

Aerial View

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

Private Residence  
12 Via Vizcaya  
Town of Palm Beach  
Second Submittal: 04/01/24  
ARC: 24-071  
Projected Hearing Date: 05/29/2024

Landscape Legend

Property Address:	12 Via Viscaya	
Lot Area:	14,700 s.f.	
	Required/Allowed	Proposed
Landscape Open Space:	7,350 s.f. (50%)	14,692 (99.9%)
LQS to be altered	N/A	N/A
Perimeter LQS	N/A	N/A
Front Yard LQS	1,199 s.f. (45%)	3,255 (99.75%)
Native Trees	30%	100%
Native Shrubs & Vines	30%	100%
Native Groundcover	30%	100%

Scope of Work

- Front Yard Improvements
  - Proposed decorative entry gate and columns.
  - Proposed 4' ht. chain-link fence ( to be screened by vegetation)

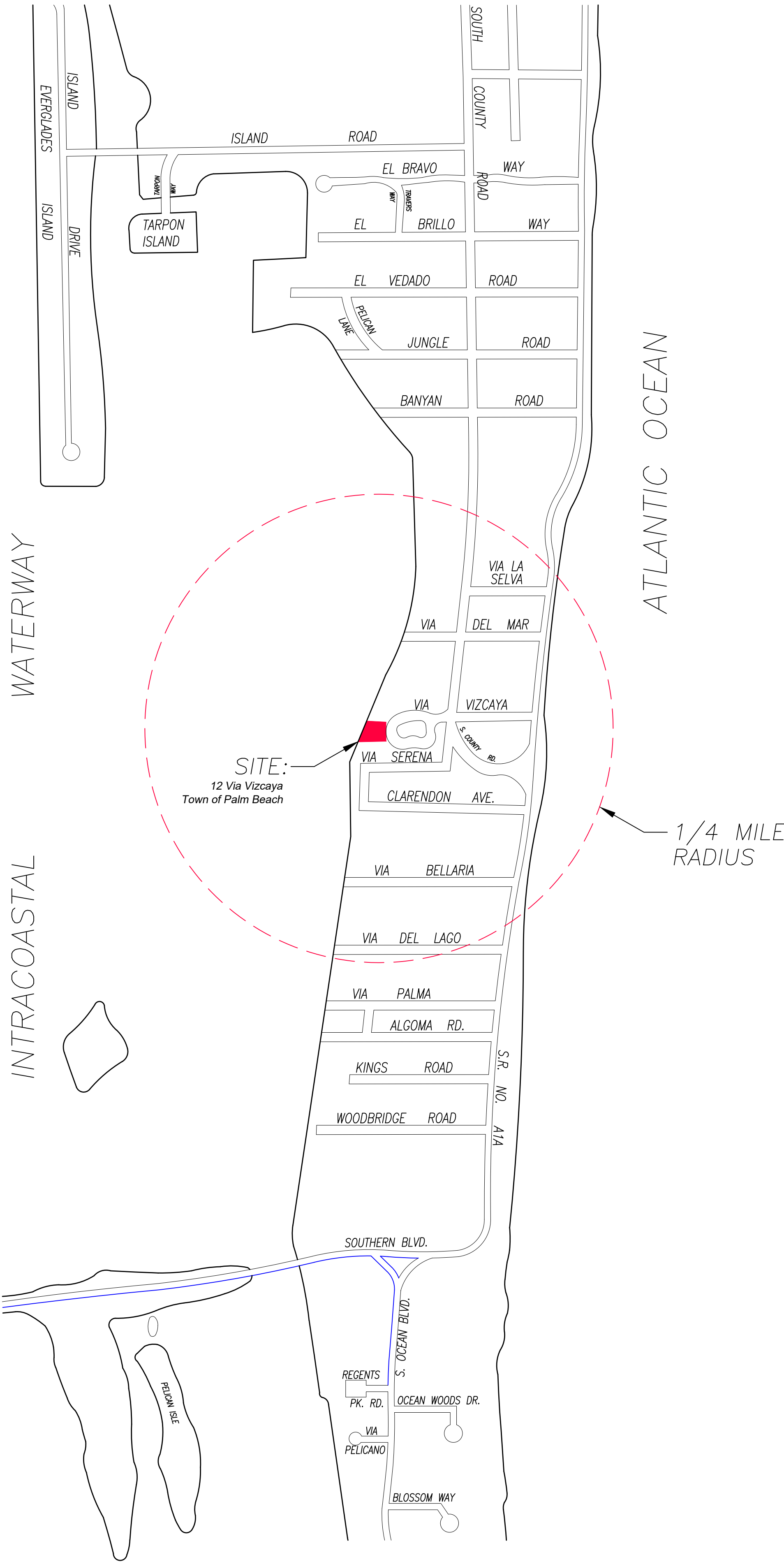
NOTE:  
LANDSCAPE PLAN, APART FROM MINOR  
ADJUSTMENTS TO MATCH MODIFIED  
HARDSCAPE, HAS BEEN PREVIOUSLY  
APPROVED.

Sheet Index

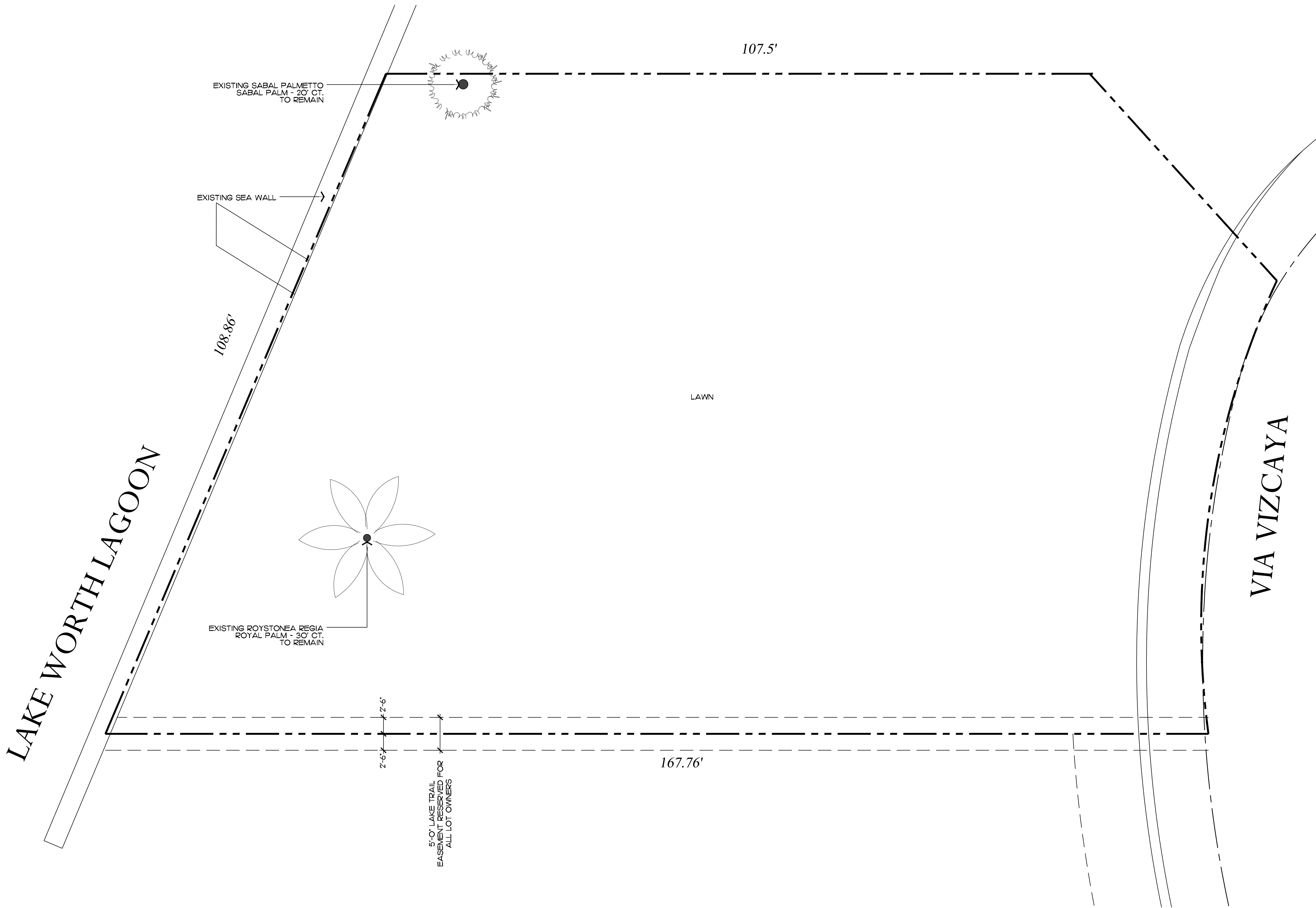
- Coversheet
- L1.0 Existing Conditions Plan
  - L1.1 Existing Conditions Photos
  - L1.2 Truck Logistics Plan
  - L1.3 Construction Staging & Screening Plan
  - L2.0 Site Plan
  - L2.1 Landscape Open Space Calculations
  - L3.0 Landscape Plan
  - L3.1 Landscape Schedule
  - L4.0 Front Elevation
- Survey

RECEIVED

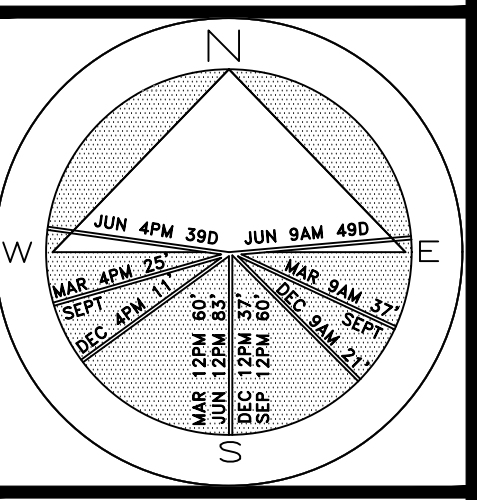
By yfigueroa at 7:57 am, Apr 16, 2024



Vicinity/Location Map



Private Residence  
12 Via Vizcaya  
Town of Palm Beach



JOB NUMBER: # 23121.00 LA  
DRAWN BY: Sean Twomey  
DATE: 03.14.2024  
04.01.2024

SHEET L1.0

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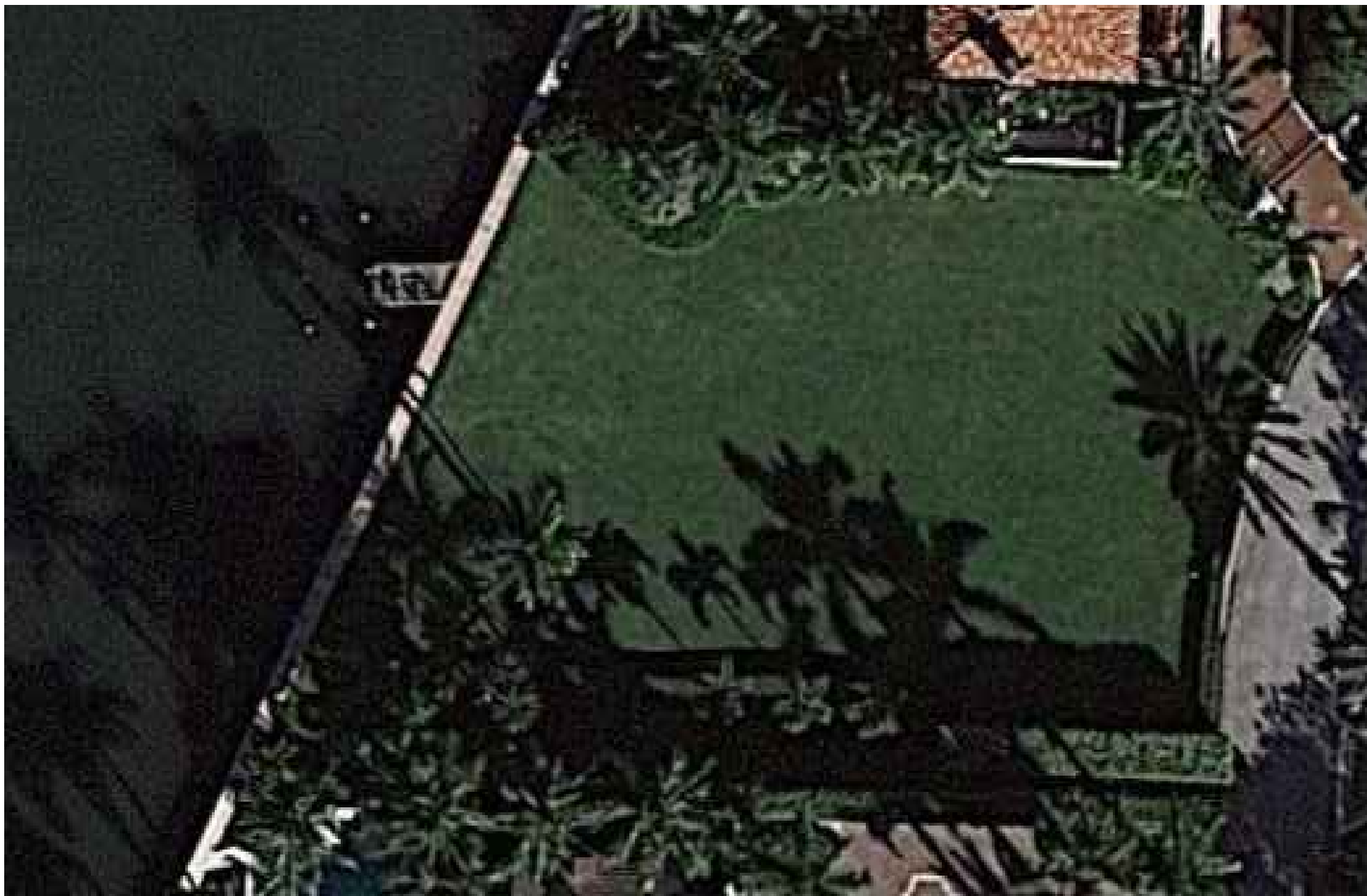
# Existing Vegetation Inventory & Action Plan

SCALE IN FEET 0' 8' 16' 24'

ARC-24-071

64 sf.  
AREA IN SQ.FT.





Aerial View



ENVIRONMENT  
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139 North County Road 5420-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

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F

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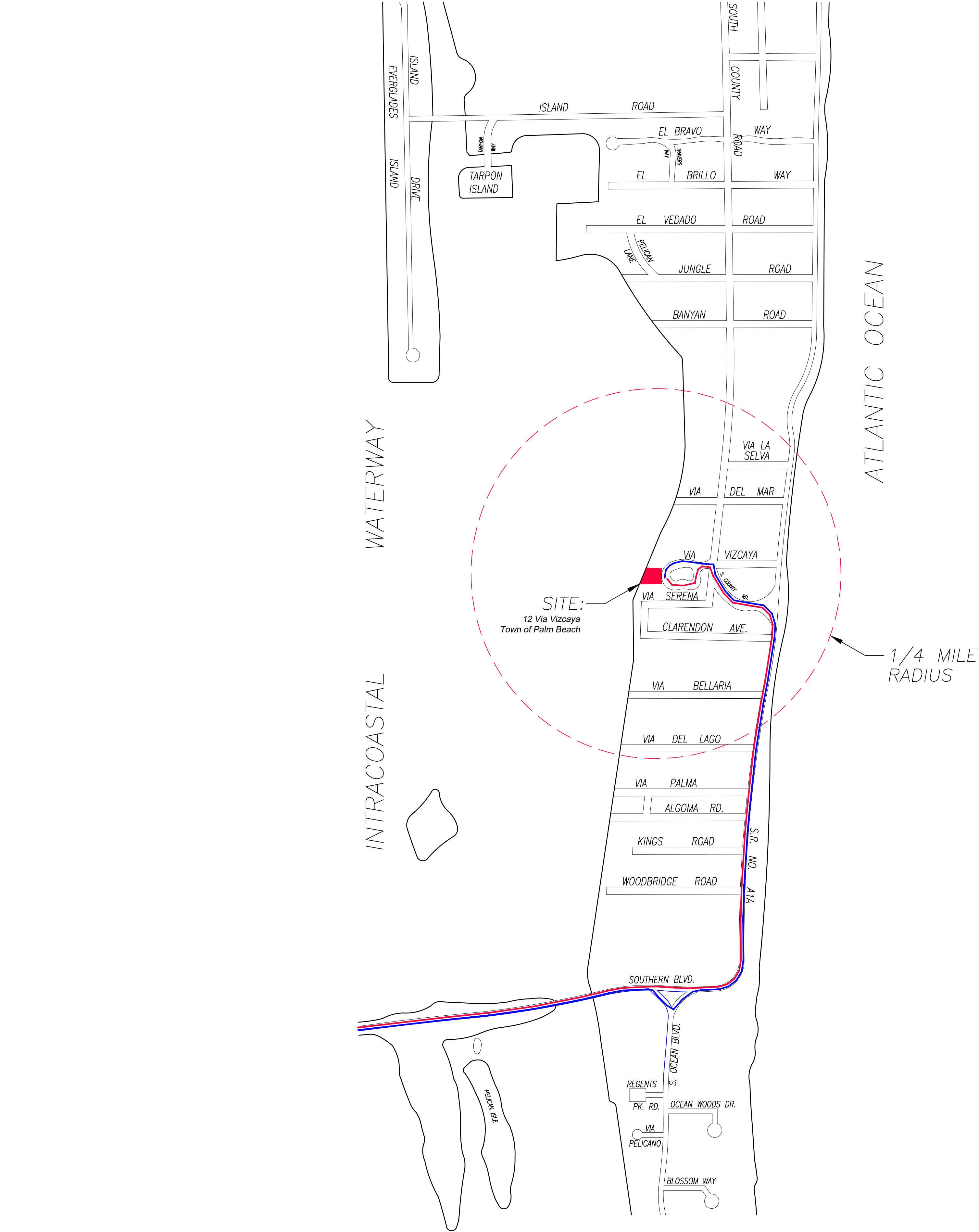
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ARC-24-071

Existing Conditions - Images





1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

MONTH 1: LANDSCAPE INSTALLATION

LARGEST TRUCK ->  
LANDSCAPE TRUCKS ->  
SOD  
IRRIGATION

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

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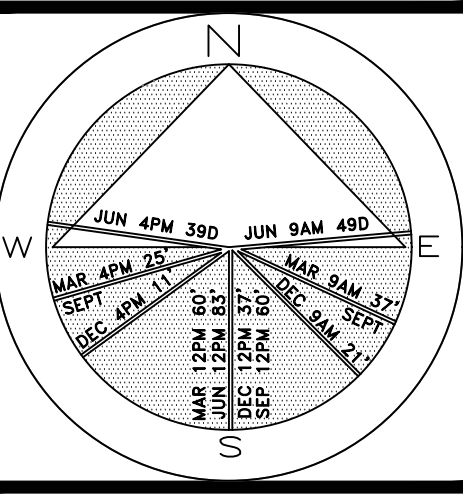
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ARC-24-071  
Truck Logistics Plan  
NOT TO SCALE

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DRAWN BY: Allison Padilla / Jean Twomey  
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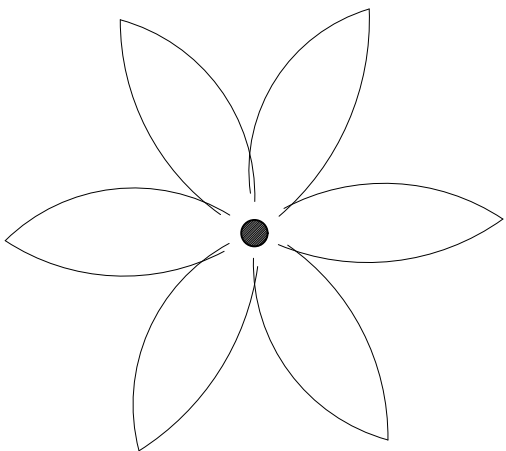
SHEET L1.2



LAKE WORTH LAGOON

EXISTING SEA WALL

108.86'



5'-0" LAKE TRAIL  
EASEMENT RESERVED FOR  
ALL LOT OWNERS

2'-6"

167.76'

PROPOSED 4' HT.  
CHAIN-LINK FENCE  
& GATE

LAWN

PROPOSED  
COMPACTED  
GRAVEL  
PARKING  
AREA

DELIVERIES

GATE

18'-0"  
VEHICULAR GATE SETBACK

VIA VIZCAYA

6' HT. CHAIN-LINK  
CONSTRUCTION FENCE  
W/ SCREENING, TYP.

6' HT. CHAIN-LINK  
CONSTRUCTION FENCE  
W/ SCREENING, TYP.



NEIGH-BOR'S EXISTING LANDSCAPE BUFFER

NOTE:  
ONLY PROPOSED CONSTRUCTION IS A CHAIN-LINK FENCE ALONG THE  
SOUTH PROPERTY LINE.  
  
PERIMETER LANDSCAPING WILL BE INSTALLED FIRST.

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Landscape Architecture

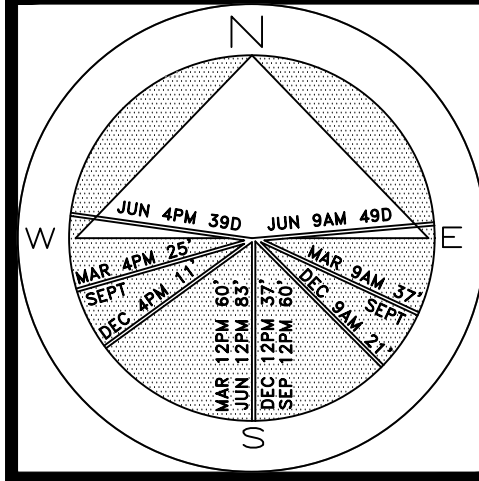
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Construction Screening & Staging Plan

SCALE IN FEET 0' 8' 16' 24'

64 sq. ft.  
AREA IN SQ.FT.

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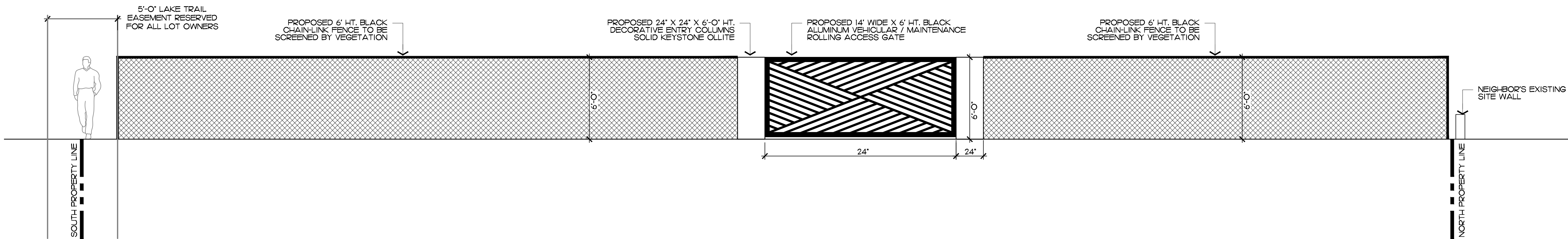
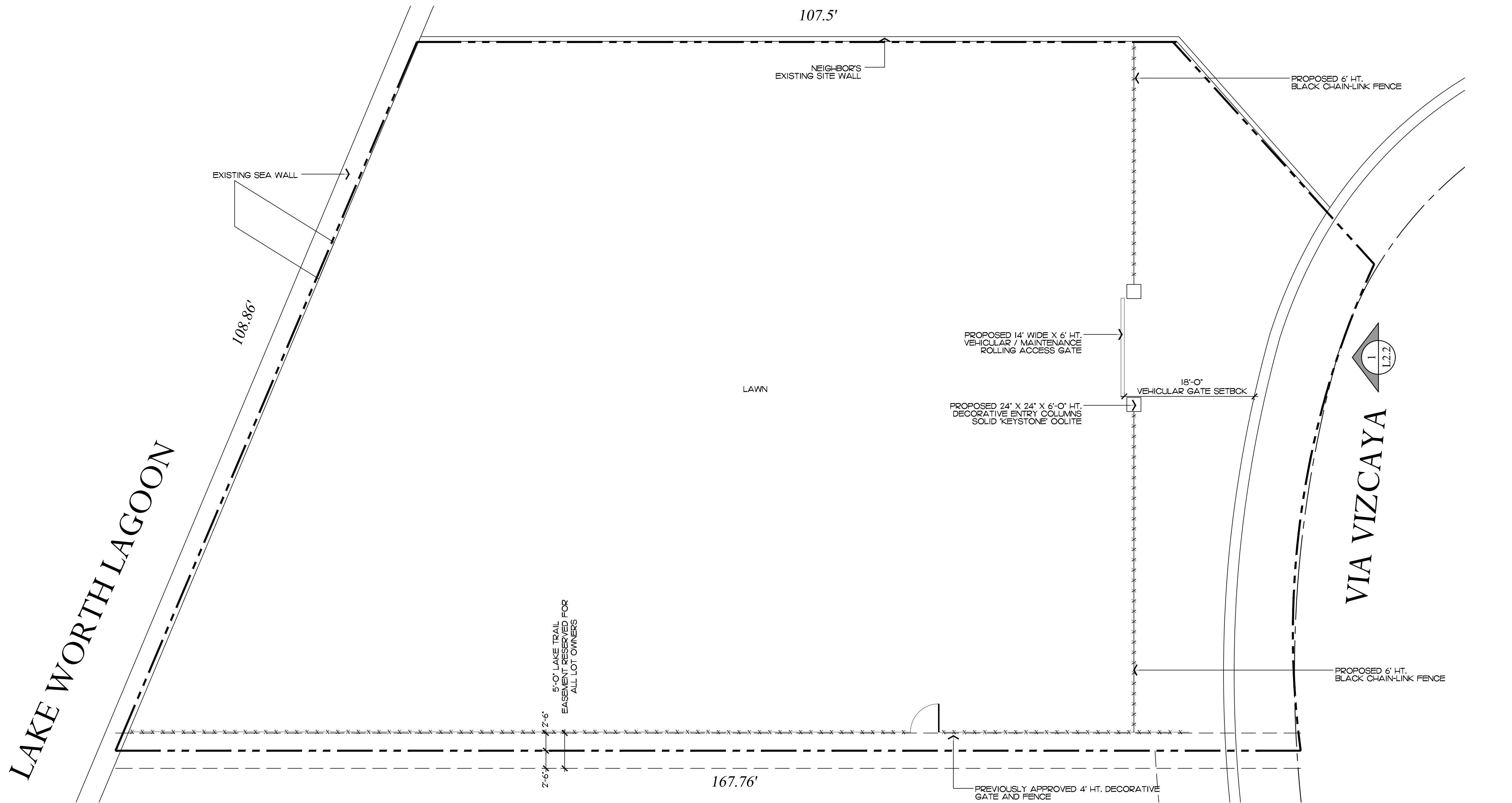
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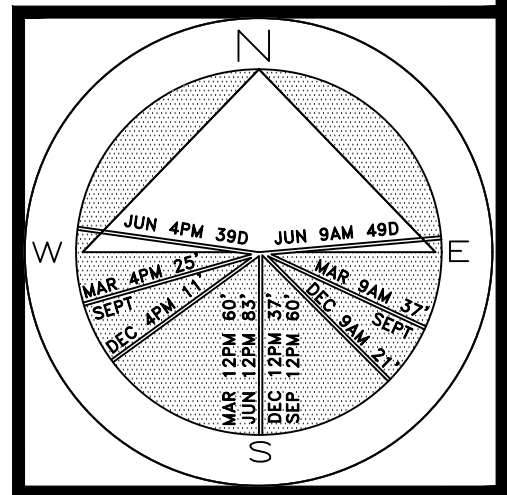
1  
L2.2  
Gate & Fence Elevation

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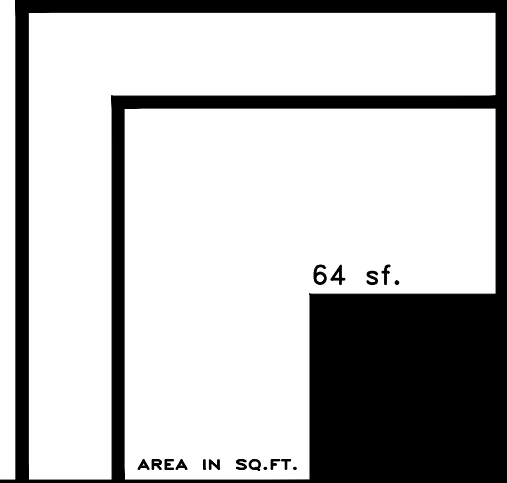
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ARC-24-071  
Site Plan  
SCALE IN FEET 0' 8' 16' 24'

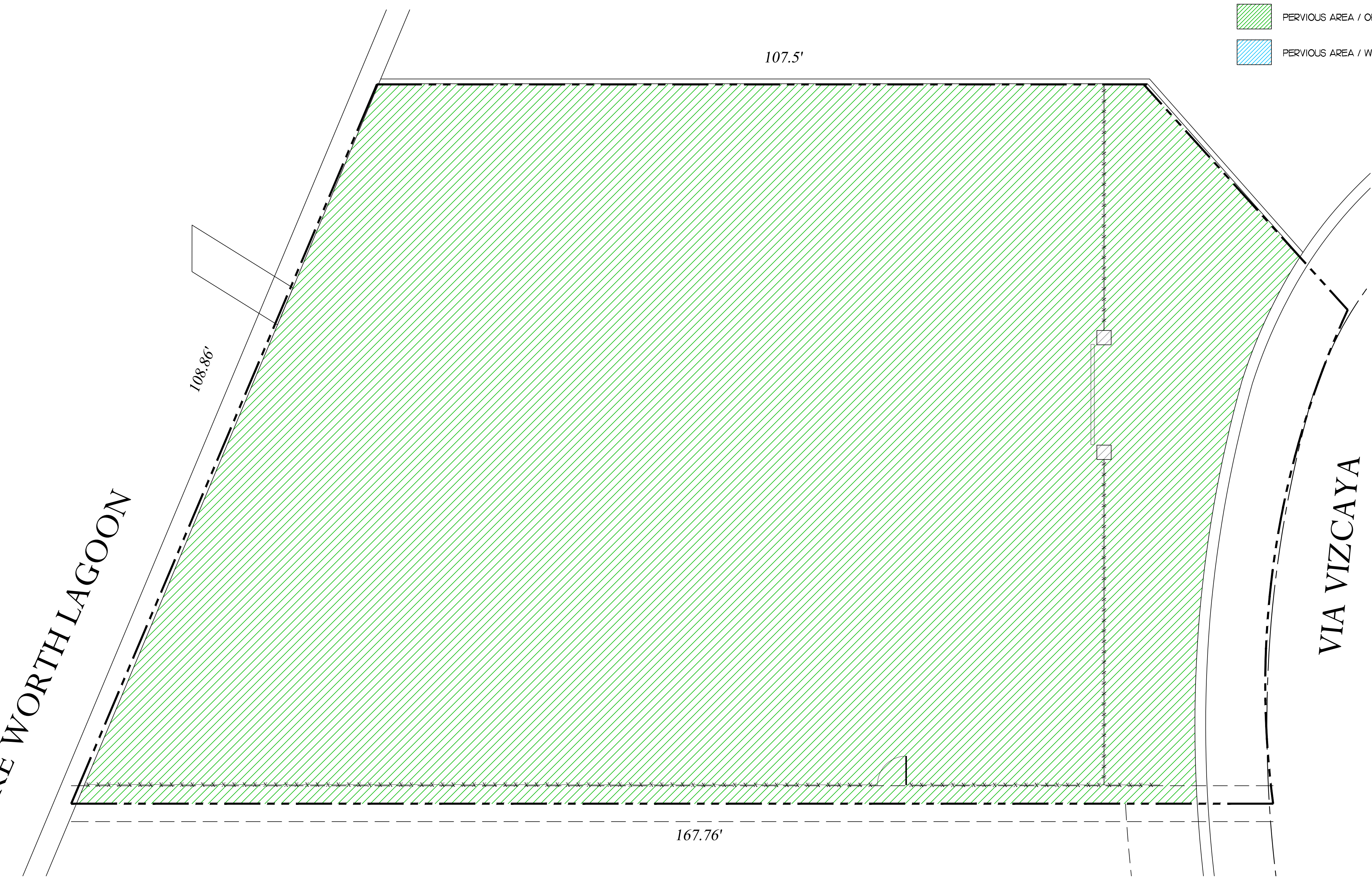


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SHEET L2.2







Legend

IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

PERVIOUS AREA / OPEN SPACE

PERVIOUS AREA / WATER FEATURE

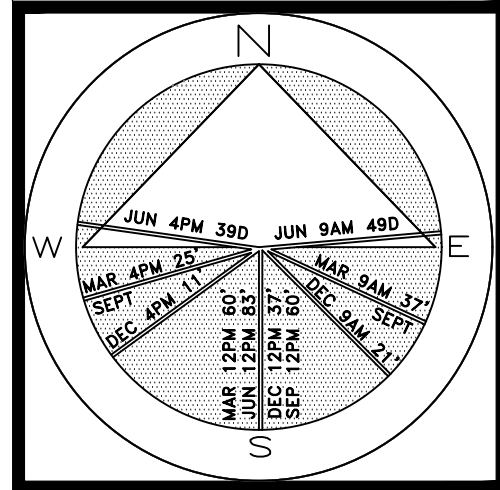
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## Site Requirements

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE	RA - (50 - PALM BEACH)	RA - (50 - PALM BEACH)	RA - (50 - PALM BEACH)
LOT AREA	20,000 S.F. MINIMUM	14,700 S.F.	14,700 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 7,350 S.F.	100% 14,700 S.F.	99.9% 14,692 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 1,199 S.F.	100% 3,263 S.F.	99.75% 3,255 S.F.

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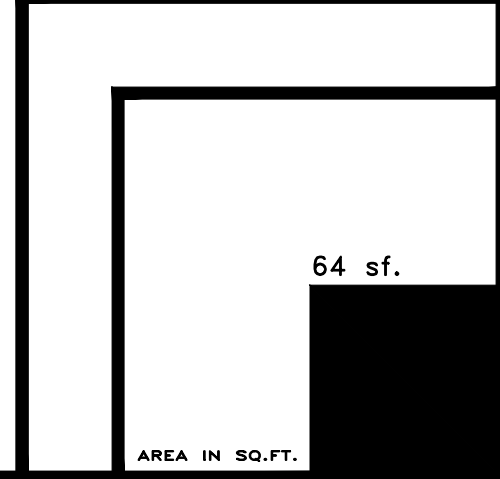
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## Landscape Open Space Calculations

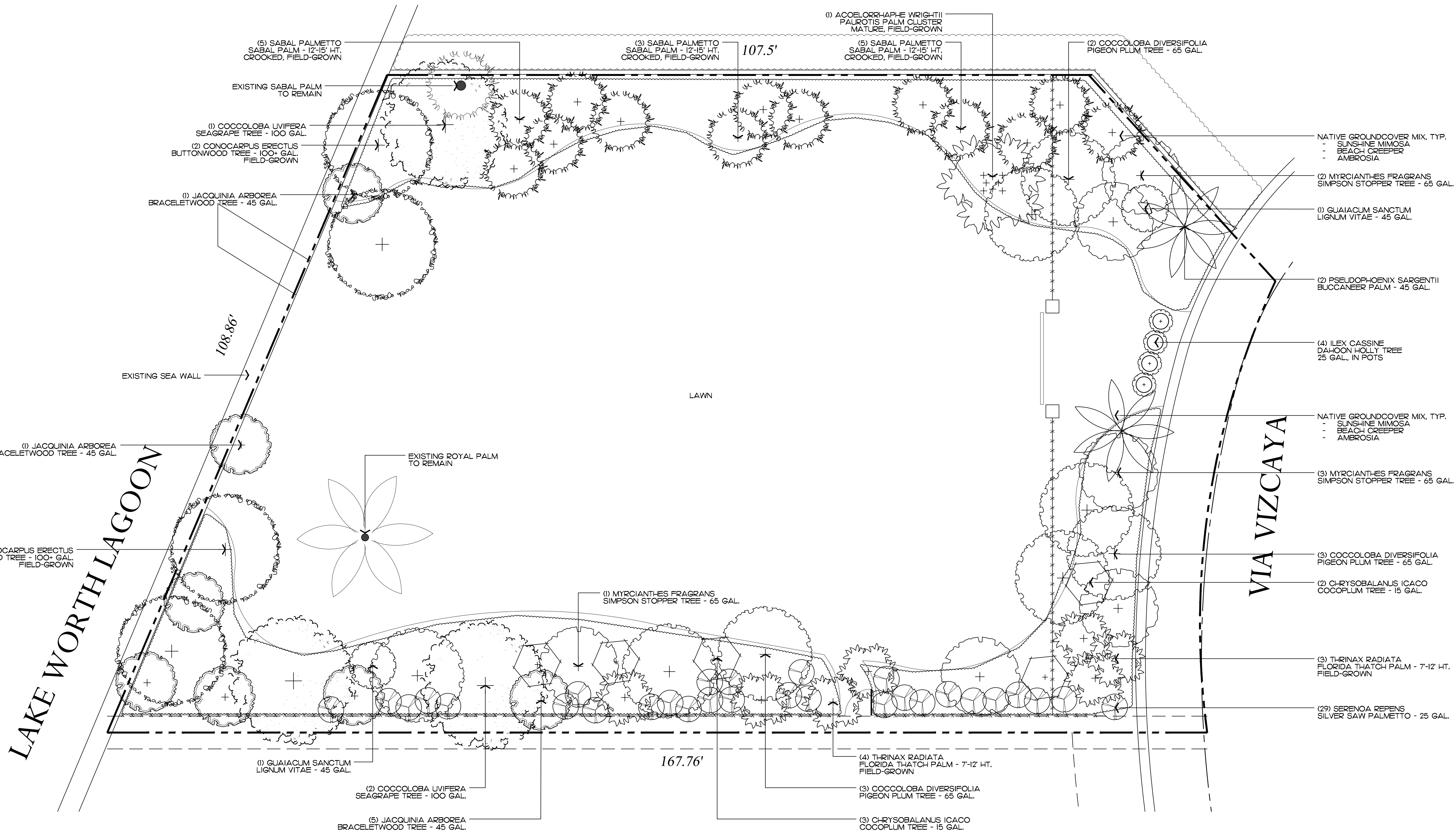


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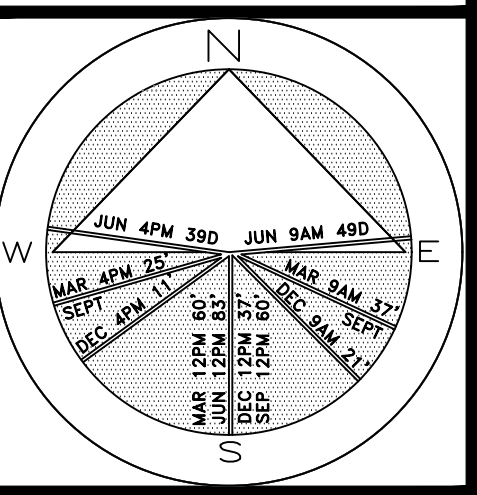
SHEET L2.1





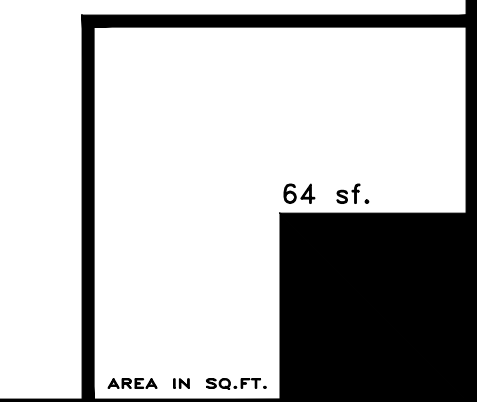


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SHEET L3.0



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ARC-24-071  
Landscape Plan  
SCALE IN FEET 0' 8' 16' 24'



Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ACOE LORRHAPHE PAUROTIS PALM	1	MATURE FIELD GROWN	YES
	PSEUDOPHOENIX SARGENTII BUCCANEER PALM	2	45 GAL	YES
	SABAL PALMETTO SABAL PALM	13	12'-15' HT/CROOKED, FIELD GROWN	YES
	THRINAX RADIATA FLORIDA THATCH PALM	7	7'-12' HT, FIELD GROWN	YES
TOTAL PALMS: NATIVE SPECIES:		23 23 (100%)		

Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM	8	65 GAL	YES
	COCCOLOBA UVIFERA SEAGRAPE	3	100 GAL	YES
	CONOCARPUS ERECTUS BUTTONWOOD	4	100+ GAL, FIELD GROWN	YES
	ILEX CASSINE DAHOON HOLLY TREE	4	25 GAL., IN POTS	YES
	GUAIACUM SANCTUM LIGNUM VITAE	2	45 GAL	YES
	JACQUINIA ARBOREA BRACELETWOOD	7	45 GAL	YES
	MYRCIANTHES FRAGRANS SIMPSON STOPPER	6	6'-12' OA HT DOUBLE	YES
TOTAL TREES: NATIVE SPECIES:		34 34 (100%)		

NOTE:  
LANDSCAPE PLAN, APART FROM MINOR  
ADJUSTMENTS TO MATCH MODIFIED  
HARDSCAPE, HAS BEEN PREVIOUSLY  
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Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	SERENOA REPENS SILVER SAW PALMETTO	29	25 GAL	YES
	CHRYSOBALANUS ICACO 'HORIZONTALIS' HORIZONTAL COCOPLUM	5	15 GAL	YES
TOTAL SHRUBS: NATIVE SPECIES:		34 34 (100%)		

Groundcovers

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	AMBROSIA HISPIDA AMBROSIA	500+	1 GAL., 8" O.C.	YES
	ERNODEA LITTORALIS BEACH CREEPER	500+	1 GAL., 8" O.C.	YES
	MIMOSA STRIGILLOSA SUNSHINE MIMOSA	500+	1 GAL., 8" O.C.	YES
TOTAL SHRUBS: NATIVE SPECIES:		1500+ 1500 (100%)		

Lawn & Mulch

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

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SHEET L3.1

ARC-24-071

Planting Schedule

64 sf.

AREA IN SQ.FT.





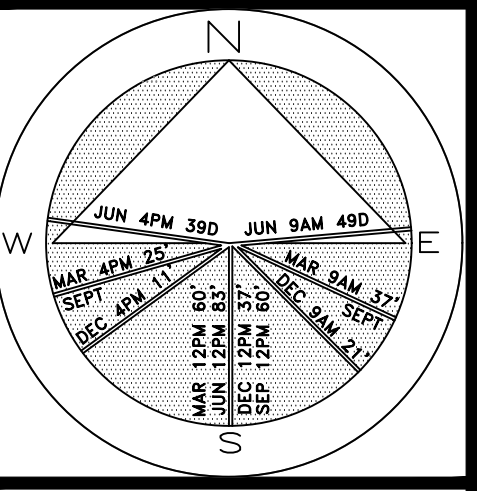
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SHEET L4.0

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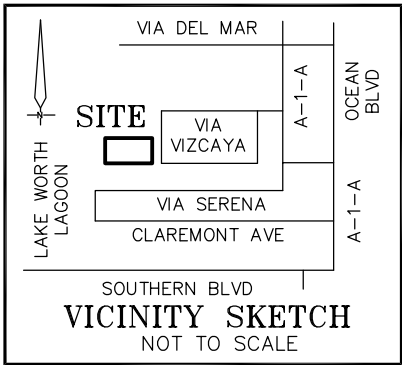
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OF FLORIDA, INC.

Front Elevation  
NOT TO SCALE

AREA IN SQ.FT.





PROPERTY ADDRESS

12 VIA VIZCAYA  
PALM BEACH, FL 33480

LOT  
13

OCCUPIED  
RESIDENCE  
#235

BOUNDARY SURVEY

for

WHITNEY & JON  
CLAY

SURVEYOR'S NOTES

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY  
FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE  
RECORD PLAT.

ALL MEASUREMENTS ARE IN ACCORDANCE WITH  
THE UNITED STATES STANDARD, USING FEET.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR  
REPORTS BY OTHER THAN THE SIGNING PARTY  
OR PARTIES IS PROHIBITED WITHOUT WRITTEN  
CONSENT OF THE SIGNING PARTY OR PARTIES.

SURVEY PREPARED FOR TITLE CONVEYANCE.  
ANY OTHER USE PROHIBITED WITHOUT CONSENT  
OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION

LOT 12, OF VIA VIZCAYA, ACCORDING TO THE  
PLAT THEREOF AS RECORDED IN PLAT BOOK 16,  
PAGE 83, OF THE PUBLIC RECORDS OF PALM  
BEACH COUNTY, FLORIDA.

CERTIFIED TO

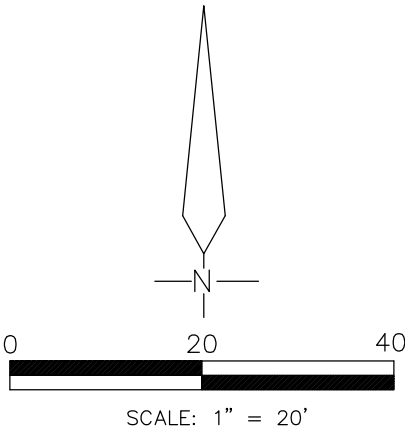
WHITNEY & JON CLAY

REVISIONS:  
1.) UPDATE 04-27-23

PREPARED BY:

Bob Buggee, Inc.  
the "SURVEYOR"

P.O. BOX 3887  
BOYNTON BEACH, FLORIDA, 33426  
SURVEY & MAPPING BUSINESS #7890  
561-732-7877



LAKE  
WORTH  
LAGOON

N23°16'18"E 108.86' DEED  
3.0' CONCRETE SEAWALL  
DOCK  
14.1'

OVERALL LOT  
14712.9 Sq. Feet  
0.34 Acres  
LOT LESS ROADWAY EASEMENT  
13966.2 Sq. Feet  
0.32 Acres

LOT  
12

VACANT  
#12

GRASS  
& TREES

10' FLORIDA POWER  
& LIGHT EASEMENT

1.5' CONC CURB  
20.0' ASPHALT PAVEMENT

R=160.00' A=59.05'  
D=21°08'47"  
R=52.65'  
A=11.59'  
D=12°36'30"  
VIA VIZCAYA  
20' ROADWAY EASEMENT RESERVED  
FOR ALL LOT OWNERS (PER PLAT)

FOUND PLUG  
LS #4088

FOUND  
NAIL

CATV

LAKE TRAIL

5' EASEMENT RESERVED FOR ALL LOT OWNERS

N90°00'00"W 167.76' DEED

LOT  
11

OCCUPIED  
RESIDENCE  
#11

FLORIDA POWER  
& LIGHT EASEMENT  
O.R.B. 20218, PG. 686

FOUND  
NAIL & DISK  
(1.4' E)

CERTIFICATION

I HEREBY CERTIFY THAT I MADE THIS SURVEY AND  
THAT IT IS TRUE AND CORRECT TO THE BEST OF  
MY KNOWLEDGE AND BELIEF.

BY:   
ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302  
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA  
DATE OF FIELD SURVEY: 04/26/23

LEGEND:

CONC. = CONCRETE  
MEAS = MEASURED  
CALC = CALCULATED  
WM = WATER METER  
R/W = RIGHT-OF-WAY  
P.C. = POINT OF CURVATURE

R = RADIUS  
A = ARC DISTANCE  
D = DELTA ANGLE  
⊗ = BACKFLOW PREVENTER  
⊞ = WATER METER  
CATV = CABLE TV UTILITY  
Ⓢ = SEWER MANHOLE

FLOOD ZONE

FLOOD ZONE: AE  
ELEVATION: 6'  
TOWN OF PALM BEACH: 120220  
PANEL NUMBER: 12099C 0591F  
EFFECTIVE DATE: 10-5-17