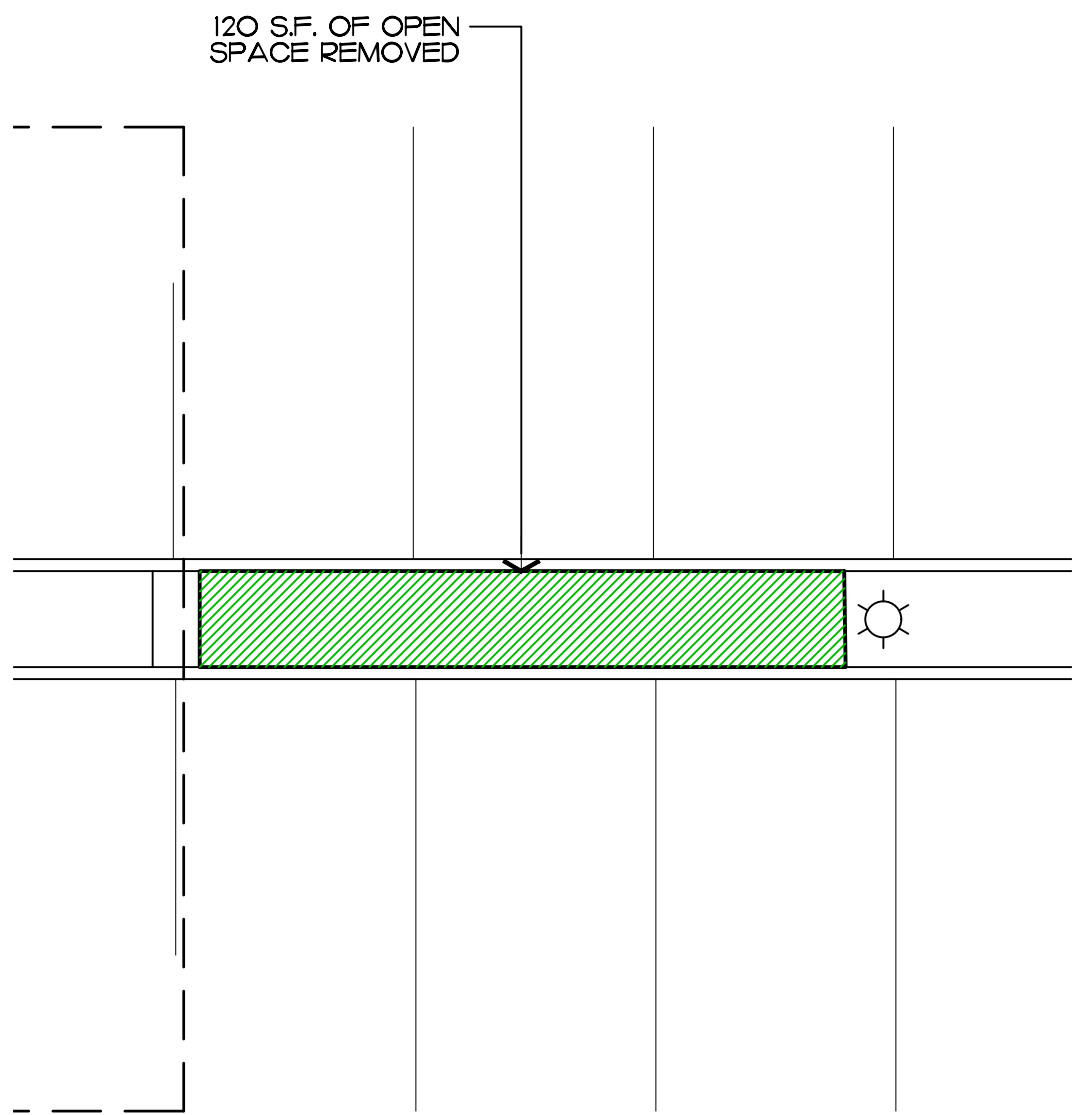
JOB NUMBER: # 22212.00 LA
DRAWN BY: Jean Twomey
Alex Pugrii
DATE: 11.07.2022
11.28.2022

SHEET L2.1

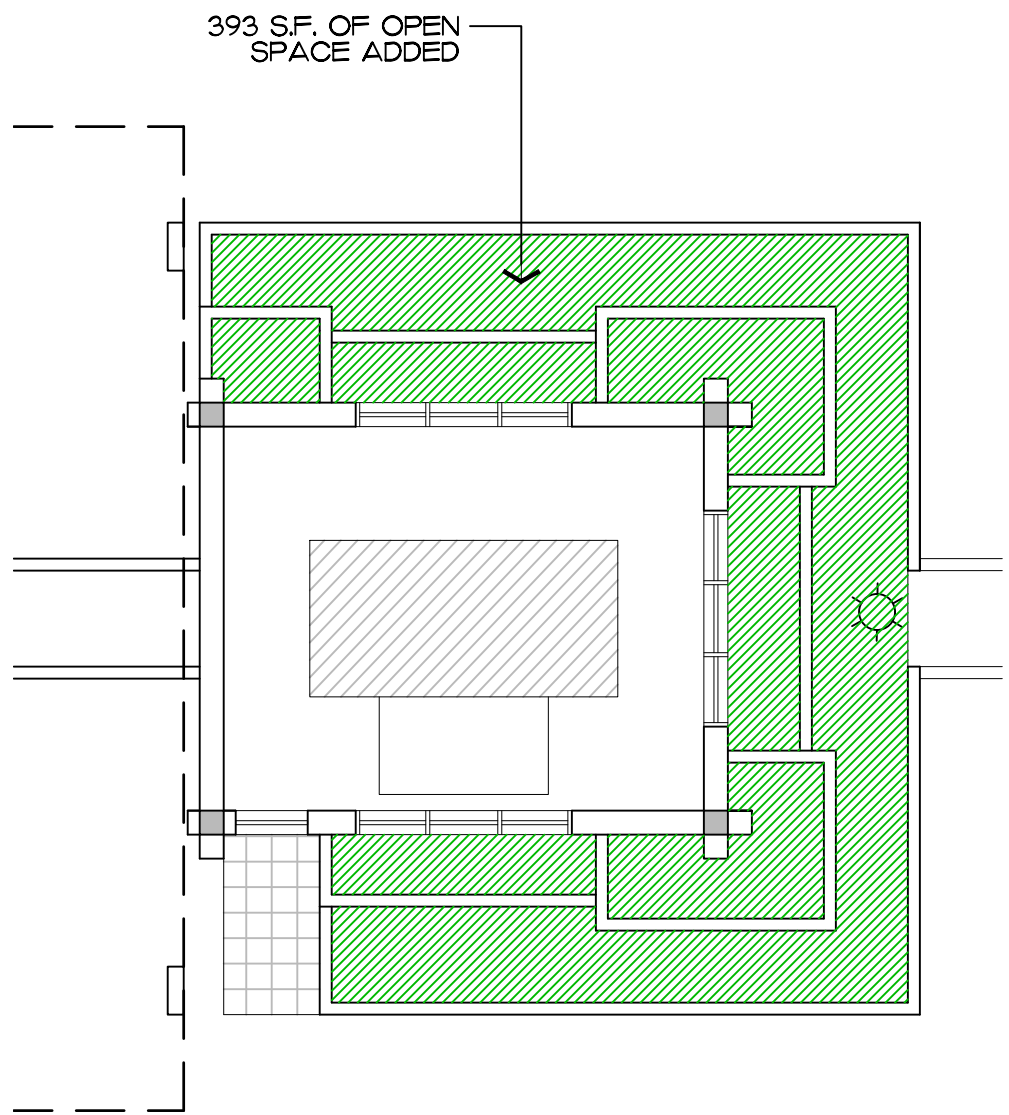


Legend

- HATCH BUILDING
- HATCH HARDSCAPE
- HATCH WATER FEATURE



Existing Conditions Plan



Proposed Improvements

Site Requirements

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE R-DK2 HEAVY DENSITY RESIDENTIAL			
LOT AREA	20,000 S.F. MINIMUM	144,100 S.F.	144,100 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 35% 50,435 S.F.	21.57% 31,086 S.F.	21.76% 31,359 S.F.
FRONT YARD LANDSCAPE	MINIMUM 35% OF FRONT YARD	N/A	N/A

ZON# 23-018
ARC# 23-009

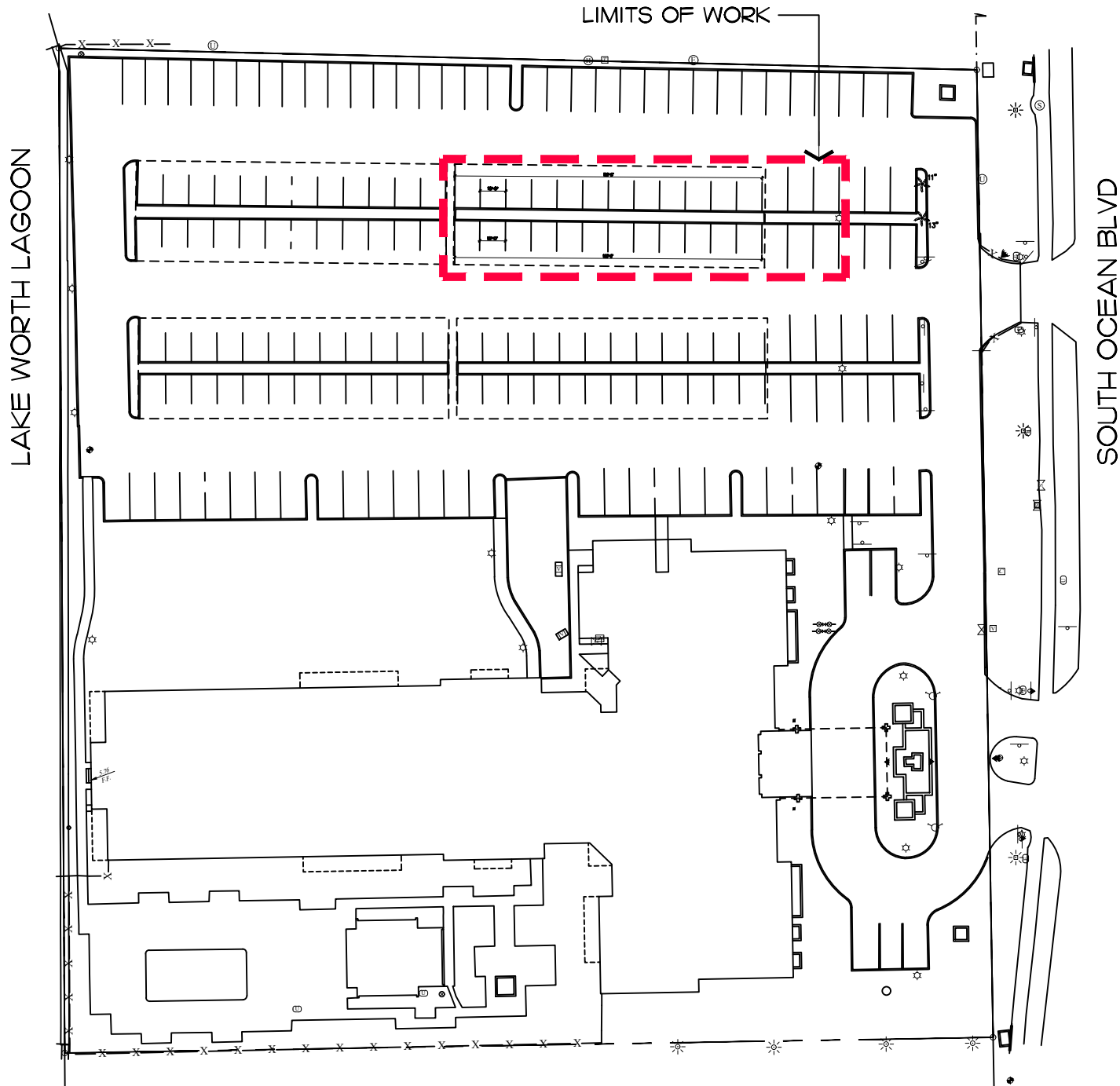
Site Data Calculations

SCALE IN FEET 0' 4' 8' 12'

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Site Plan
SCALE 1" = 60'

Parking Requirements

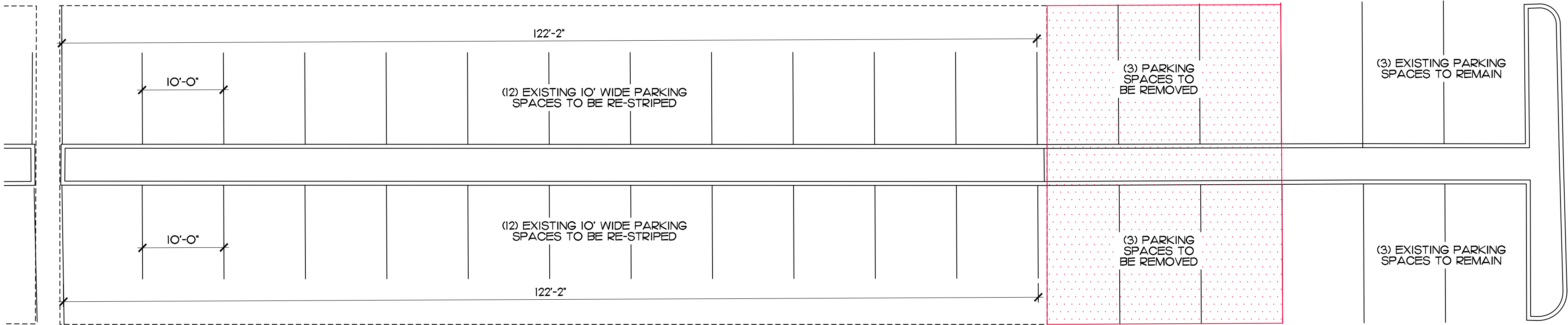
MULTIFAMILY DWELLING (6 UNITS OR MORE)		
REQUIRED	EXISTING	PROPOSED
201 SPACES	187 SPACES	183 SPACES

TOTAL EXISTING DWELLING UNITS: 91

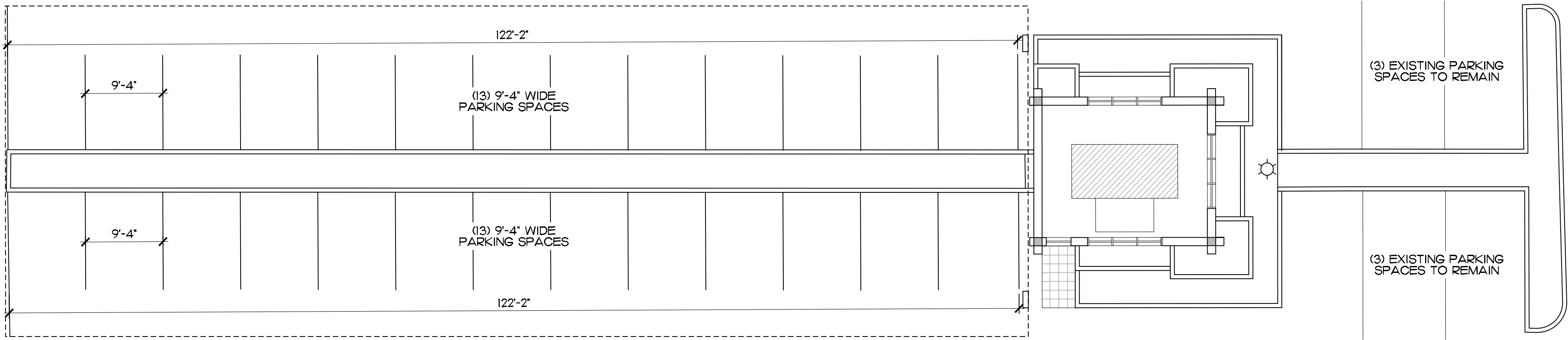
ADA COMPLIANCE SPACES		
REQUIRED	EXISTING	PROPOSED
6 SPACES	2 SPACES	2 SPACES



EXISTING CURBS, (6) PARKING SPACES & GRASS MEDIAN TO BE DEMOLISHED & REMOVED



Existing Conditions / Parking To Be Removed



Existing Conditions / Parking To Be Added

Proposed Parking Spaces

SCALE 1/2" = 1'

2022

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NOTE:
(6) TOTAL PARKING SPACES TO BE REMOVED
(2) TOTAL PARKING SPACES WILL BE ADDED TO MEET TOWN OF PALM BEACH REQUIREMENTS
NO HANDICAP SPACES WILL BE REMOVED

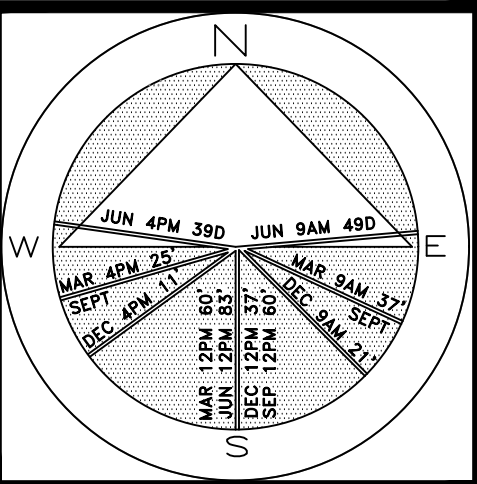
Parking Requirements

SCALE IN FEET 0' 10' 20' 30'

ZON# 23-018
ARC# 23-009

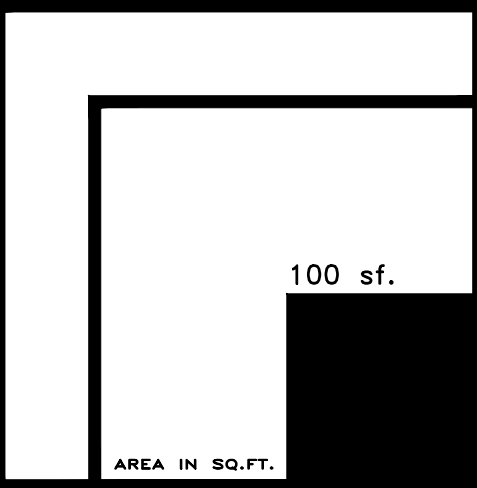
ENVIRONMENT
DESIGN
GROUP
139 North County Road 5720-B Palm Beach, FL 33460
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MIA RLA #6666784
Dustin@environmentdesigngroup.com

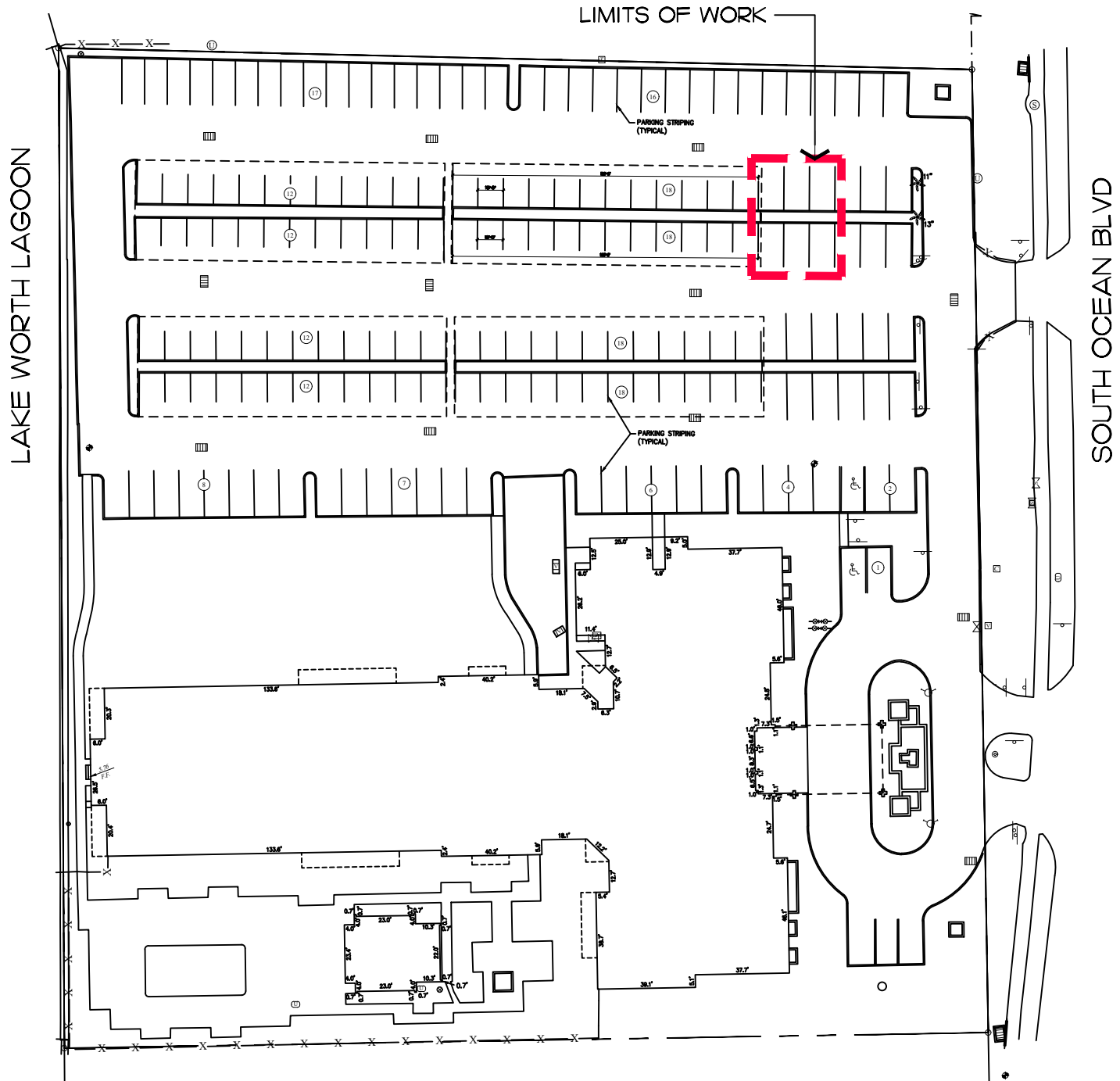
La Palma
2860 South Ocean
Palm Beach



JOB NUMBER: # 22212.00 LA
DRAWN BY: Jean Twomey
James Aparicio
DATE: 11.07.2022
11.28.2022

SHEET L2.2

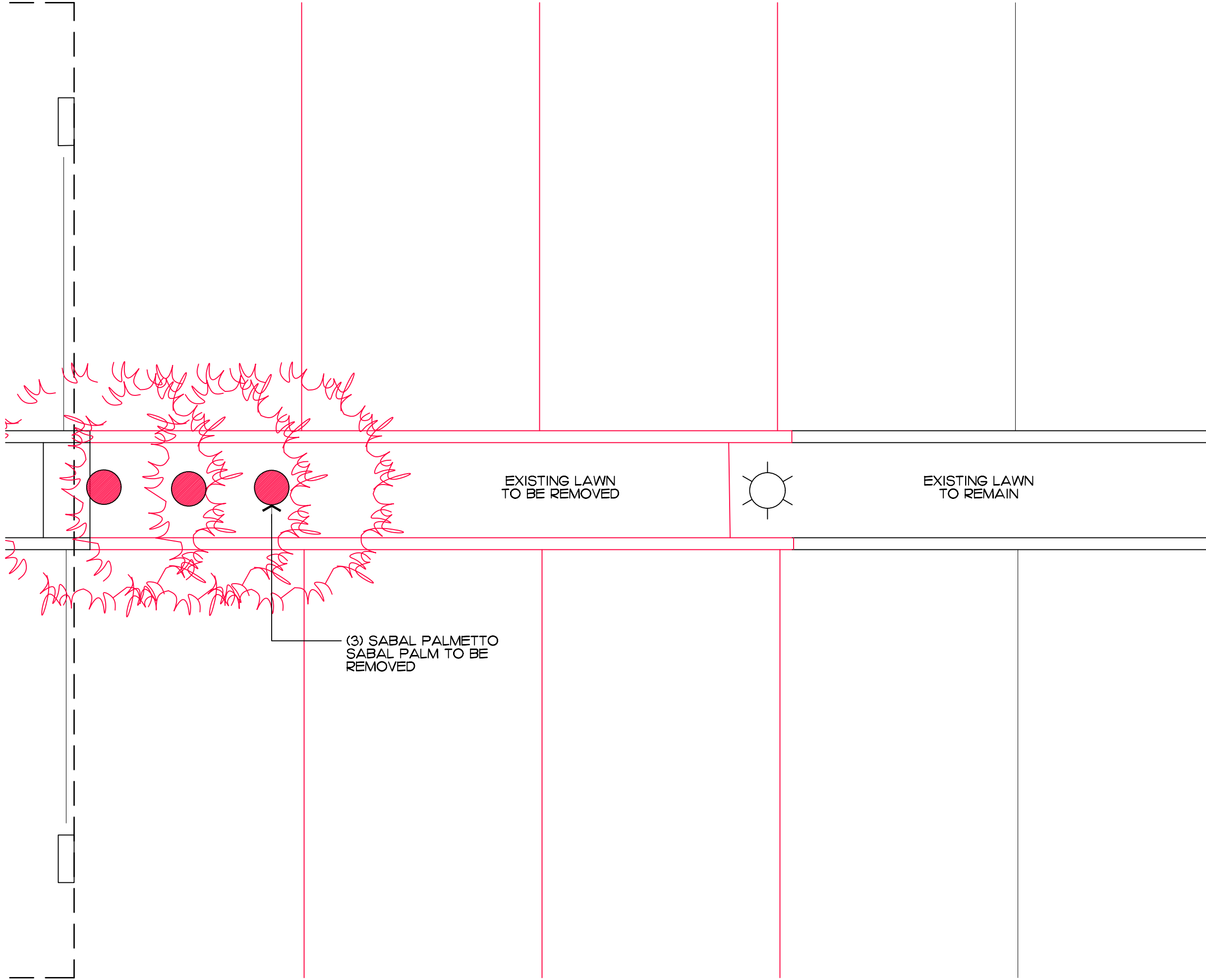




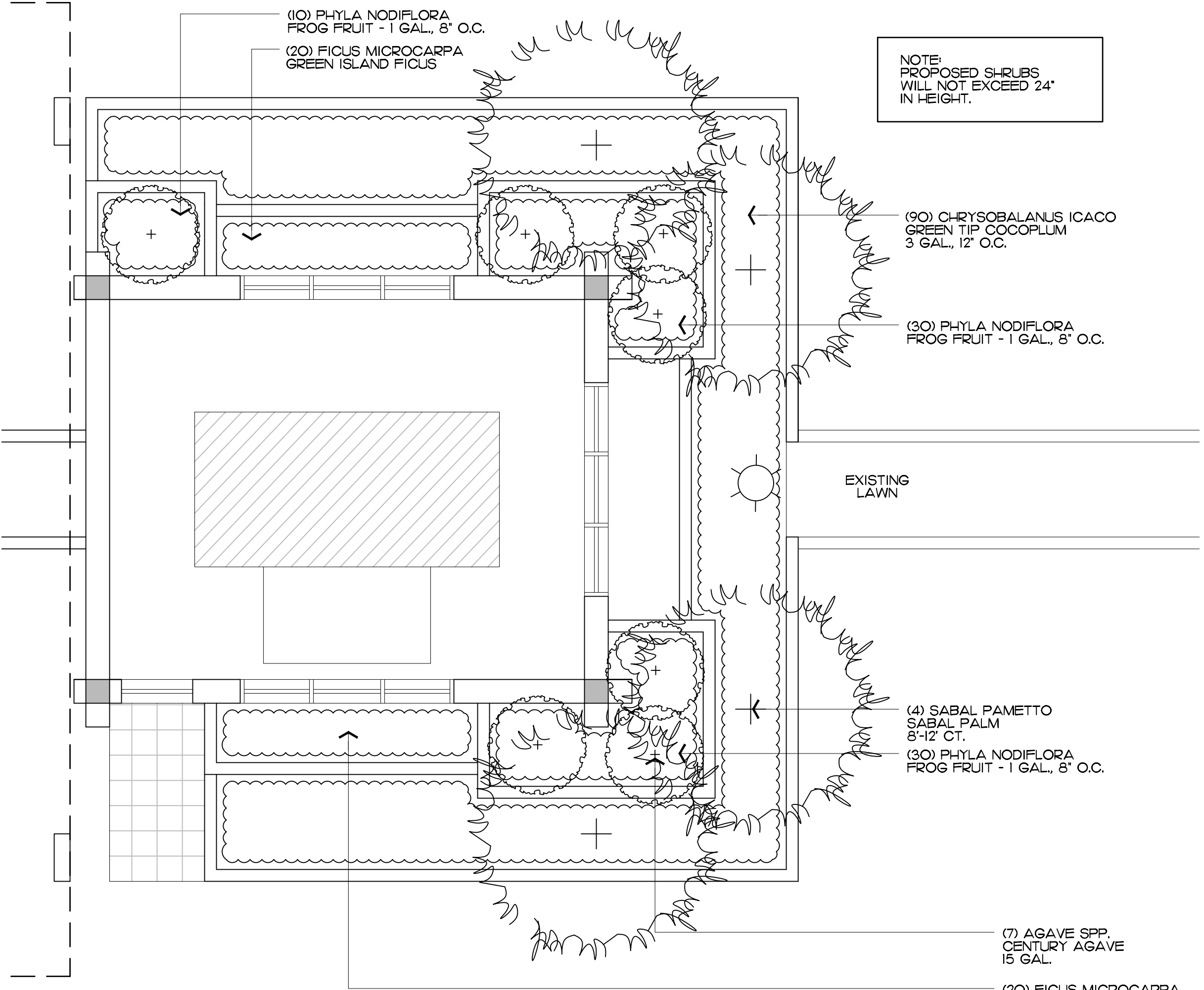
Site Plan
SCALE 1" = 60'



(3) EXISTING SABAL PALMS TO BE REMOVED



Existing Vegetation Action Plan



Currently Proposed Landscaping

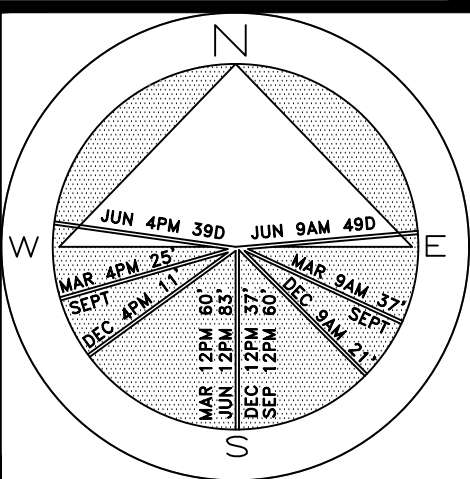
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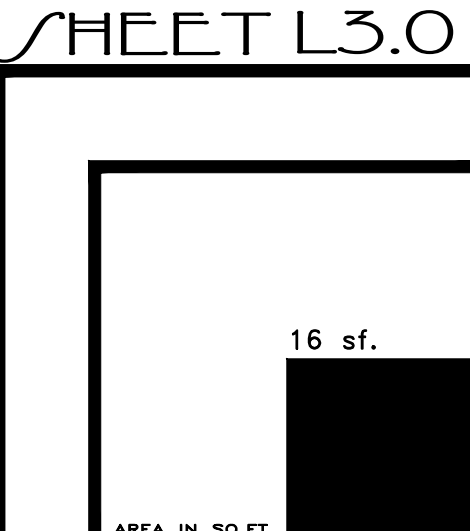
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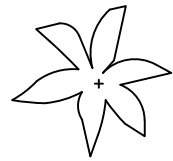
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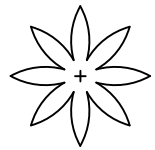


Landscape Plan



Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	SABAL PALMETTO COCONUT PALM	2 2	12' CT. 16' CT.	YES
		TOTAL: NATIVE SPECIES:	4 4 (100%)	

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	AGAVE AMERICANA CENTURY AGAVE	7	15 GAL.	NO
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	90	3 GAL., 12" O.C.	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	40	3 GAL., 12" O.C.	NO
		TOTAL: NATIVE SPECIES:	137 90 (66%)	

Vines, & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYL. NODIFLORA FROG FRUIT	70	1 GAL., 8" O.C.	YES
		TOTAL: NATIVE SPECIES:	70 70 (100%)	

Mulch

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

ENVIRONMENT
DESIGN
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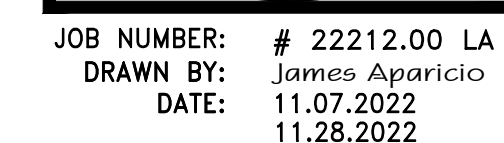
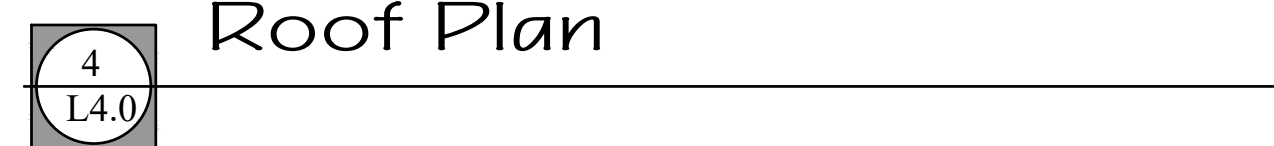
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SHEET L3.1

ZON# 23-018
ARC# 23-009
Plant Schedule



AREA IN SQ.FT.

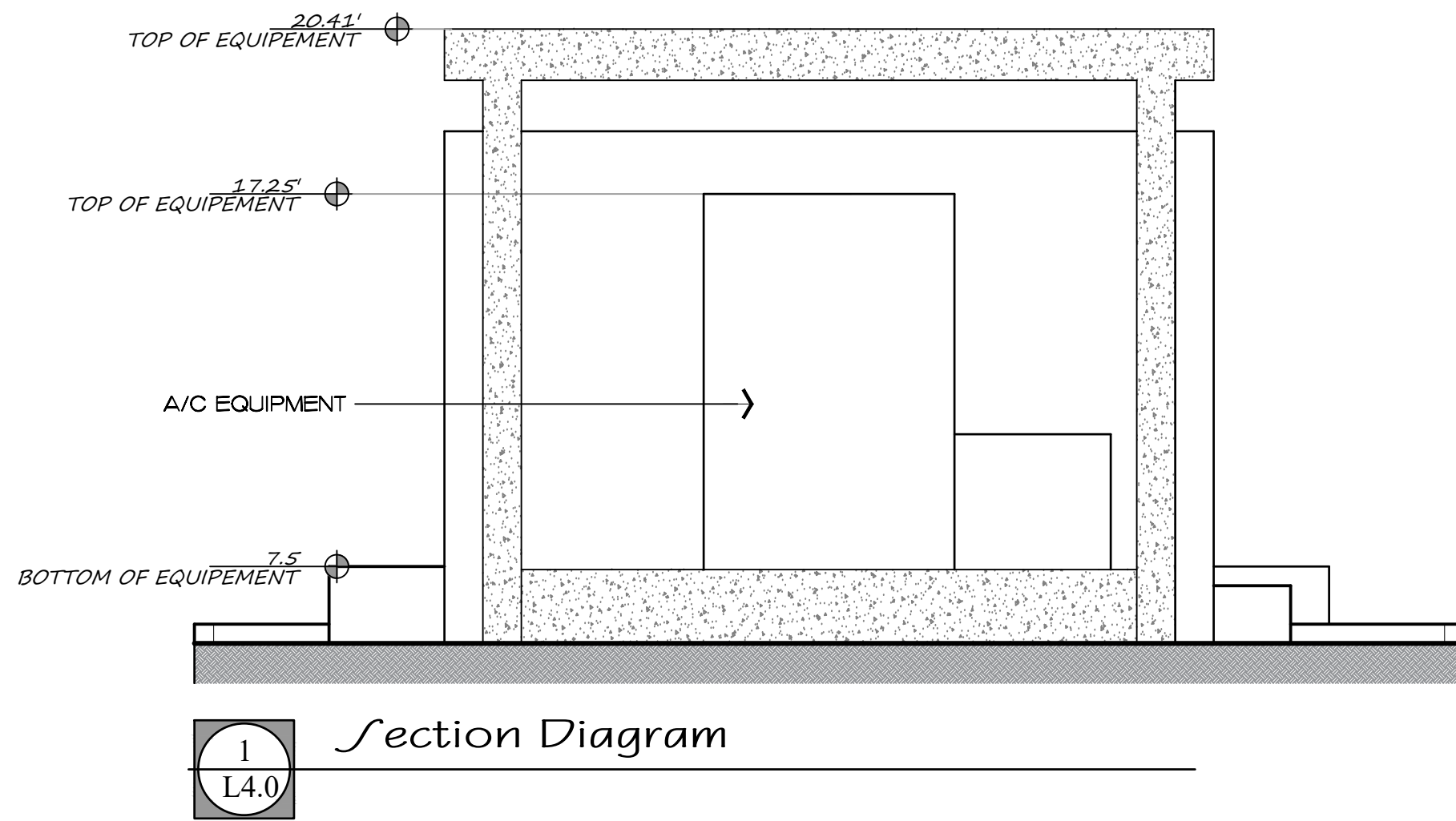
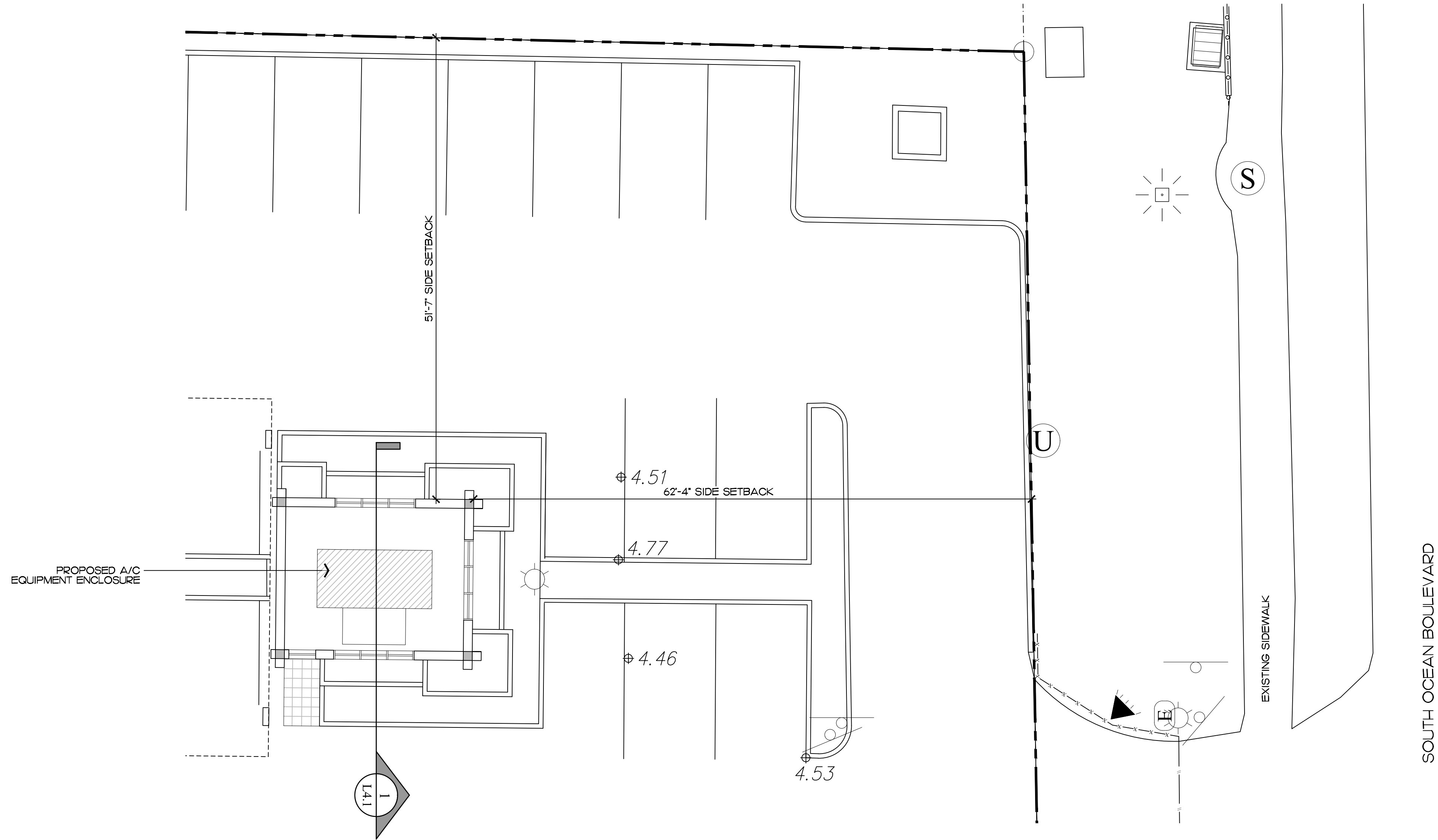
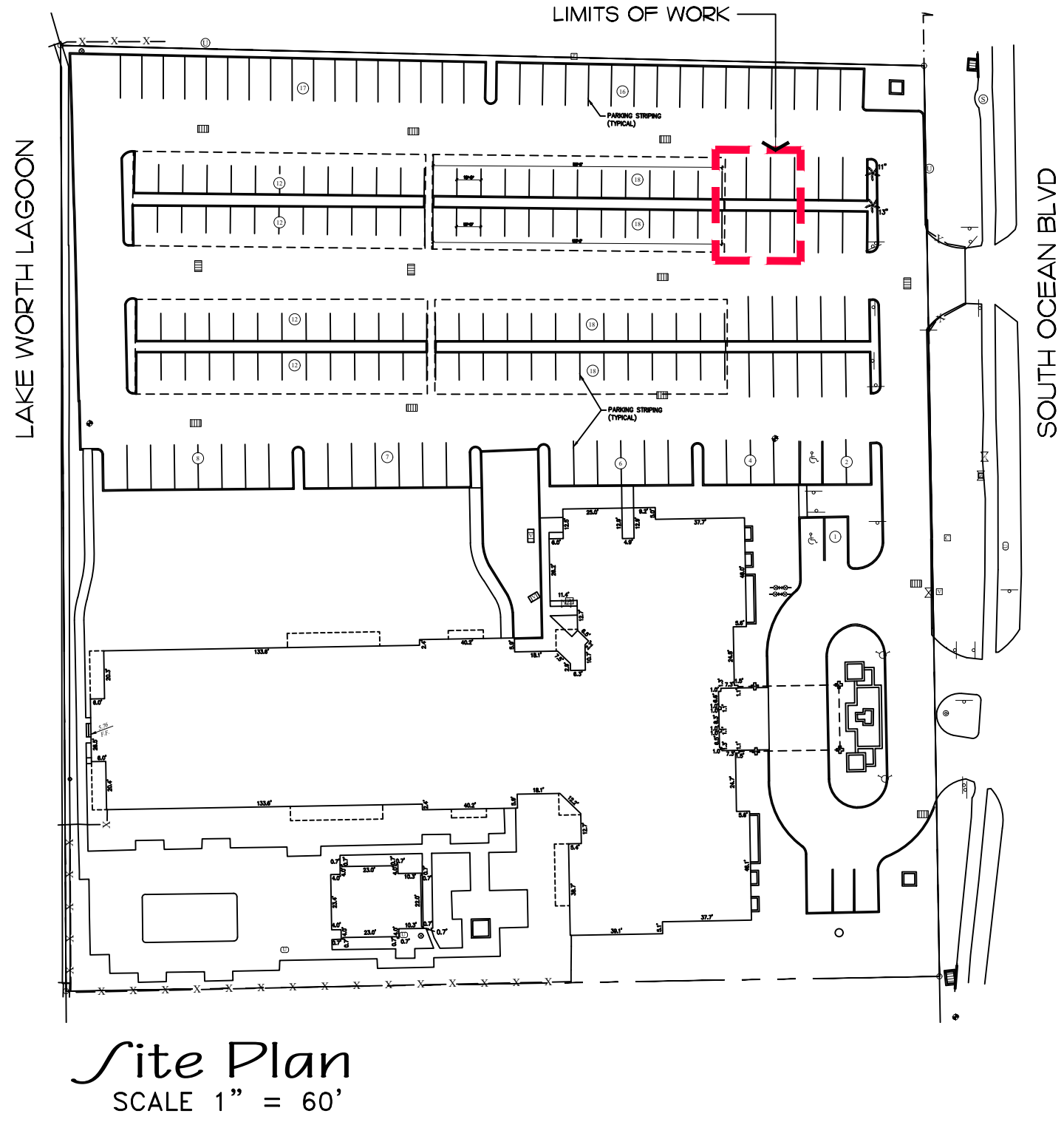
16 sq.f.

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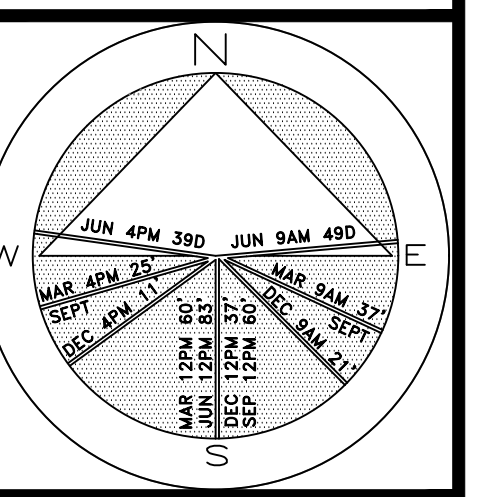
A/C Enclosure Floorplan & Elevations



ZON# 23-018
ARC# 23-009

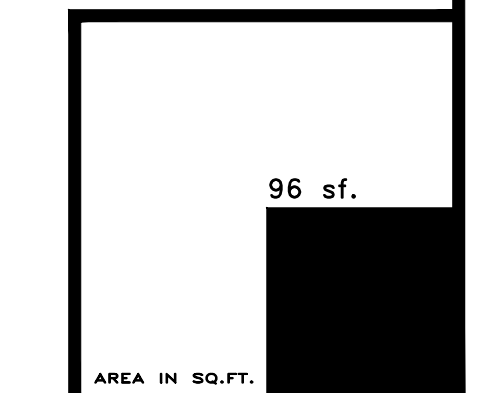


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2860 South Ocean
Palm Beach

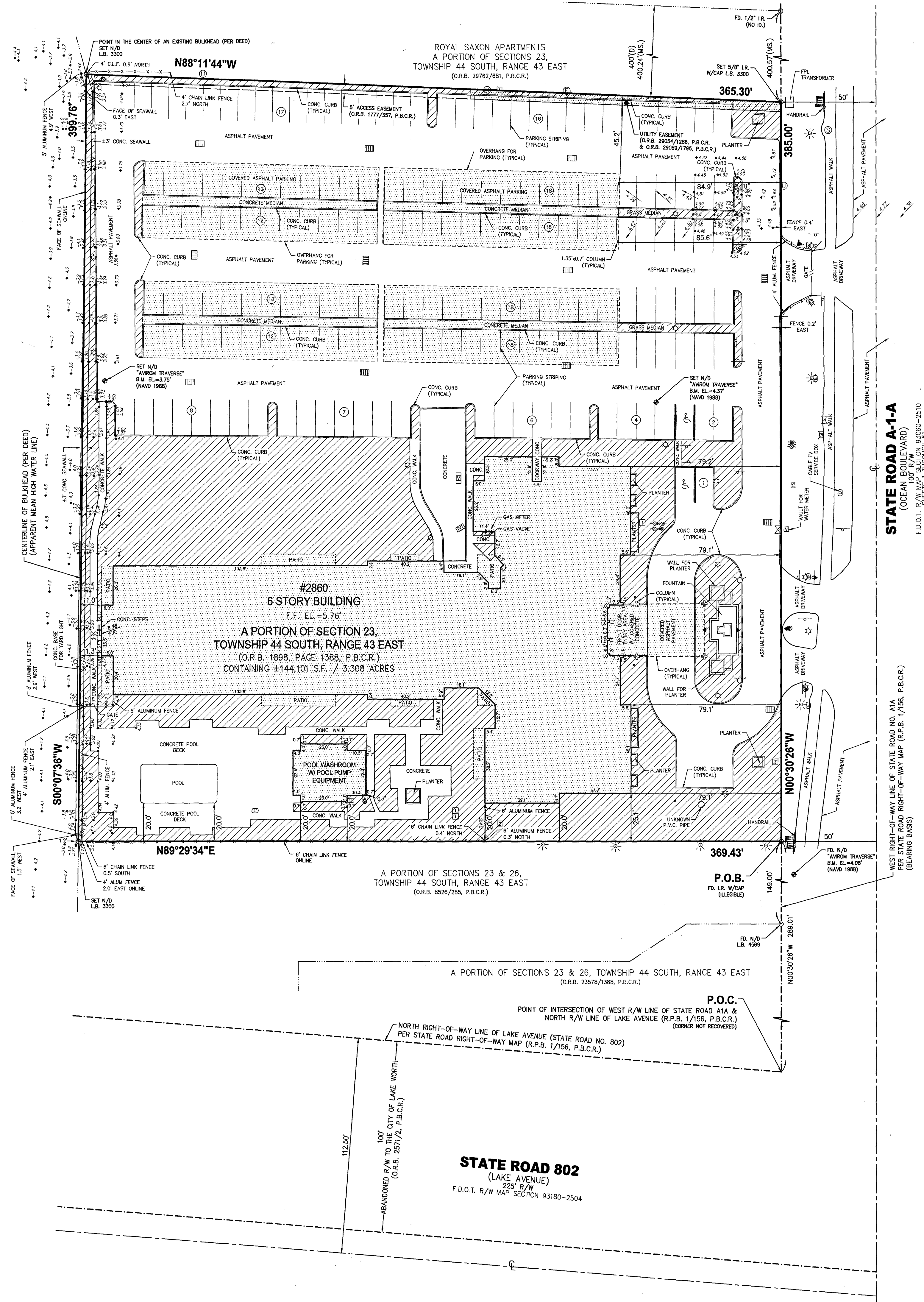


JOB NUMBER: # 22212.00 LA
DRAWN BY: Jean Twomey
DATE: James Aparicio
DATE: 11.07.2022
DATE: 11.28.2022

SHEET L4.1



LAKE WORTH



SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- We have reviewed the title opinion letter of Robert M. Graham, Esq. dated September 30, 2022, and have plotted on this survey all of the plottable easements (see SUMMARY TABLE) and other recorded encumbrances of the common elements of La Palma Condominium, a Condominium, according to the Declaration thereof as recorded in Official Records Book 1898, Page 1388, of the Public Records of Palm Beach County, Florida. The title opinion letter was based on a Title Search Report from Fidelity National Title Insurance Company for the period through August 29, 2022, at 8:00 a.m. Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon is in accord with lands described in Declaration of Condominium recorded in Official Records Book 1898, Page 1388 of the Public Records of Palm Beach County, Florida.
- No underground improvements were located.
- Bearings and distances shown hereon are in accord with the deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the west right-of-way line of A1A, having a bearing of N00°30'26"W.
- The property described hereon lies within Flood Zones AE (EL. 6), as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12099C0781F, Community Number 120220, dated 10/05/2017.
- Elevations indicated hereon are in feet and decimals referenced to the North American Vertical Datum of 1988 (NAVD 1988). To convert NAVD 1988 elevations to National Geodetic Vertical Datum of 1929 (NGVD 1929) for this property, the model value of (+)-1.515 must be added algebraically to the NAVD 1988 height.
- Benchmark Description: National Geodetic Survey Benchmark, Brass Disk, P.I.D. = A 310, Elevation = 3.232 feet (NAVD 1988) / 4.747 feet (NGVD 1929).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1:360 (1"=30').
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'. The elevations on impervious surfaces were field measured to 0.03' and on ground surfaces to 0.1'.
- The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
- Abbreviation Legend: ALUM. = Aluminum; B.M. = Benchmark; C.L.F. = Centerline; C.L.F. = Chain Link Fence; CONC. = Concrete; D = Per Deed; EL. = Elevation; F.B. = Field Book; FD. = Found; F.D.O.T. = Florida Department of Transportation; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; ID. = Identification; I.R. = Iron Rod; L.B. = Licensed Business; MS. = Measured; NAVD = North American Vertical Datum; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; O.R.B. = Official Records Book; OW. = Overhead Wires; P.B. = Plot Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.V.C. = Polyvinyl Chloride; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R.P.B. = Road Plat Book; R/W = Right-of-Way; S.F. = Square Feet; W/ = With; W/CAP = With Surveyors Cap.

LEGEND

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- CABLE TELEVISION RISER
- CATCH BASIN
- CONCRETE LIGHT POLE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC SERVICE BOX
- EXISTING ELEVATION
- EXISTING ELEVATION
- FLAG POLE
- GAS METER
- GAS VALVE
- HAND HOLE
- HANDICAP PARKING
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- LANDSCAPE LIGHT (SPOT LIGHT)
- METAL LIGHT POLE
- NUMBER OF REGULAR PARKING
- SEWER VALVE
- SEWER CONNECTION
- SIGN (UNLESS NOTED)
- SIGN (UNLESS NOTED)
- SPIGOT
- TELEPHONE RISER
- UNKNOWN MANHOLE
- UNKNOWN UTILITY SERVICE BOX
- VAULT
- WATER VALVE
- YARD LIGHT

- Total building footprint area — 48382 S.F. (1.135 acres)
- Total landscape area — 33774 S.F. (0.777 acres)

LAND DESCRIPTION:

A parcel of land in Section 23, Township 44 South, Range 43 East, Palm Beach County, Florida, and more particularly described as follows:

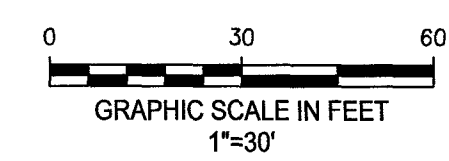
COMMENCING at the point of intersection of the west right-of-way line of State Road No. A1A, as said State Road is recorded in Road Plat Book 1, page 156, with the north right-of-way line of Lake Avenue (State Road No. 802), according to Detail of Intersection shown in State Road Right-of-Way map, Plat Book 1, page 156; run (Bearings referred to herein are true and are referred to said State Road Department Right-of-Way Map) North 0°30'26" West along the said west right-of-way line a distance of 289.01 feet to the POINT OF BEGINNING of the herein described parcel of land; thence North 0°30'26" West along the said west right-of-way line a distance of 385.00 feet; thence North 85°11'44" West, a distance of 365.30 feet, more or less, to a point in the center of an existing bulkhead; thence South 0°07'36" West along the center line of said bulkhead a distance of 399.76 feet; thence North 89°29'34" East a distance of 369.43 feet, more or less, to the POINT OF BEGINNING, together with all littoral and riparian rights pertaining thereto.

Said lands situate in the Town of Palm Beach, Palm Beach County, Florida and containing 144,101 square feet (3.308 acres) more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary, Topographic & Bathymetric Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary, Topographic & Bathymetric Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

MICHAEL J. AVROM, P.S.M.
Florida Registration No. 7253
AVROM & ASSOCIATES, INC.
L.B. No. 3300



NOTE

ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988
(NAVD 1988)

TREE LEGEND

- Palm
- Denotes 12" Diameter Trunk (Typical)

SUMMARY TABLE FOR:

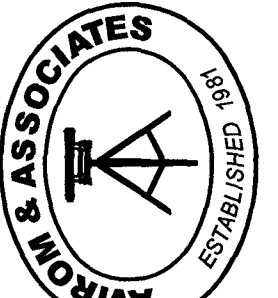
(SEE SURVEYOR'S REPORT #2)

RECORDING INFORMATION	ACTION TAKEN
O.R.B. 1777/957	As shown; Easement along the north 5' of subject property & across property on east side of A-1A from Lake Worth to Atlantic Ocean
O.R.B. 1927/129	Yes applies
O.R.B. 1927/174	Yes applies
O.R.B. 2954/1288	As shown
O.R.B. 2958/1795	As shown

BOUNDARY, TOPOGRAPHIC & BATHYMETRIC SURVEY
LA PALMA CONDOMINIUM
2860 S. OCEAN BOULEVARD

AVROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / WWW.AVROMSURVEY.COM



REVISIONS	DATE	BY	CD	REVISIONS	DATE	BY	CD
REVISED PER TITLE OPINION LETTER & ADDED GRASSES	10/14/2022	S.K.	M.J.A.				

LYING IN SECTION 23, TOWNSHIP 44 SOUTH, RANGE 43 EAST
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

SCALE: 1" = 30'
DATE: 08/27/2022
BY: S.K.
CHECKED: M.J.A.
F.B./PG. 2142/01-15
S-10/2/29
SHEET: 1 OF 1

JOB #: 12516