



FLORIDA DEPARTMENT OF Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, FL 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

February 23, 2023

Mark Powell, P.E.
Isiminger & Stubbs Engineering, Inc.

No Permit Modification Required

Permittee Name: 3519 SO OCEAN BLVD LLC
Permit File Number: PB-1426
Project Address: 3521 S Ocean Blvd, Highland Beach

Dear Mr. Powell:

This will acknowledge the receipt of your request to alter the construction or activities authorized by the above referenced permit. An updated site plan was submitted as it relates to the above referenced request.

The proposed alterations consist of the following: Modifications to the landscaping plans.

The staff has determined that the alterations are minor and/or do not increase the potential for adverse impact on the beach/dune system or adjacent property. Therefore, no formal modification of the permit is required. All other conditions of the permit remain in effect. A copy of the approved revised plans is attached and need to be posted on the jobsite during construction.

If you have any questions or concerns, or need additional information, please contact Nathan Bonanno, Permit Manager, by mail at the letterhead address (add Mail Station 3522), or by telephone at (850)245-7671, or by e-mail at nathan.bonanno@floridadep.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nathan Bonanno", is written over a light blue circular stamp.

Nathan Bonanno, Permit Manager
Coastal Construction Control Line
Office of Resilience and Coastal Protection

Attachment: Approved Plans

Cc: David Kieckbusch, Field Inspector

APPROVED PALM AS PLANTERS
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST
BE LIMITED TO THOSE SHOWN ON THE APPROVED
ACTIVITIES ARE STRICTLY LIMITED TO THOSE SHOWN ON THE APPROVED
PERMITS TO CH. 161, F.S. AND OTHER PERMITS MAY BE REQUIRED.

Reviewed By: _____ Date: February 22, 2023

PORTION OF GOVERNMENT LOT 4

RECEIVED
February 17, 2023
OFFICE OF RESILIENCE
AND COASTAL PROTECTION
PB-1426

- TABLE OF CONTENTS:
- L1 - EXISTING VEGETATION PLAN
 - L2 - LANDSCAPE PLAN
 - L3 - PLANT SCHEDULE / PLANT PICTURES
 - L4 - DETAILS AND SPECIFICATIONS
 - IR-1 IRRIGATION PLAN
 - IR-2 IRRIGATION DETAILS
 - IR-3 IRRIGATION DETAILS

Michael Flaugh
LANDSCAPE ARCHITECT
772.419.0024
www.michaelflaugh.com

Sheet
Existing
Vegetation Plan
L1

NEW RESIDENCE
Landscape Plan
3521 S Ocean Blvd., Highland Beach, FL 33487



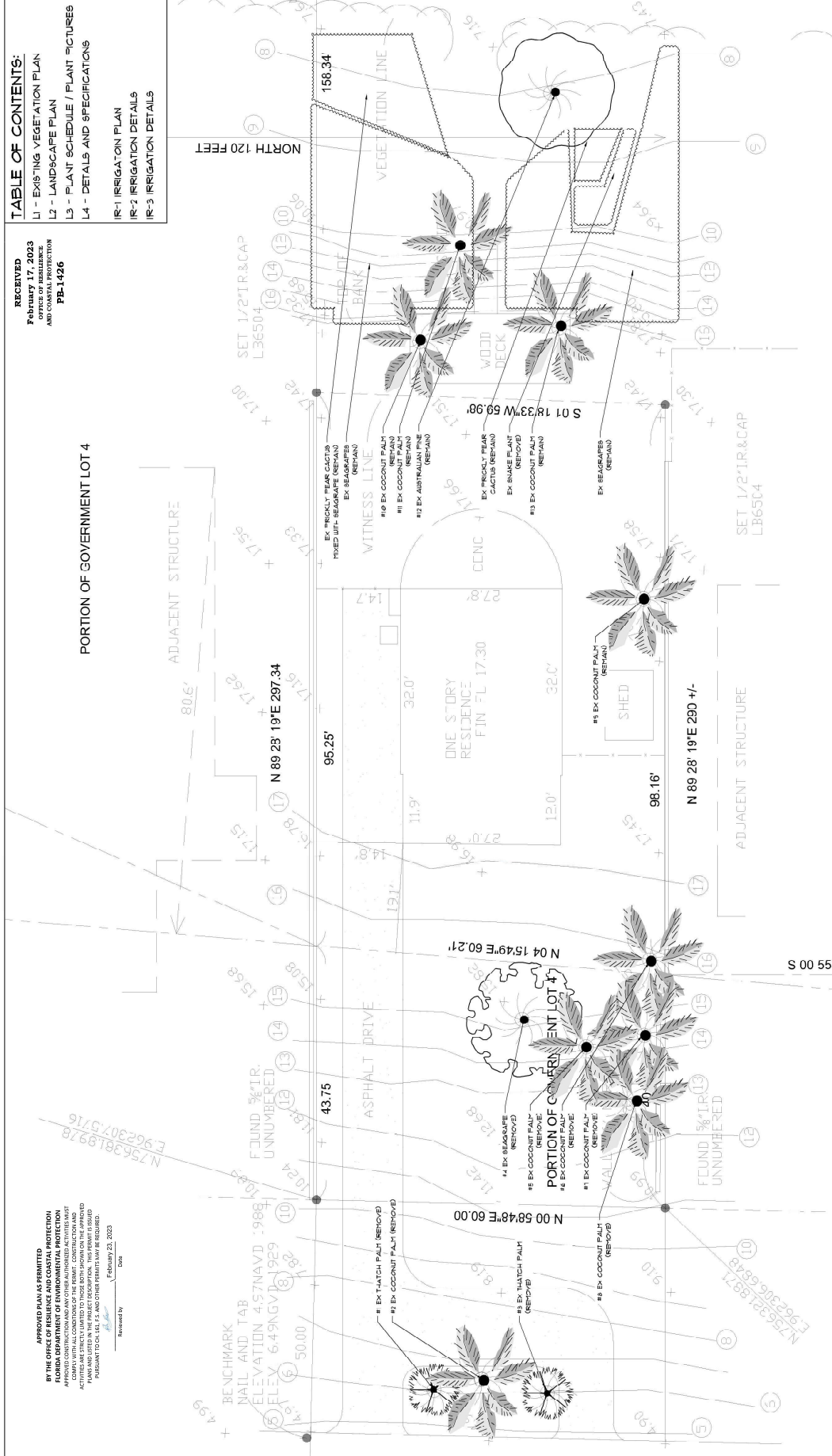
Date: 07/27/2021
Design by: M.F.A.
Reviewed by: M.F.A.
Scale: 1"=8'
Revised: 08/17/2021
01/14/2023, 02/17/2023

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
811
www.call811.com

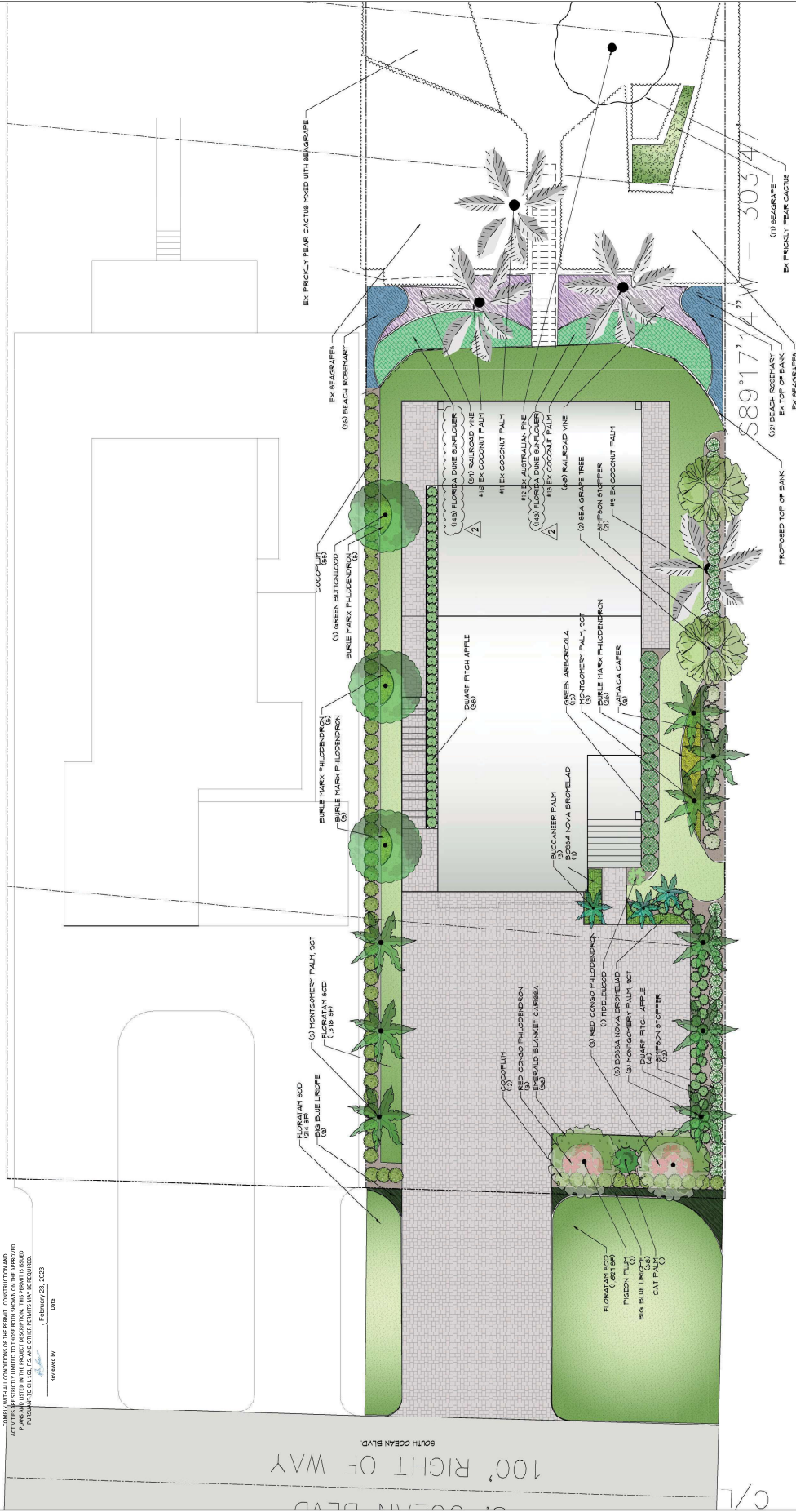
TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	CULTURE	ACTION	EXISTING TREE	SPECIES TREE	MITIGATION REQUIRED
1	THATCH PALM	THESIA PALM	7'	REMOVE	NO	NO	NO
2	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
3	SHAGBARE	COCCOBA LUTERA	8'	REMOVE	NO	NO	NO
4	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
5	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
6	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
7	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
8	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
9	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
10	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
11	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
12	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
13	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
14	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
15	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
16	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
17	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
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19	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
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21	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
22	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
23	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
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31	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
32	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
33	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
34	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO
35	COCONUT PALM	COCCOBA LUTERA	12"	REMOVE	NO	NO	NO

COASTAL CONSTRUCTION CONTROL LINE
PALM BEACH COUNTY PB. 80 PG. 137

Michael Flaugh
Digitally signed
by Michael Flaugh
Date: 2023.02.15
15:07:02 -0500



N89°17'14"E - 313.06°



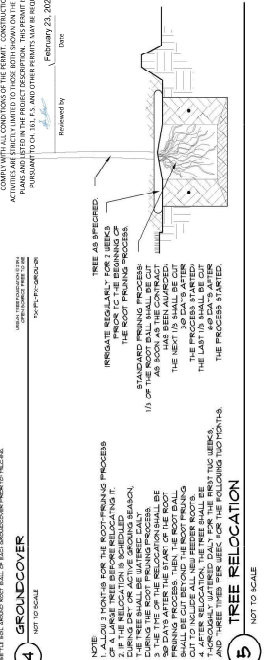
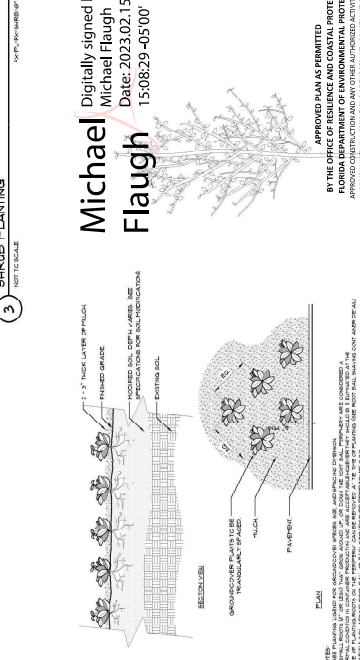
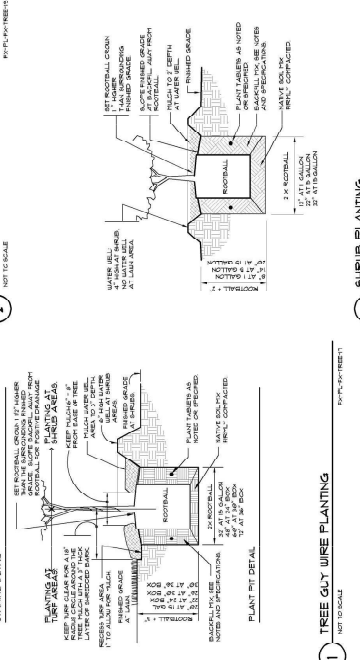
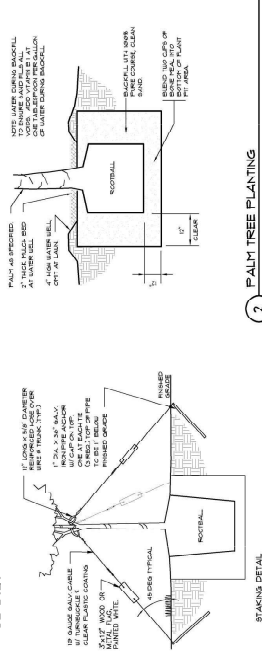
Michael
Flaugh

RECEIVED
February 17, 2023
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AND COASTAL PROTECTION
PB-1426



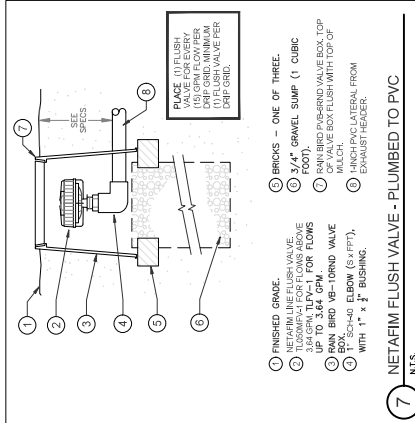
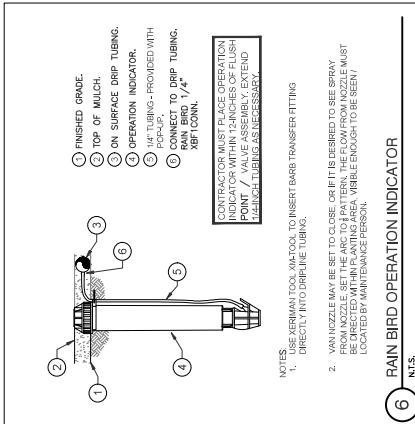
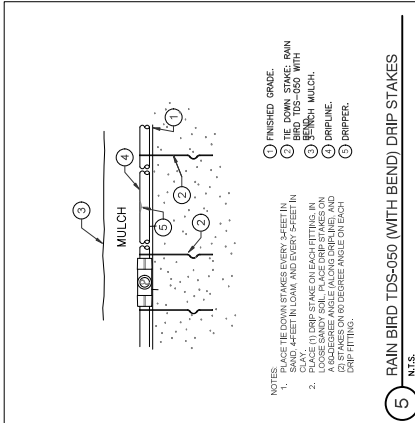
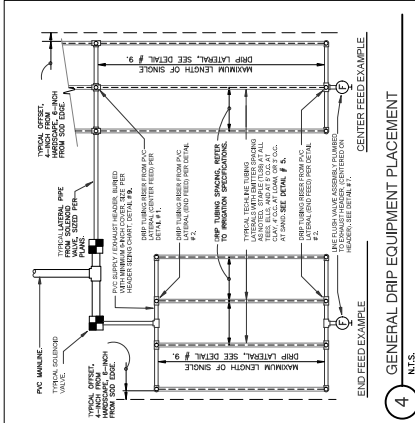
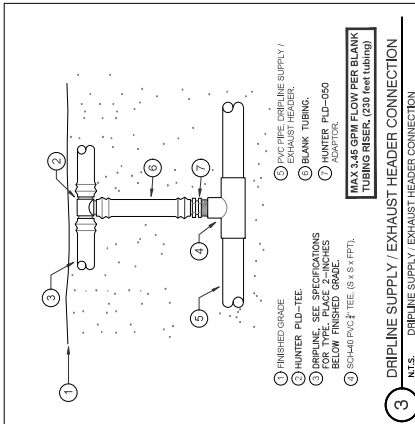
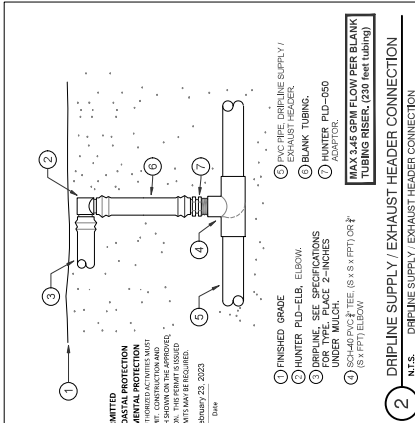
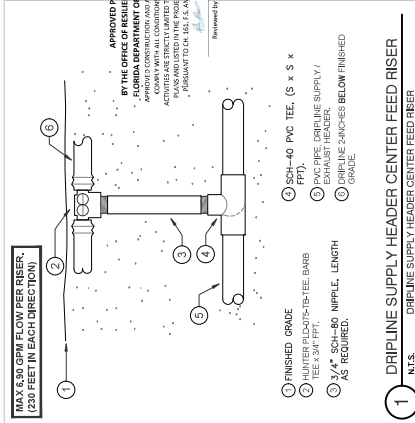
LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW MEMBER WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE ATTACHED IF THERE IS A PROBABLE LOCATION. MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUTION MAY BE MADE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.
6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR #2 QUALITY, GROWN IN FLORIDA, AND UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST, AS MANY SPECIES AS POSSIBLE, BOTH SUNNY AND SHADY GROUND CONDITIONS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIALS GROWN IN FLORIDA, GROWN TO SPECIFIC CONDITIONS TO THE SITE.
7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRY BEST MANAGEMENT PRACTICES.
8. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES IF AWARDED THE PROJECT.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
11. PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.
12. ALL UNPLANTED AREAS SHALL BE FINISHED GRASS, SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED UNRAISED. THE FINISHED GRADE AFTER PLANTING AND "FILLING SHALL NOT IMPROVE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKFLOW OF "MUD AND DEBRIS INTO PAVED AREAS."
13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY. PRIOR TO PLANTING, IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.
14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY LANDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. ALL PLANTS SHALL BE PLACED OUTSIDE THE LEAVES OF THE ROOF, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE LEAVES OF THE ROOF, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE LEAVES OF THE ROOF, DRIVEWAY OR WALKWAYS.
15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 8 WEEKS PRIOR TO RELOCATION.
16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY "SHOULDER" THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.
17. ALL PLANT MATERIALS SHALL BE "THOROUGHLY WATERED IN AT THE TIME OF PLANTING."
18. 3" AFTER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPED BEDS, NO MULCH SHALL BE LAID NEAR TREE TRUNKS, NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.
19. NEWLY PLANTED TREES SHALL BE STAKED ONLY IF THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF UNSTABLE CONDITIONS. ALL STAKES SHALL BE STAKED ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN NO NAILS SHALL BE DRIVEN INTO ANY PLANT OR TREE.
20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
21. THE LANDSCAPE BID SHALL INCLUDE PRECEDENCE ON A SEPARATE CONTRACT, EXPRESSED AS A UNIT/ITEM PROPOSAL.
22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS.
23. ALL SOIL AND GRASS AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, UNLESS OTHERWISE SPECIFIED. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
24. ALL GRASS AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRAIN LINE OR "WET" HEADS. PRECIPITATION RATE SHALL BE ADJUSTED TO MAINTAIN ADEQUATE WATERING NEEDS. THE SAME PRECIPITATION RATE SHALL BE ADJUSTED TO MAINTAIN ADEQUATE WATERING NEEDS. THE SAME PRECIPITATION RATE SHALL BE ADJUSTED TO MAINTAIN ADEQUATE WATERING NEEDS. THE SAME PRECIPITATION RATE SHALL BE ADJUSTED TO MAINTAIN ADEQUATE WATERING NEEDS.
25. SPRAY NOZZLES SHALL BE PLACED AND ADJUSTED TO MAINTAIN ADEQUATE WATERING NEEDS. THE SAME PRECIPITATION RATE SHALL BE ADJUSTED TO MAINTAIN ADEQUATE WATERING NEEDS. THE SAME PRECIPITATION RATE SHALL BE ADJUSTED TO MAINTAIN ADEQUATE WATERING NEEDS. THE SAME PRECIPITATION RATE SHALL BE ADJUSTED TO MAINTAIN ADEQUATE WATERING NEEDS.
26. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT THE END OF EACH DAY, ALL DEBRIS, TRASH, AND GARBAGE AT THE PROPERTY SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED AT THE CONTRACTOR'S OWN EXPENSE.
27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, PRUNED, AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAUNTED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.
28. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.
29. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTED FOR 30 DAYS. ALL TREES AND PALMS SHALL BE WARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.

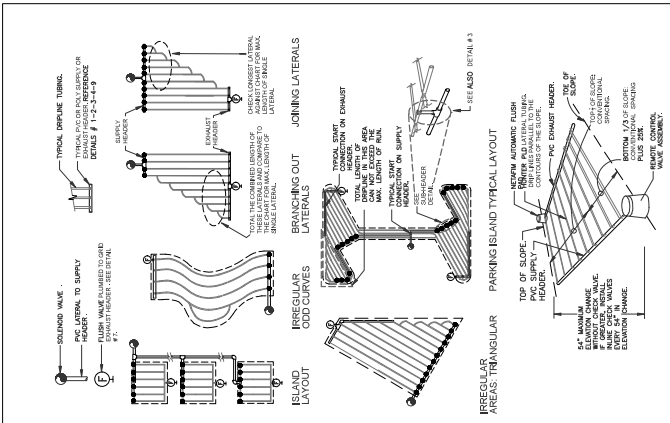


LANDSCAPE MAINTENANCE GUIDELINES:

1. LAIN CASE: 1. AUGUSTINE LAWN AT 3" HEIGHT, LEAVE LAWN CUTTERS ON THE LAWN.
2. FERTILIZE IN FEBRUARY, MAY AND OCTOBER. APPLY FERTILIZER IN EARLY SPRING AND FALL.
3. SPRING AND FALL: 1. FERTILIZER MANAGEMENT TO PREVENT AND TREAT STRESS, WEEDS AND FUNGAL PROBLEMS. INSPECT FOR CONTROL INSECT DAMAGE ON LAWN DURING SUMMER MONTHS. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS. AN AUTOMATIC IRRIGATION SYSTEM, INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINE.
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HOL-COP DIAPHRANE GENERAL GUIDELINES FOR WATERING TIME									
	TURF			SHRUBS & GRASSING COVER					
	CLAY	LOAM	SANDY	CLAY	LOAM	SANDY	CLAY	LOAM	SANDY
DROPPER FLOW (GPH)	0.40	0.60	0.90	0.40	0.60	0.90			
DROPPER INTERVAL	24"	12"	12"	12"	24"	18"	12"		
LATERAL (RPM) SPACING	18"-24"	12"	9"-12"	18"-24"	18"-24"	12"-18"			
APPLICATION RATE (IN/HR)	22-17	.86	3.0-1.144	22-17	.43-.32	1.44-.96			
TIME TO APPLY 1/4"	68-86	16	8-10	68-86	35-47	10-16			

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NOTES:

1. THESE TYPICAL LAYOUT DRAWINGS ARE TO SHOW HOW THE WATER MOVEMENT IN SLOPE FLUES FROM CONCRETE PAVERS MUST BE HANDLED, AND MOST CALCULATIONS ARE REQUIRED TO BE PERFORMED BY CONTRACTOR.
2. MOST LANDSCAPE BEDS ARE IRREGULAR AND MAY NOT REFLECT THE SIZE OF THE ACTUAL BED. THE CONTRACTOR SHALL LAY-OUT BED DEPTH BASED ON THE PROJECTIONS SHOWN IN THIS DETAIL, AND ACCORDING TO ALL OTHER DETAILS SHOWN ON THIS SHEET.

