






FIRST SUBMITTAL



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THE BREAKERS
PALM BEACH
1 S COUNTY RD
PALM BEACH, FLORIDA 33480

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SCALE: 1" = 20'-0"
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MILESTONES	
DATE	ISSUE
12/12/2024	1ST SUBMITTAL

REVISIONS		
NO.	DATE	ISSUE


DRAWING TITLE:
F.E.C.
SOUTH ELEVATION

PROJECT #:
22-525
DRAWN BY:
MU
CHECKED BY:
JN

DRAWING NO:
FEC L3-02



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MILESTONES	
DATE	ISSUE
12/12/2024	1ST SUBMITTAL

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
EAST ELEVATION

PROJECT #:
22-525
DRAWN BY:
MU
CHECKED BY:
JN
DRAWING NO:
FEC L3-03



FIRST SUBMITTAL

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MILESTONES	
DATE	ISSUE
12/12/2024	1ST SUBMITTAL

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
WEST ELEVATION

PROJECT #:
22-525
DRAWN BY:
MU
CHECKED BY:
JN

DRAWING NO:
FEC L3-04

CATEGORY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	NOTES
TREES	Clusea rosea	Pitch Apple	F.G., 16' HT. X 8' SPREAD, MATCHING STANDARD SPECIMENS	FLORIDA NATIVE	
	Lysiterna latisiliquum	Wild Tamarind	F.G., 16' HT. X 8' SPREAD, MATCHING STANDARD SPECIMENS	FLORIDA NATIVE	
	Simarouba glauca	Paradise Tree	F.G., 16' HT. X 10' SPREAD, MATCHING STANDARD SPECIMENS	FLORIDA NATIVE	
	Coccoloba uvifera	Sea Grape	5'- 15' HT. SINGLE AND MULTI TRUNCH SPECIMENS	FLORIDA NATIVE	
	Gualiacum sanctum	Lignum-vitae	200 GAL. 15' HEIGHT X 8' SPREAD 5.5" MIN. CALIPER/ FULL MATCHING SIZE	FLORIDA NATIVE	
	Conocarpus erectus	Green buttonwood	100 GAL. 3' SPREAD	FLORIDA NATIVE	
	Canelia winterana	Cinnamon Bark	65 GAL. 10' HT	FLORIDA NATIVE	
	Bursera simaruba	Gumbo limbo	F.G., 16' HT. X 10' SPREAD, MATCHING STANDARD SPECIMENS	FLORIDA NATIVE	
	Citharexylum fruticosum	Fiddlewood Standard	16' HT. 6' SPR. MULTI TRUNCH	FLORIDA NATIVE	
	Cordia sebestena	Orange Geiger Tree	100 GAL. 15' HEIGHT	FLORIDA NATIVE	
	Myrcianthes fragrans	Simpson's Stopper	100 GAL. 15' HEIGHT	FLORIDA NATIVE	

PALMS	Sabal Palm	Cabbage Palm	F.G., 10' MIN. HT. UP TO 10'-14'-18'-24'-28' HT.	FLORIDA NATIVE	
	Acoelorrhaphe wrightii	Paurotis/Everglade Palm	16' oa ht. Multi full to base	FLORIDA NATIVE	
	Pseudophoenix sargentii	buccaneer palm	6'-10' HT. UP TO 20'-24'-28' HT.	FLORIDA NATIVE	
	Coccothrinax argentata	Florida silver palm	45GAL. 10'-12' HT	FLORIDA NATIVE	
	Thrinax radiata	Florida Thatch Palm	F.G., 20' MIN. HT. UP TO 20'-24'-28' HT.	FLORIDA NATIVE	
	Licuala peltata sumawongii	Licuala	Specimen	NON-NATIVE	
	Copernicia fallasense	Giant Yamey Palm	10' HEIGHT, GRADE #1, HEAVY	NON-NATIVE	
	Coccothrinax crinita	Old Man Palm	Specimen	NON-NATIVE	
	Veitchia arecina	Montgomery palm	F.G., 20' MIN. HT. UP TO 20'-24'-28' HT.	NON-NATIVE	
	Dypsis lutescens	Areca Palm	F.G., 16' MIN. HT. UP TO 20'-24'-28' HT.	NON-NATIVE	
	Cocos nucifera	Coconut 'Green Malayan' or 'Maypan'	F.G., 16' MIN. HT. UP TO 20'-24'-28' HT.	NON-NATIVE	


HEDGE A	Podocarpus macrophyllus	Yew Podocarpus	(80%) @ 8' HEIGHT & (20%) @ 12' HEIGHT, FULL/HEAVY/LOW BRANCH,...	NON-NATIVE	
HEDGE B	Clusia rosea	Florida Pitch Apple	5' HT, 3' SPR. FULL, FULL, GRADE #1	FLORIDA NATIVE	
HEDGE C	Ficus microcarpa 'Green Island'	Green Island Ficus	2.5' HT, 2.5' SPR. FULL	NON-NATIVE	

TOPIARIES	All A: live plants on custom frame All B: articial plants on custom frame	TBD	(1) OCTOPUS - 12' HEIGHT WITH 15' TO 20' TENTACLES;...		
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GROUND COVER MIX A	Chrysobalanus icaco 'Horizontal'	horizontal cocoplum		FLORIDA NATIVE	
	Clusia rosea 'Nana'	Dwarf Clusia		FLORIDA NATIVE	
	Phylla nodiflora	Frogfruit		FLORIDA NATIVE	
VINE MIX A	Bougainvillea	Bougainvillea 'Barbara Karst' & Helen Johnson		NON-NATIVE	
	Clerodendrum thomsoniae 'Delectum'	Bleeding Heart Vine		NON-NATIVE	
	Spathoglottis	Ground Orchid		NON-NATIVE	

GRASS	Empress Zoysia'		SOD FORM		
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CATEGORY	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	NOTES
SHRUB MIX A (HIGH)	Philodendren	Philodendren Varieties		NON-NATIVE	
	Chamaedorea cataractarum	Cat palm		NON-NATIVE	
	Rhaphi Excelsa	Lady Palm		NON-NATIVE	
	Cananga odorata	Ylang-ylang		NON-NATIVE	
	Alpinia zerumbet	Shell Ginger		NON-NATIVE	
	Streitzia	Bird's of Paradise		NON-NATIVE	
	Myrica cerifera	Wax Myrtle		FLORIDA NATIVE	
	Coccoloba uvifera	Sea Grape		FLORIDA NATIVE	
	Psychotria nervosa	Wild Coffee		FLORIDA NATIVE	
	Aspidistra elatior	Cast Iron Plant		NON-NATIVE	
SHURB MIX B (MED)	Brunfelsia gigantea	Lady of The Night		NON-NATIVE	
	Chrysobalanus icaco	Cocoplum		FLORIDA NATIVE	
	Clusia rosea 'Nana'	Dwarf Pitchapple		FLORIDA NATIVE	
	Philodendren	Philodendren Varieties		NON-NATIVE	
	Polystichum munitum	Sword Fern		FLORIDA NATIVE	
	Osmunda cinnamomea	Cinnamon Fern		FLORIDA NATIVE	
	Dioon edule	Cycad		NON-NATIVE	
	Neomarica caerulea 'Regina'	Giant Apostle's Iris		NON-NATIVE	
	Zamia integrifolia	Coontie		FLORIDA NATIVE	
	Psychotria nervosa 'Little Psycho'	Wild Coffee Dwarf		FLORIDA NATIVE	
SHRUB MIX C (LOW)	Rumohra adiantiformis	Leatherleaf Fern		FLORIDA NATIVE	
	Clusia rosea 'Nana'	Dwarf Pitchapple		FLORIDA NATIVE	
	Chrysobalanus icaco 'Horizontal'	horizontal cocoplum		FLORIDA NATIVE	
	Philodendren	Philodendren Varieties		NON-NATIVE	
	Brunfelsia gigantea	Lady of The Night		NON-NATIVE	
	Rhaphi Excelsa	Lady Palm		NON-NATIVE	
	Chamaedorea cataractarum	Cat palm		NON-NATIVE	
	Portlandia grandiflora	Portlandia		NON-NATIVE	
	Alpinia zerumbet	Shell Ginger		NON-NATIVE	
	Zamia integrifolia	Coontie		FLORIDA NATIVE	
SHRUB MIX D (ACTIVITY AREAS)	Myrica cerifera	Wax Myrtle		FLORIDA NATIVE	
	Coccoloba uvifera	Sea Grape		FLORIDA NATIVE	
	Psychotria nervosa	Wild Coffee		FLORIDA NATIVE	
	Zamia integrifolia	Coontie		FLORIDA NATIVE	
	Philodendren	Philodendren Varieties		NON-NATIVE	
	Portlandia grandiflora	Portlandia		NON-NATIVE	
	Brunfelsia gigantea	Lady of The Night		NON-NATIVE	
	Psychotria nervosa	Wild Coffee		FLORIDA NATIVE	
	Rumohra adiantiformis	Leatherleaf Fern		FLORIDA NATIVE	
	Nephrolepis biserrata	Macho Fern		FLORIDA NATIVE	
SHRUB MIX E (MINI-GOLF)	Clusia rosea 'Nana'	Dwarf Clusia		FLORIDA NATIVE	
	Nephrolepis falcata	Fishtail Fern		FLORIDA NATIVE	
	Chrysobalanus icaco 'Horizontal'	horizontal cocoplum		FLORIDA NATIVE	
	Zamia integrifolia	Coontie		FLORIDA NATIVE	
	Psychotria nervosa 'Little Psycho'	Wild Coffee Dwarf		FLORIDA NATIVE	
	Asparagus densiflorus 'Meyenii'	Foxtail Fern		FLORIDA NATIVE	
	Dioon edule	Cycad		NON-NATIVE	
	Bromeliads	Bromeliad (coral varieties)		NON-NATIVE	
	Clusia rosea 'Nana'	Dwarf Clusia		FLORIDA NATIVE	
	Aspidistra elatior	Cast Iron Plant		NON-NATIVE	
SHRUB MIX F (MINI-GOLF)	Codiaeum	Croton (Coral Varieties)		NON-NATIVE	
	Hamelia patens	Firebush		FLORIDA NATIVE	
	Cordyline	Ti Plant		NON-NATIVE	
	Bougainvillea	Bougainvillea 'Barbara Karst' & Helen Johnson		NON-NATIVE	
	Chrysobalanus icaco 'Horizontal'	horizontal cocoplum		FLORIDA NATIVE	



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:

1 S COUNTY RD, PALM BEACH, FL 33480

2

Lot Area (sq. ft.):

BREAKERS PUD AREA: +/- 5,833,991 SF (PROJECT LIMIT OF WORK: 92,128 SF)

3

REQUIRED

EXISTING

PROPOSED

4

Landscape Open Space (LOS) (Sq Ft and %)

N/A

N/A

N/A

5

LOS to be altered (Sq FT and %)

N/A

N/A

N/A

6

Perimeter LOS (Sq Ft and %)

N/A

N/A

N/A

7

Front Yard LOS (Sq Ft and %)

N/A

N/A

N/A

8

Native Trees %

30% (number of trees)

TBD

50%

9

Native Shrubs & Vines %

30% (number of shrubs & vines)

TBD

50%

10

Native Groundcover %

30% (groundcover area)

TBD

50%

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: Modificaion 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.

See Ord. 003-2023

REV BF 20230727

*NOTES:
-- 'EXISTING LANDSCAPE AREA' AND ' PROPOSED LANDSCAPE AREA' WITHIN THE PROJECT LIMIT OF WORK ARE LISTED IN LINE 4 ABOVE.
-- PREVIOUSLY THE ENTIRE 'PROJECT LIMIT OF WORK AREA' HAS BEEN CONSIDERED AS PART OF THE 'BREAKERS PUD' IN CALCULATIONS OF 'OPEN SPACE' FOR THE OVERALL PUD PROPERTY. ON THIS BASIS, NO CHANGE IN 'OPEN SPACE' IS PROPOSED IN THIS APPLICATION FOR THE OVERALL PUD PROPERTY.

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MILESTONES

DATE

ISSUE

12/12/2024

1ST SUBMITTAL

REVISIONS

NO.

DATE

ISSUE

DRAWING TITLE:
F.E.C.

PLANTING
SCHEDULE &
LANDSCAPE
LEGEND

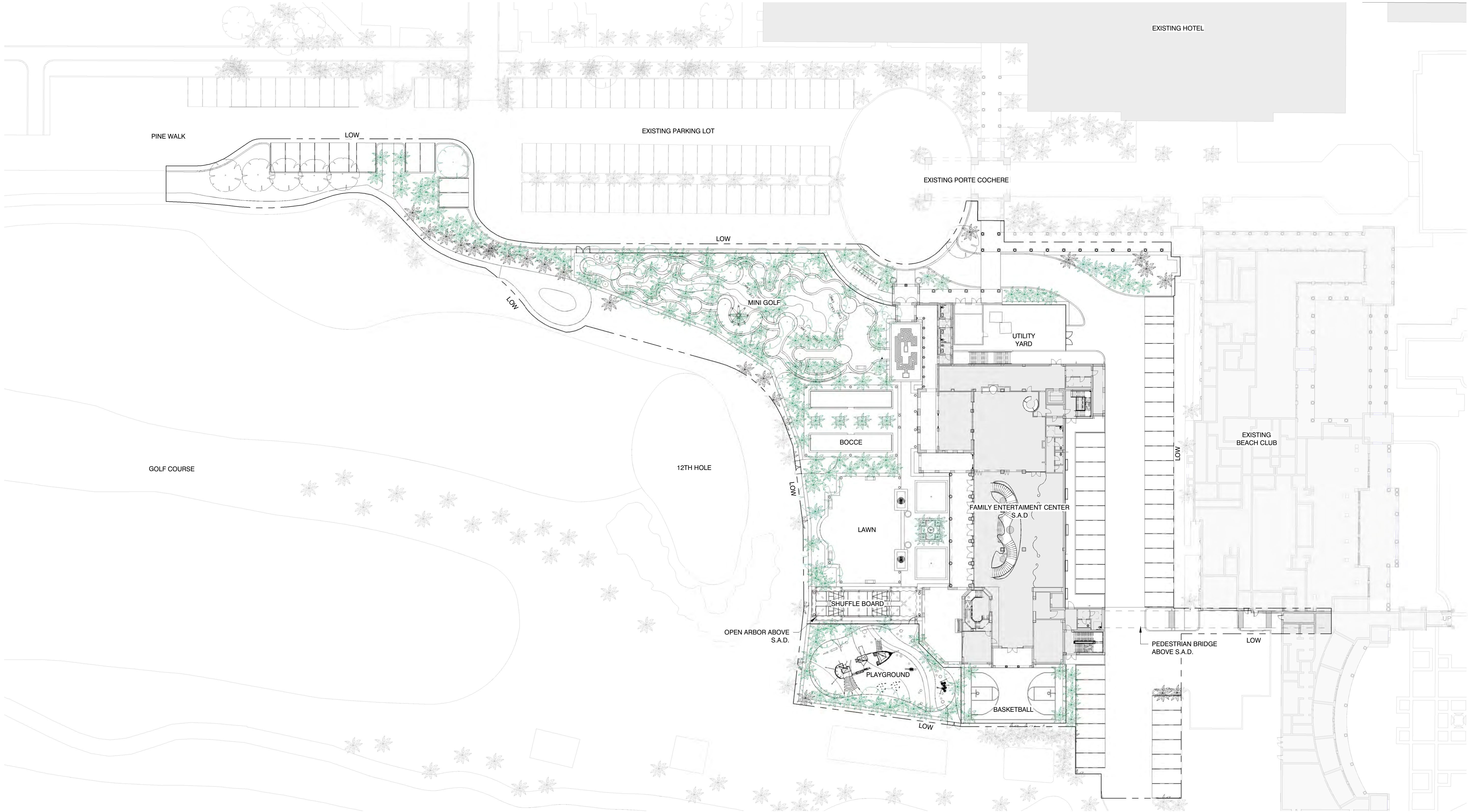
PROJECT #:
22-525

DRAWN BY:
MU

CHECKED BY:
JN

DRAWING NO:
FEC L6-00

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GENERAL LEGEND

--- LIMIT OF WORK (LOW)

TREE & PALM LEGEND

- PROPOSED PALM TREE
- PROPOSED CANOPY TREE
- EXISTING PALM TREE
- EXISTING CANOPY TREE

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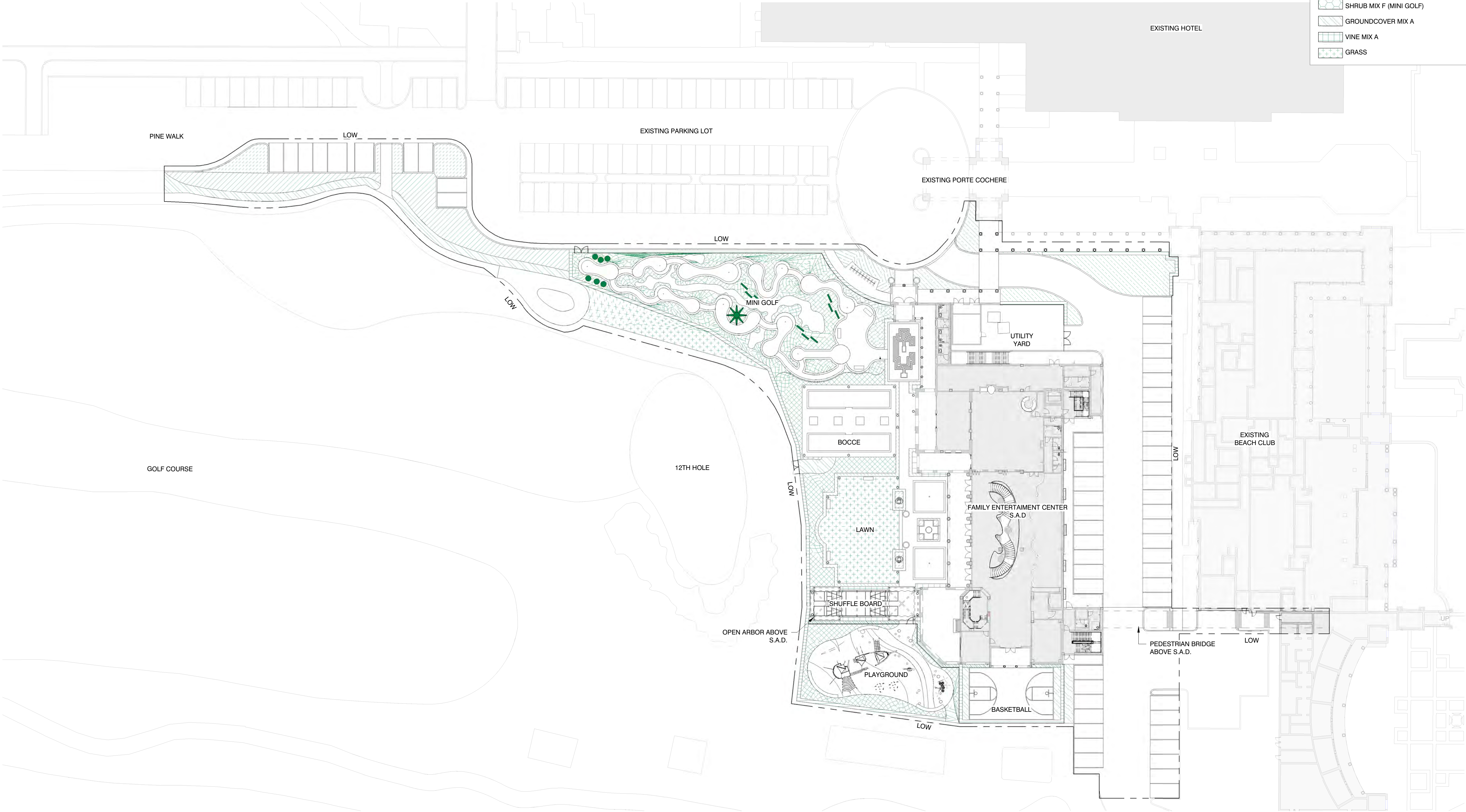
REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
TREE AND PALM
PLAN

PROJECT #:
22-525
DRAWN BY:
MU
CHECKED BY:
JN

DRAWING NO:
FEC L6-01

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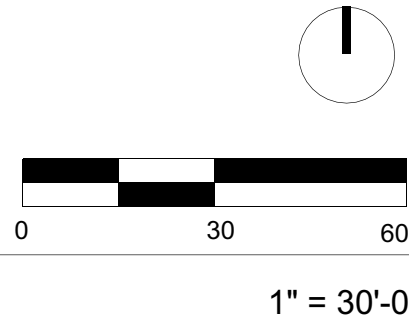


GENERAL LEGEND

--- LIMIT OF WORK (LOW)

TREE & PALM LEGEND

- HEDGE A
- HEDGE B
- HEDGE C
- TOPIARIES
- SHRUB MIX A (HIGH)
- SHRUB MIX B (MED)
- SHRUB MIX C (LOW)
- SHRUB MIX D (ACTIVITY AREAS)
- SHRUB MIX E (MINI GOLF)
- SHRUB MIX F (MINI GOLF)
- GROUND COVER MIX A
- VINE MIX A
- GRASS



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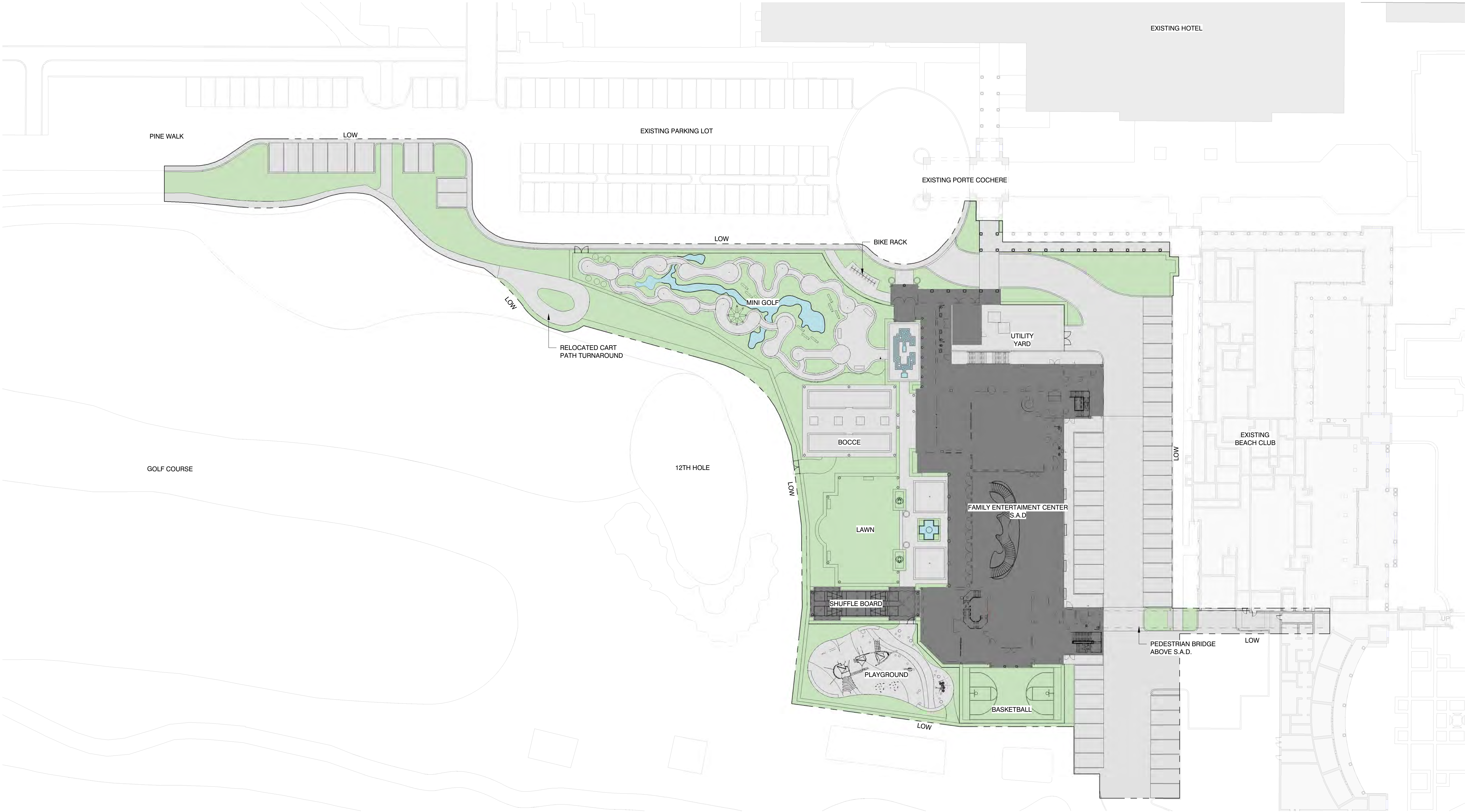
MILESTONES	
DATE	ISSUE
12/12/2024	1ST SUBMITTAL

REVISIONS		
NO.	DATE	ISSUE

DRAWING TITLE:
F.E.C.
**SHRUB AND
GROUND COVER
PLAN**

PROJECT #:
22-525
DRAWN BY:
MU
CHECKED BY:
JN

DRAWING NO:
FEC L6-02



GENERAL LEGEND

--- LIMIT OF WORK (LOW)

TREE & PALM LEGEND

- STRUCTURES (19,898 SF)
- HARDSCAPE (43,816 SF)
- GREENSPACE (27,337 SF)
- WATER FEATURES (1,077 SF)

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MILESTONES	
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REVISIONS		
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DRAWING TITLE:
F.E.C.
OPEN SPACE
DIAGRAM

PROJECT #:
22-525
DRAWN BY:
MU
CHECKED BY:
JN

DRAWING NO:
FEC L8-01



LAWN AND WEST ELEVATION

FIRST SUBMITTAL

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DRAWING TITLE:
F.E.C.
**PERSPECTIVE
VIGNETTE**

PROJECT #:
22-525
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FEC L8-02