



Zoning Legend

PROPERTY ADDRESS		1464 NORTH OCEAN BLVD		
ZONING DISTRICT		R-B MEDIUM DENSITY		
LOT AREA (SQ. FT.)		9,768.92.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)		90' (W) X 100' (D)		
STRUCTURE TYPE:		SINGLE FAMILY		
FEMA FLOOD ZONE DESIGNATION:		N/A		
ZERO DATUM FOR POINT OF MEAS. (NAVD)		N/A		
CROWN OF ROAD (COR) (NAVD)		N/A		
	REQ'D / PERMITTED	EXISTING	PROPOSED	
LOT COVERAGE	N/A	N/A	N/A	
ENCLOSED SQUARE FOOTAGE	N/A	N/A	N/A	
FRONT YARD SETBACK (FT.)	N/A	N/A	N/A	
SIDE YARD SETBACK (1ST STORY) (FT.)	N/A	N/A	N/A	
SIDE YARD SETBACK (2ND STORY) (FT.)	N/A	N/A	N/A	
REAR YARD SETBACK (FT.)	N/A	N/A	N/A	
ANGLE OF VISION (DEG.)	N/A	N/A	N/A	
BUILDING HEIGHT (FT.)	N/A	N/A	N/A	
OVERALL BUILDING HEIGHT (FT.)	N/A	N/A	N/A	
CUBIC CONTENT RATIO (CCR) (R-B ONLY)	N/A	N/A	N/A	
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A	
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/A	N/A	N/A	
BASE FLOOD ELEVATION (FFE) (NAVD)	N/A	N/A	N/A	

Landscape Legend

	REQ'D / PERMITTED	APPROVED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 4,396 S.F.	46.77% 4,569 S.F.	40.69% 3,975 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	N/A	N/A	14.65% 644 S.F.
PERIMETER LOS (SQ. FT. AND %)	50% MIN. 2,198 S.F.	66.26% 2,913 S.F.	57.2% 2,518 S.F.
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 900 S.F.	51.3% 1,403 S.F.	51.3% 1,403 S.F.
NATIVE TREES %	N/A	N/A	
NATIVE SHRUBS & VINES %	30%	N/A	100%
NATIVE GROUNDCOVER %	30%	N/A	55.55%

Private Residence
1464 N Ocean Blvd
Town of Palm Beach
ARC-24-033
ZON-24-039

Second Submittal: 02/26/2024
ARCOM Meeting Date: 05/29/2024

Scope of Work

Additional Deck Pavers, Artificial turf and planting areas.

Variance Request

40.69% landscape open space in lieu of 45% required.

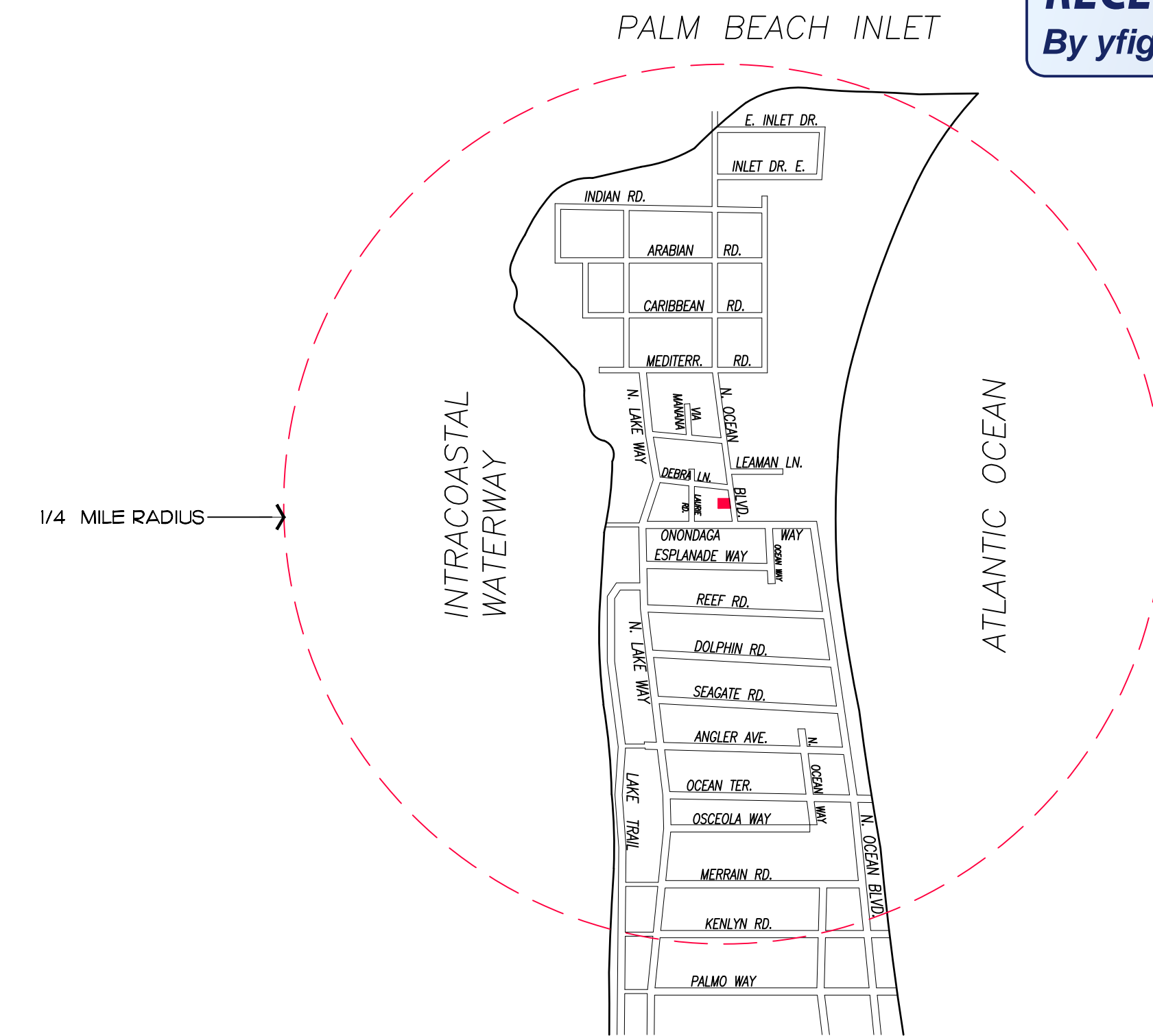
Sheet Index

Coversheet

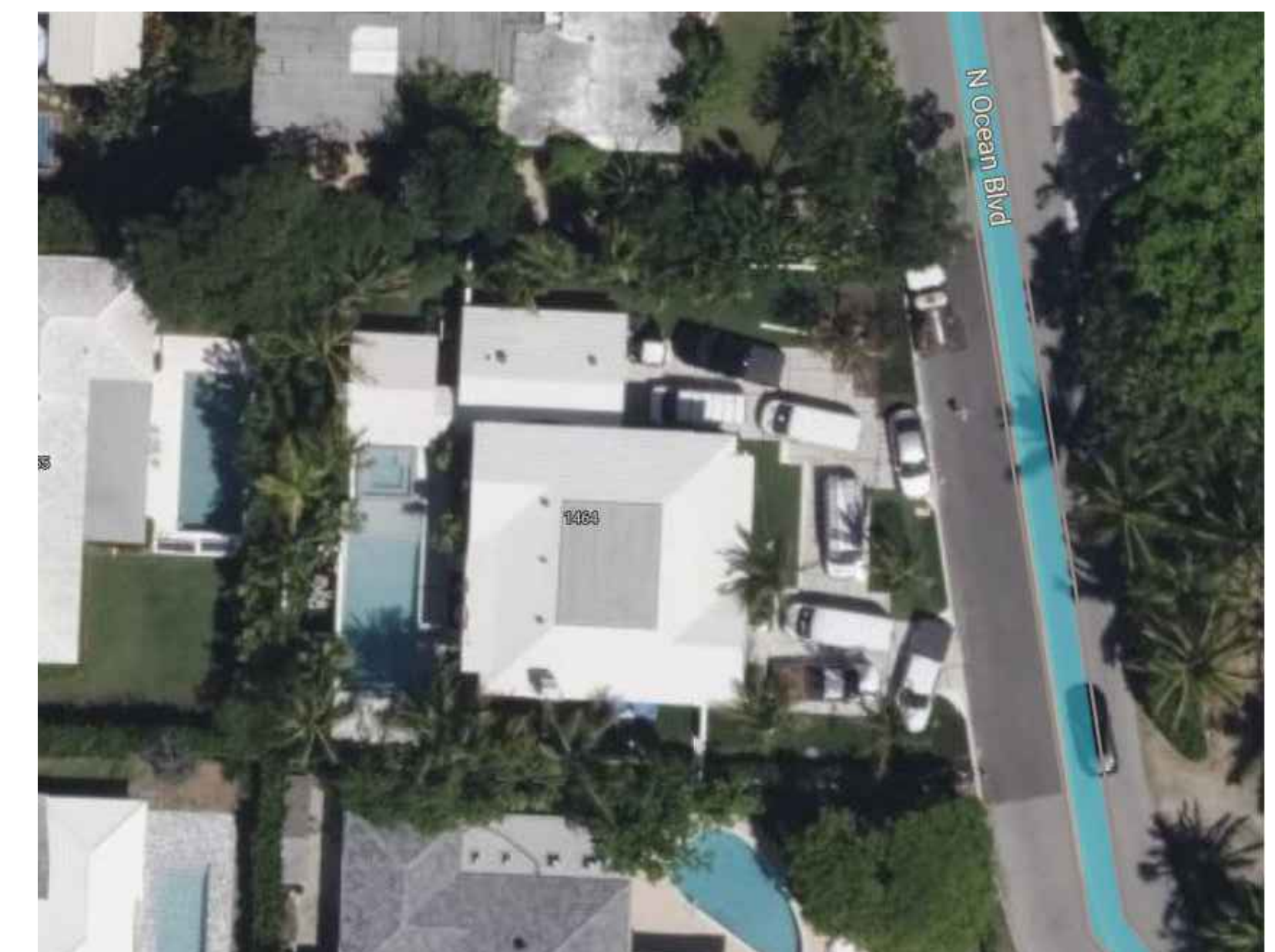
- L1.0 Site Plan
- L1.1 Site Plan - Comparison
- L1.2 Hardscape Materials
- L1.3 Existing Conditions - Images
- L1.4 Landscape Open Space Calculations
- L1.5 Perimeter Open Space Diagram
- L1.6 Modified Site Wall
- L2.0 Variance Request Diagram
- L2.1 Variance Request Hardship
- L3.0 Landscape Plan & Schedule

Survey

Civil Engineering Plan
Previously Approved Landscape Plans



Vicinity/Location Map

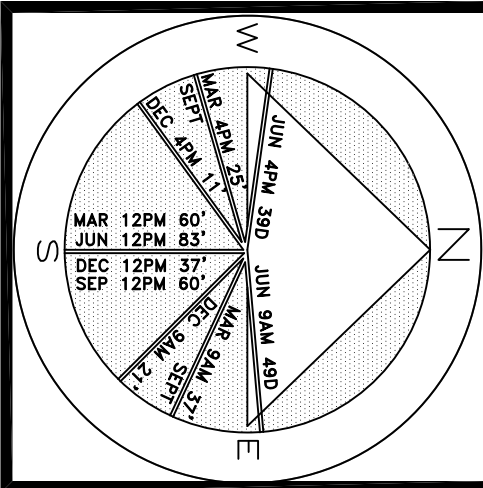


Aerial View

RECEIVED

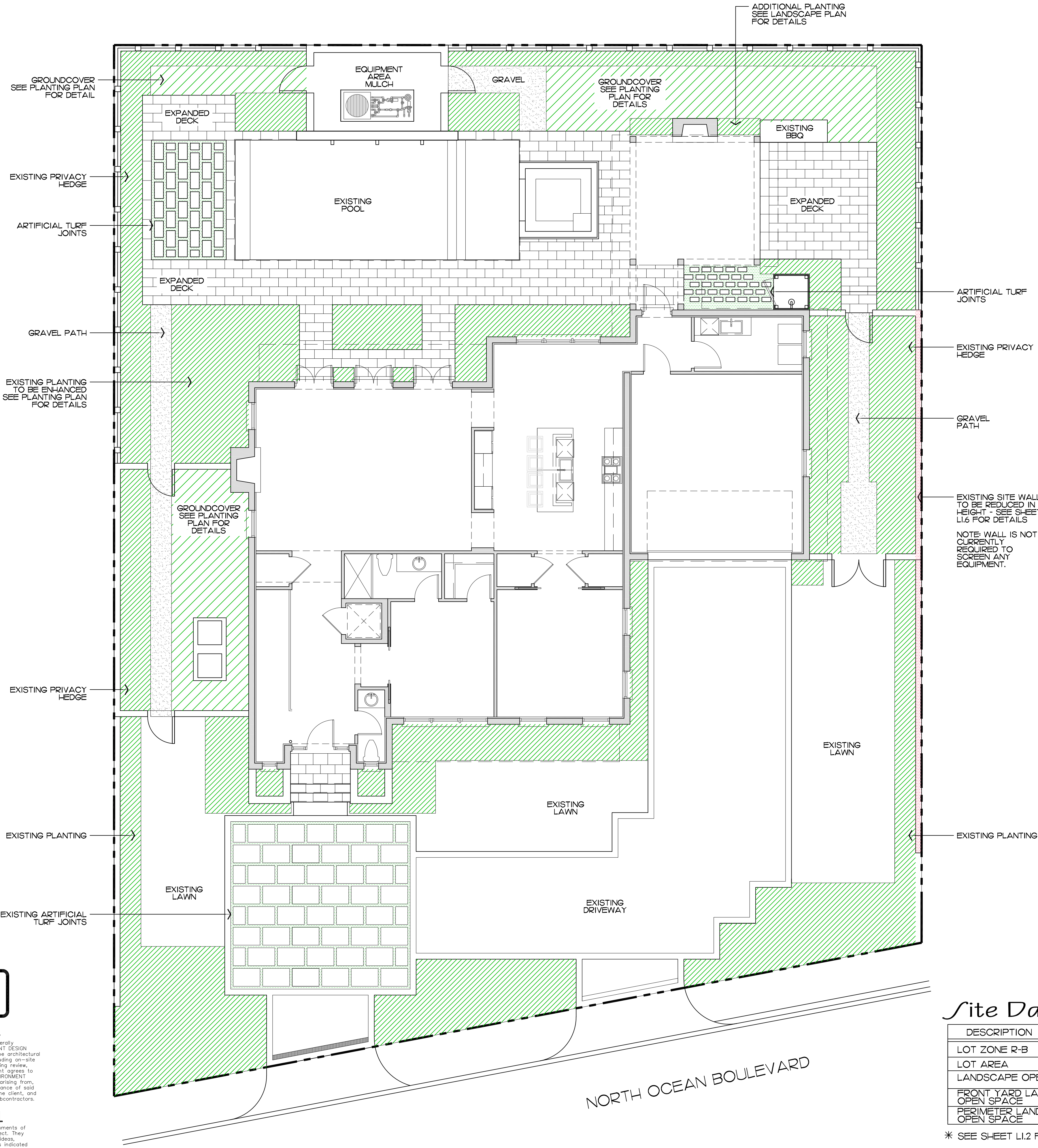
By yfigueroa at 1:46 pm, May 06, 2024

M.J. & Evan Castelo
1464 North Ocean Blvd.
Palm Beach, Florida



JOB NUMBER: # 202068.00 LA
DRAWN BY: Sean Twomey
DATE: 02.26.2024

SHEET L1.0



Variance Request

* 40.69% Landscape Open
Space in lieu of 45% required

(4.31% variance)

NOTE:
ARTIFICIAL TURF HAS ALREADY BEEN
INSTALLED.

Site Data

DESCRIPTION	REQUIRED	PREVIOUSLY APPROVED	EXISTING	CURRENTLY PROPOSED
LOT ZONE R-B		R-B	R-B	R-B
LOT AREA	10,000 S.F. MINIMUM	9,768.92 SF	9,768.92 SF	9,768.92 SF
LANDSCAPE OPEN SPACE	MINIMUM 45% 4,396 S.F.	46.1% 4,506 S.F.	30.0% 2,931 S.F.	40.69% 3,975 S.F.
FRONT YARD LANDSCAPE OPEN SPACE	MINIMUM 40% 1,099.2 S.F.	49.1 1,349 S.F.	49.1 1,349 S.F.	49.1 1,349 S.F.
PERIMETER LANDSCAPE OPEN SPACE	MINIMUM 50% 2,198 S.F.	66.4% 2,919 S.F.	36.9% 1,664 S.F.	57.2% 2,518 S.F.

* SEE SHEET L1.2 FOR REQUESTED VARIANCE DIAGRAM

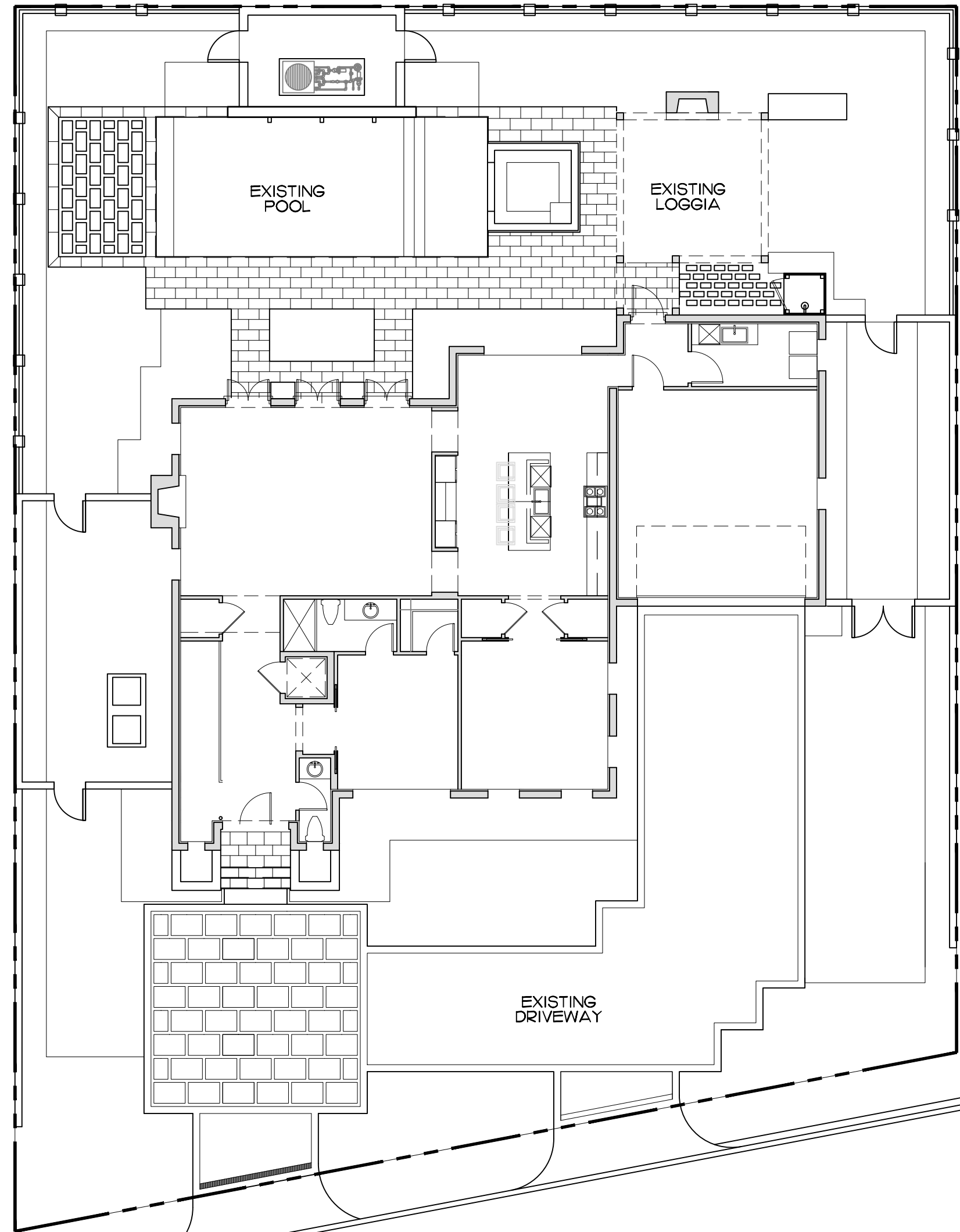
Site Plan

NOT TO SCALE

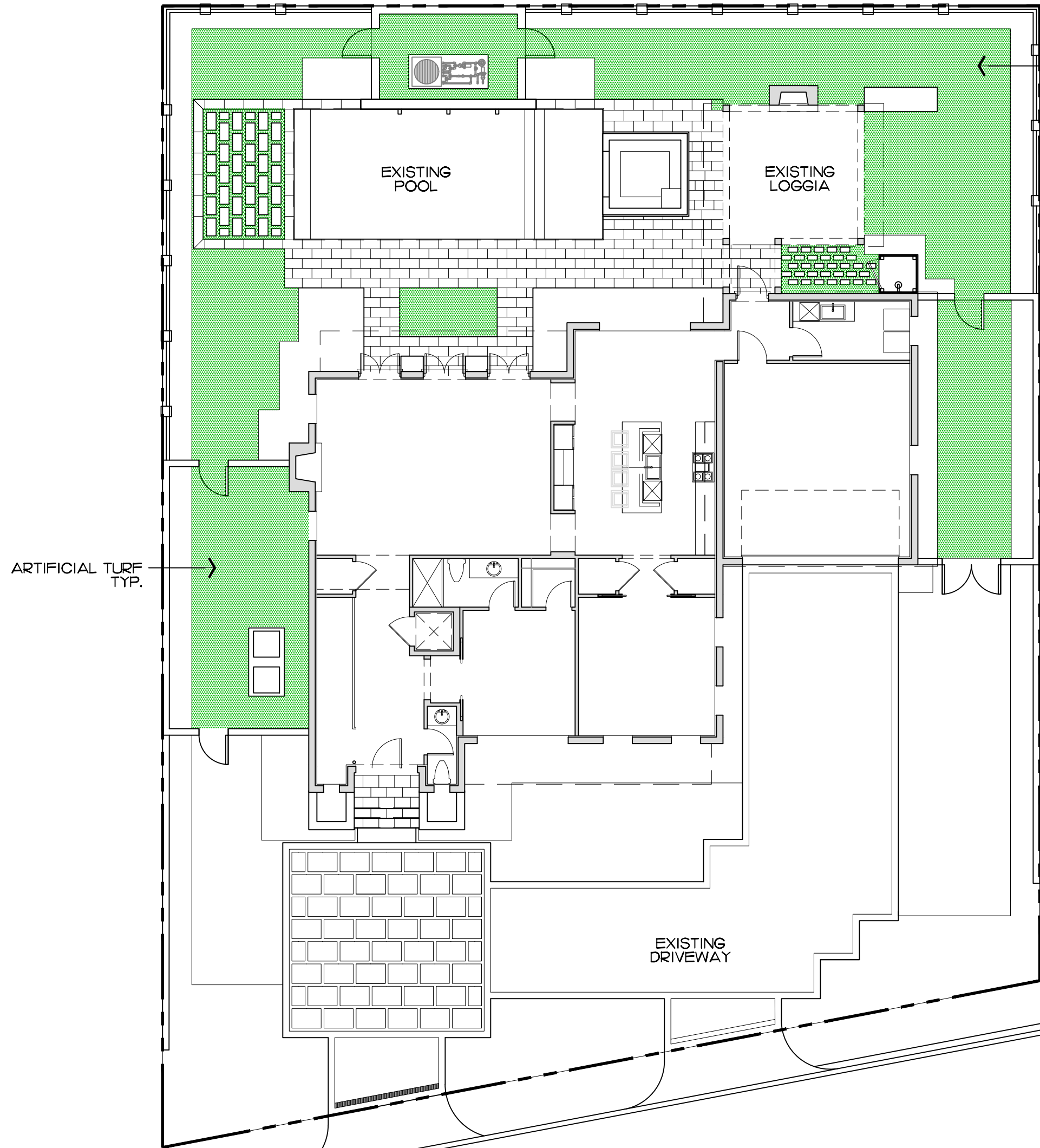
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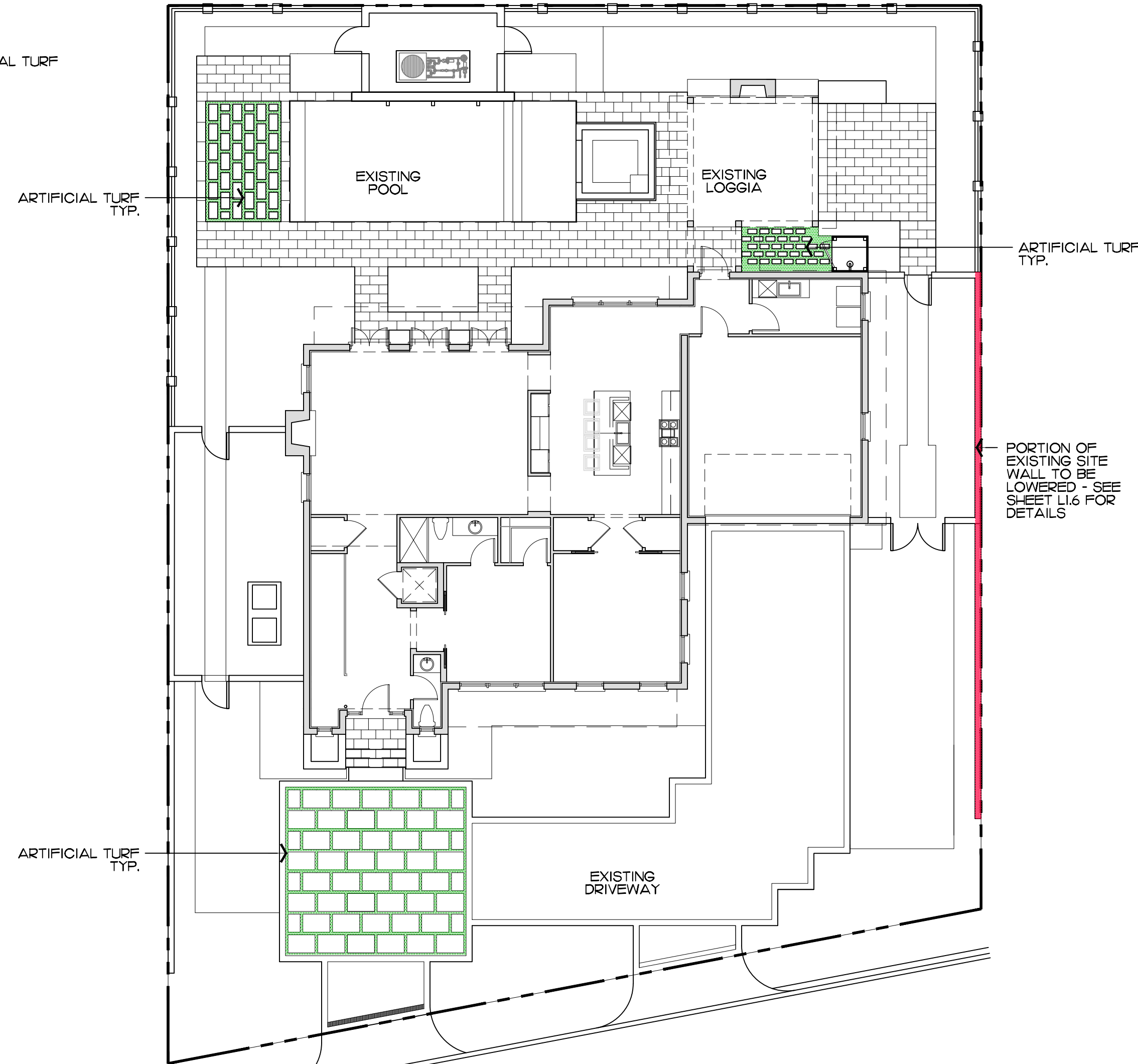
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Previously Approved

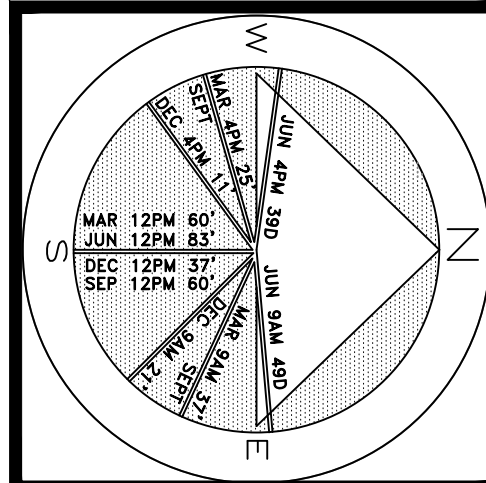


Existing Conditions



Currently Proposed

M.J. & Evan Castelo
1464 North Ocean Blvd.
Palm Beach, Florida



JOB NUMBER: # 202068.00 LA
DRAWN BY: Jean Twomey
DATE: 02.26.2024

NOTE:
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SHEET L1.1

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Site Plan - Comparison

SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ. FT.



18" X 18" CORAL STONE STEPPING STONES
W/ LIVING GROUNDCOVER JOINTS







Installation Item

ProLine

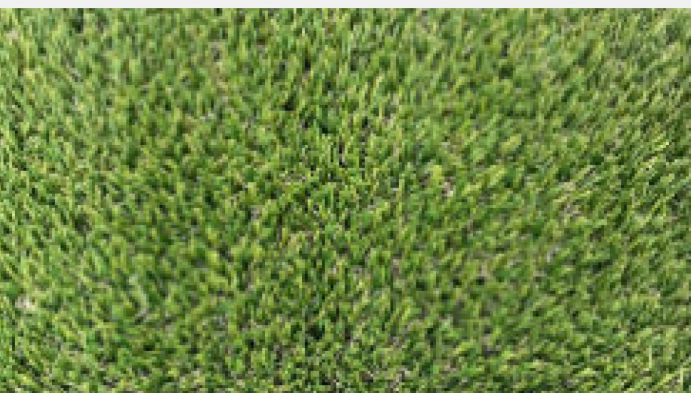

Application:
Residential/Light Commercial
Grade Landscape Edging.

Details		Ultraviolet Radiation:	Compatible
Edging Thickness:	1/8" (3.2mm)	Combustibility:	-Negative (Extruded Aluminum will not burn, therefore is safe)
Edging Height:	4" (102mm)	General:	Very Lightweight, High Strength (higher at lower temperature), Corrosion Resistance, Ease of Fabrication.
Edging Length:	16' (4.8m)		
Edging Finish:	Black DuraFlex		
Stake Length:	12" (305mm) (STANDARD)		
Extreme Low Temperature:	+Positive (Extruded Aluminum is great at extreme low temperature)		



www.turfusa.com
Specification Sheet

Synthetic Turfs | Lush Sport



Uses & Traffic:
Sporting & commercial Landscape, playgrounds, medium-heavy traffic

Details			
Pile height:	1 inches	Color:	Field green/Spring green
Face weight:	45oz	Guage:	3/8"
Total weight:	---	Backing:	Dual PP
Blade shape:	Wave	Coating:	PU
Denier:	9,800	Stitch Rate/4":	-14.5
		Roll size:	15 x 100 ft
		Drainage rate:	+28 inches per hour
		Turf USA warrantee:	15 years

www.turfusa.com

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DATE: 02.26.2024

SHEET L1.2

Hardscape Materials



NOTE:
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INSTALLED. THERE ARE NO MODIFICATIONS
PROPOSED TO THE PREVIOUSLY APPROVED
LANDSCAPE.

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**ENVIRONMENT
DESIGN
GROUP**
139 North County Road S#200-B Palm Beach, FL 33480
Phone 561.832.4800 Mobile 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. #6666784
Dustin@environmentdesigngroup.com

M.J. & Evan Castelo
1464 North Ocean Blvd.
Palm Beach, Florida

F L O R I D A

JOB NUMBER: # 202068.00 LA
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SHEET L1.3

Existing Conditions - Images

Variance Request

* 40.69% Landscape Open Space in lieu of 45% required (4.31% variance)

Site Data

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* SEE SHEET L1.2 FOR REQUESTED VARIANCE DIAGRAM

Legend

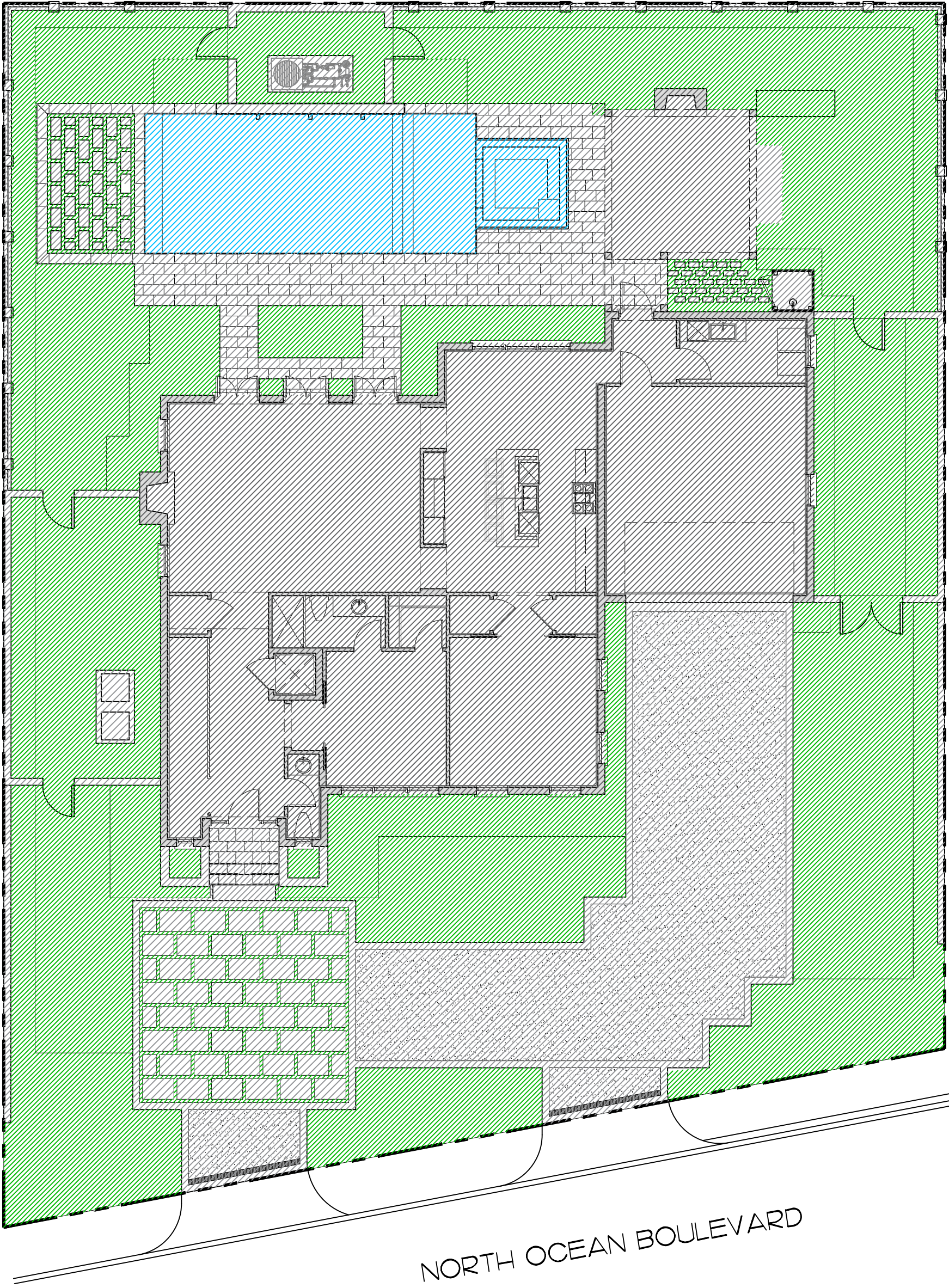
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE
- IMPERVIOUS AREA / WATER FEATURE

ENVIRONMENT
DESIGN
GROUP

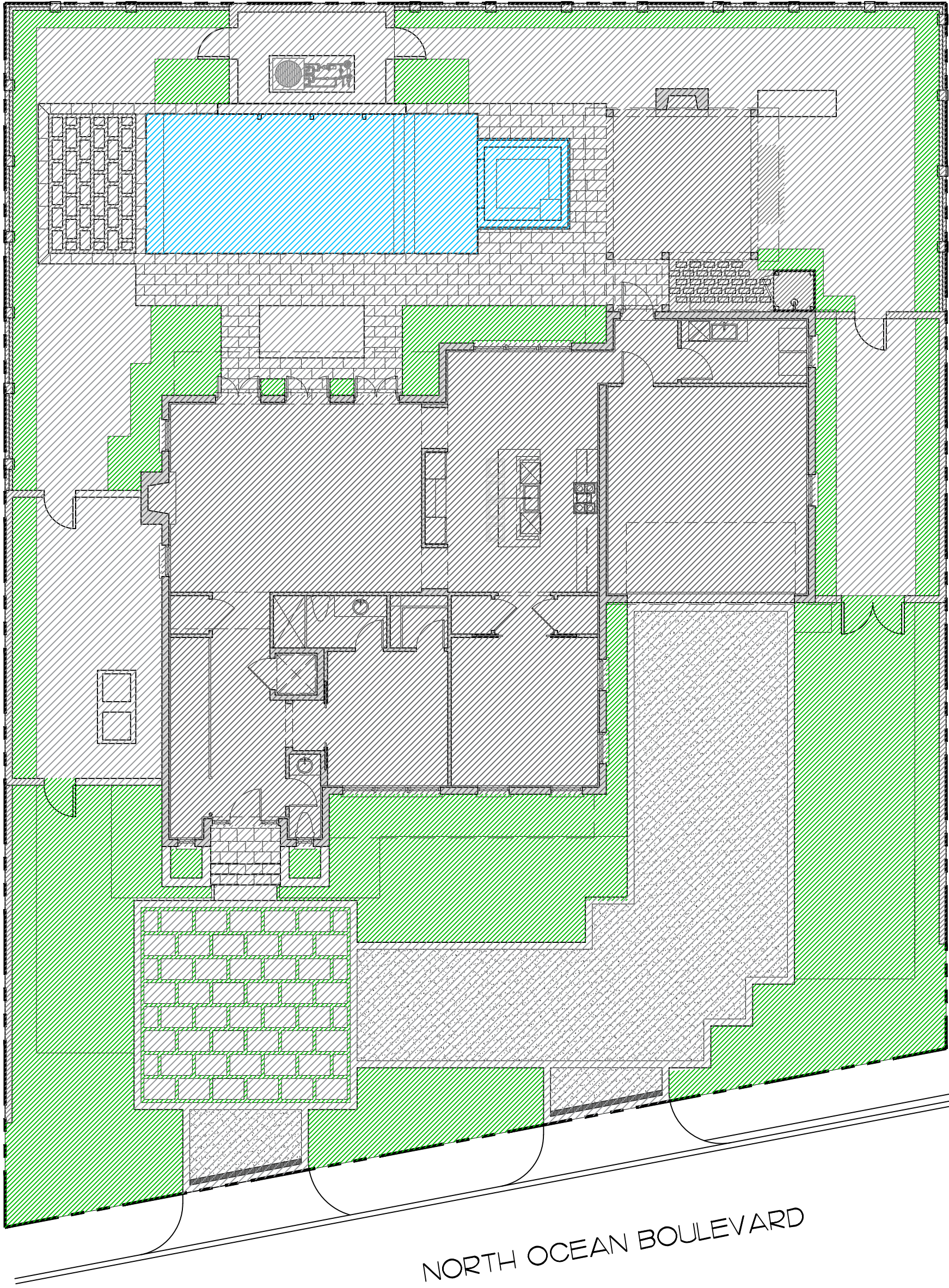
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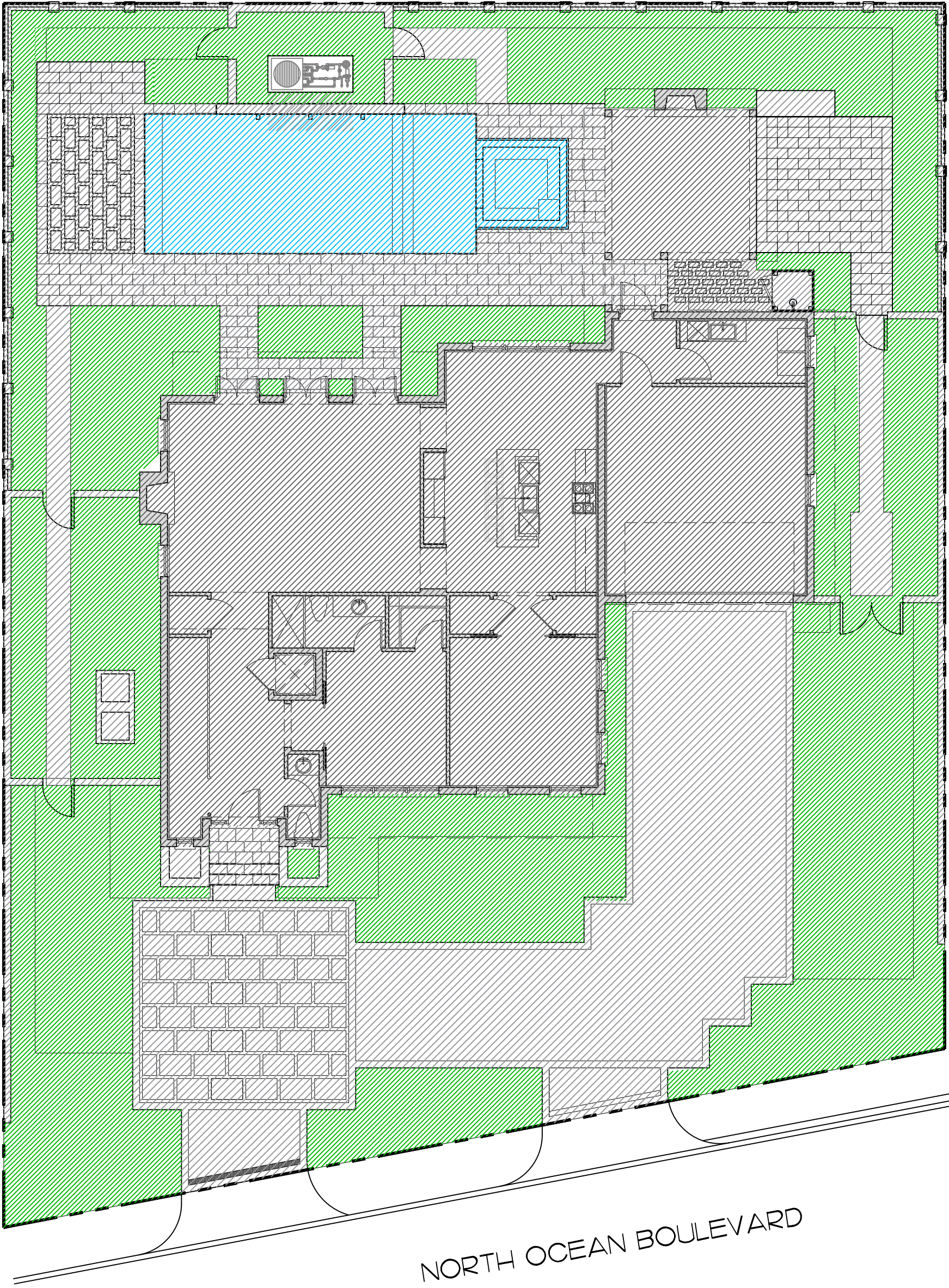
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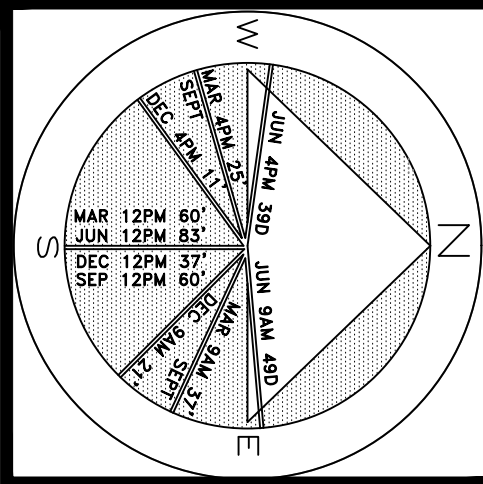


Existing Conditions



Currently Proposed

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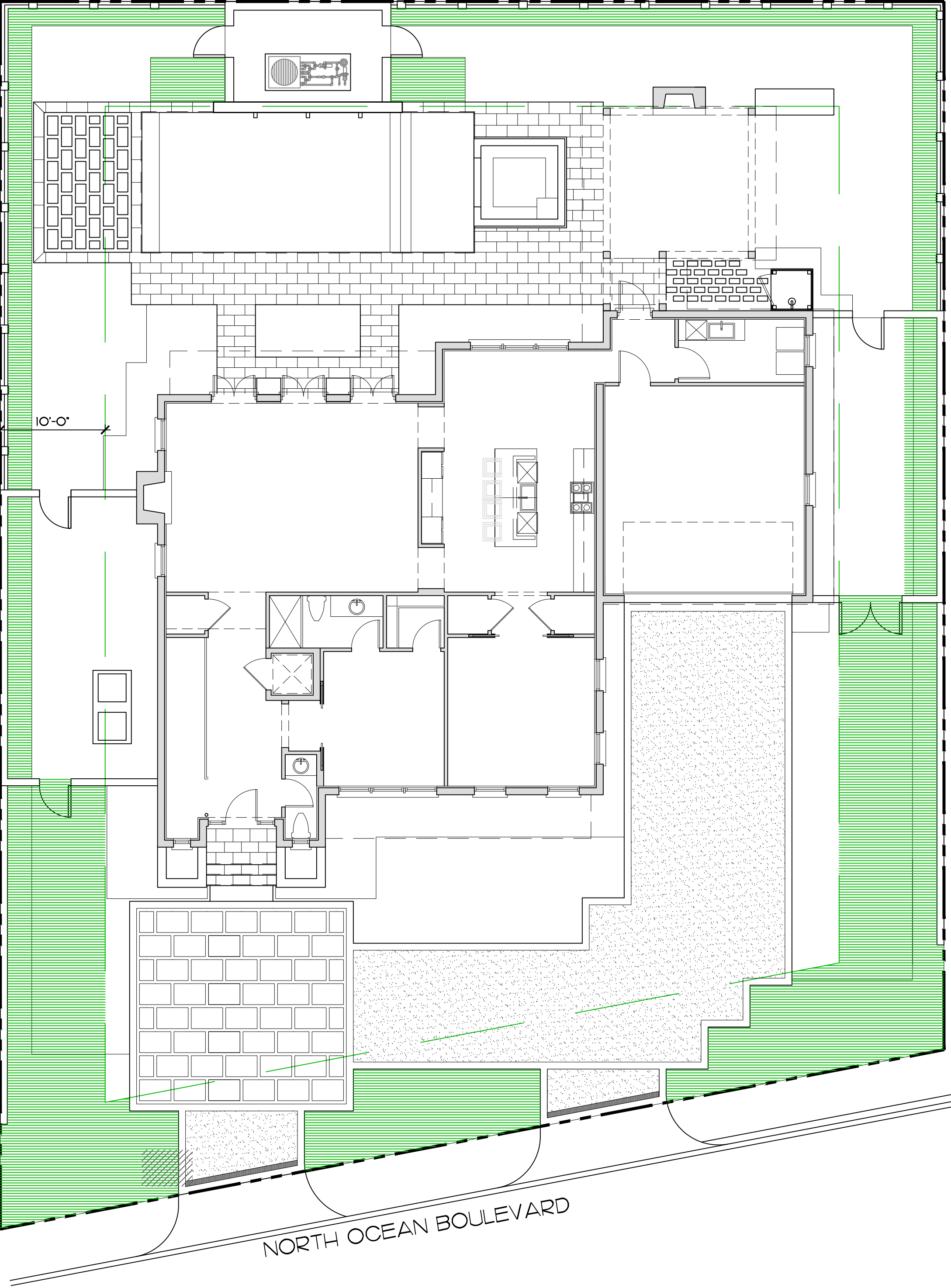
Landscape Open Space Calculations



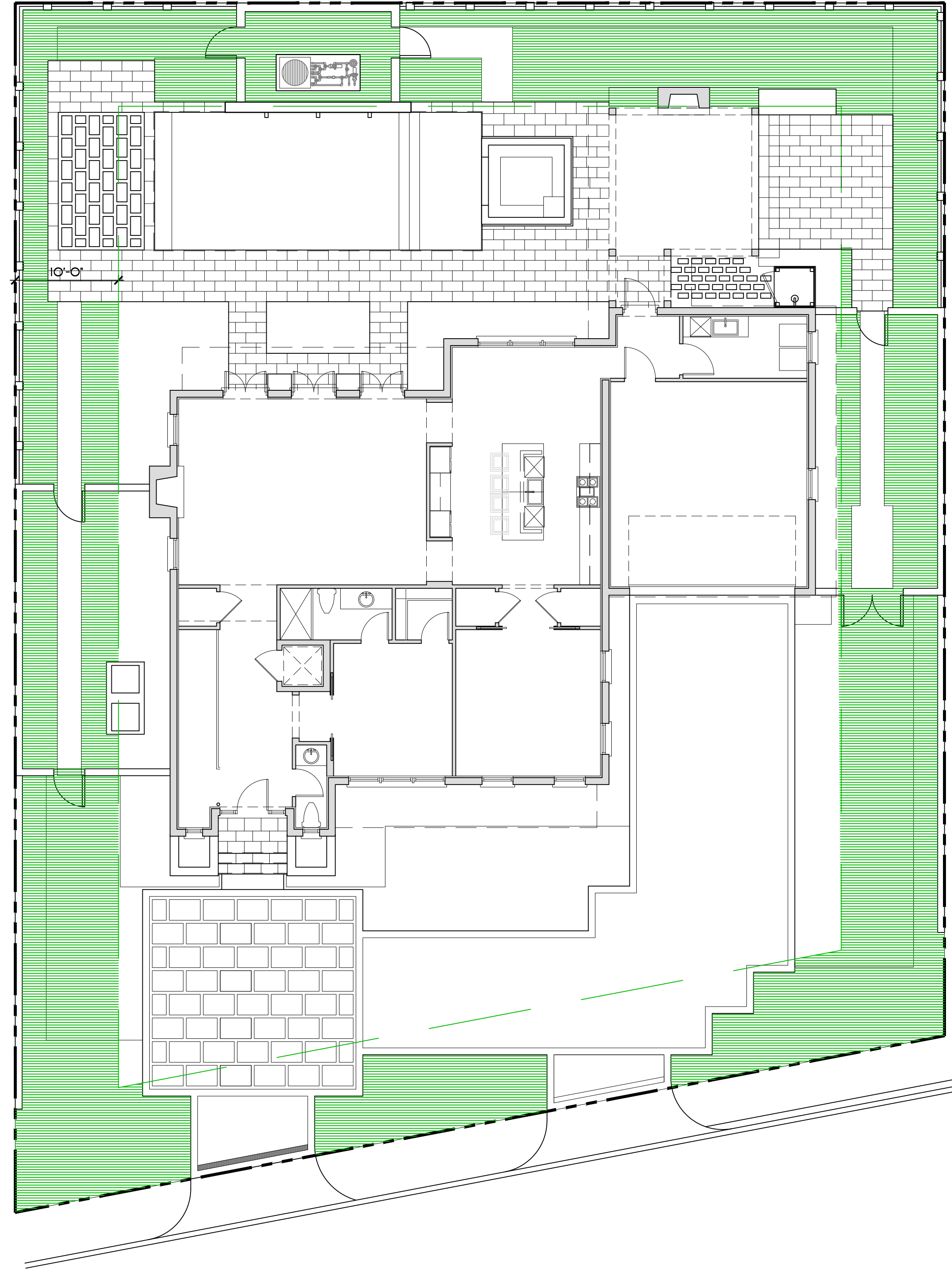
SHEET L1.4

64 sf.

AREA IN SQ.FT.

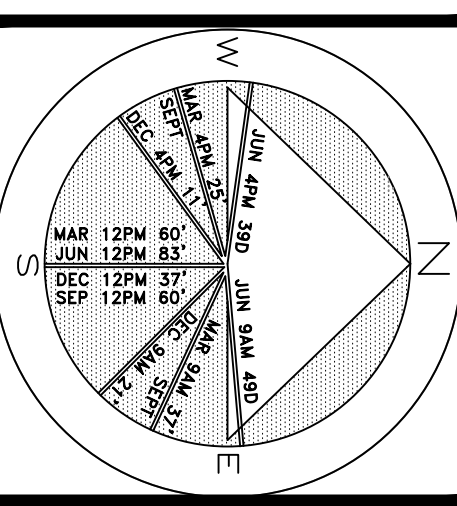


Existing Conditions



Currently Proposed

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SHEET L1.5

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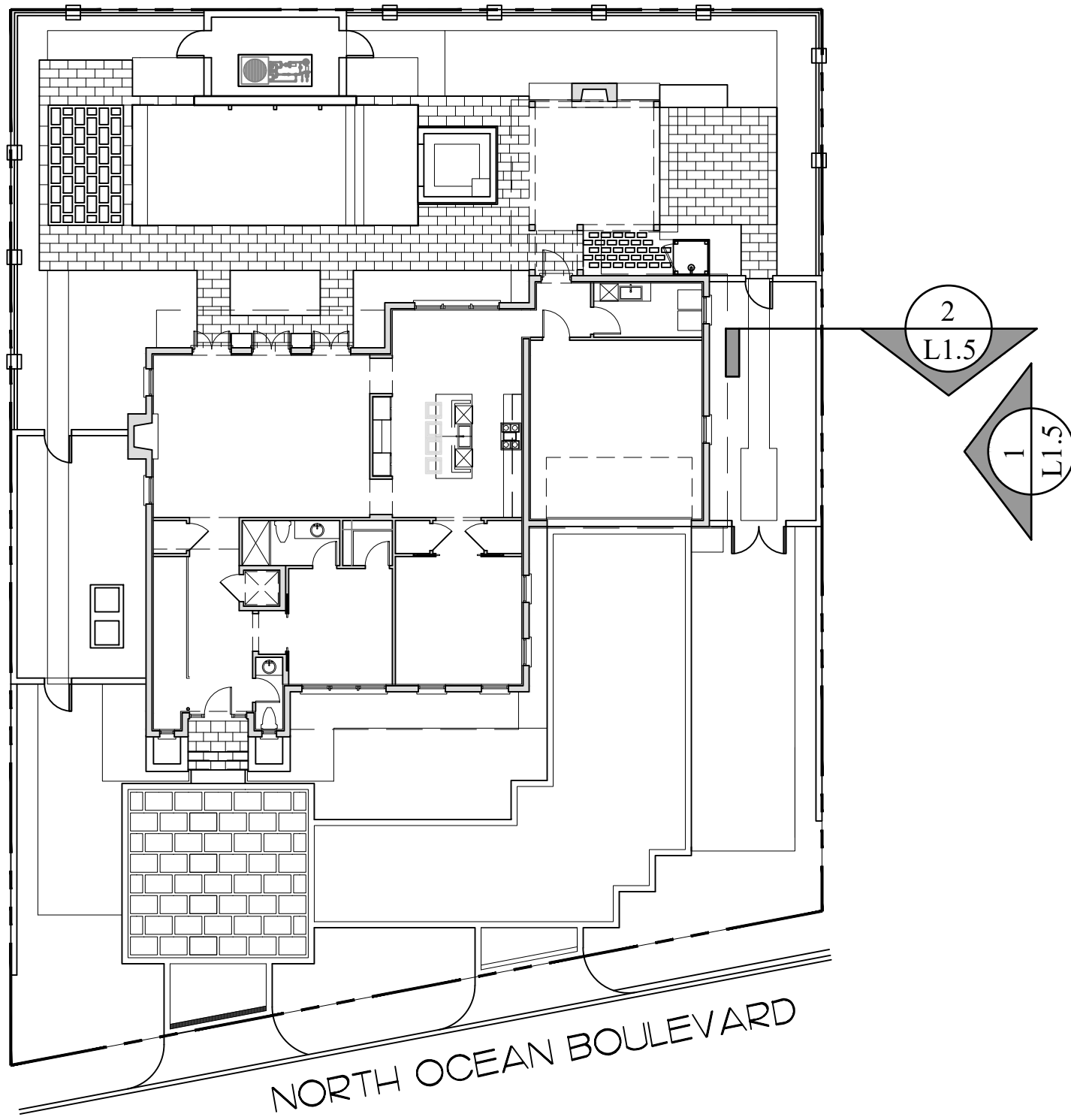
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PERIMETER PERVIOUS AREA / OPEN SPACE

Perimeter Open Space Diagram

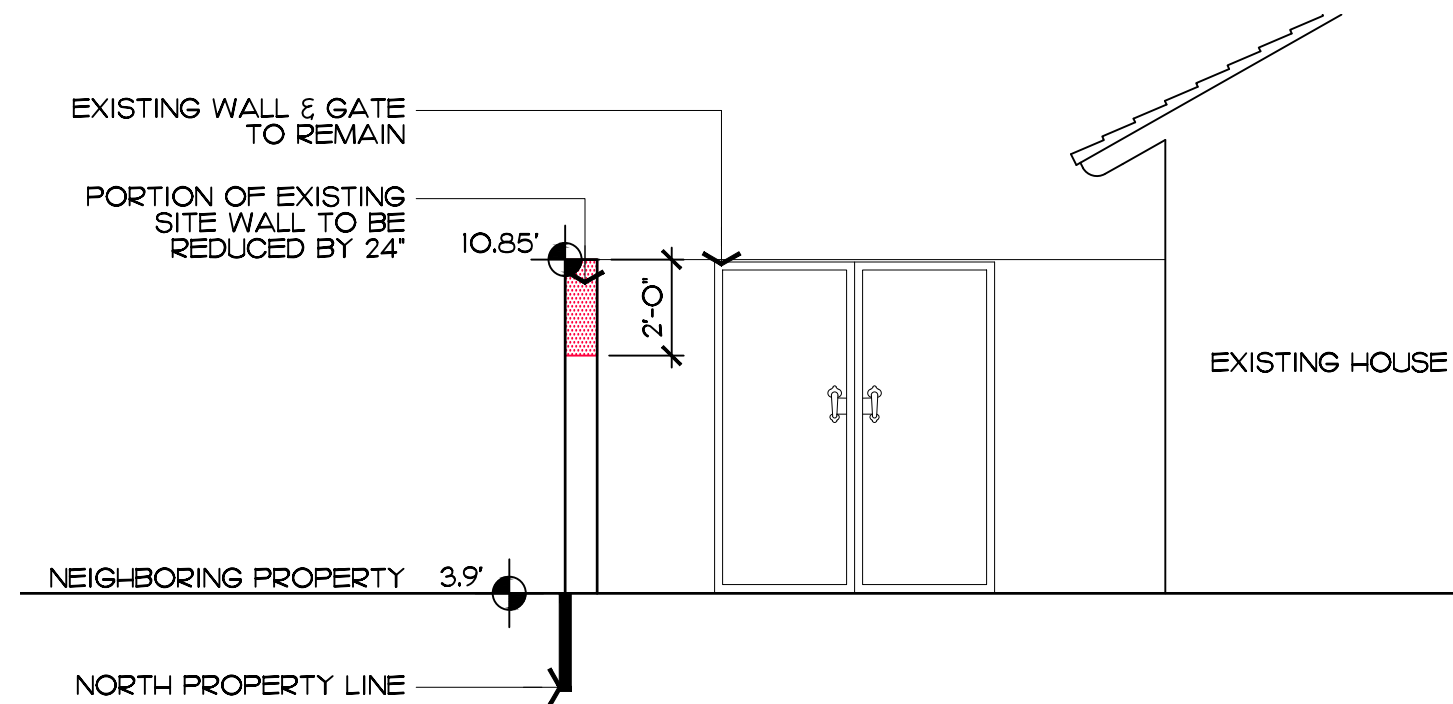
SCALE IN FEET 0' 8' 16' 24'

64 sf.
AREA IN SQ.FT.



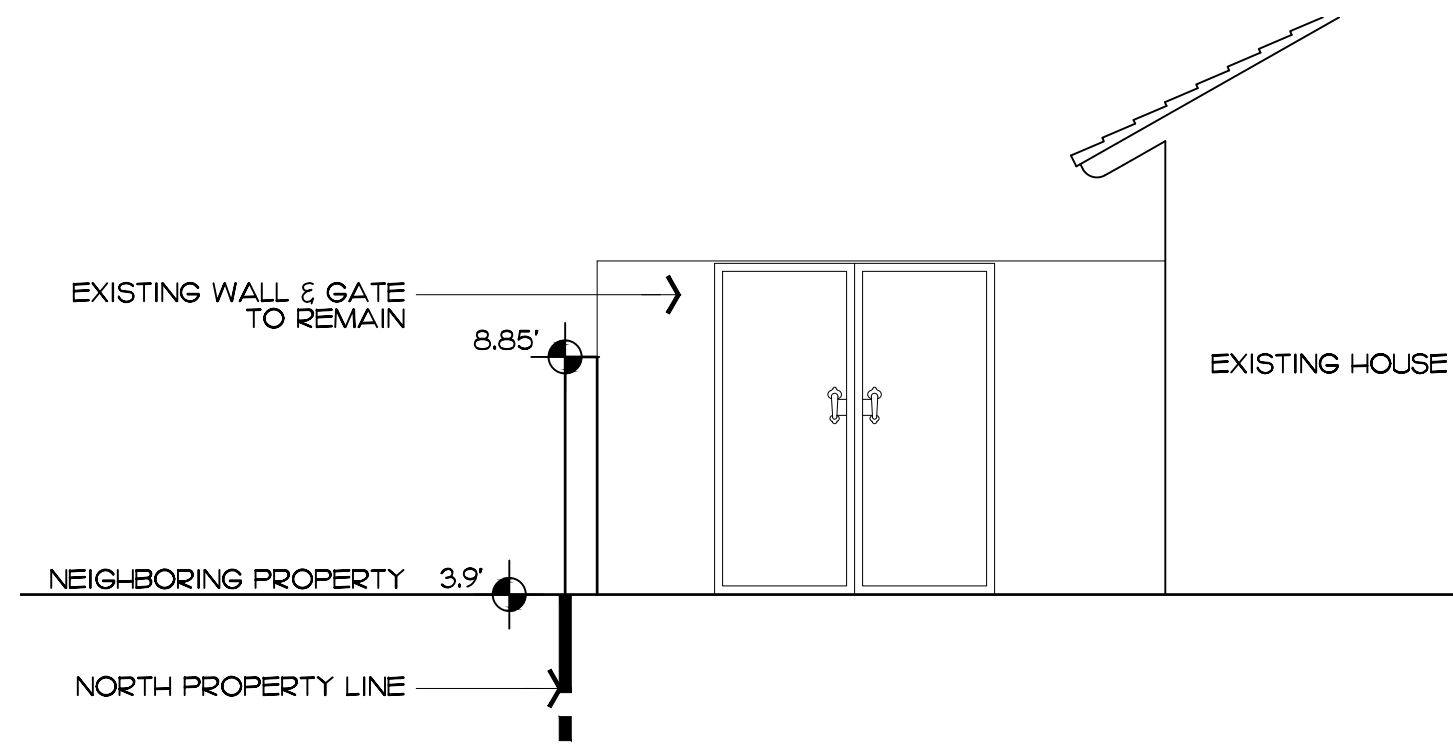
Site Plan

SCALE: 1/16" = 1'-0"



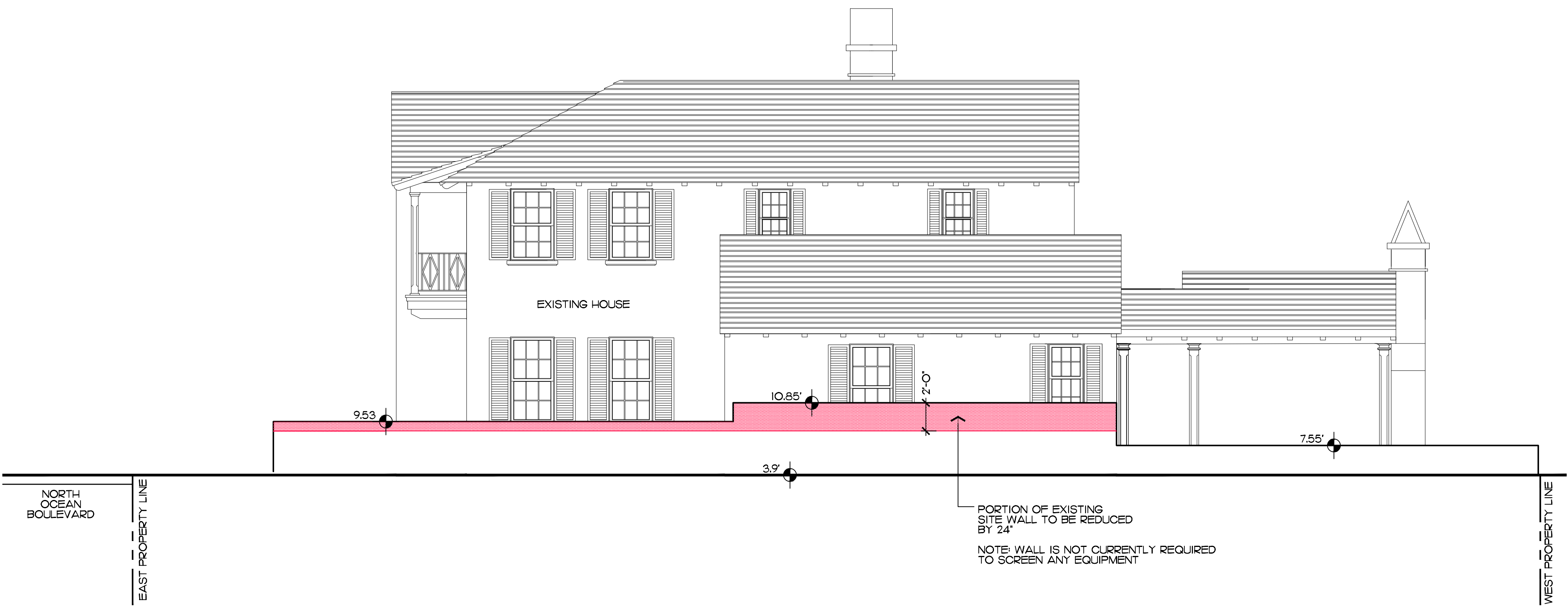
Existing North Wall Section

SCALE: 3/16" = 1'-0"



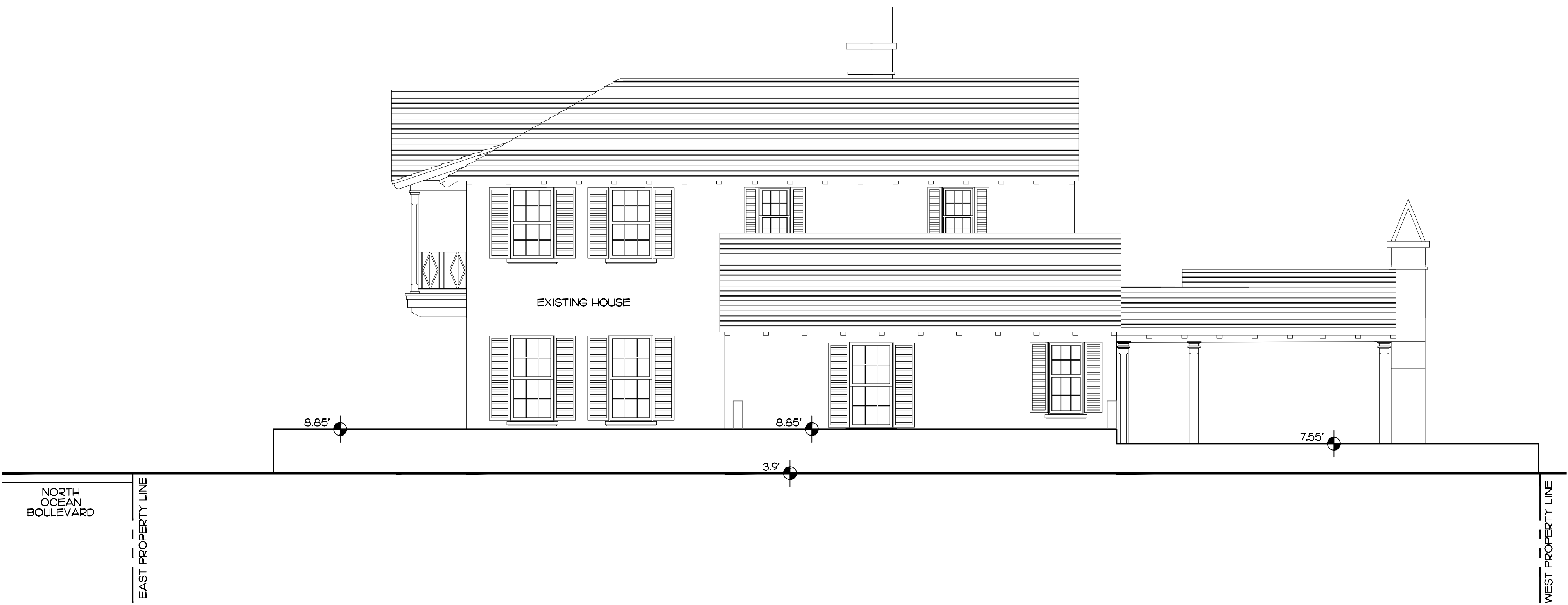
Proposed North Wall Section

SCALE: 3/16" = 1'-0"



Existing North Wall Elevation

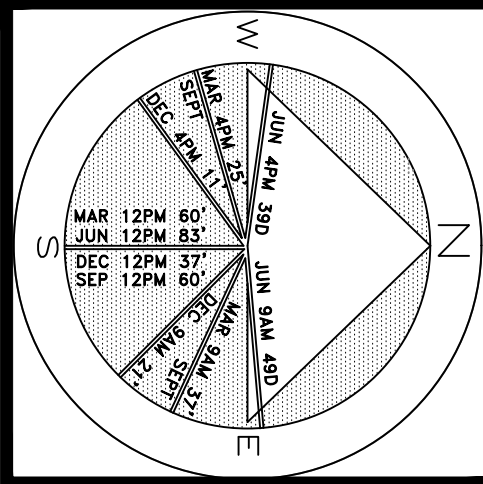
SCALE: 3/16" = 1'-0"



Proposed North Wall Elevation

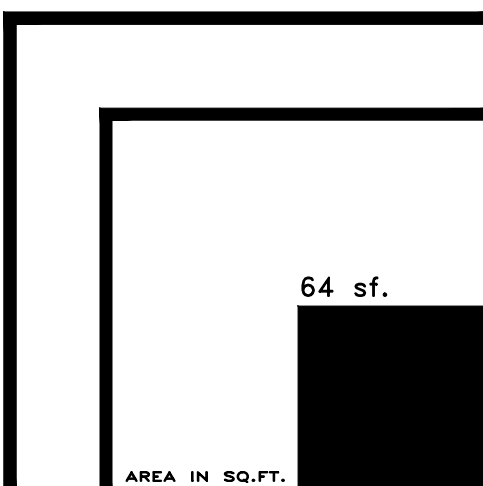
SCALE: 3/16" = 1'-0"

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SHEET L1.6



Modified Site Wall

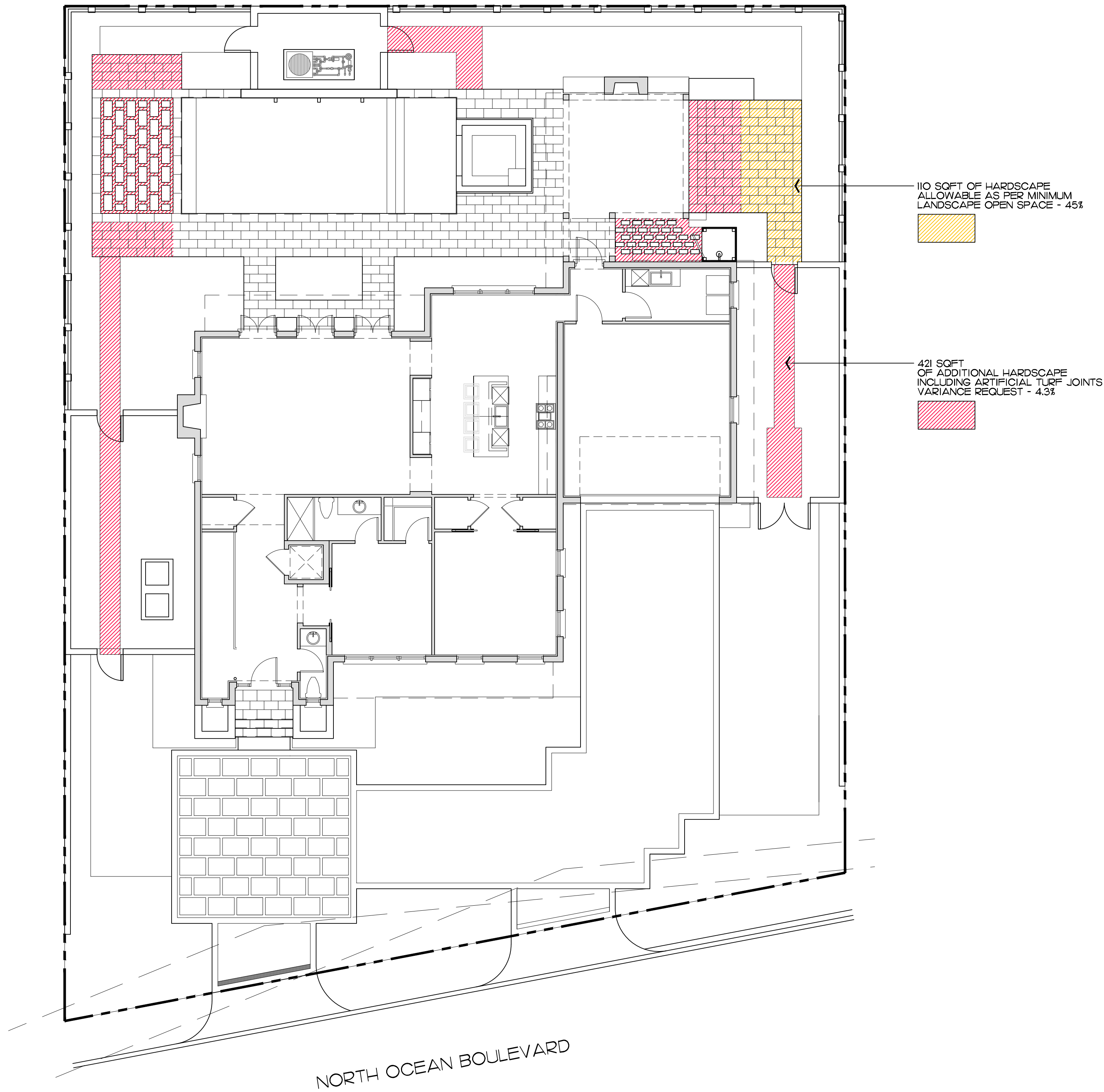
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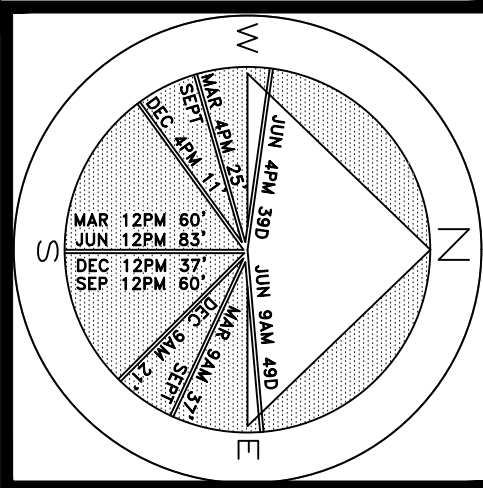
64 sf.

AREA IN SQ.FT.



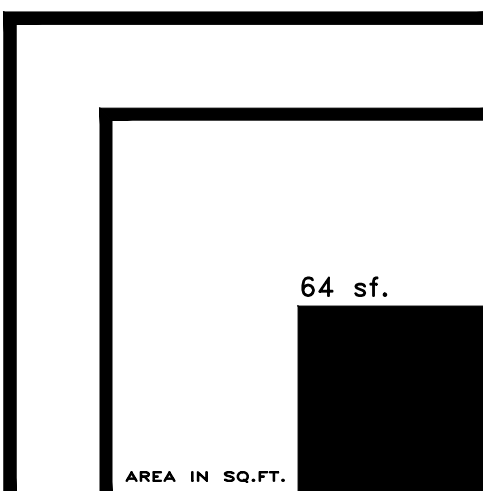
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F L O R I D A



JOB NUMBER: # 202068.00 LA
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SHEET L2.0

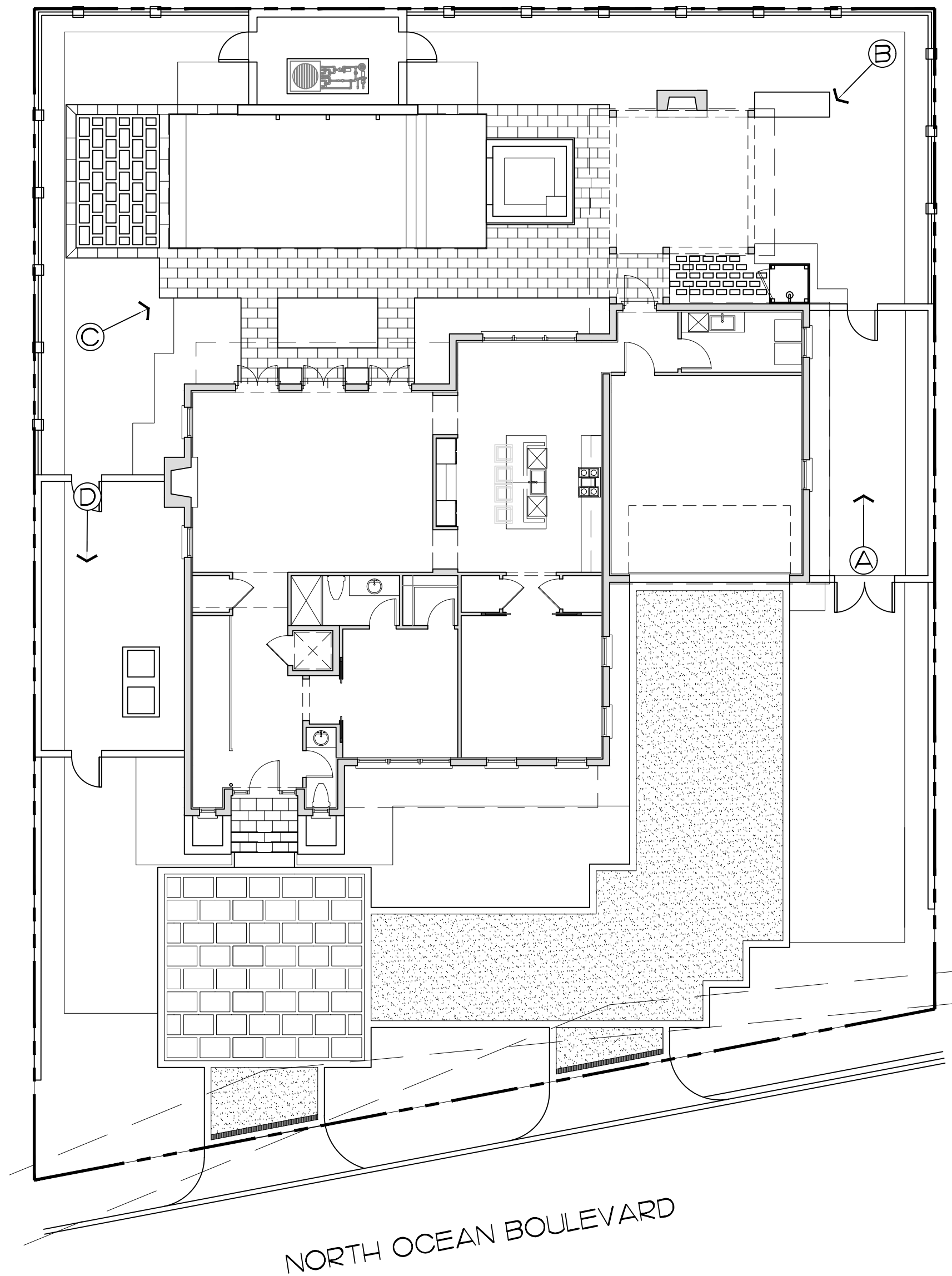


Variance Request - Diagram

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10:00 A.M. (A)



(B)



(C)



(D)



12:00 P.M. (A)



(B)



(C)



(D)



2:00 P.M. (A)



(B)



(C)



(D)



4:00 P.M. (A)



(B)



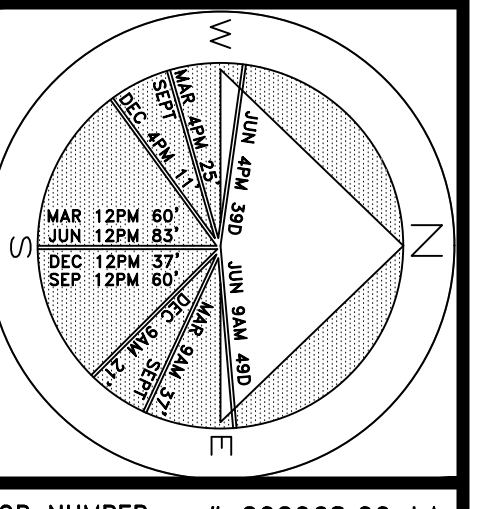
(C)



(D)

ENVIRONMENT DESIGN GROUP
 139 North County Road 5400-B Palm Beach, FL 33480
 Phone 561.832.4800 Mobile 561.313.4424
 Landscape Architecture
 Land Planning
 Landscape Management
 Dustin M. Mizell, M.L.A. R.L.A. #6666784
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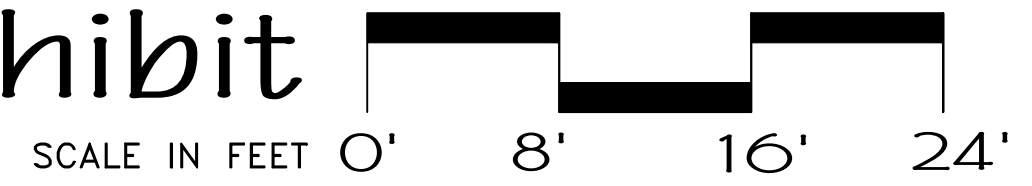
SHEET L2.1

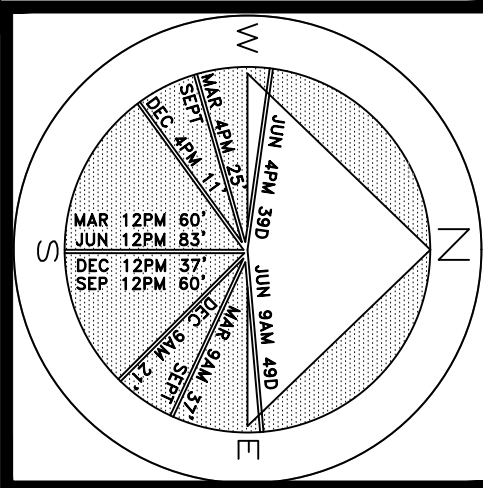
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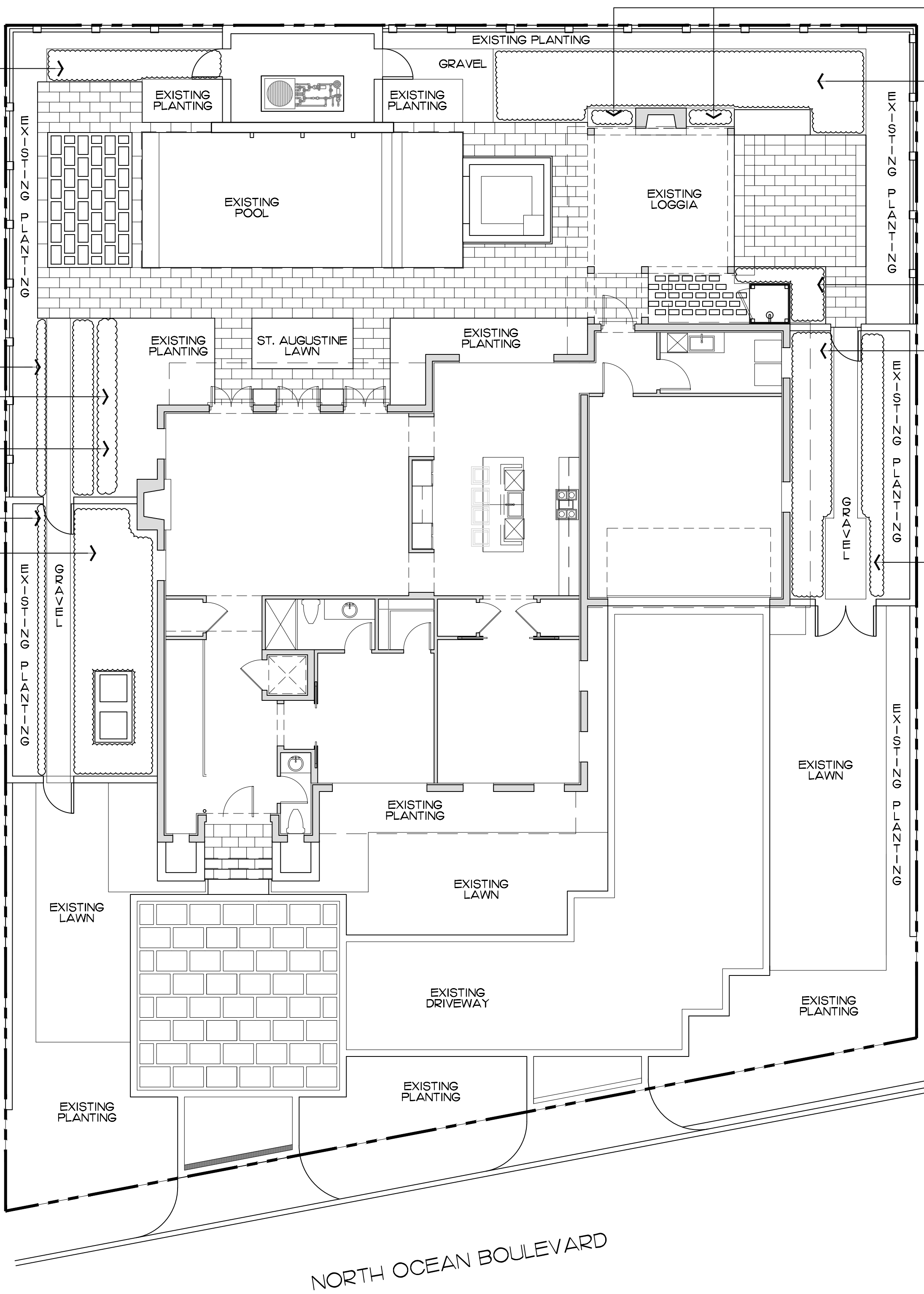
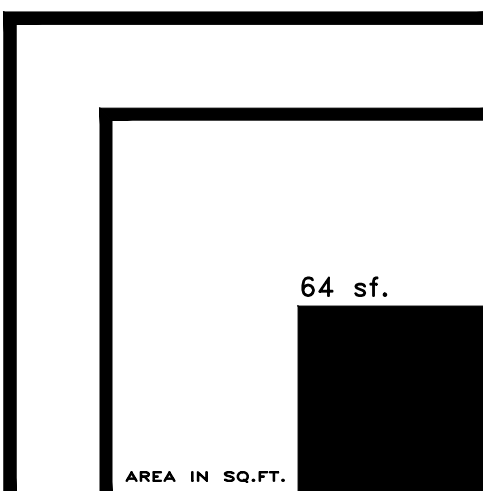
48 HOURS BEFORE DIGGING
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 1-800-432-4770
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC.

Variance Request - Hardship Exhibit





JOB NUMBER: # 202068.00 LA
DRAWN BY: Jean Twomey
DATE: 02.26.2024



Shrubs & Vines

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	NEPHROLEPIS BISERRATA MACHO FERN	16	3 GA., 24" O.C.	YES
TOTAL:		16		
NATIVE SPECIES:		16 (100%)		

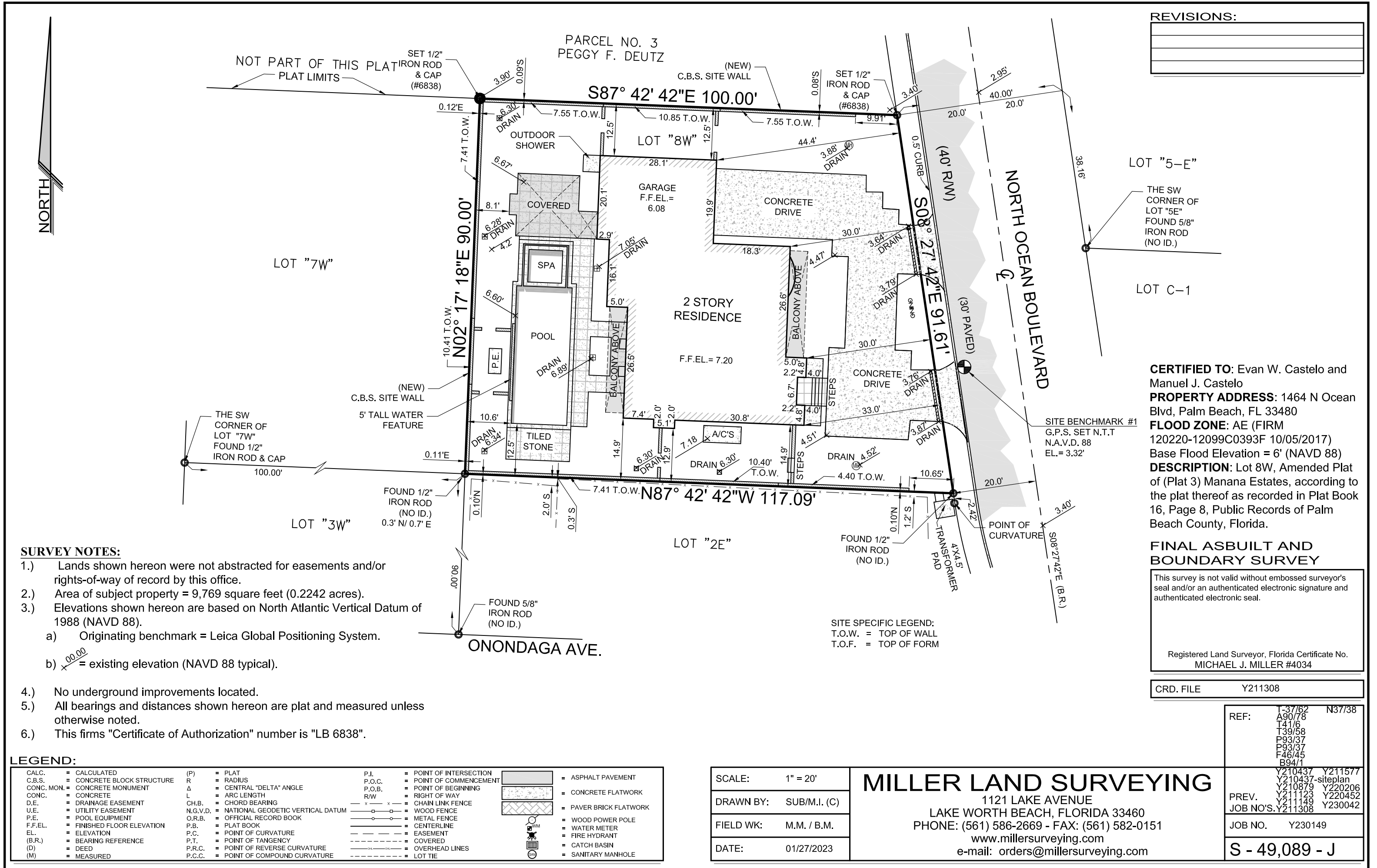
Groundcovers

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	PHYLLA NODIFLORA FROG FRUIT	310	1 GAL., 12" O.C.	YES
	TRACHEOSPERMUM ASIATICUM JASMINE MINIMA	248	1 GAL., 12" O.C.	NO
TOTAL:		558		
NATIVE SPECIES:		310 (55.55%)		

NOTE:
LANDSCAPING IS ONLY PROPOSED IN AREAS
THAT EXISTING ARTIFICIAL TURF WILL BE
REMOVED.

NO EXISTING LANDSCAPING WILL BE
REMOVED OR AFFECTED BY PROPOSED
IMPROVEMENTS.

ONLY SMALL SHRUBS ARE BEING PROPOSED.
NO DELIVERY TRUCKS WILL BE NECESSARY



REVISIONS:	

- SURVEY NOTES:**
- Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
 - Area of subject property = 9,769 square feet (0.2242 acres).
 - Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
 - No underground improvements located.
 - All bearings and distances shown hereon are plat and measured unless otherwise noted.
 - This firms "Certificate of Authorization" number is "LB 6838".

LEGEND:			
CALC.	= CALCULATED	(P)	= PLAT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE
CONC.	= CONCRETE	L	= ARC LENGTH
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE
P.I.	= POINT OF INTERSECTION	— x —	= CHAIN LINK FENCE
P.O.C.	= POINT OF COMMENCEMENT	— □ —	= WOOD FENCE
P.O.B.	= POINT OF BEGINNING	— ○ —	= METAL FENCE
R/W	= RIGHT OF WAY	— — —	= CENTERLINE
—	= EASEMENT	— — —	= COVERED
— — —	= OVERHEAD LINES	— — —	= LOT TIE
ASPHALT PAVEMENT			
CONCRETE FLATWORK			
PAVER BRICK FLATWORK			
WOOD POWER POLE			
WATER METER			
FIRE HYDRANT			
CATCH BASIN			
SANITARY MANHOLE			

SCALE:	1" = 20'
DRAWN BY:	SUB/M.I. (C)
FIELD WK:	M.M. / B.M.
DATE:	01/27/2023

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

FINAL ASBUILT AND BOUNDARY SURVEY

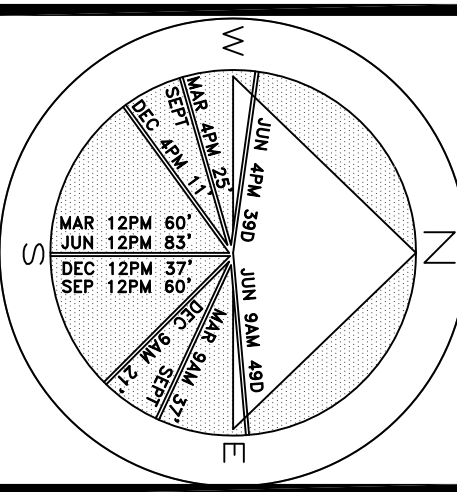
This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

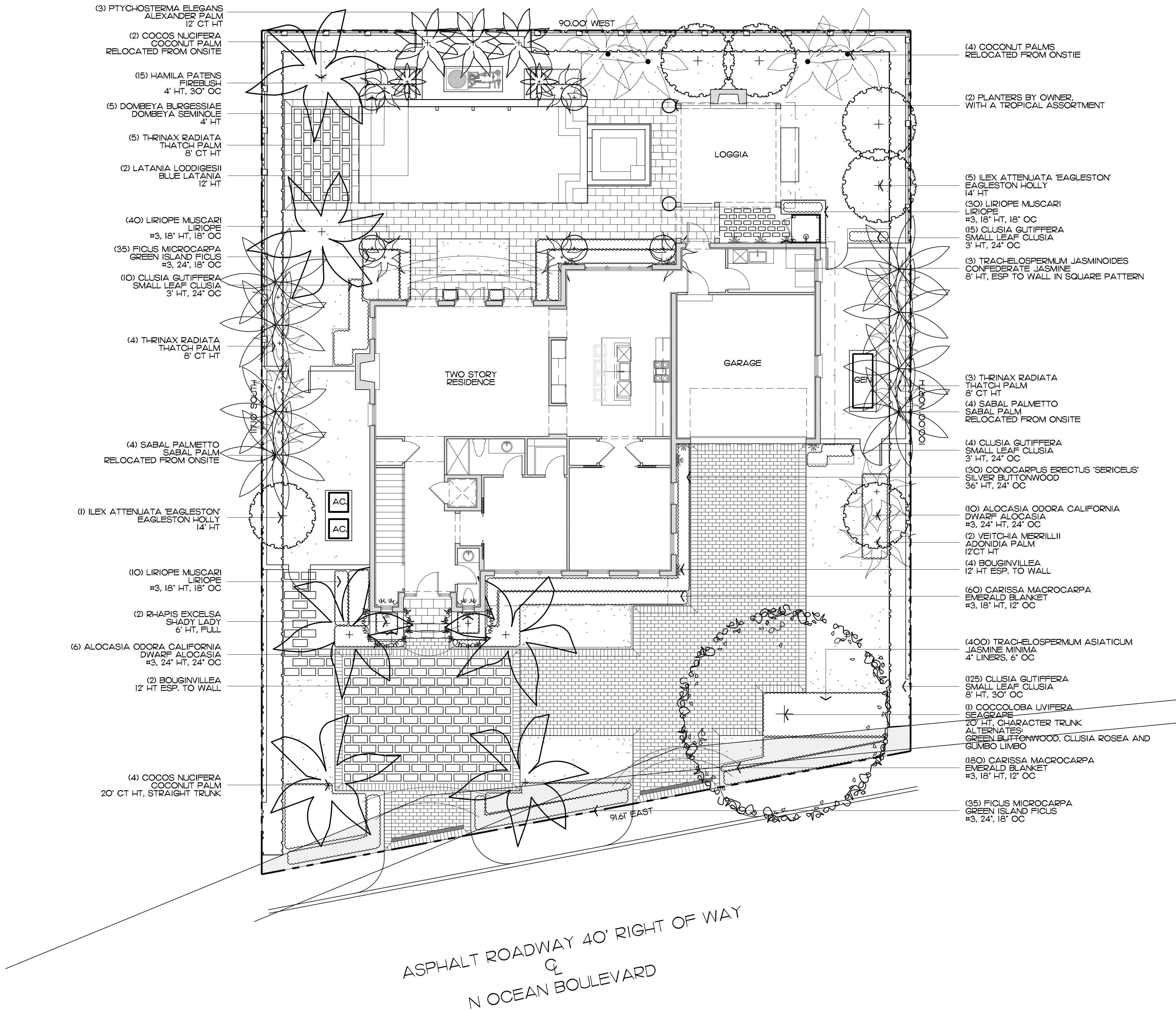
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	T41/6
	T39/58
	P93/37
	P93/37
	F46/45
	B94/1
PREV.	Y210437 Y211577
	Y210437-siteplan
	Y210879 Y220206
JOB NO'S.	Y211123 Y220452
	Y211149 Y230042
JOB NO.	Y230149
S - 49,089 - J	

M.J. & Evan Castelo
1464 North Ocean Blvd.
Palm Beach, Florida



JOB NUMBER: # 202068.00 LA
DRAWN BY: Matt Jackman
DATE: 12.2.2020
1.13.2021



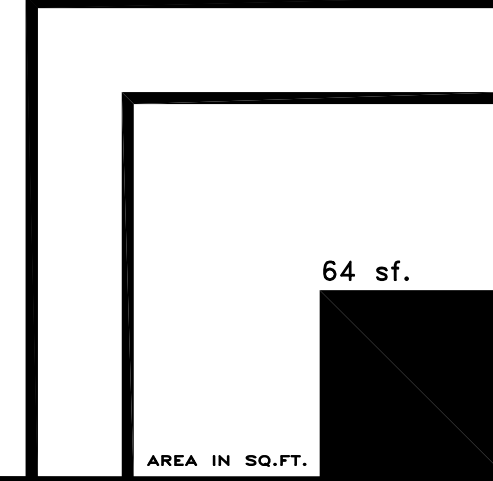
PREVIOUSLY APPROVED

Planting Plan

SCALE IN FEET 0' 8' 16' 24'

ARCOM: B-004-2021
TC: Z-20-00314

SHEET L7a



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M.J. & Evan Castelo

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Palm Beach, Florida

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


JOB NUMBER: # 202068.00 LA

DRAWN BY: Matt Jackman


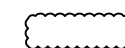
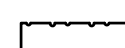
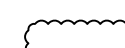
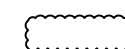



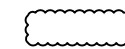



DATE: 12.2.2020

1.13.2021



Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALM	4	20' CT HT, STRAIGHT TRUNK	NO
	COCOLOBA UVIFERA SEAGRAPE	1	20' HT, CHARACTER TRUNK	YES
	ILEX ATTENUATA 'EAGLESTON' EAGLESTON HOLLY	6	14' HT	YES
	LATANIA LODDIGESII BLUE LATANIA	2	12' HT	NO
	PTYCHOSTERMA ELEGANS ALEXANDER PALM	3	12' CT HT	NO
	RHAPIS EXCELSA SHADY LADY	2	6' HT, FULL	NO
	RHAPIS EXCELSA SHADY LADY	2	6' HT, FULL	NO
	THRINAX RADIATA THATCH PALM	12	8' CT HT	YES
	VEITCHIA MERRILLII ADONIDIA PALM	2	12' CT HT	NO

Shrubs, Vines, & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALOCASIA ODORA CALIFORNIA DWARF ALOCASIA	16	#3, 24" HT, 24" OC	NO
	CARISSA MACROCARPA EMERALD BLANKET	240	#3, 18" HT, 12" OC	NO
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA	125	8' HT, 30" OC	NO
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA	29	3' HT, 24" OC	NO
	CONOCARPUS ERECTUS SILVER BUTTOWNOOD HEDGE	30	6' HT., 24" O.C. MATCH EXISTING	YES
	DOMBEYA BURGESSIAE DOMBEYA SEMINOE	5	4' HT	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	70	#3, 24", 18" OC	NO
	HAMELIA PATENS FIREBUSH	15	4' HT, 30" OC	YES
	LIRIOPE MUSCARI LIRIOPE	80	#3, 18" HT, 18" OC	NO
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	40	4" LINERS, 6' OC	NO
	BOUGINVILLEA BOUGINVILLEA	6	12' HT ESP. TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	3	8' HT, ESP TO WALL IN SQUARE PATTERN	NO

Existing Trees

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALMS	2	MOVED TO STAGING AREA	NO
	SABAL PALMETTO SABAL PALM	12	MOVED TO STAGING AREA	YES

Lawn & Mulch

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

PREVIOUSLY APPROVED

ARCOM: B-004-2021
TC: Z-20-00314

Plant Schedule

SHEET L7b