

1356 N OCEAN BLVD, PALM BEACH, FL 33480

ARC-23-154
ZON-23-120

FINAL SUBMITTAL
11/9/2023

Team: Owner - Gary Pohrer

PRE-APP SUBMITTAL	9/18/23
FIRST SUBMITTAL	10/05/23
SECOND SUBMITTAL	10/23/2023
FINAL DROP OFF	11/9/2023

ARCOM HEARING	12/15/23
TOWN COUNCIL HEARING	1/10/24

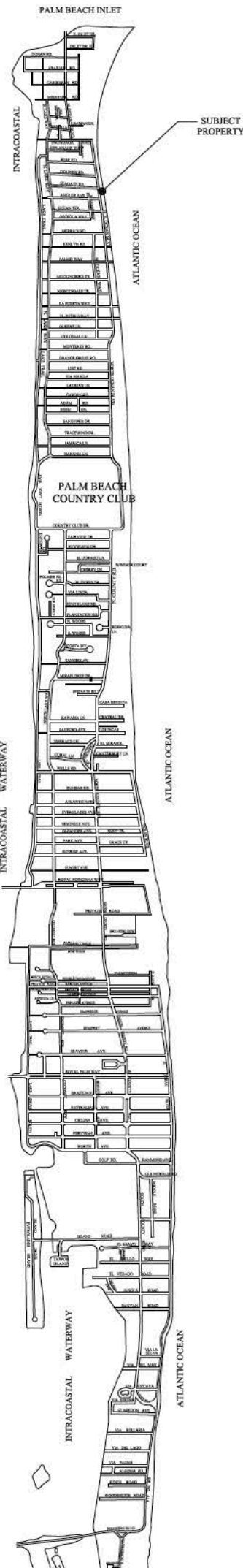
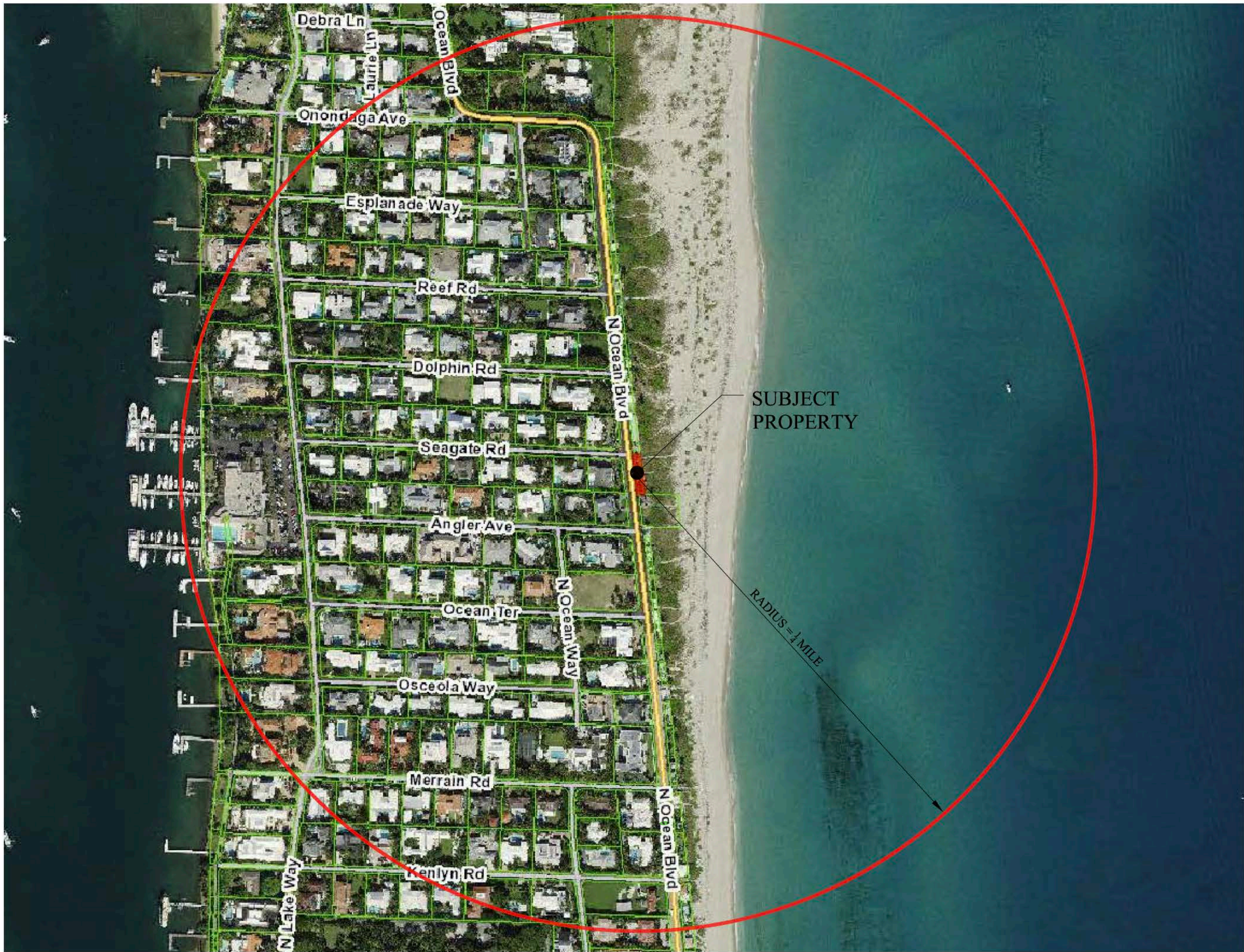
Sheet Index

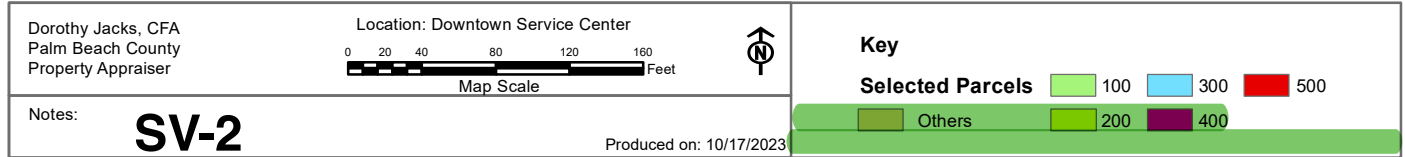
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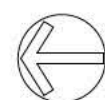
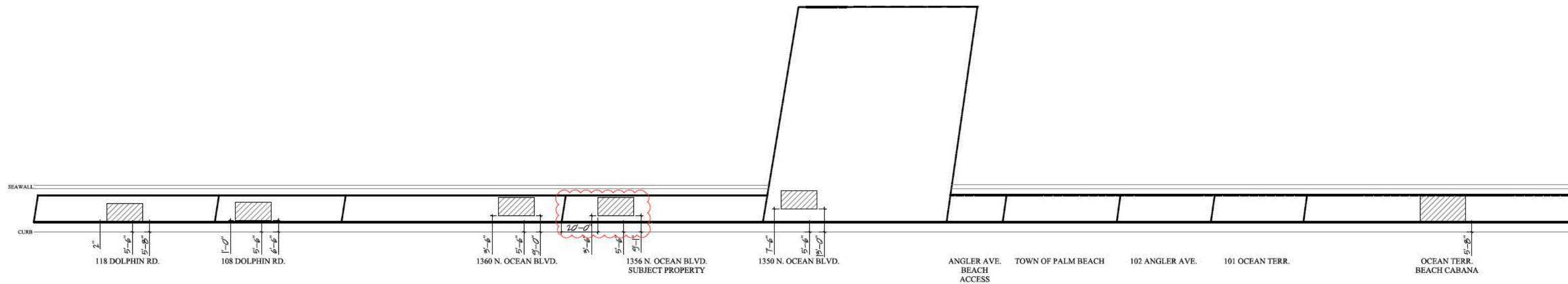
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SCOPE OF WORK: EXPANSION OF A PREVIOUSLY APPROVED SWIMMING POOL ON THE BEACHSIDE PARCEL.

VARIANCE 1: SEC. 134-1757: A VARIANCE FOR A SWIMMING POOL WITH A 3.5' WEST SIDE-YARD SETBACK IN LIEU OF THE 10' SETBACK REQUIRED, TO EXPAND A PREVIOUSLY APPROVED NON-CONFORMING SWIMMING POOL ON A BEACH CABANA PARCEL.









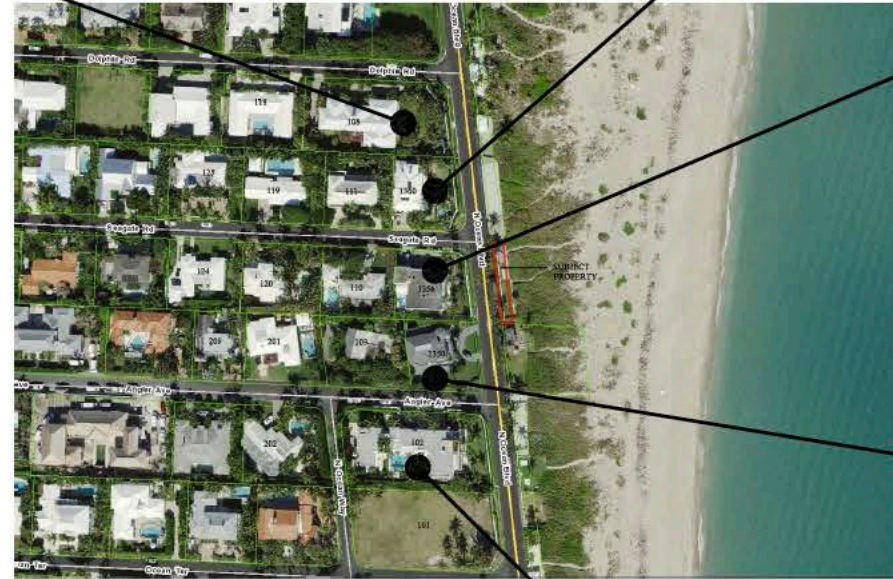
108 DOLPHIN RD.



1360 N. OCEAN BLVD.



1356 N. OCEAN BLVD.
NEW CABANA SUBJECT PROPERTY



102 ANGLER AVE.



1350 N. OCEAN BLVD. ARC-23-154
ZON-23-120



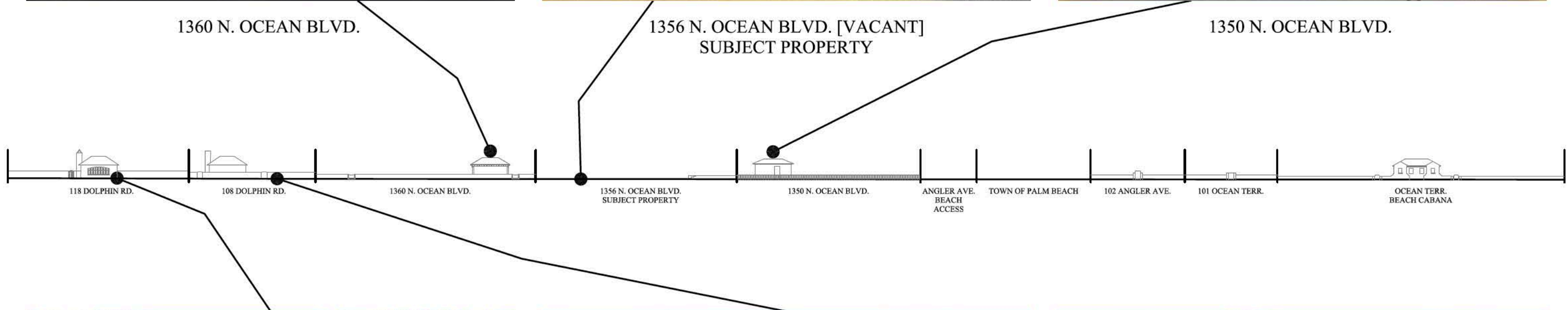
1360 N. OCEAN BLVD.



1356 N. OCEAN BLVD. [VACANT]
SUBJECT PROPERTY



1350 N. OCEAN BLVD.



DOLPHIN RD.
BEACH CABANA



108 DOLPHIN RD.



1356 N. OCEAN BLVD. [VACANT PROPERTY]
LOOKING SOUTH



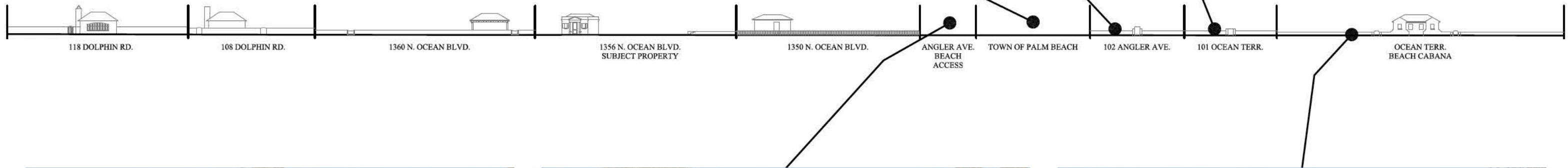
TOWN OF PALM BEACH



102 ANGLER AVE.



101 OCEAN TERR.



1356 N. OCEAN BLVD. [VACANT PROPERTY]
LOOKING NORTH



ANGLER AVE.
BEACH
ACCESS



OCEAN TERR.
BEACH CABANA

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
FFE = FINISH FLOOR ELEVATION
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
P = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P/O = PART OF
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
PVMT = PAVEMENT
(R) = RADIAL
R = RADIUS
RGE. = RANGE
R.P.B. = ROAD PLAT BOOK
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
S/W = SIDEWALK
T.O.B. = TOP OF BANK
TOW = TOP OF WALL ELEVATION
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.E. = WATER MANAGEMENT EASEMENT
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T. = WATER MANAGEMENT TRACT
= BASELINE
= CENTERLINE
Δ = CENTRAL ANGLE/DELTA
= CONCRETE MONUMENT FOUND (AS NOTED)
= CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
○ = IRON ROD FOUND (AS NOTED)
▲ = NAIL FOUND
● = NAIL & DISK FOUND (AS NOTED)
● = MAG NAIL & DISK SET (LB #4569)
= PROPERTY LINE
= UTILITY POLE
= FIRE HYDRANT
= WATER METER
= WATER VALVE
= LIGHT POLE
= PINE TREE
= SABAL PALM

BOUNDARY SURVEY FOR:
GARY B. POHRER, JR. AND KELLY JEAN POHRER

This survey is made specifically and only for the following parties for the purpose of a design on the surveyed property.

Gary B. Pohrer, Jr. and Kelly Jean Pohrer
Jones Foster P.A.
Old Republic National Title Insurance Company
US Bank NA, its successors and/or assigns, ATIMA
PIPPASBEACHCLUB, LLC, a Delaware limited liability company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
1356 N. Ocean Boulevard
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 1 (less the West 101.5 feet) and Lot 1-A, NORTH SHORE ADDITION, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 20, Page 62.

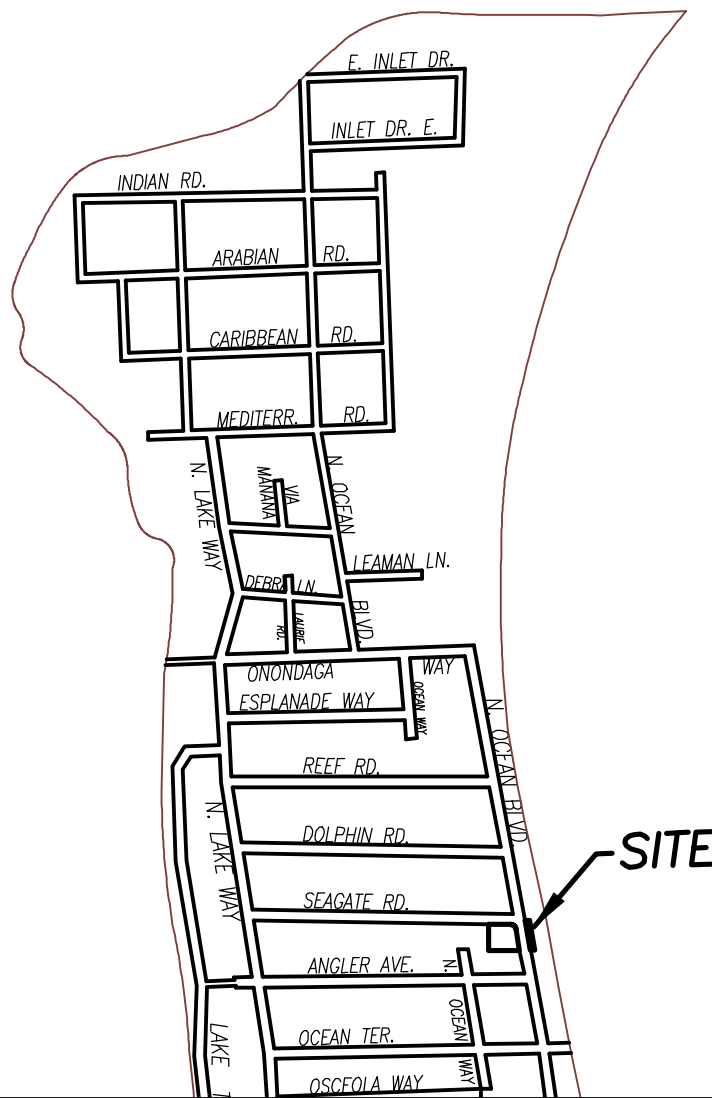
FLOOD ZONES:
This property is located in Flood Zones X & VE (EL. 9), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393F, dated 10/05/2017.

- NOTES:
- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
 - Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.
 - Description furnished by client or client's agent.
 - Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
 - This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
 - Except as shown, underground and overhead improvements are not located. Underground foundations not located.
 - The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
 - No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
 - Revisions shown hereon do not represent a "survey update" unless otherwise noted.
 - All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
 - In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
 - It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
 - The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
 - The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
 - Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.000052136.
 - Coordinates shown hereon are based upon Datum - NAD 83 1999 adjustment, Zone - Florida East, Linear Unit - US Traverse Mercator Projection.
 - This survey falls within the suburban category as classified in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code. All field measurements exceeded the accuracy requirements for this classification.
 - The real-time GPS positional information shown hereon was collected with a Topcon Hiperlite System. The information was translated to conform to the Coastal Construction Control Line, permanent reference monuments as recorded in Plat Book 80, Page 137, Public Records of Palm Beach County, Florida. The horizontal positional accuracy was plus/minus 0.07 of a foot based upon the published information for the permanent reference monuments.

PALM BEACH INLET

LAKE WORTH LAGOON

ATLANTIC OCEAN



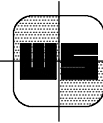
VICINITY SKETCH N.T.S.

REVISIONS

12/28/22 SURVEY AND TIE-IN UPDATE WITH 62-B REQUIREMENTS B.M./M.B. 10-1111.6 PB341/39
08/17/22 SPOT ELEVATIONS C.E./S.W. 10-1111.5 PB335/58
RECERTIFY S.W. 10-1111.4
04/07/21 62B SURVEY & TIE-IN UPDATE J.O./S.W. 10-1111.3 PB310/3

BOUNDARY SURVEY FOR:

GARY B. POHRER, JR. AND
KELLY JEAN POHRER



WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-6551

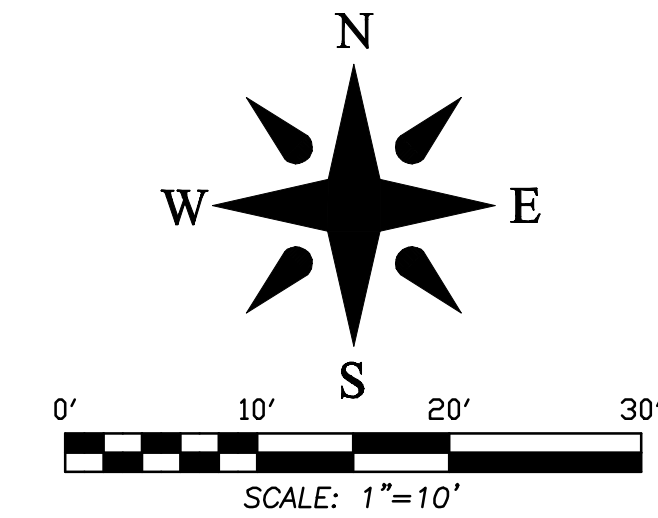
CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 12/28/2022

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

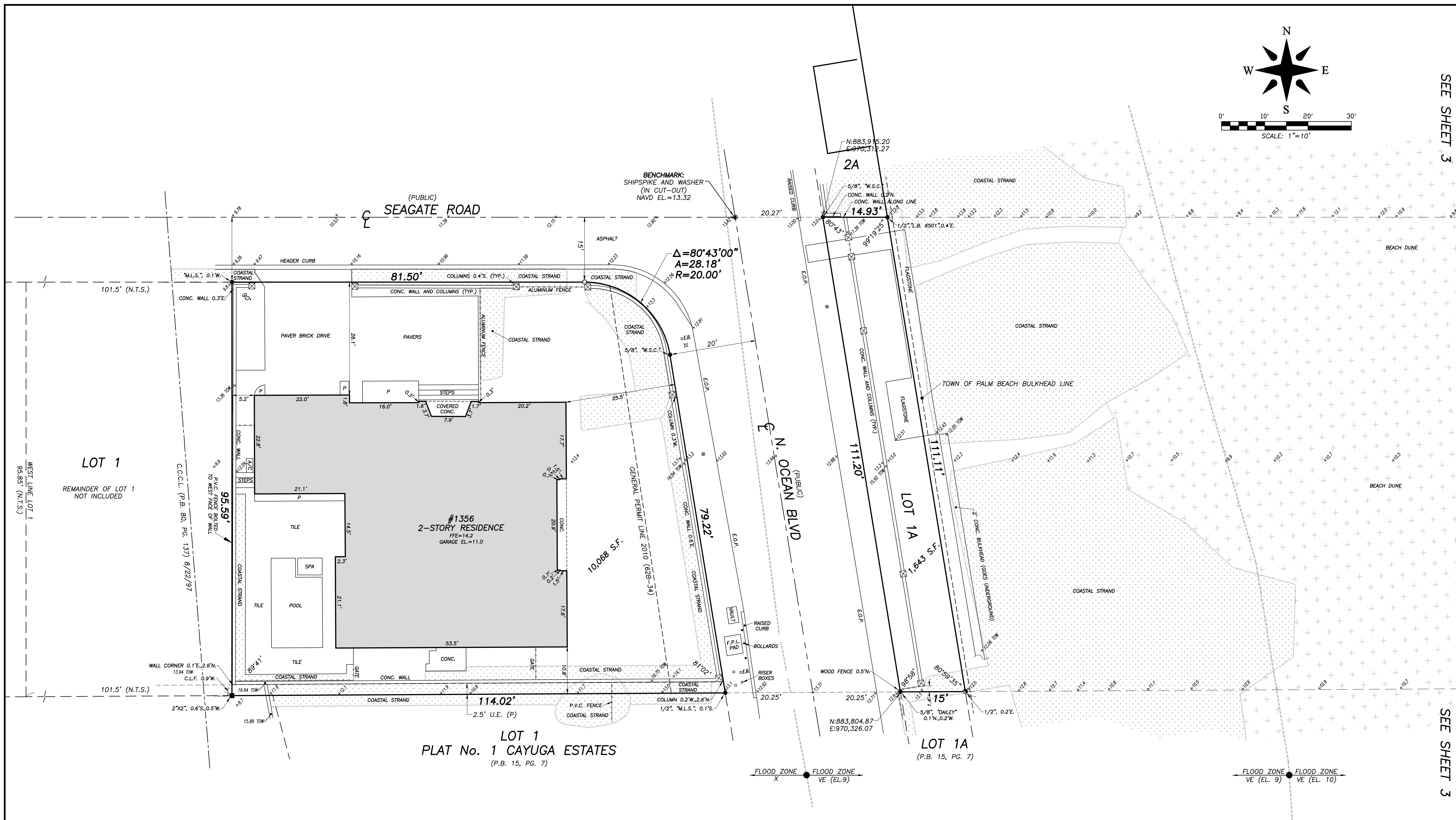


FIELD	J.P.	JOB NO.	10-1111.1	F.B.	PB118	PG.	6
OFFICE	M.B.	DATE	6/1/10	DWG. NO.	10-1111-1		
C'K'D	C.W.	REF.	10-1111-62B-1.DWG	SHEET	1	OF	4



SEE SHEET 3

SEE SHEET 3

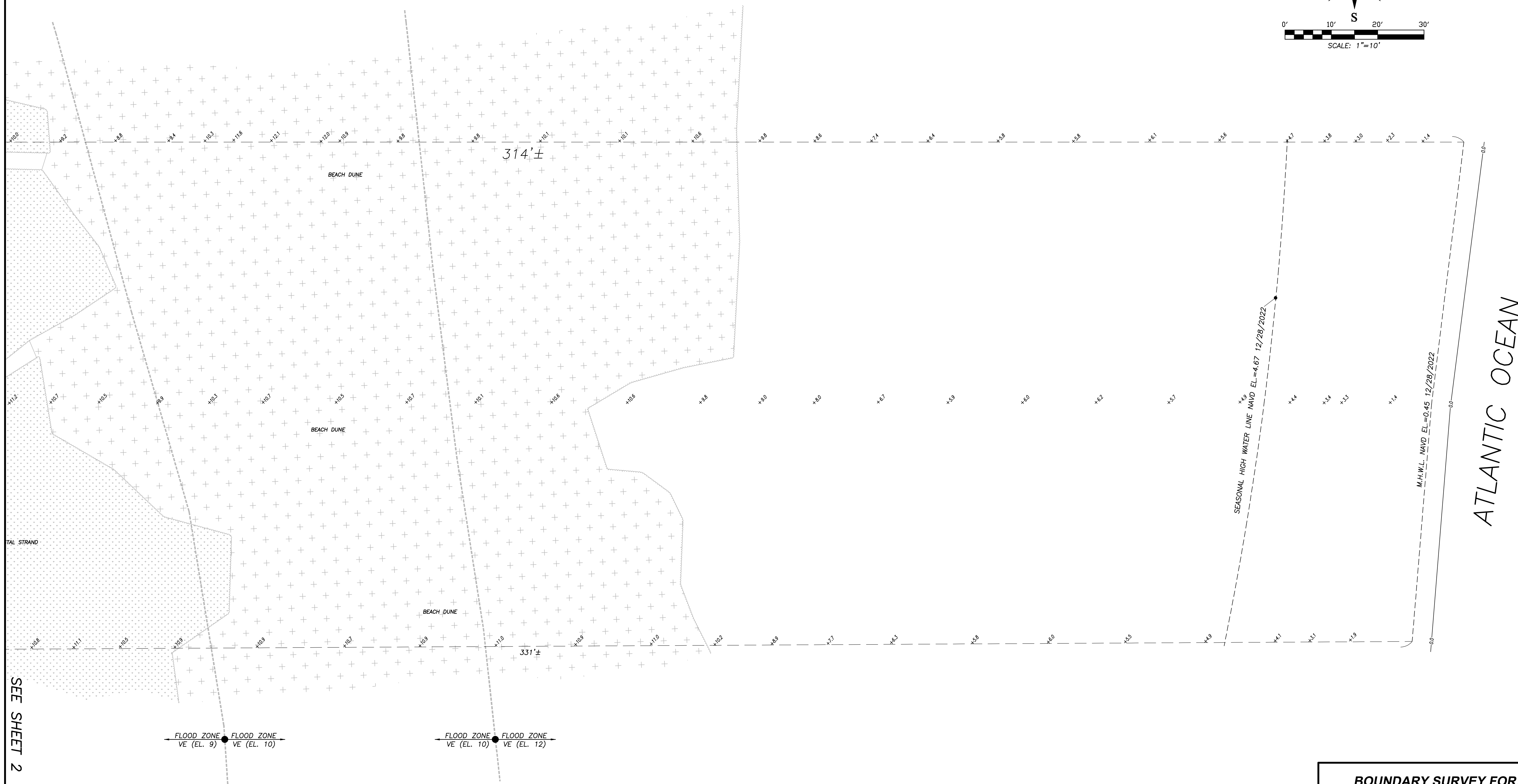
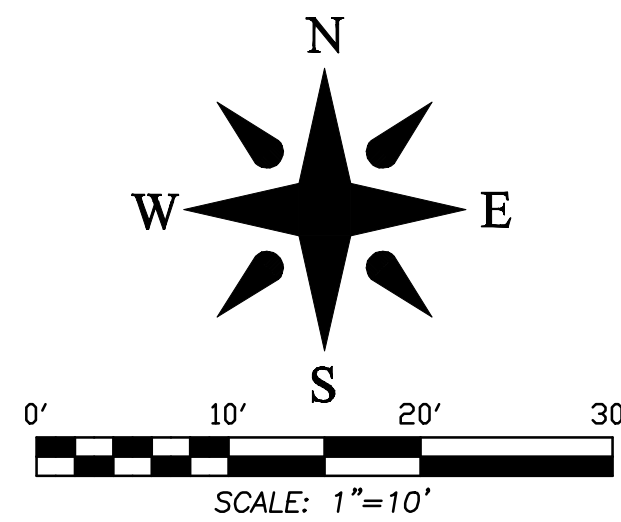


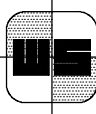
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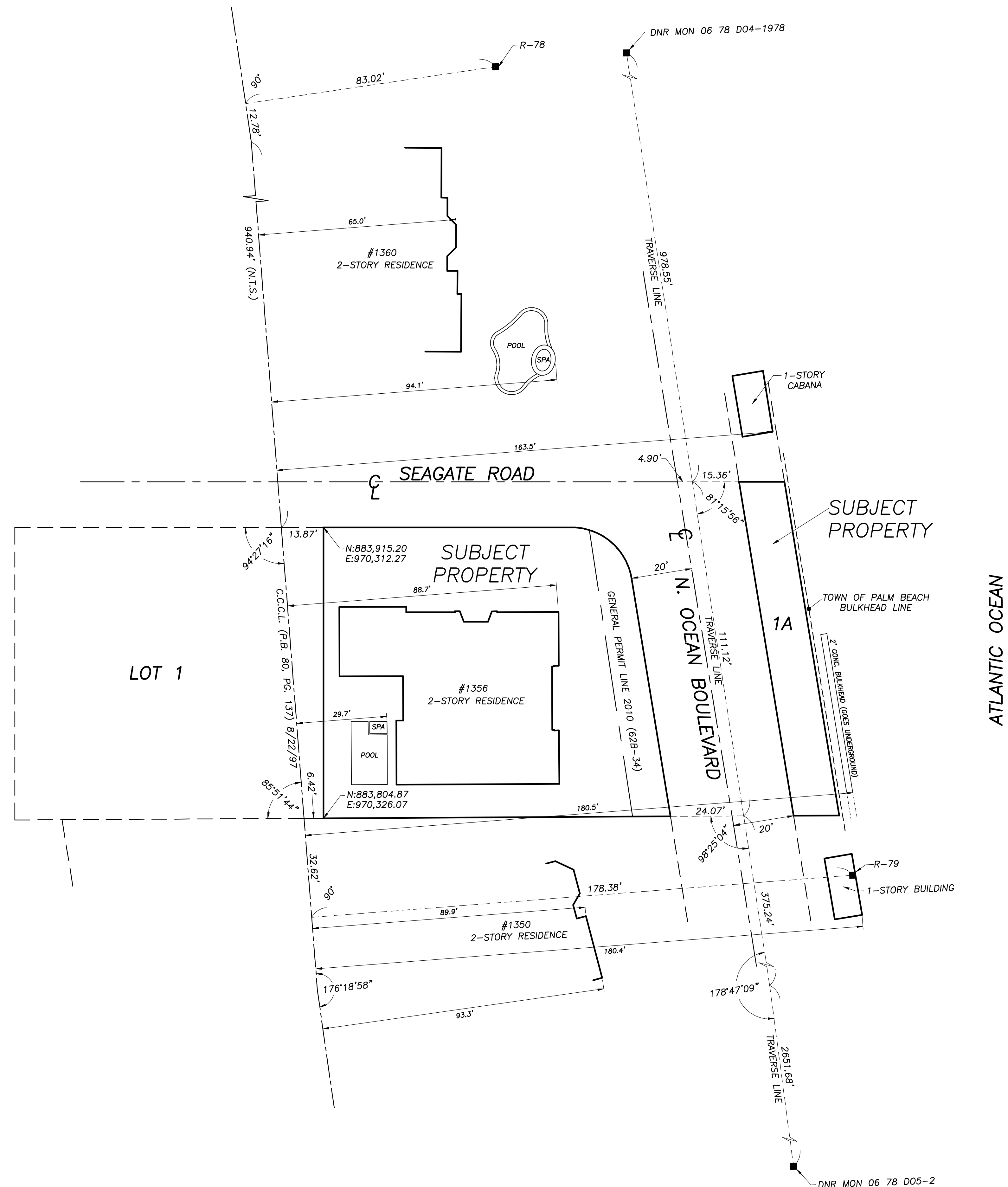
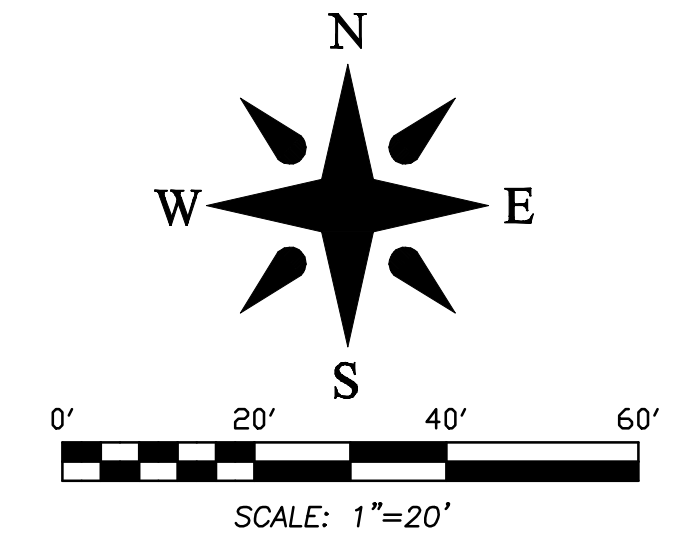
**GARY B. POHRER, JR. AND
KELLY JEAN POHRER**



FIELD	J.P.	JOB NO.	10-1111.1	F.B.	PB118 PG. 6
OFFICE	M.B.	DATE	6/1/10	DWG. NO.	10-1111-1
C.K.D.	C.W.	REF.	10-1111-62B-1.DWG	SHEET	2 OF 4

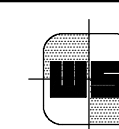


BOUNDARY SURVEY FOR:		
GARY B. POHRER, JR. AND KELLY JEAN POHRER		
 WALLACE SURVEYING CORP., LICENSED BUSINESS # 4569 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551		
FIELD: J.P.	JOB NO.: 10-1111.1	F.B. PB118 PG. 6
OFFICE: M.B.	DATE: 6/1/10	DWG. NO. 10-1111-1
C.K.D.	REF: 10-1111-62B-1.DWG	SHEET 3 OF 4



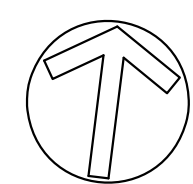
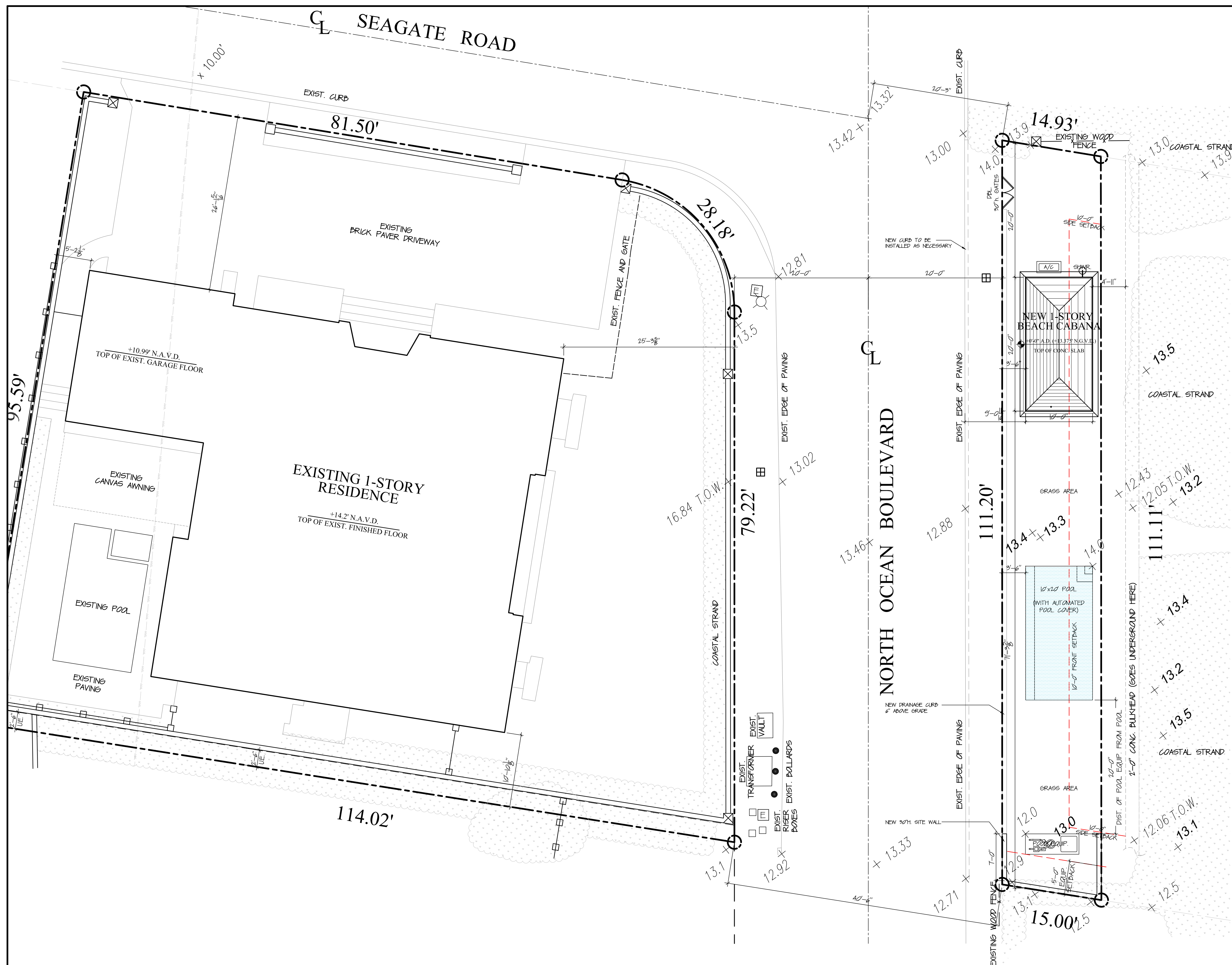
BOUNDARY SURVEY FOR:

**GARY B. POHRER, JR. AND
KELLY JEAN POHRER**



WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: J.P.	JOB NO.: 10-1111.1	F.B.: PB118 PG. 6
OFFICE: M.B.	DATE: 6/1/10	DWG. NO.: 10-1111-1
C.K.D.	REF: 10-1111-62B-1.DWG	SHEET 4 OF 4



ARC-21-083 ARCOM APPROVED 09/28/2022

SITE PLAN

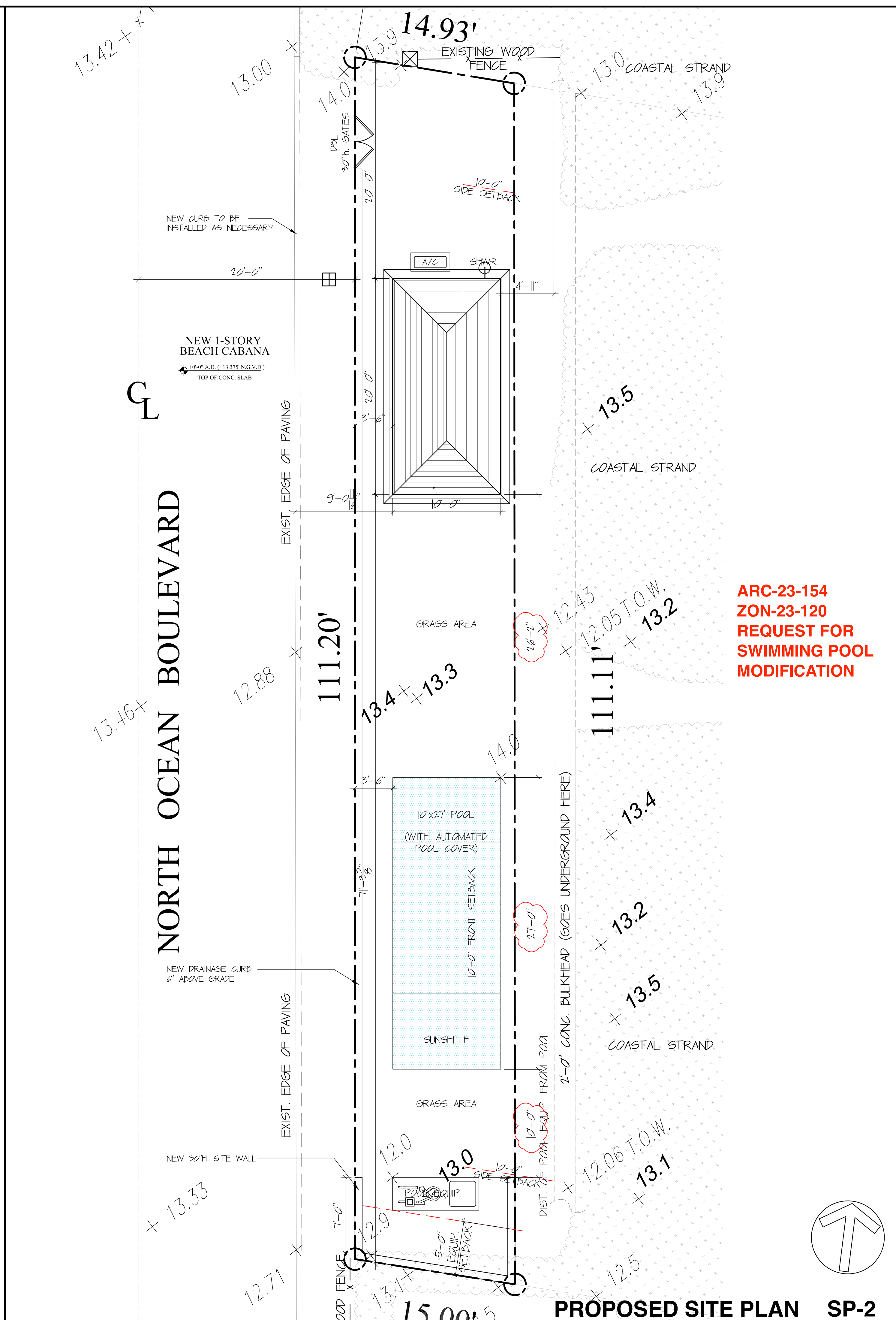
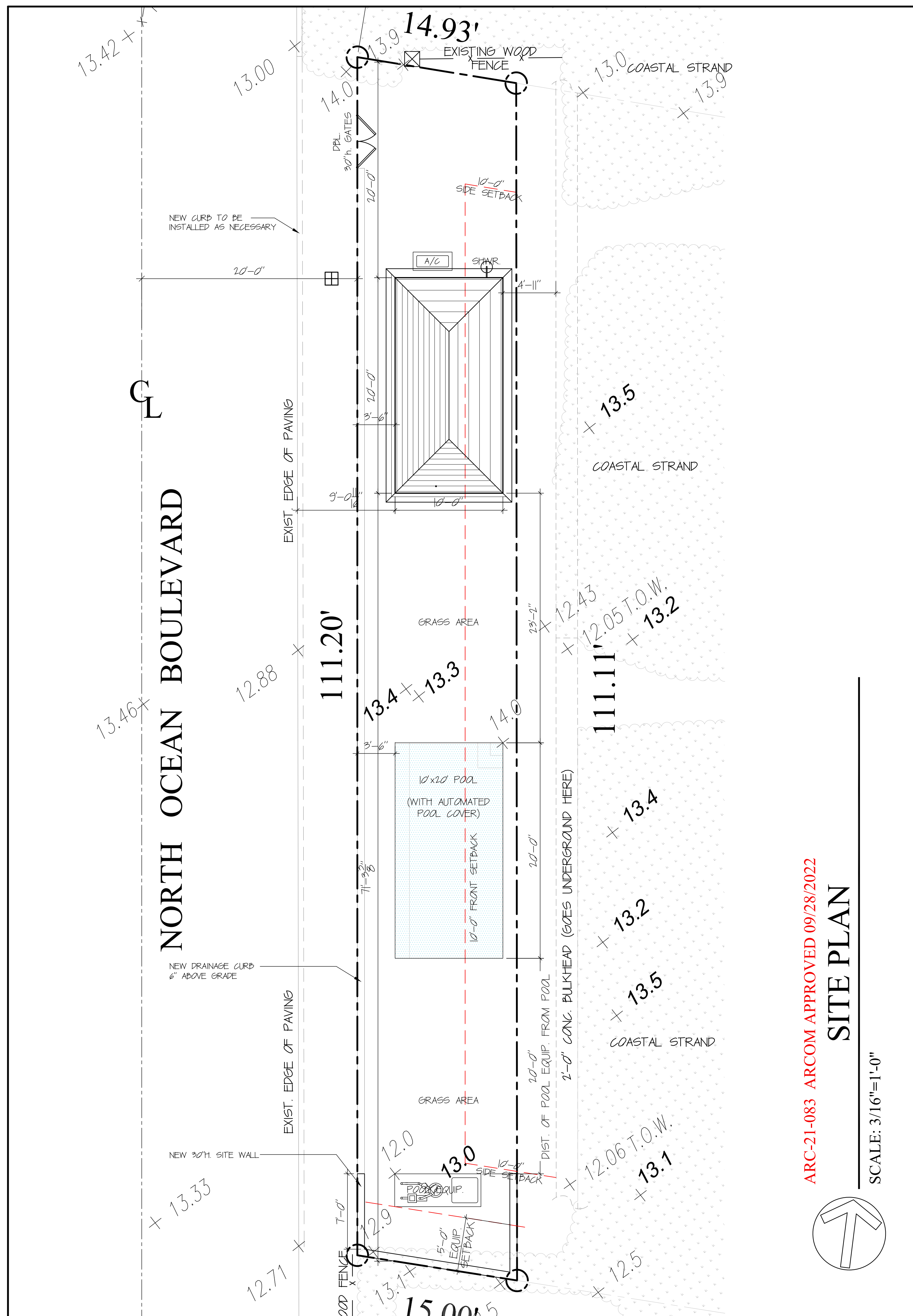
SCALE: 1/8"=1'-0"

VARIANCE NARRATIVE

VARIANCE 1: Sec. 134-1757: A variance for a swimming pool with a 3.5' west side-yard setback in lieu of the 10' setback required, to expand a previously approved non-conforming swimming pool on a beach cabana parcel.

**ARC-23-154
ZON-23-120
REQUEST FOR
SWIMMING POOL
MODIFICATION**

SP-1



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.
5474 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com

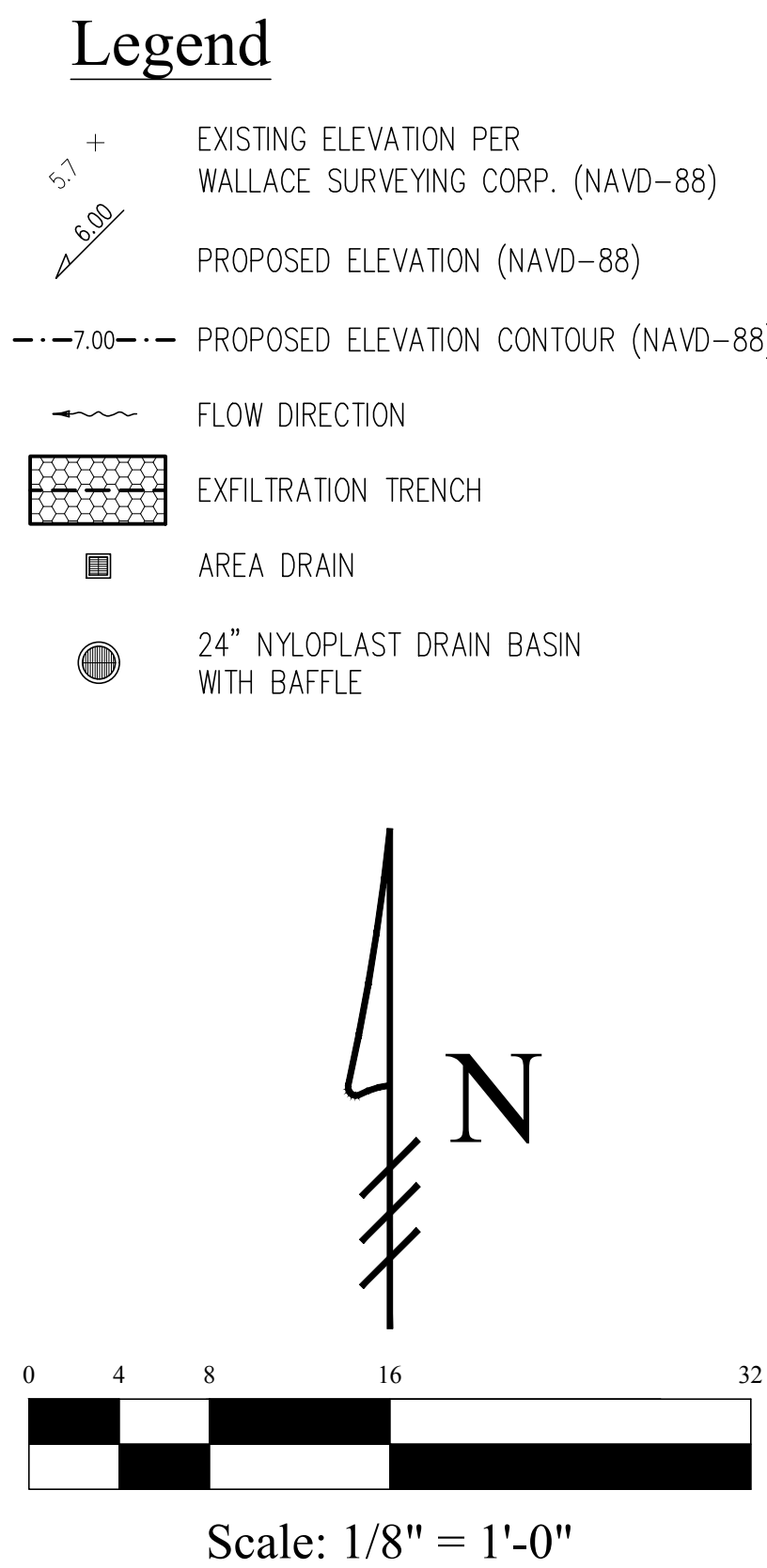
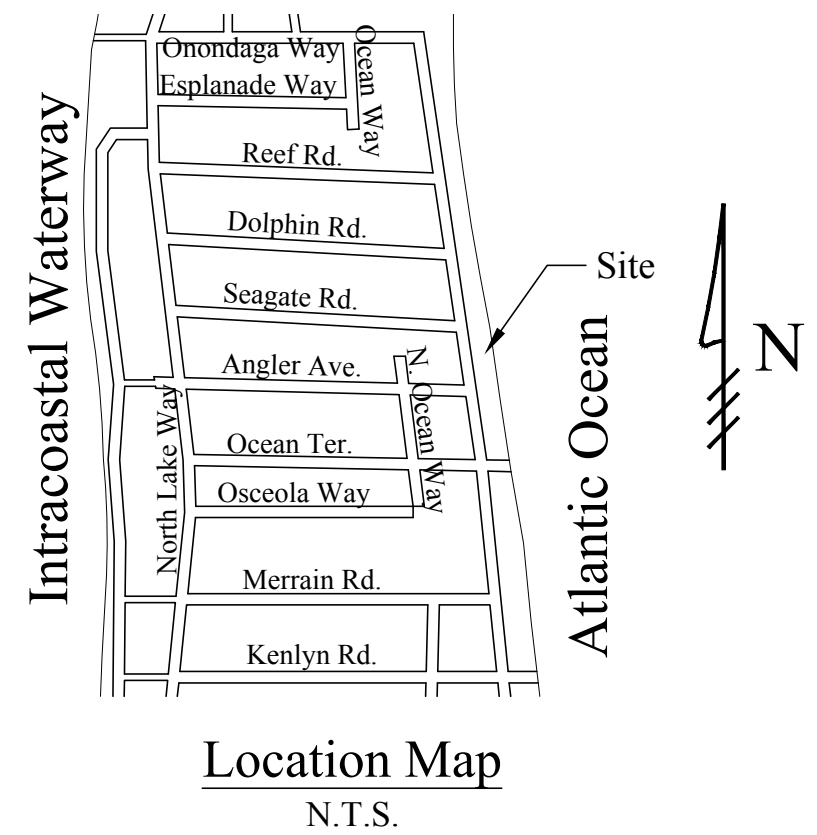
Project Information				
Project No.	2023-0038	Issue Date	09/09/2023	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
Checked By	CG			

Site Grading & Drainage Plan For:
Proposed Beach Cabana
1356 North Ocean Boulevard
Palm Beach, Florida

Revisions	
1	10/20/2023
2	
3	
4	
5	
6	
7	
8	
9	
10	

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

Sheet No.
C-1



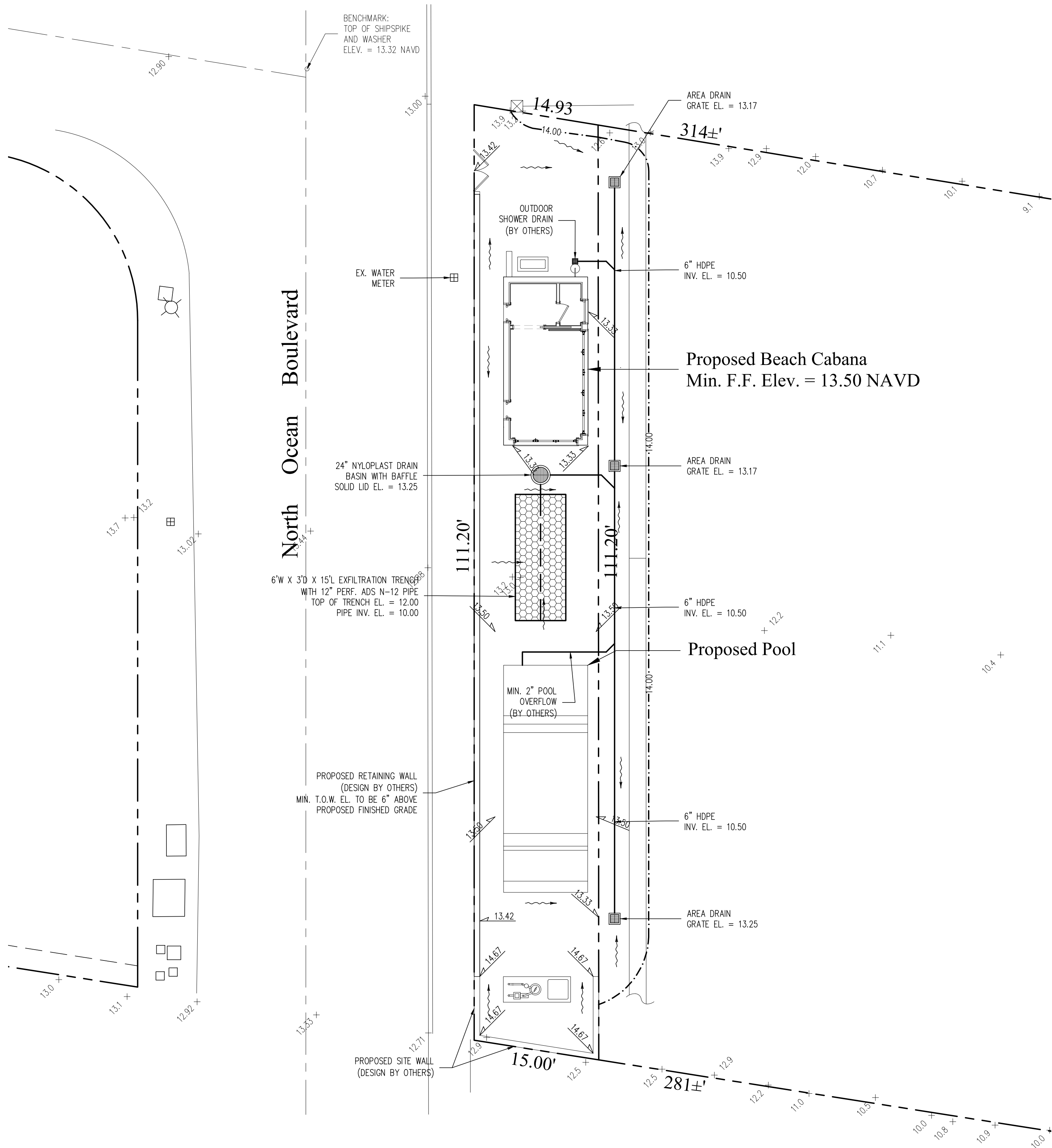
1 10/20/23 UPDATE PLAN BACKGROUND; REVISE
PROPOSED GRADING AND DRAINAGE;
REVISE CALCULATIONS

This item has been electronically signed and sealed by Chad M. Gruber
on the date adjacent to the seal using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and
the SHA authentication code must be verified on any electronic copies.

Plan Background from Site Plan by
Smith and Moore Architects
Received 10/18/22

ARC-23-154
ZON-23-120

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STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 1,643 sq.ft.

Drainage Area Impervious Surface = 501 sq.ft.

Drainage Area Pervious Surface = 1,142 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 501 sq.ft. x 1 ft./12 in. = 84 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 1,142 sq.ft. x 1 ft./12 in. = 39 cu.ft.

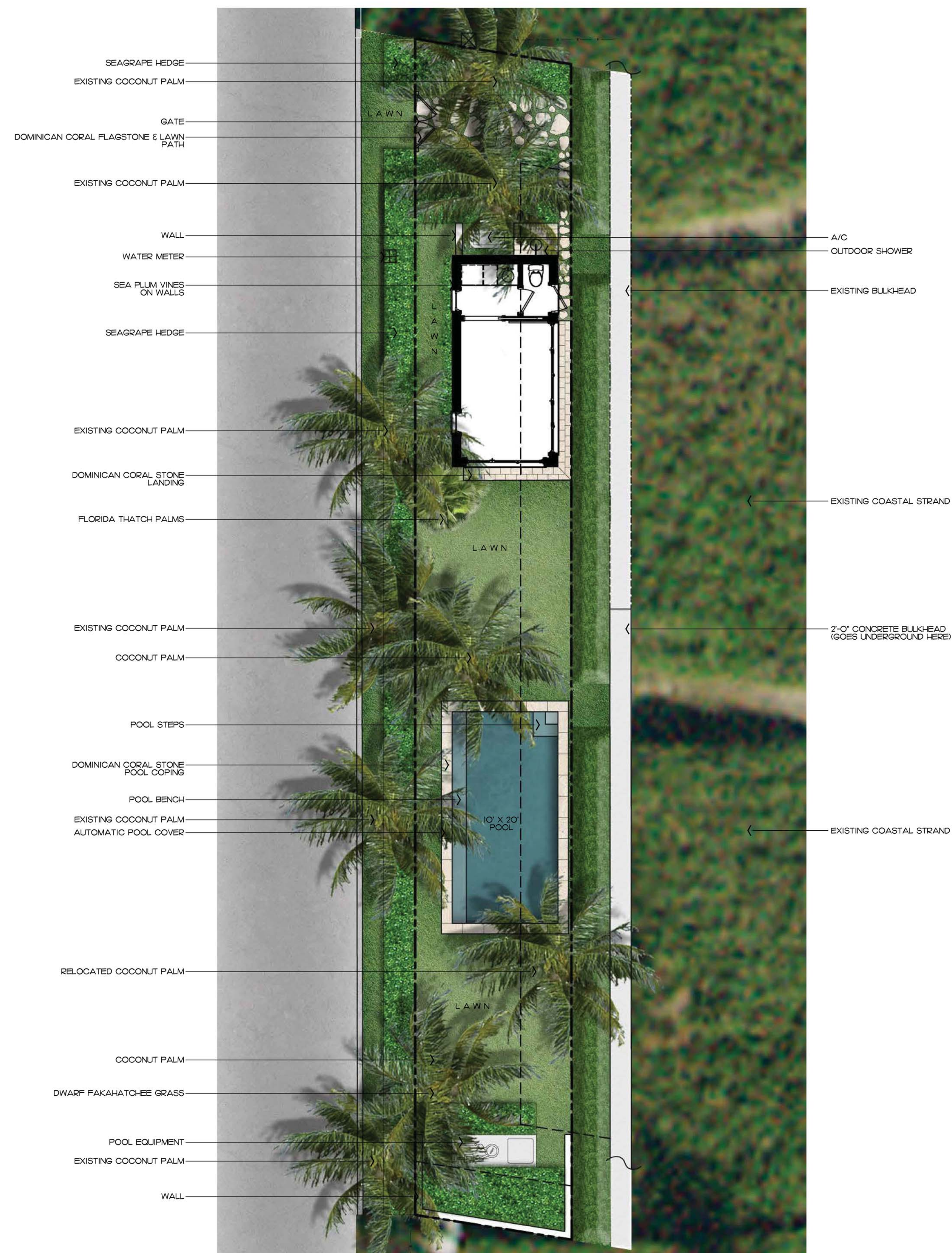
Total Volume to be Retained = 123 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	15	ft
W	=	Trench Width	=	6	ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft. of head	
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	307	cu.ft.

Notes:

- 1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 2) 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.
- 3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- 4) 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.
- 5) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 6) Video inspection of storm drainage system required prior to installation of sod.





EXISTING



PROPOSED

ARTISTIC RENDERING - AERIAL VIEW FROM THE SOUTH WEST

ARC-23-154
ZON-23-120
 R-1



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:			
2	Zoning District:			
3	Lot Area (sq. ft.):			
4	Lot Width (W) & Depth (D) (ft.):			
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)			
6	FEMA Flood Zone Designation:			
7	Zero Datum for point of meas. (NAVD)			
8	Crown of Road (COR) (NAVD)			
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)			
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			
12	*Front Yard Setback (Ft.)			
13	* Side Yard Setback (1st Story) (Ft.)			
14	* Side Yard Setback (2nd Story) (Ft.)			
15	*Rear Yard Setback (Ft.)			
16	Angle of Vision (Deg.)			
17	Building Height (Ft.)			
18	Overall Building Height (Ft.)			
19	Cubic Content Ratio (CCR) (R-B ONLY)			
20	** Max. Fill Added to Site (Ft.)			
21	Finished Floor Elev. (FFE)(NAVD)			
22	Base Flood Elevation (BFE)(NAVD)			
23	Landscape Open Space (LOS) (Sq Ft and %)			
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)			
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.

*** ARCOM APPROVED**

REV BF 20230626

**ARC-23-154
ZON-23-120**

SP-4



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

Line #	Landscape Legend		
1	Property Address:	1356 N OCEAN BLVD, PALM BEACH, FL 33480	
2	Lot Area (sq. ft.):	1,643 SQ. FT.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	N/A	918 SQ. FT. (55.9%)
5	LOS to be altered (Sq FT and %)	N/A	725 SQ. FT. (44.1%)
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	N/A	N/A
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	100%
10	Native Groundcover %	30% (groundcover area)	100%

To determine qualifying native vegetation use either:

[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)

OR

[the Florida Native Plant Society Native Plants for Your Area List](#)

Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.



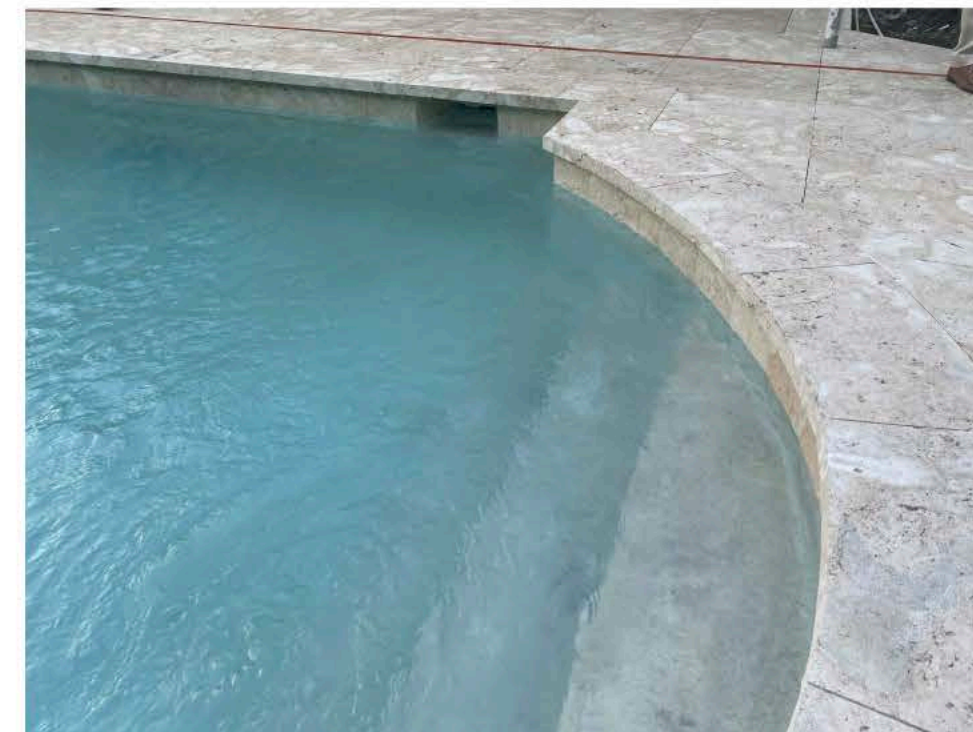
Landings & Terraces

- SHOWER LANDING: 6" X 12" DOMINICAN CORAL PAVERS IN RUNNING BOND, STAGGERED PATTERN
- CABANA LANDING: 6" X 12" DOMINICAN CORAL PAVERS IN RUNNING BOND, STAGGERED PATTERN



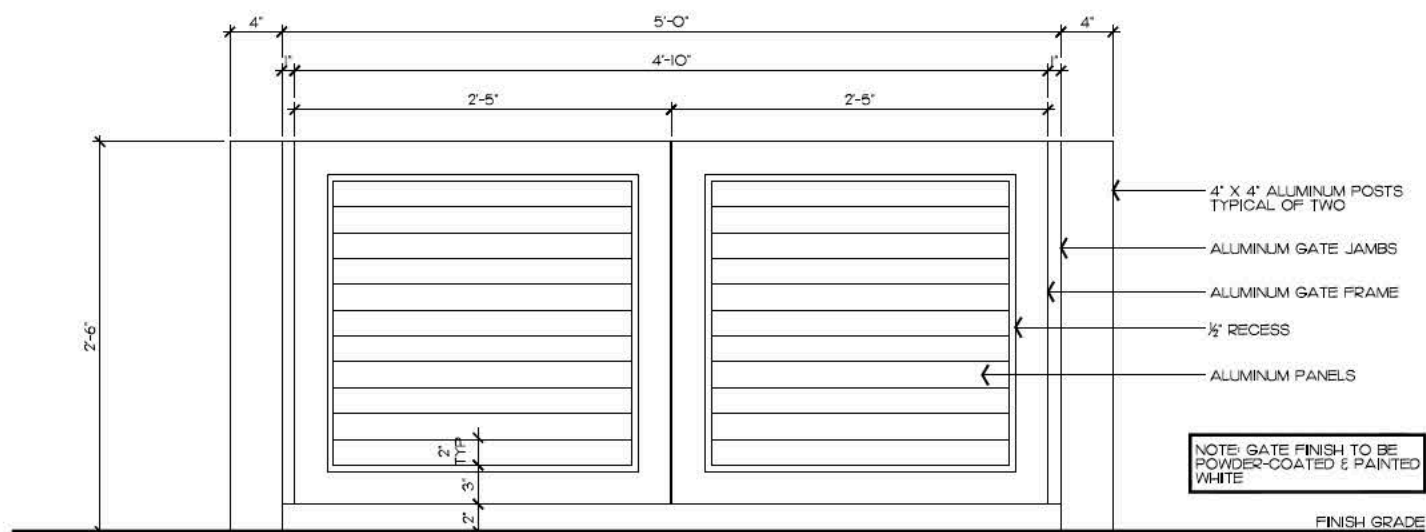
North Path

- NORTH PATH: DOMINICAN CORAL FLAGSTONE
PAVERS WITH LAWN JOINTS



Pool Coping

-12" X 24" DOMINICAN CORAL POOL COPING



Gate Elevation

SCALE: 1-1/2"=1'-0"

ARC-23-154
ZON-23-120