

Zoning Legend

PROPERTY ADDRESS	384 MONTEREY ROAD		
ZONING DISTRICT	R-B LOW DENSITY RESIDENTIAL		
LOT AREA (SQ. FT.)	8,465 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	VARIES		
STRUCTURE TYPE:	SINGLE FAMILY HOME		
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	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	45% MINIMUM 3,809.25 S.F.	47.5% 4,135 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	N/A	185 S.F. 4.4%
PERIMETER LOS (SQ. FT. AND %)	50% 1,904.63 S.F.	64.66% 2,463 S.F.
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 835.6 S.F.	71.90% 1,616 S.F.
NATIVE TREES %	30%	100%
NATIVE SHRUBS & VINES %	30%	62%
NATIVE GROUNDCOVER %	30%	47%



Private Residence
284 Monterey Road
Town of Palm Beach
COA-24-0028
Final Submittal: 11/21/24
Projected Meeting Date: 01/22/2025

Sheet Index

- Coversheet
Previously Approved Architecture Improvements
A-3.0 Previously Approved Architecture Improvements
A-3.1 Previously Approved Architecture Improvements
A-3.2 Previously Approved Architecture Improvements
A-3.3 Previously Approved Architecture Improvements
L1.0 Existing Conditions
L1.1 Site Plan Comparison
L1.2 Site Plan / Hardscape Details
L1.3 Landscape Open Space Calculation Diagram
L2.0 Landscape Plan
L2.1 Landscape Schedule

Scope of Work

- Minor Modifications to site plan to match previously approved architecture improvements.
- Relocate previously approved A/C equipment.

Proposed Variance

- A/C equipment street side yard setback of 15'-9" in lieu of 20'-0" required.

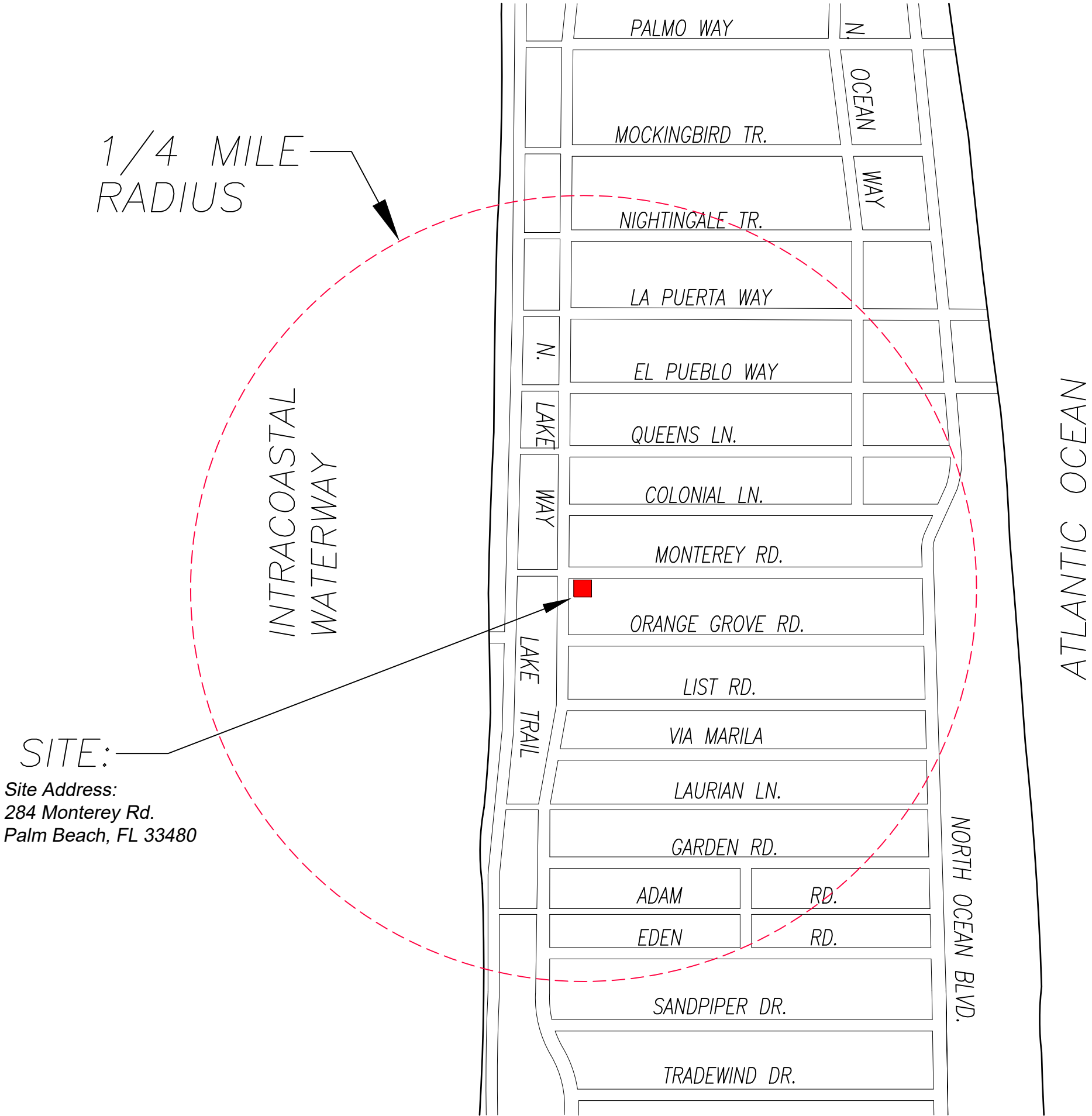
Design Team/Consultants

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

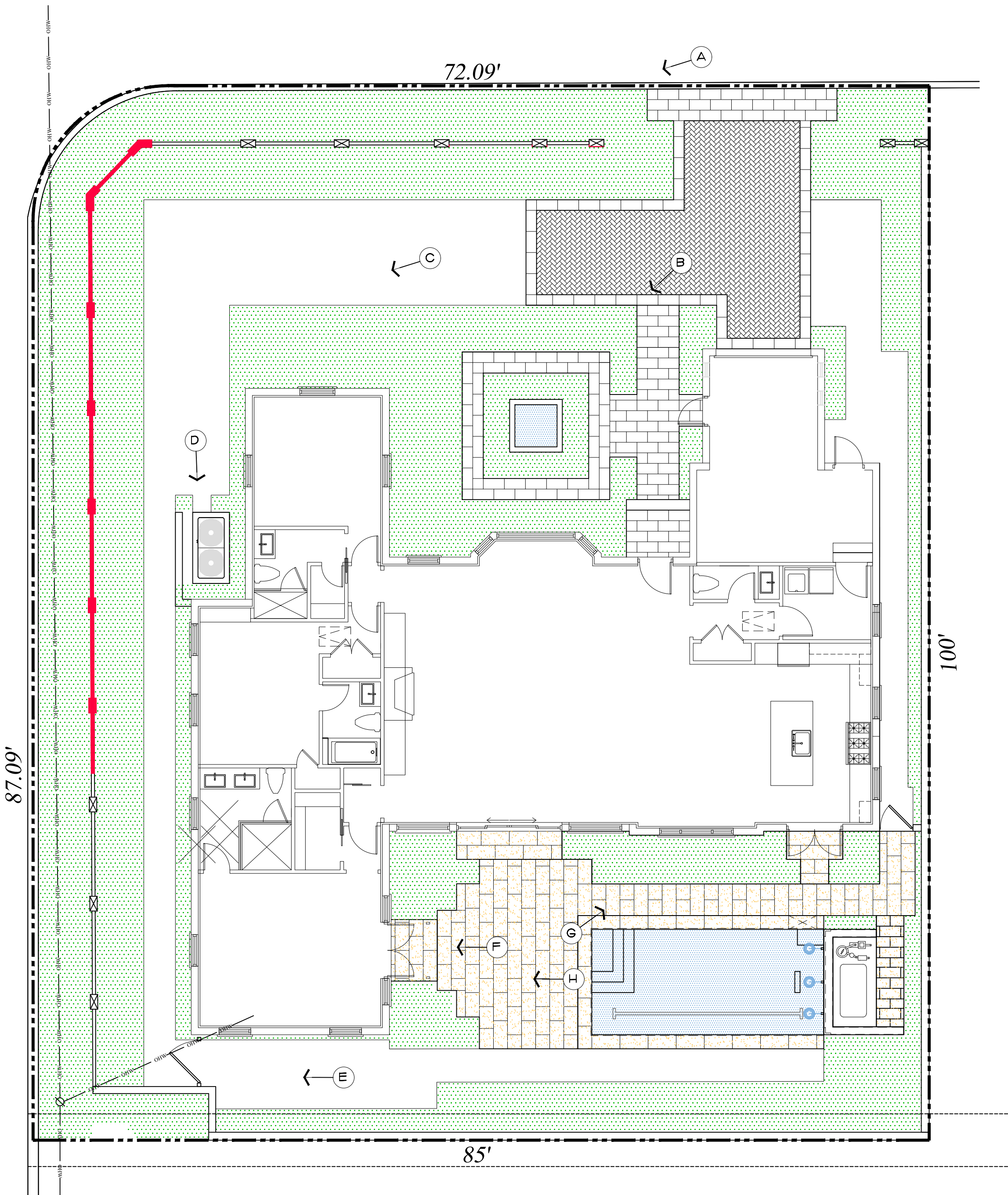
Civil Engineer
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401
561.312.2041



Aerial View



Vicinity/Location Map



Site Plan / Key Map



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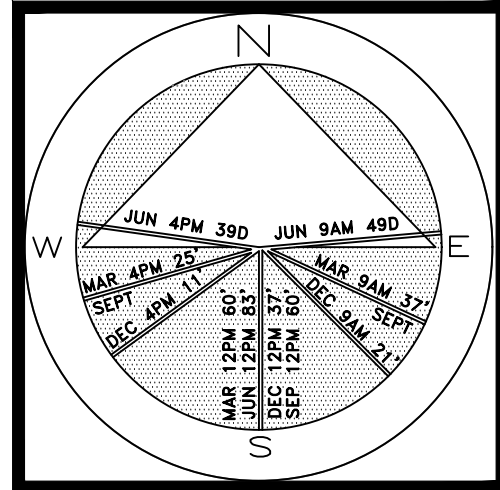
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Palm Beach, FL 33480
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Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784
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Private Residence
284 Monterey Road
Palm Beach



JOB NUMBER: # 22070.00 LA
DRAWN BY: Lauren Freeman
DATE: 11.20.2024

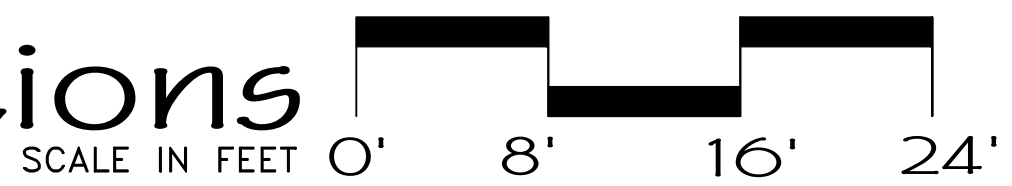
SHEET L8.0

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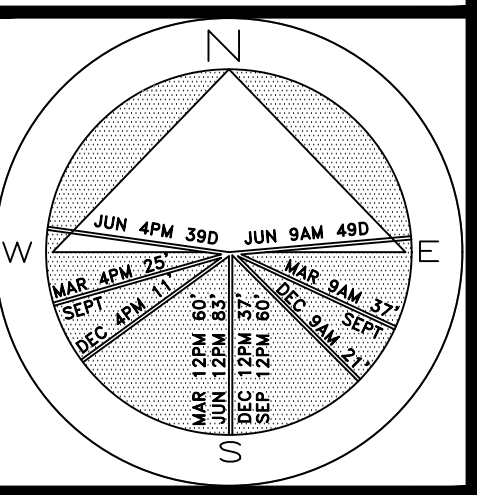
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Existing Conditions



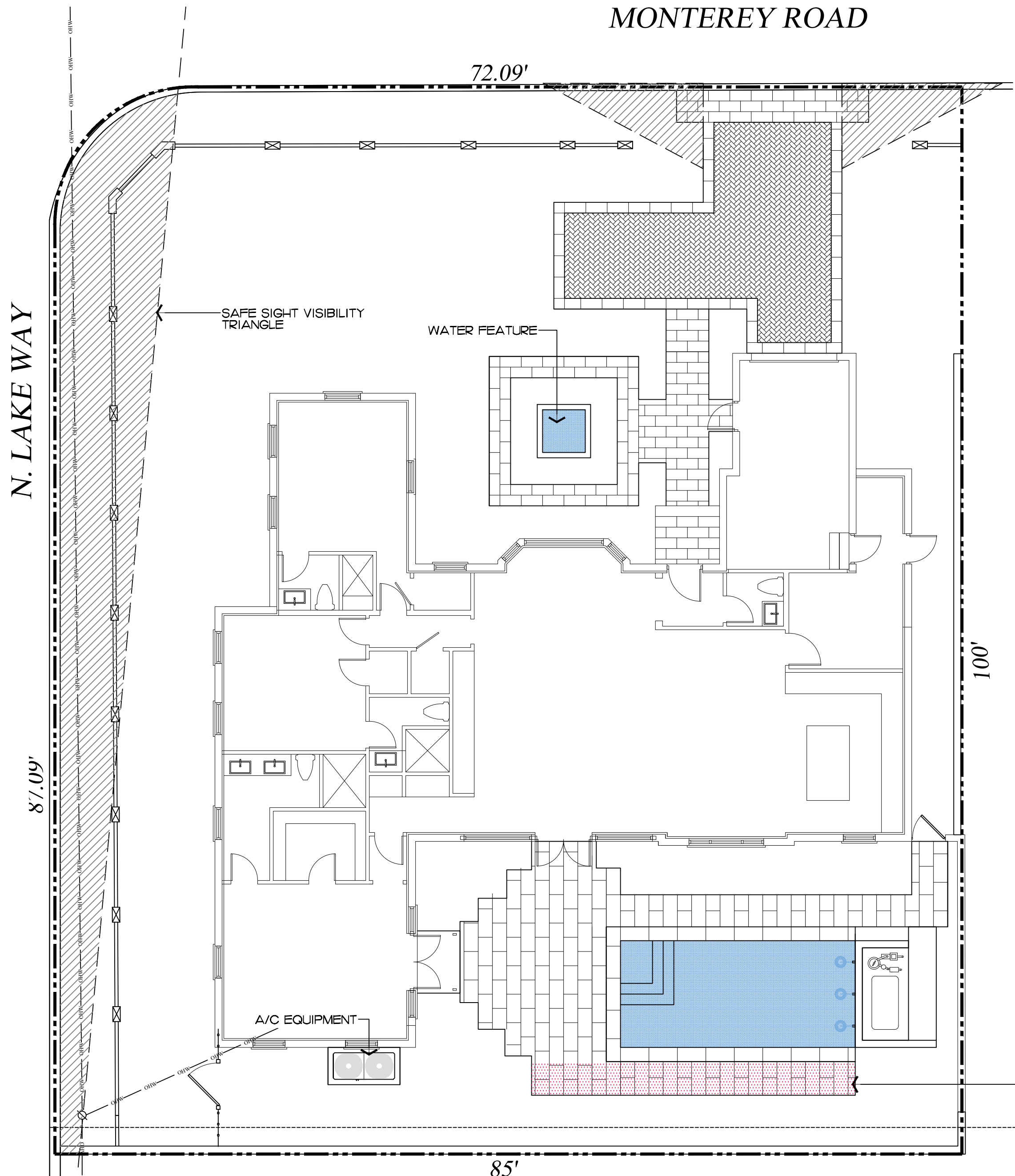
64 sf.
AREA IN SQ.FT.

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284 Monterey Road
Palm Beach

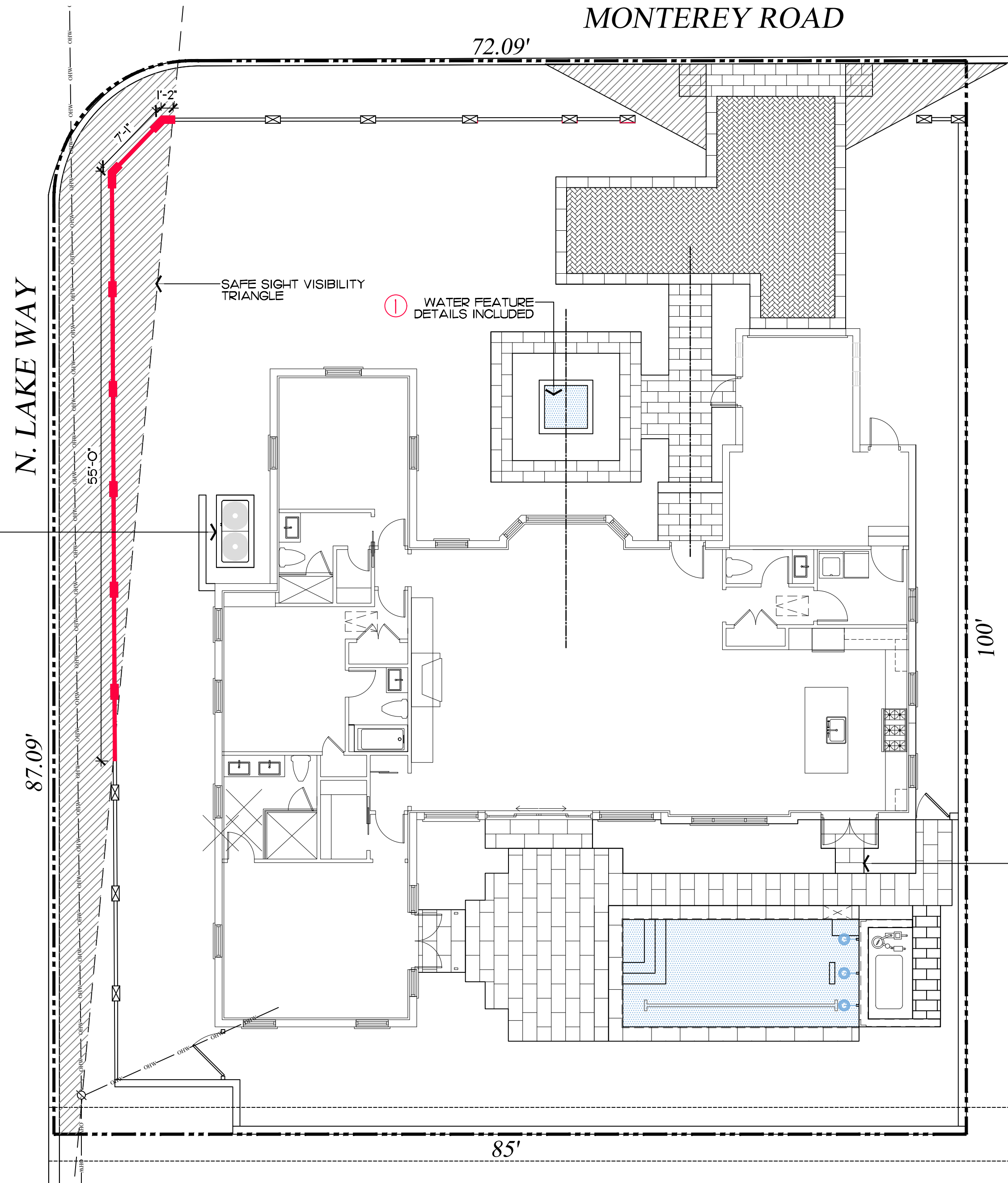


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DRAWN BY: Sean Twomey
DATE: 11.20.2024

SHEET L1.1



Previously Approved



Currently Proposed

Revisions

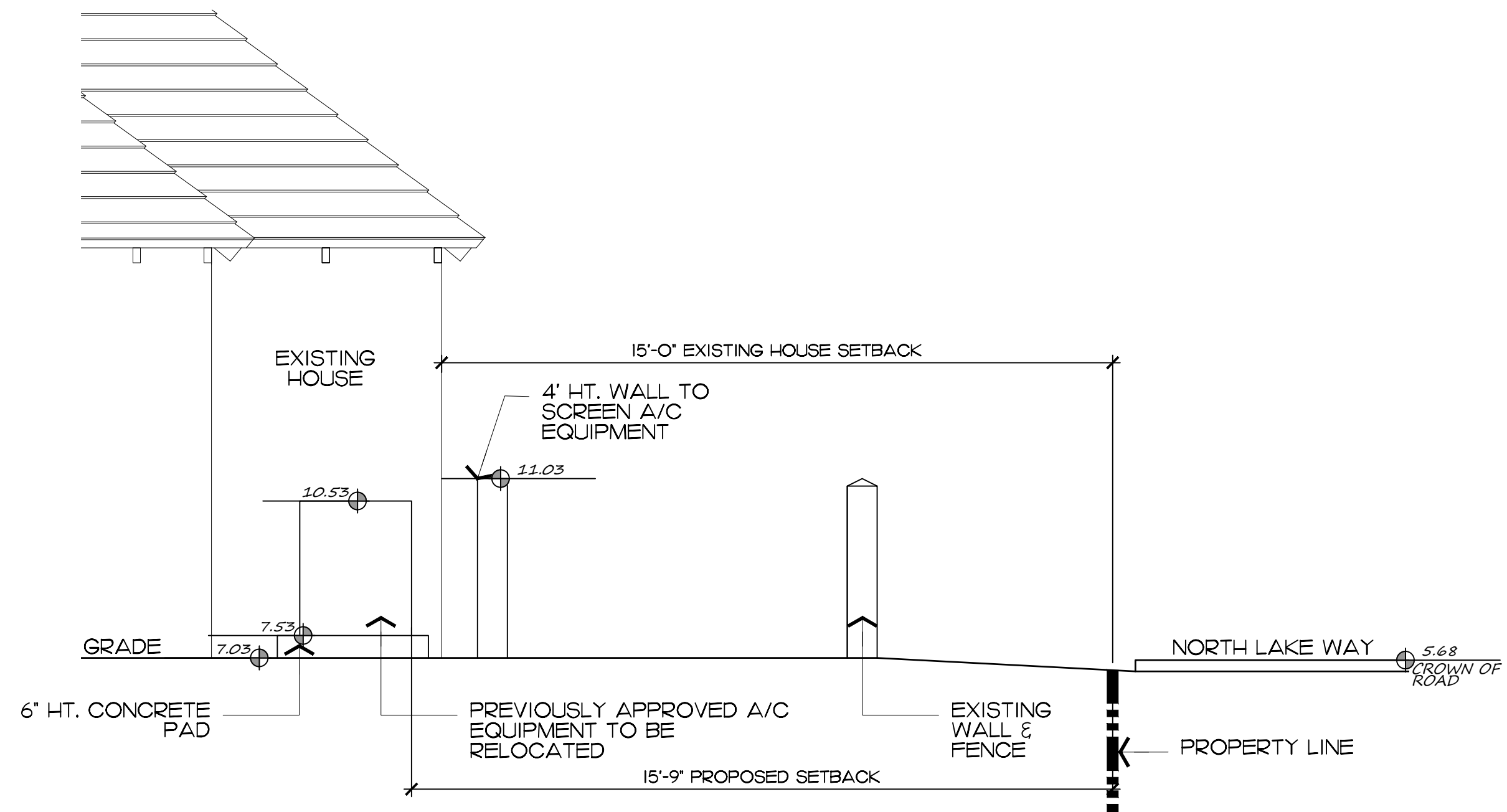
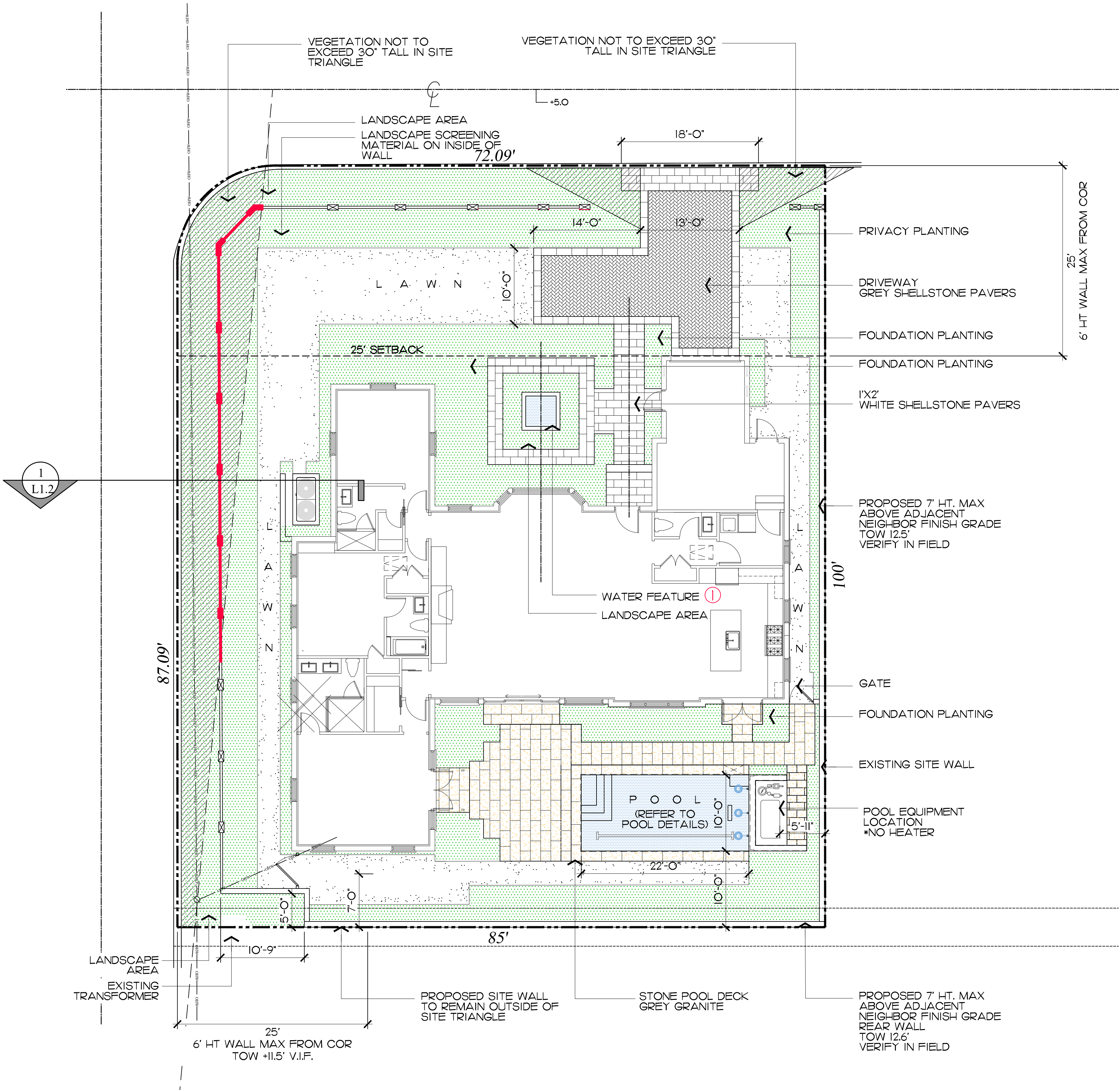
- ① MINOR MODIFICATIONS TO SITE PLAN
 - TO MATCH PREVIOUSLY APPROVED ARCHITECTURE IMPROVEMENTS
 - RELOCATE PREVIOUSLY APPROVED A/C
 - ADDITIONAL DETAILS PROVIDED FOR PREVIOUSLY APPROVED WATER FEATURE
- ② UPDATE SITE DATA CALCULATIONS
 - SEE SHEET L1.2 FOR DETAILS

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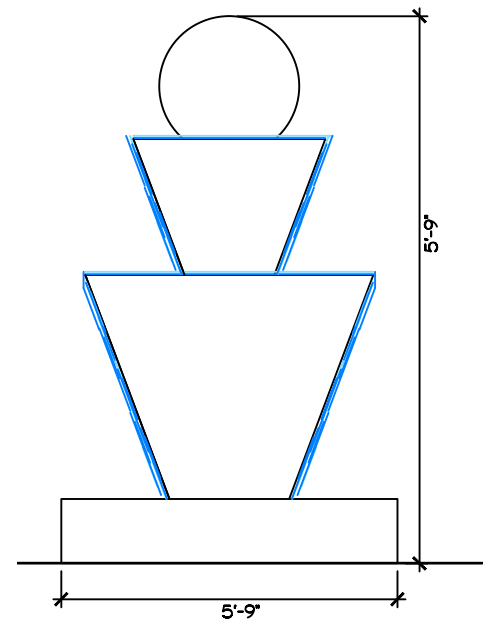
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Site Plan Comparison / Variance Request



A/C Equipment - Section
VARIANCE REQUEST: STREET SIDE YARD SETBACK OF 15'-9" IN LIEU OF 20'-0" REQUIRED
SCALE: 3/8" = 1'-0"

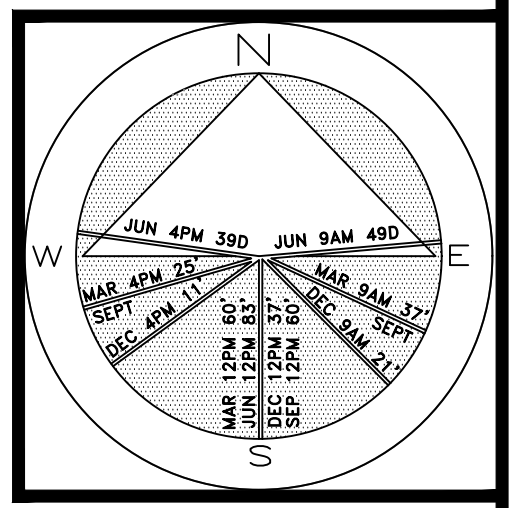


NOTE: FOUNTAIN IS OUTSIDE OF FRONT SETBACK AND WILL NOT EXCEED 6'-0" HT.

Fountain Elevation
SCALE: 3/4" = 1'-0"

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Private Residence
284 Monterey Road
Palm Beach



JOB NUMBER: # 22070.00 LA
DRAWN BY: Lauren Freeman
DATE: 12.09.2024

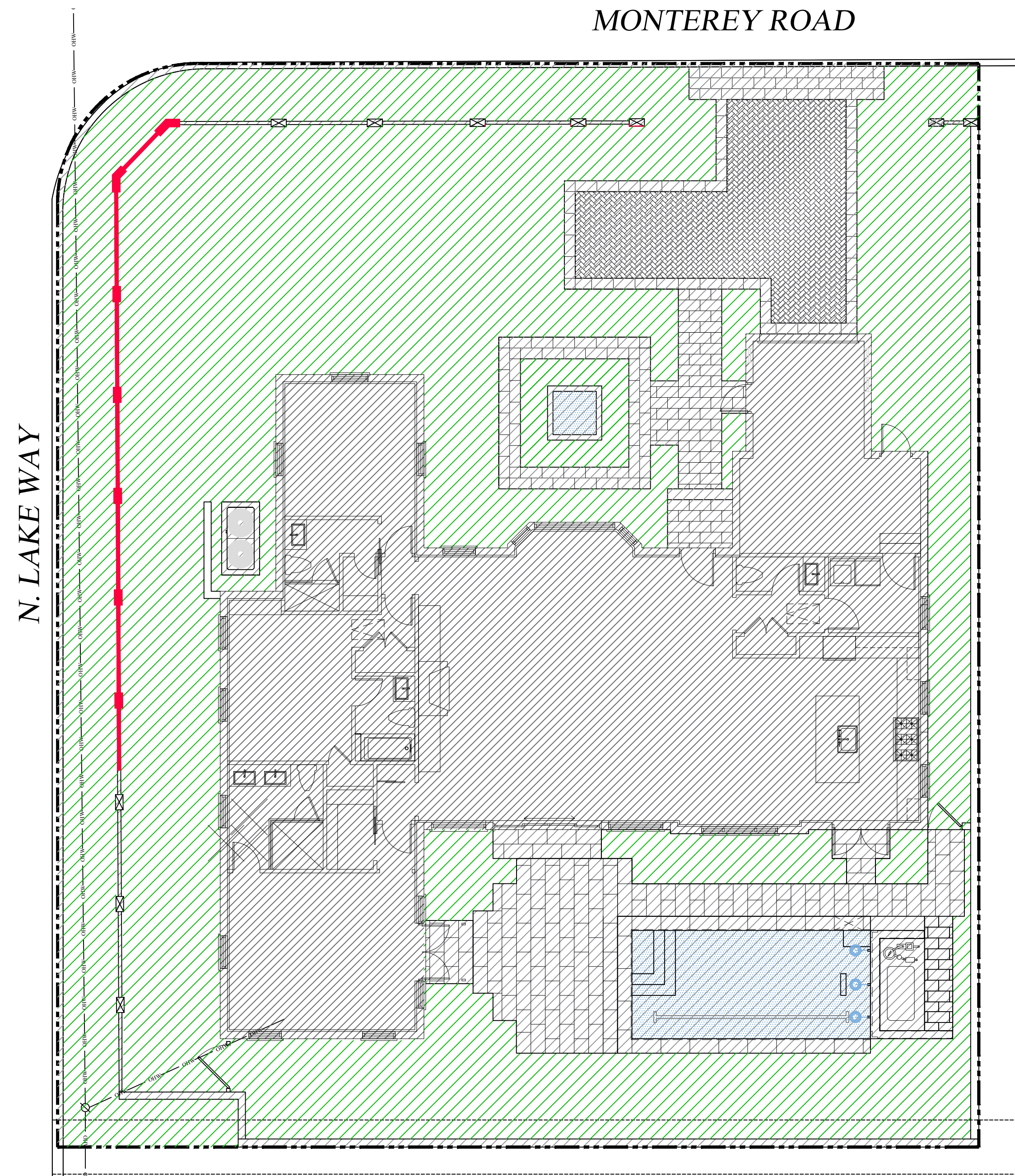
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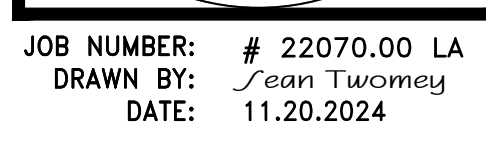
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Existing Site Plan
SCALE IN FEET 0' 8' 16' 24'

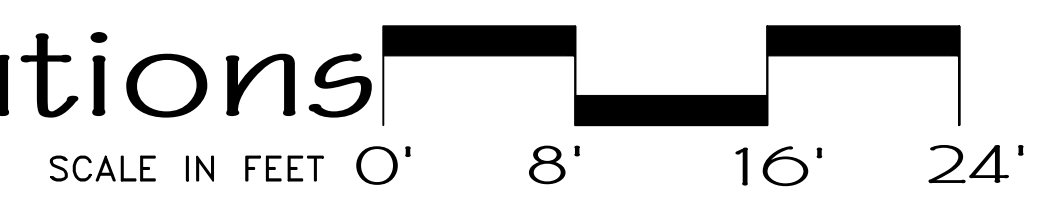
SHEET L1.2
64 sf.
AREA IN SQ. FT.



Currently Proposed



LOT ZONE	R-B - LOW DENSITY RESIDENTIAL					
LOT AREA	10,000 S.F. MINIMUM		8,465 S.F.			
DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED		EXISTING / CURRENTLY PROPOSED	
OPEN / PERMEABLE SPACE	MINIMUM 45%	3,809.25 S.F.	47.96%	4,060 S.F.	48.8%	4,135 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	835.6 S.F.	71.90%	1,616 S.F.	71.90%	1,616 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	1,904.63 S.F.	63.37%	2,368 S.F.	64.66%	2,463 S.F.

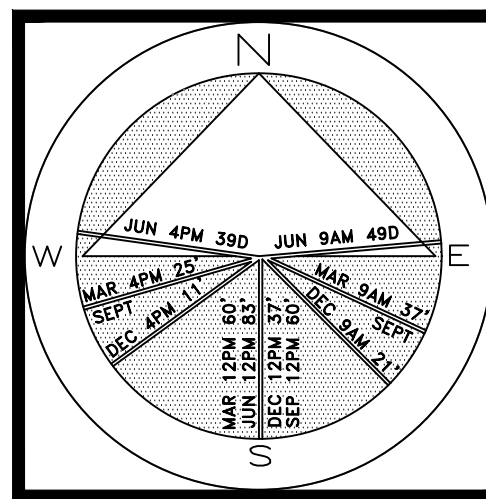


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Palm Beach



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Alex Eugrill
DATE: 11.20.2024

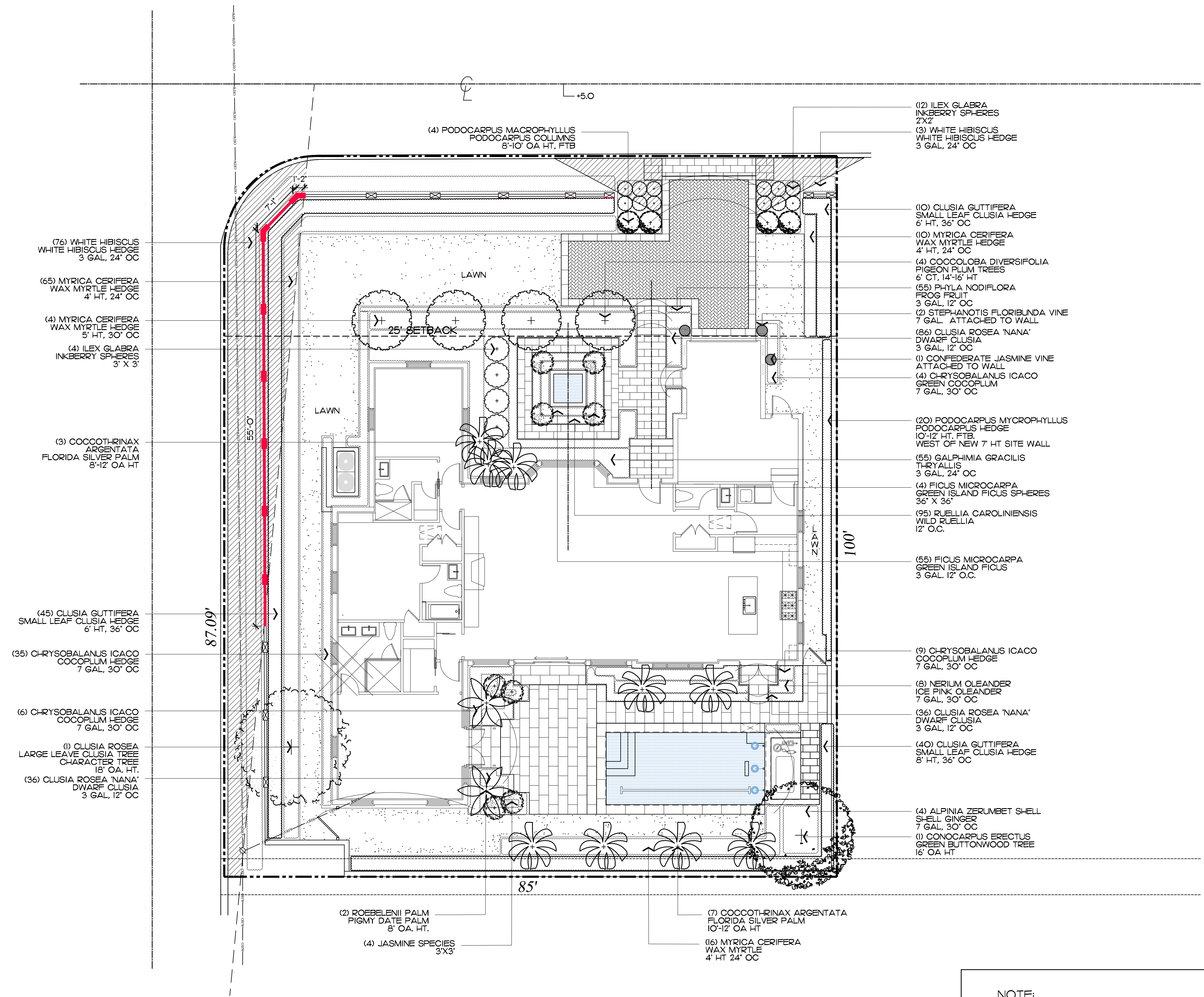
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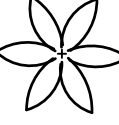
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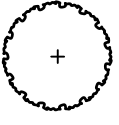
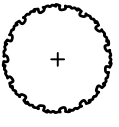
NOTE:
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Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

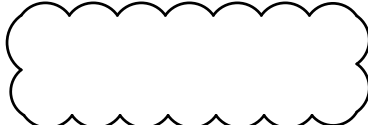
Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOTHRINAX ARGENTATA FLORIDA SILVER PALM	10	10'-12' OA HT	YES
	ROEBELENI PALM PIGMY DATE PALM	2	8' OA HT	NO
TOTAL : NATIVE :		15 10 (67%)		

Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOLOBA DIVERSIFOLIA PIGEON PLUM TREE	4	6' CT, 14'-16' HT	YES
	CLUSIA ROSEA LARGE LEAVE CLUSIA TREE	1	18' OA. HT	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	1	16' OA HT	YES
TOTAL : NATIVE :		6 6 (100%)		

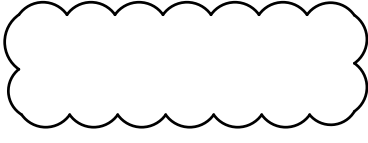
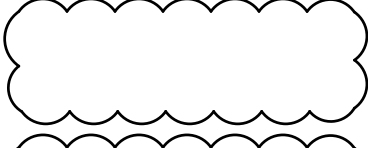
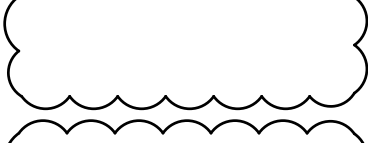
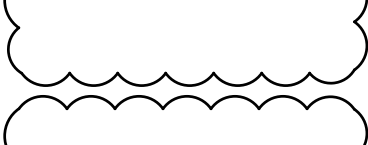
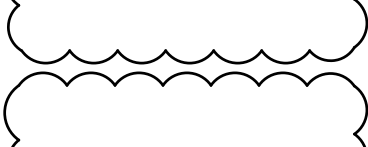
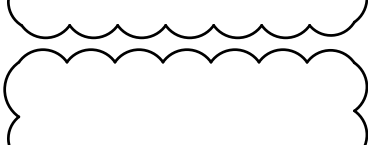
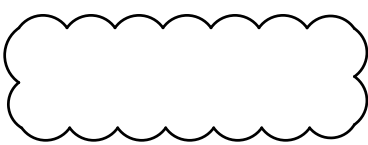
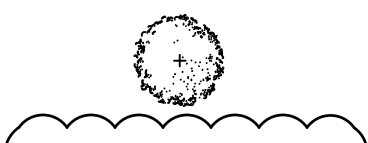
Vines & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	GALPHIMIA GRACILIS THRYALLIS	55	3 GAL, 24" OC	YES
	PHYLA NODIFLORA FROG FRUIT	55	3 GAL, 12" OC	
	PODOCARPUS MACROPHYLLUS PODOCARPUS COLUMNS	4	8'-10' OA HT, FTB	
	STEPHANOTIS FLORIBUNDA VINE	2	7 GAL ATTACHED TO WALL	
	CONFEDERATE JASMINE VINE	1	7 GAL., ATTACHED TO WALL	
		TOTAL :	117	
		NATIVE :	55 (47%)	

Lawn & Mulch

AREA	PLANT NAME	QTY.	DESCRIPTION
LAWN	EMPIRE ZOYSIA LAWN	AS NEEDED	SOD PALLETS
MULCH	EUCALYPTUS MULCH	AS NEEDED	3" MIN. DEPTH

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO GREEN COCOPLUM	54	7 GAL, 30" OC	YES
	CLUSIA GUTTIFERA SMALL LEAF CLUSIA HEDGE	55 40	6' HT, 36" OC 8' HT, 36" OC	YES
	CLUSIA ROSEA 'NANA' DWARF CLUSIA	108	3 GAL, 12" OC	
	ILEX GLABRA INKBERRY SPHERES	4 12	3' X 3' 2' X 2'	
	FICUS MICROCARPA GREEN ISLAND FICUS SPHERES	4	3' X 3'	
	FICUS MICROCARPA GREEN ISLAND FICUS	55	3 GAL, 12" OC	
	MYRICA CERIFERA WAX MYRTLE HEDGE	91	4' HT, 24" OC	YES
	MYRICA CERIFERA WAX MYRTLE HEDGE	4	5' HT, 30" OC	YES
	MYRICA CERIFERA WAX MYRTLE HEDGE	10	6' HT, FTB	YES
	NERIUM OLEANDER DWARF ICE PINK OLEANDER	20	7 GAL, 30" OC	YES
	RUELLIA CAROLINENSIS WILD RUELLIA	95	12" OC	YES
	ALPINA ZERUMBET SHELL SJELL GINGER	4	7 GAL, 30" OC	YES
	JASMINE SPECIES	4	3'X3'	
	HIBISCUS ROSA 'DAINTY WHITE' WHITE HIBISCUS	80	3 GAL, 24" OC	
TOTAL : NATIVE :		640 398 (62%)		

NOTE:
LANDSCAPING HAS ALREADY
BEEN INSTALLED

ENVIRONMENTAL
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Landscape Architecture

Land Planning

Landscape Management

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Palm Beach

JOB NUMBER: # 22070.00 LA
DRAWN BY: Lauren Freeman
DATE: 11.21.2024

SHEET L2.1

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Plant Schedule