



# 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](mailto: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 PLANTER  
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION  
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
APPROVED FOR CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MOST  
ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED  
DRAWING AND THE APPROVED PALM AS PLANTER. NO OTHER PALM AS PLANTER  
PURSUANT TO CHAPTER 62, F.S. AND OTHER PERMITS MAY BE REQUIRED.

Reviewed By: \_\_\_\_\_ Date: February 22, 2023

PORTION OF GOVERNMENT LOT 4

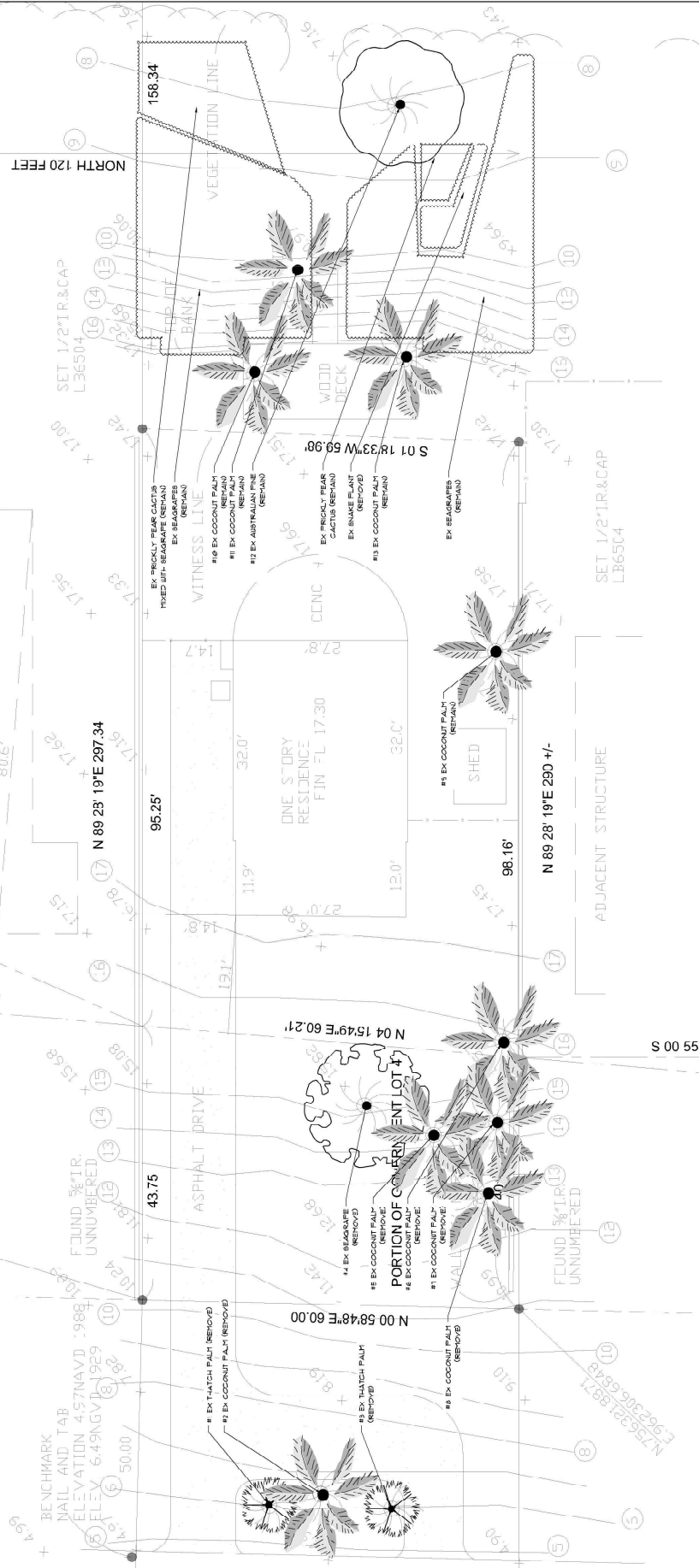
RECEIVED  
February 17, 2023  
OFFICE OF RESILIENCE  
AND COASTAL PROTECTION  
PB-1426

- 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



Sheet  
L1  
Existing  
Vegetation Plan



3521 S. OCEAN VEGETATION TABLE						
TREE NUMBER	COMMON NAME	SCIENTIFIC NAME	CULTURE	ACTION	EXISTING TREE	MITIGATION REQUIRED
1	THATCH PALM	THESPERMA RADIATA	7'	REMOVE	N2	N2
2	COCONUT PALM	COCOS NUCIFERA	12'	REMOVE	N2	N2
3	SHAGBARE	COCCOLIA LUTERA	8'	REMOVE	N2	N2
4	COCONUT PALM	COCOS NUCIFERA	12'	REMOVE	N2	N2
5	COCONUT PALM	COCOS NUCIFERA	12'	REMOVE	N2	N2
6	COCONUT PALM	COCOS NUCIFERA	12'	REMOVE	N2	N2
7	COCONUT PALM	COCOS NUCIFERA	12'	REMOVE	N2	N2
8	COCONUT PALM	COCOS NUCIFERA	12'	REMOVE	N2	N2
9	COCONUT PALM	COCOS NUCIFERA	12'	REMOVE	N2	N2
10	COCONUT PALM	COCOS NUCIFERA	12'	REMOVE	N2	N2
11	COCONUT PALM	COCOS NUCIFERA	12'	REMOVE	N2	N2
12	AUSTRALIAN PINE	CASUARINA EQUisetOLIA	30'	REMOVE	N2	N2
13	COCONUT PALM	COCOS NUCIFERA	12'	REMOVE	N2	N2

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



Date: 07/27/2021  
Design by: M.F.A.  
Reviewed by: M.F.A.  
Scale: 1"=8'  
Revised: 08/17/2021  
01/16/2023, 02/13/2023



PREVIOUS DEP APPROVAL (DO #22-007)

NEW RESIDENCE  
Landscape Plan

3521 S Ocean Blvd., Highland Beach, FL 33487









1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH-SPEAKING, SKILLED CREW LEADER FOR THE PROJECT, WHO SHALL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL OR TELEPHONE FOR IMMEDIATE CLARIFICATION. ANY SUBSTITUTION OF MATERIALS MUST BE MADE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A DEDICATION THAT WILL BE MADE.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLANT WITH LANDSCAPE MATERIALS LIST, AND ANALYZE IT'S CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF JOCKHANS COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
5. 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 BETTER GRADES AND 5' AND UNDER FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF LANDS AND NATURAL RESOURCES #1 OR BETTER GRADES FOR TREES, AND ALL PLANTS OF THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES AS FEASIBLE BOTH SHADY AND SUNNY GROWING CONDITIONS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.
7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRY'S 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 LANDSCAPED AREAS SHALL BE FIRMED/GRADDED SUCH THAT FINISHED ELEVATION SHALL BE FIRM, AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND "WELCHING" SHALL NOT IMPED THE FLOW OF DRAINAGE. NO LAND SCAPED AREAS AND TO PREVENT THE BACKWASH OF "WELCHING" AND DEBRIS INTO PAVED AREAS.
13. ALL PLANTING BEDS MUST DRAIN EFFICIENTLY 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 USED PRIOR TO PLANTING.
14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY LANDSCAPES SEE SPECIFICATIONS. PLANTS SHALL BE PLACED WITH PROPER SPACING AND PLANTING DISTANCE. PLANTS A HALF-STEP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALKS, EDGE OF THE ROAD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE "EAVED" OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 9 WEEKS PRIOR TO RELOCATION.
16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.
17. ALL PLANT MATERIALS SHALL BE "THOROUGHLY" WATERED IN AT THE OF PLANTING.
18. 3" WATER OF ORGANIC MULCH SHALL BE Laid IN ALL LANDSCAPE BEDS, NO MULCH SHALL BE Laid NEAR TREE TRUNKS NO MULCH SHALL BE Laid ON TOP OF GRASS NEAR ROOT BALLS.
19. NEWLY PLANTED TREES SHALL BE SKINNED ONLY IF THE ROOT BALL MOVER IN THE HAND OR THE MULCH GRADER AND BRACE FRAMES SHALL BE 5" MINED DARK BROWN, NO MULCH SHALL BE DRYEN TO ANY FAULT OR TREE.
20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A UNIFIED PROPOSAL.
22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL BE DESIGNED TO ACCOMMODATE ANY FUTURE ADJUSTMENTS FOR SEASONAL OR LOCAL WATERING RESTRICTIONS.
23. ALL SOIL AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES (WHenever POSSIBLE). PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
24. ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR "18" HEADS PRECIPITATION RATE.
25. 18" OR 18" HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBS. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.
26. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT THE END OF EACH DAY, ALL MATERIALS AND EQUIPMENT SHALL BE REMOVED FROM THE PROPERTY. ALL TEMPORARY FENCES AND GARDAGE AT HIS/HER OWN EXPENSE.
27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, "MULCHED" PRUNED 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 THROUGHOUT THE PROJECT CONSTRUCTION PERIOD. THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.
28. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AHEADWAY.
29. ALL SHRUBS AND GROUND COVERS SHALL BE UNWARRANTED FOR 90 DAYS. ALL TREES AND PLANTS SHALL BE UNWARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.

[illegible][illegible]

1-2" TOP LAYER OF ORGANIC MULCH

3-4" LAYER OF COMPOST

1-2" LAYER OF ORGANIC MULCH

1-2" LAYER OF ORGANIC MULCH

BEDDING SOIL

SECTION A-A

GROUND-COVER PLANTS TO BE TRANSPLANTED TO BED

MULCH

PLANTING

1-2" TOP LAYER OF ORGANIC MULCH

3-4" LAYER OF COMPOST

1-2" LAYER OF ORGANIC MULCH

1-2" LAYER OF ORGANIC MULCH

BEDDING SOIL

SECTION A-A

GROUND-COVER PLANTS TO BE TRANSPLANTED TO BED

MULCH

PLANTING

[illegible][illegible]

NOT TO SCALE

NOT TO SCALE

1. LAWN CARE:
  - 1.1. "MANTAIN 5" - AUGUSTINE LAWN AT 3" - HEIGHT. LEAVE LAWN CLIPPINGS ON THE LAWN.
  - 1.2. FERTILIZE IN FEBRUARY, MAY, AND OCTOBER, APPLY "PRE-EMERGENT WEEED KILLER IN EARLY SPRING AND FALL."
  - 1.3. "TREAT WITH TESTED PRET MANAGEMENT TO IDENTIFY" AND TREAT INSECT VESSES, WEED AND FUNGAL PROBLEMS. INSPECT AND CONTROL INSECT DAMAGE ON LAWN DURING SUMMER MONTHS. FOLLOW LABEL INSTRUCTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS.
  - 1.4. "INSURE THE SOIL AREA SHALL BE COVERED BY AN AUTO-MATIC IRRIGATION SYSTEM. INSPECT THE

- [illegible]

12. REMOVE DEAD PRUNES, DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES.
13. PRUNING SHRUBS, LAWN SHRUBS AND FALL-BLOOMING SHRUBS AS WELL AS COVERERS SHALL BE COMPLETED BY A YEAR 1 MARCH. SPRING-BLOOMING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BUDS HAVE BEEN COMPLETELY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
14. SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND LOWER BRACE SPALL-LEAVED (LESS THAN 1" LENGTH) SHRUBS MAY BE SHEARED WITH POWDERED LEAF PRUNERS. ALL SHRUBS SHALL BE PRUNED ONCE TO THREE TIMES A YEAR TO MAINTAIN DESIRED FORM.
15. HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING OF THE YEAR TO PROPER ESTABLISHMENT. ALL HEDGES SHALL BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SHELTER TO REACH THE LOWER HALF OF THE PLANT.
16. CUTTING BACK TOP BACK ONCE A YEAR IN SUMMER TO REMOVE BROWN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES RECOVERING AT THE SAME TIME.

**Michael Flaugh**

Digitally signed  
Michael Flaugh

Date: 2023.02.15  
15:08:29 -05'00'

JAMES ABE  
ALINDICATION@E

PULCH

HIST TO SCALE

3

SUN™ - 60W WARM WHITE

**Michael Flaugh**

Digitally signed  
Michael Flaugh

Date: 2023.02.15  
15:08:29 -05'00'

JAMES ABE  
ALINDICATION@E

PULCH

HOST TO SCALE

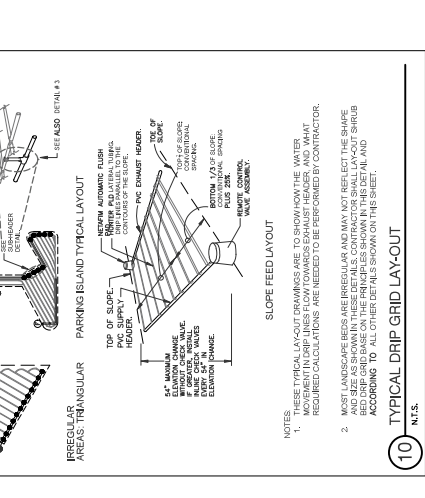
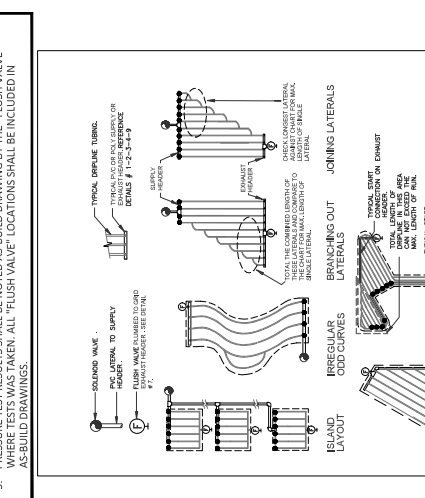
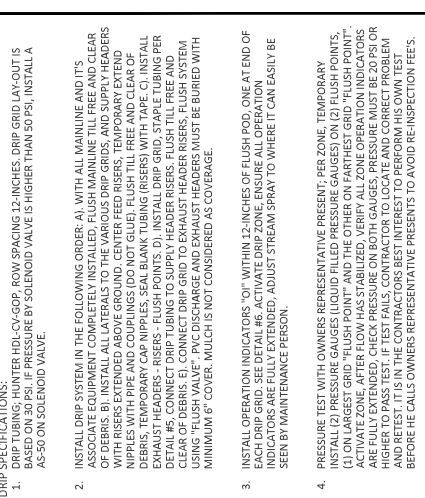
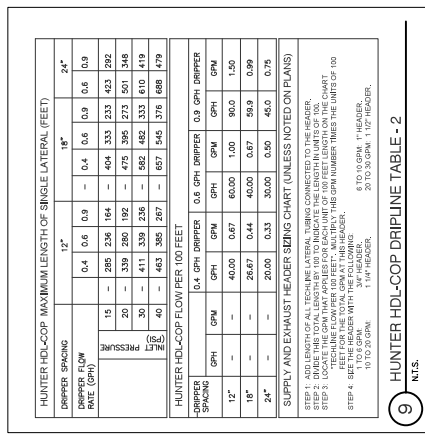
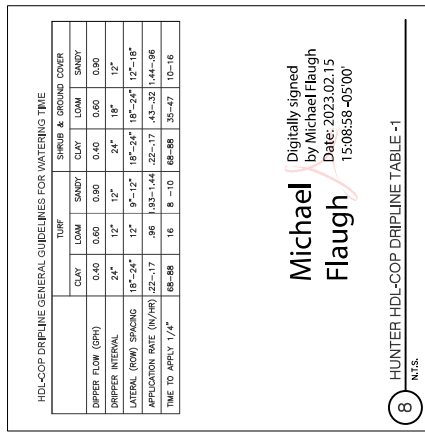
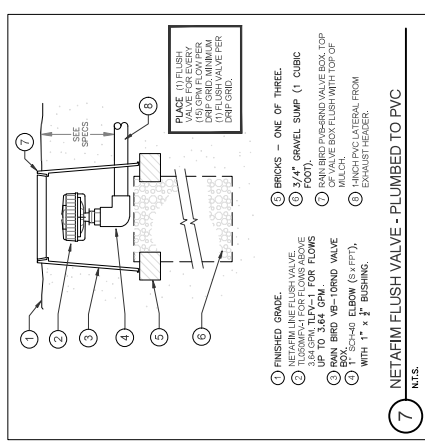
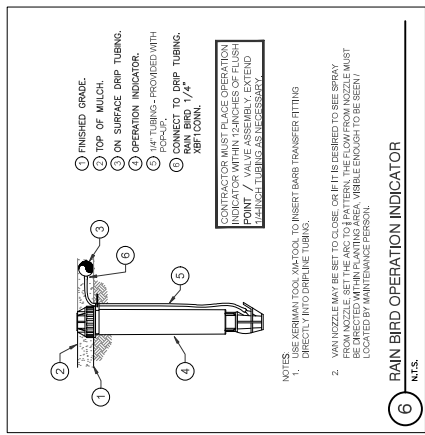
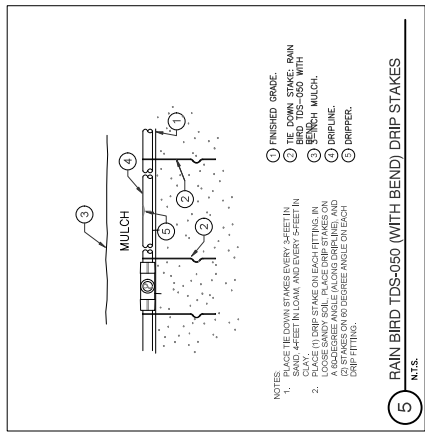
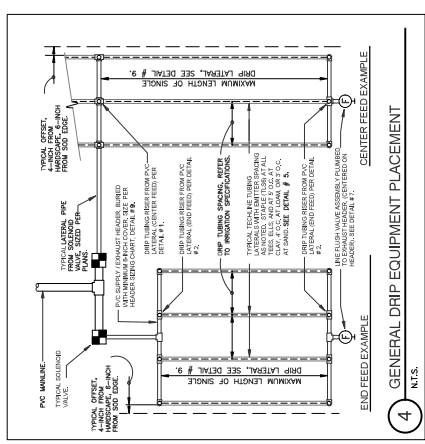
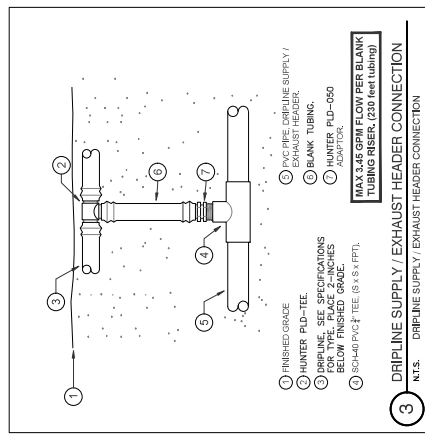
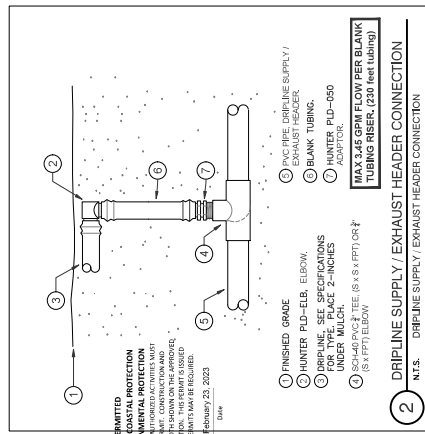
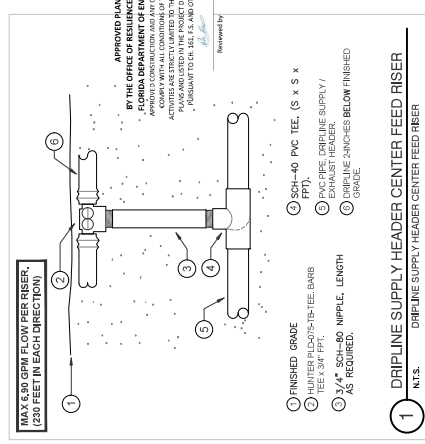
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SAT 10:45 AM-11:00 AM

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PERMIT NUMBER: PB-1426

PERMITTEE

3519 SO OCEAN BLVD LLC  
c/o Mark A. Powell, P.E., Vice President  
Isiminger & Stubbs Engineering, Inc.  
649 U.S. Highway1, Suite 9  
North Palm Beach, FL 33408

NOTICE TO PROCEED AND PERMIT FOR CONSTRUCTION OR OTHER ACTIVITIES  
PURSUANT TO SECTION 161.053, FLORIDA STATUTES

**FINDINGS OF FACT:** An application for authorization to conduct the activities seaward of the coastal construction control line that are indicated in the project description, was filed by the applicant/permittee named herein on August 23, 2022 and was determined to be complete pursuant to rule on September 14, 2022. The proposed major structures are to be located landward of the 30-year erosion projection and the existing line of construction established by major structures in the immediate area.

**CONCLUSIONS OF LAW:** After considering the merits of the proposal and any written objections from affected persons, the Department finds that upon compliance with the permit conditions, the activities indicated in the project description of this permit are of such a nature that they will result in no significant adverse impacts to the beach/dune areas or to adjacent properties; that the work is not expected to adversely impact nesting sea turtles, their hatchlings, or their habitat; that the work is expendable in nature and/or is appropriately designed in accordance with Section 62B-33.005, Florida Administrative Code. Based on the foregoing considerations, the Department approves the application; authorizes construction and/or activities at the location indicated below in strict accordance with the project description, the approved plans (if any) and the General Permit Conditions which are by this reference incorporated herein, and any additional conditions shown below, pursuant to Section 161.053(4), Florida Statutes.

**EXPIRATION DATE:** November 10, 2025

**LOCATION:** Between approximately 440 feet and 500 feet south of the Department of Environmental Protection's reference monument R-197, in Palm Beach County. Project address: 3521 South Ocean Boulevard, Highland Beach.

**PROJECT DESCRIPTION:**

Two-Story, Single-Family Dwelling with Understructure Garage

1. Location relative to control line: A maximum of 89.9 feet seaward.
2. Exterior dimensions: A maximum of 84.5 feet in the shore-normal direction including covered porches, by a maximum of 34.0 feet in the shore-parallel direction.
3. Type of foundation: Pile.

## PREVIOUS FDEP APPROVAL (DO #22-0017)

PERMITTEE: 3711 Ocean South-3, LLC

PERMIT NUMBER: PB-1426

PAGE 2

4. Finished floor elevation: Varies from +20.3 feet to +20.8 feet (NAVD).
5. Garage floor elevation: +10.0 feet (NAVD).

### Excavation/Fill

1. Total volume of excavation seaward of the control line: Approximately 347 cubic yards. **See Special Permit Conditions 4 and 5.**
2. Location of excavation: Across the site predominantly within the footprint of the proposed development to a maximum distance of 56 feet seaward of the control line.
3. Maximum depth of excavation: To foundation installation depths.
4. Volume of fill to be placed: Approximately 351 cubic yards. **See Special Permit Condition 5.**
5. Location of fill to be placed: Across the site predominantly within the footprint of the proposed development to a maximum distance of 113 feet seaward of the control line.

### Other Structures and Activities

1. A paver driveway to be located landward of the dwelling as shown on approved plans.
2. Exterior stairs and walkways are to be located on the shore-normal sides of the dwelling, as shown on the approved plans.
3. Demolition and removal of the existing single-family dwelling and improvements.
4. Landscape plantings. **See Special Permit Condition 6.**
5. Exterior lighting. **See Special Permit Condition 7.**

### SPECIAL PERMIT CONDITIONS:

1. Prior to commencement of construction activity authorized by this permit, a preconstruction conference shall be held at the site among the contractor, the owner or authorized agent, and a staff representative of the Department to establish an understanding among the parties as to the items specified in the special and general conditions of the permit. The proposed locations of the structures shall be staked out for the conference. **Contact David Kieckbusch at (561) 313-9007 or email at [david.kieckbusch@floridadep.gov](mailto:david.kieckbusch@floridadep.gov) to schedule a conference.**
2. Prior to commencement of construction activity authorized by this permit, a temporary construction fence shall be erected along the perimeter of the permitted activity. The fence shall remain in place until the construction authorized by this permit is complete. The optimum siting of the construction fence shall be determined during the preconstruction conference by the staff representative so as to provide maximum protection to the existing native vegetation and dune features located on the site.
3. All rubble and debris resulting from this construction shall be removed and relocated landward of the coastal construction control line.



## PREVIOUS FDEP APPROVAL (DO #22-0017)

PERMITTEE: 3711 Ocean South-3, LLC

PERMIT NUMBER: PB-1426

PAGE 3

4. All excavated sandy material seaward of the control line shall be maintained on site seaward of the control line.
5. Any imported fill material shall be obtained from a source landward of the control line. All fill material (both excavated from the site and imported) shall consist of sand which is similar to that already on the site in both grain size and coloration shall be free of construction debris, rocks, or other foreign matter. A sample of the sand shall be provided to the staff representative during the preconstruction conference.
6. Plantings shall conform to the approved planting plan. Removal of invasive plant species and landscape installation shall not cause the removal of existing salt-tolerant native vegetation.
7. All lighting shall be installed and maintained as depicted in the approved lighting schematic. No additional permanent exterior lighting is authorized.
8. No construction, operation, transportation or storage of equipment or materials, planting, and no temporary lighting of the construction area are authorized in marine turtle nesting habitat seaward of the dune crest at any time during the marine turtle nesting season March 1 through October 31.
9. Permittee shall submit compliance reports as specified in Special and General Permit Conditions of this permit. General Permit Conditions 1(q) and 1(r) pertain to written reports which must be submitted to the Department of Environmental Protection at specified times. The forms for the reports: 1(q) **Foundation Location Certification** (DEP Form 73-114B) and 1(r) **Final Certification** (DEP Form 73-115B) are available at the website: <https://floridadep.gov/rcp/coastal-construction-control-line/content/coastal-construction-control-line-cccl-forms>. Each form may be submitted electronically to the CCCL mailbox at [CCCL@dep.state.fl.us](mailto:CCCL@dep.state.fl.us).

### GENERAL PERMIT CONDITIONS:

(1) The following general permit conditions shall apply, unless waived by the Department or modified by the permit:

(a) The permittee shall carry out the construction or activity for which the permit was granted in accordance with the plans and specifications that were approved by the Department as part of the permit. Deviations therefrom, without written approval from the Department, shall be grounds for suspension of the work and revocation of the permit pursuant to section 120.60(7), F.S., and shall result in assessment of civil fines or issuance of an order to alter or remove the unauthorized work, or both. No other construction or activities shall be conducted. No modifications to project size, location, or structural design are authorized without prior written approval from the Department. A copy of the notice to proceed shall be conspicuously displayed at the project site. Approved plans shall be made available for inspection by a Department representative.

(b) The permittee shall conduct the construction or activity authorized under the permit using extreme care to prevent any adverse impacts to the beach and dune system, marine turtles, their nests and habitat, or adjacent property and structures.

(c) The permittee shall allow any duly identified and authorized member of the Department to enter upon the premises associated with the project authorized by the permit for the purpose of ascertaining compliance with the terms of the permit and with the rules of the Department until all construction or activities authorized or required in the permit have been completed and all project performance reports, certifications, or other documents are received by the Department and determined to be consistent with the permit and approved plans.

(d) The permittee shall hold and save the State of Florida, the Department, and its officers and employees harmless from any damage, no matter how occasioned and no matter what the amount, to persons or property that might result from the construction or activity authorized under the permit and from any and all claims and judgments resulting from such damage.

## PREVIOUS FDEP APPROVAL (DO #22-0017)

PERMITTEE: 3711 Ocean South-3, LLC

PERMIT NUMBER: PB-1426

PAGE 4

(e) The permittee shall allow the Department to use all records, notes, monitoring data, and other information relating to construction or any activity under the permit, which are submitted, for any purpose necessary except where such use is otherwise specifically forbidden by law.

(f) Construction traffic shall not occur and building materials shall not be stored on vegetated areas seaward of the control line unless specifically authorized by the permit. If the Department determines that this requirement is not being met, positive control measures, such as temporary fencing, designated access roads, adjustment of construction sequence, or other requirements, shall be provided by the permittee at the direction of the Department. Temporary construction fencing shall not be sited within marine turtle nesting habitats.

(g) The permittee shall not disturb existing beach and dune topography and vegetation except as expressly authorized in the permit. Before the project is considered complete, any disturbed topography or vegetation shall be restored as prescribed in the permit with suitable fill material or revegetated with appropriate beach and dune vegetation. When required for mitigation, dune vegetation will be considered successfully established if within 180 days of planting, a minimum of 80 percent of the planting units survive, a minimum of 80 percent of the planted area is covered with native species and the vegetation is continuous without gaps along the shoreline.

(h) All fill material placed seaward of the CCCL shall meet the requirements of subsection 62B-33.005(7), F.A.C. All such fill material shall be free of construction debris, rocks, clay, or other foreign matter; and shall be obtained from a source landward of the CCCL.

(i) If surplus sand fill results from any approved excavation seaward of the control line, such material shall be distributed seaward of the control line on the site, as directed by the Department, unless otherwise specifically authorized by the permit. Sand fill placed seaward of the frontal dune, bluff or coastal armoring in marine turtle nesting habitat shall be configured such that it does not interfere with marine turtle nesting.

(j) Any native salt-tolerant vegetation destroyed during construction shall be replaced with plants of the same species or, by authorization of the Department, with other native salt-tolerant vegetation suitable for beach and dune stabilization. Unless otherwise specifically authorized by the Department, all plants installed in beach and coastal areas – whether to replace vegetation displaced, damaged, or destroyed during construction or otherwise – shall be of species indigenous to Florida beaches and dunes, such as sea oats, sea grape, saw palmetto, panic grass, saltmeadow hay cordgrass, seashore saltgrass, and railroad vine, and grown from stock indigenous to the region in which the project is located.

(k) All topographic restoration and revegetation work is subject to approval by the Department, and the status of restoration shall be reported as part of the final certification of the actual work performed.

(l) If not specifically authorized elsewhere in the permit, no operation, transportation, or storage of equipment or materials is authorized seaward of the dune crest or rigid coastal structure during the marine turtle nesting season. The marine turtle nesting season is May 1 through October 31 in all counties except Brevard, Indian River, St. Lucie, Martin, Palm Beach, and Broward counties where leatherback turtle nesting occurs during the period of March 1 through October 31.

(m) If not specifically authorized elsewhere in the permit, no temporary lighting of the construction area is authorized at any time during the marine turtle nesting season and no additional permanent exterior lighting is authorized.

(n) All non-opaque walls, balcony railings, deck railings, windows and doors visible from any point on the beach must be tinted to a transmittance value (light transmission from inside to outside) of 45 percent or less through the use of tinted glass or window film.

(o) The permit has been issued to a specified property owner and is not valid for any other person unless formally transferred. An applicant requesting transfer of the permit shall sign the permit transfer agreement form, agreeing to comply with all terms and conditions of the permit, and return it to the Department. The transfer request shall be provided on the form entitled “Permit Transfer Agreement” – DEP Form 73-103 (Revised 1/04), which is hereby adopted and incorporated by reference. No work shall proceed under the permit until the new owner has received a copy of the transfer agreement approved by the Department. A copy of the transfer agreement shall be displayed on the construction site along with the permit. An expired permit shall not be transferred. Copies of the “Permit Transfer Agreement” form are available at the following website: <https://floridadep.gov/water/coastal-construction-control-line/content/coastal-construction-control-line-cccl->

## PREVIOUS FDEP APPROVAL (DO #22-0017)

PERMITTEE: 3711 Ocean South-3, LLC

PERMIT NUMBER: PB-1426

PAGE 5

### forms.

(p) The permittee shall immediately inform the Department of any change of mailing address of the permittee and any authorized agent until all requirements of the permit are met.

(q) For permits involving habitable major structures, all construction on the permitted structure shall stop when the foundation pilings have been installed. At that time the foundation location form shall be submitted to and accepted by the Department prior to proceeding with further vertical construction above the foundation. The form shall be signed by a professional surveyor, licensed pursuant to chapter 472, F.S., and shall be based upon such surveys performed in accordance with chapter 472, F.S., as are necessary to determine the actual configuration and dimensioned relationship of the installed pilings to the control line. The information shall be provided to the Department using the form entitled "Foundation Location Certification" – DEP Form 73-114B (Revised 9/05), which is hereby adopted and incorporated by reference. Phasing of foundation certifications is acceptable. The Department shall notify the permittee of approval or rejection of the form within seven (7) working days after staff receipt of the form. All survey information upon which the form is based shall be made available to the Department upon request. Permits for repairs or additions to existing structures with nonconforming foundations are exempt from this condition.

(r) For permits involving major structures and exterior lighting on major structures, the permittee shall provide the Department with a report by a registered professional within 30 days following completion of the work. For permits involving armoring or other rigid coastal structures, the permittee shall provide the Department with a report by an engineer licensed in the State of Florida within 30 days following completion of the work. The report shall state that all locations specified by the permit have been verified and that other construction and activities authorized by the permit, including exterior lighting, have been performed in compliance with the plans and project description approved as a part of the permit and all conditions of the permit; or shall describe any deviations from the approved plans, project description, or permit conditions, and any work not performed. Such report shall not relieve the permittee of the provisions of paragraph 62B-33.0155(1)(a), F.A.C. If none of the permitted work is performed, the permittee shall inform the Department in writing no later than 30 days following expiration of the permit. The report shall be provided on the form entitled "Final Certification" DEP Form 73-115B (Revised 9/05), which is hereby adopted and incorporated by reference. Copies of the "Final Certification" form are available at the following website:

<https://floridadep.gov/water/coastal-construction-control-line/content/coastal-construction-control-line-cccl-forms>.

(s) Authorization for construction of armoring or other rigid coastal structures is based on an engineering review and assessment of the design and anticipated performance and impact of the structure as a complete unit. Construction of any less than the complete structure as approved by the Department is not authorized and shall result in the assessment of an administrative fine and the issuance of an order to remove the partially constructed structure. Modifications to the project size, location, or structural design shall be authorized by the Department in accordance with rule 62B-33.013, F.A.C.

(2) The permittee shall not commence any excavation, construction, or other physical activity on or encroaching on the sovereignty land of Florida seaward of the mean high water line or, if established, the erosion control line until the permittee has received from the Board of Trustees of the Internal Improvement Trust Fund the required lease, license, easement, or other form of consent authorizing the proposed use.

(3) The permittee shall obtain any applicable licenses or permits required by Federal, state, county, or municipal law.

(4) This permit does not authorize trespass onto other property.

(5) In the event of a conflict between a general permit condition and a special permit condition, the special permit condition shall prevail.

(6) Copies of any forms referenced above can be obtained by contacting the Department of Environmental Protection, 2600 Blair Stone Road, MS 3522, Tallahassee, Florida 32399-2400, at <https://floridadep.gov/water/coastal-construction-control-line/content/coastal-construction-control-line-cccl-forms> or by telephoning (850) 245-2094.



## PREVIOUS FDEP APPROVAL (DO #22-0017)

PERMITTEE: 3711 Ocean South-3, LLC

PERMIT NUMBER: PB-1426

PAGE 6

**Approved plans are incorporated into this permit by reference.**

### NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

#### Petition for Administrative Hearing

A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
- (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us). Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

#### Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 21 days of publication of the notice or within 21 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under [Sections 120.569](#) and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

## PREVIOUS FDEP APPROVAL (DO #22-0017)

PERMITTEE: 3711 Ocean South-3, LLC

PERMIT NUMBER: PB-1426

PAGE 7

### Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at [Agency\\_Clerk@dep.state.fl.us](mailto:Agency_Clerk@dep.state.fl.us), before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

### Mediation

Mediation is not available in this proceeding.

### Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.

### **EXECUTION AND CLERKING**

Executed in Tallahassee, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Celora Douse Jackson, Environmental Administrator

Coastal Construction Control Line Program

Office of Resilience and Coastal Protection

### **CERTIFICATE OF SERVICE**

The undersigned duly designated deputy clerk hereby certifies that this document and all attachments were sent on the filing date below to the following listed persons:

Mark A. Powell, P.E., Agent, [mpowell@coastal-engineers.com](mailto:mpowell@coastal-engineers.com)

Jeff Remas, Town of Highland Beach Building Official, [bco@highlandbeach.us](mailto:bco@highlandbeach.us)

David Kieckbusch, Field Inspector, [david.kieckbusch@floridadep.gov](mailto:david.kieckbusch@floridadep.gov)

### **FILING AND ACKNOWLEDGMENT**

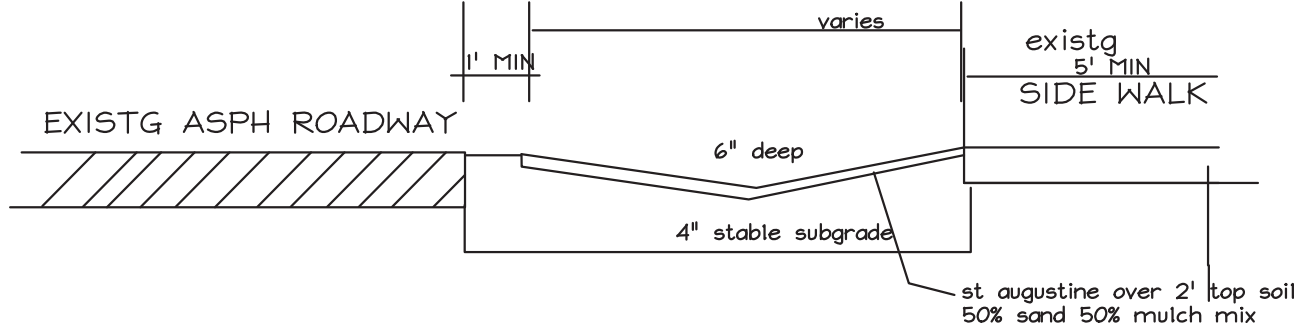
FILED, on this date, pursuant to Section 120.52, F. S., with the designated Department Clerk, receipt of which is hereby acknowledged.

*Diana Dukhovskaya*  
Clerk

11/10/2022  
Date

EROSION CONTROL NOTES

1. THE INTENT OF EROSION CONTROL MEASURES INDICATE GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONTRACTOR
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, EXCAVATION OR FILLING EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES
3. INSPECTIONS OF EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY OR AFTER EACH RAINFALL EVENT. REPAIRS OR REPLACEMENT SHALL BE MADE AS REQ.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQ. IF DEEMED BY ON SITE INSPECTION
6. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK
7. ANY ACCESS ROUTES TO THE SITE SHALL BE BASED W/ CRUSHED ROCK
8. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT GROUND CONTROL IS ESTABLISHED. EXISTG VEGETATION IS TO BE MAINTAINED AS FEASIBLE



EXISTG ASPH ROADWAY  
TYP ROAD 6" SWALE PROFILE

contractor shall center bottom of swale between edge of pavement and r/w line if no side walk exists  
swale shall be continuous from property line to property line

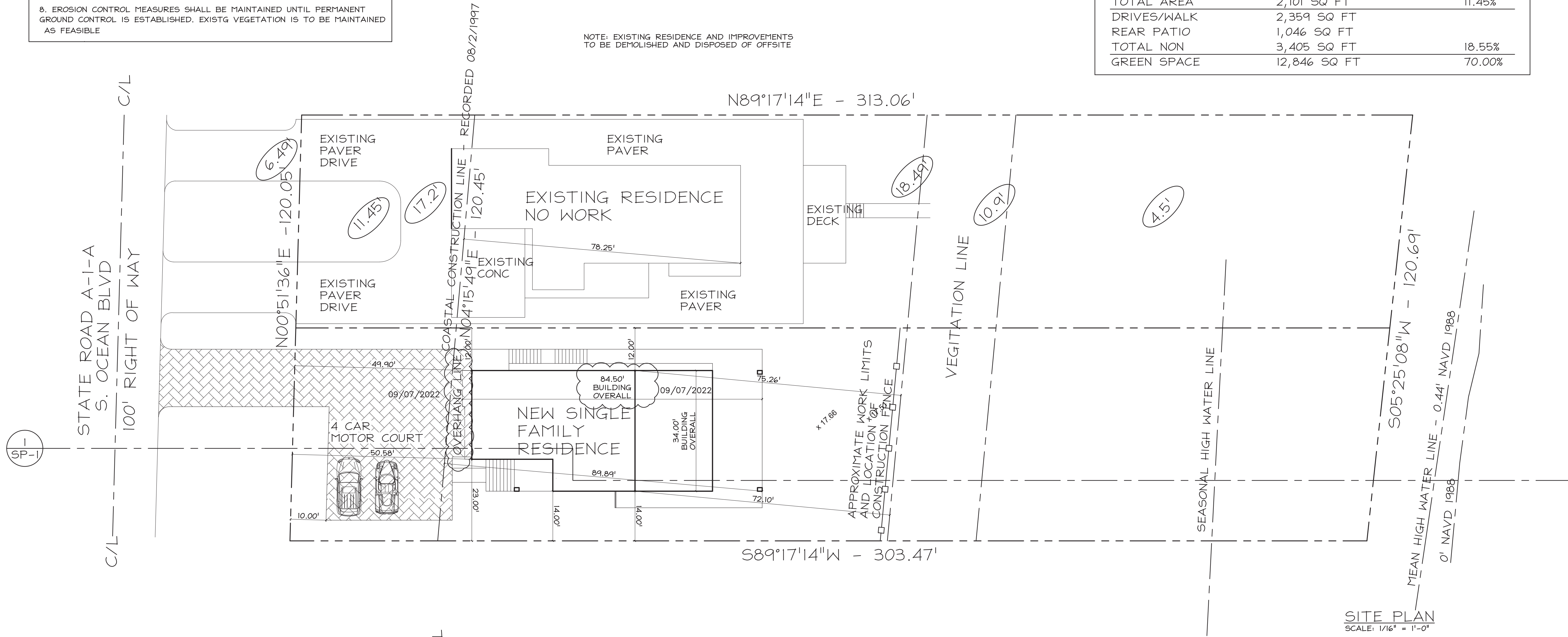
1

NOTE: EXISTING RESIDENCE AND IMPROVEMENTS TO BE DEMOLISHED AND DISPOSED OF OFFSITE

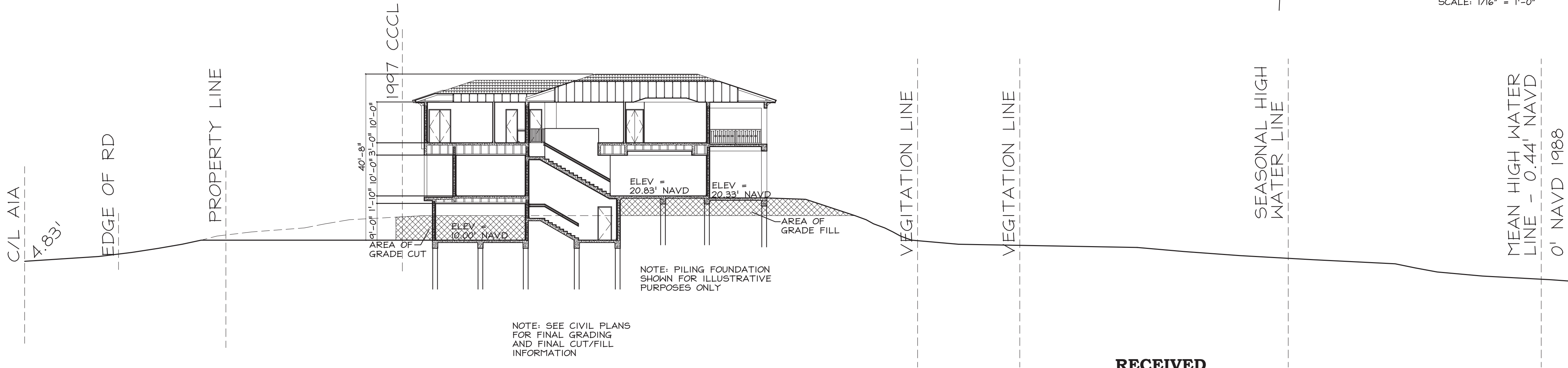
48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
1-800-432-4770  
SUNSHINE STATE  
ONE CALL OF FL INC.

SITE AREA CALCULATIONS

SITE AREA	18,352 SQ FT	100.00%
HOUSE AREA	1,074 SQ FT	
GARAGE AREA	1,027 SQ FT	
TOTAL AREA	2,101 SQ FT	11.45%
DRIVES/WALK	2,359 SQ FT	
REAR PATIO	1,046 SQ FT	
TOTAL NON	3,405 SQ FT	18.55%
GREEN SPACE	12,846 SQ FT	70.00%



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



NOTE: PILING FOUNDATION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: SEE CIVIL PLANS FOR FINAL GRADING AND FINAL CUT/FILL INFORMATION

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MARK HUNLEY OR PAUL CHARETTE ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

APPROVED PLAN AS PERMITTED  
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION  
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
APPROVED CONSTRUCTION AND ANY OTHER AUTHORIZED ACTIVITIES MUST COMPLY WITH ALL CONDITIONS OF THE PERMIT. CONSTRUCTION AND ACTIVITIES ARE STRICTLY LIMITED TO THOSE BOTH SHOWN ON THE APPROVED PLANS AND LISTED IN THE PROJECT DESCRIPTION. THIS PERMIT IS ISSUED PURSUANT TO CH. 161, F.S. AND OTHER PERMITS MAY BE REQUIRED.

Reviewed by: *Mark Hunley* Date: November 10, 2022

RECEIVED  
September 14, 2022  
OFFICE OF RESILIENCE  
AND COASTAL PROTECTION  
PB-1426

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



PAUL CHARETTE A.I.A.  
LICENSE AR 0016279  
Digitally signed by Mark Hunley  
Date: 2022.09.07 15:22:55 -04'00  
MARK HUNLEY A.I.A.  
LICENSE AR 0099784

CHARETTE INTERNATIONAL ARCHITECTURE INC

AA26002424 ARCHITECTURE ◆ PLANNING ◆ HISTORICAL RENOVATIONS

2528 N 38 TH AVE  
paul@charettearch.com  
mark@charettearch.com  
◆ HOLLYWOOD, FL  
◆ (561)756-6094 - (954)809-9802

NEW RESIDENCE

3521 S OCEAN BLVD

HIGHLAND BEACH, FL

2021-055

STARTED:  
PRELIM 1:  
PRELIM 2:  
PRELIM 3:  
PRELIM FINAL:  
DEP: 09/07/2022  
CONST DOCS:  
BLDG DEPT:  
BLDG DEPT:  
BLDG DEPT:  
AS-BUILTS:  
SCALE: 1/4" = 1'-0"  
SHEET

SP-1



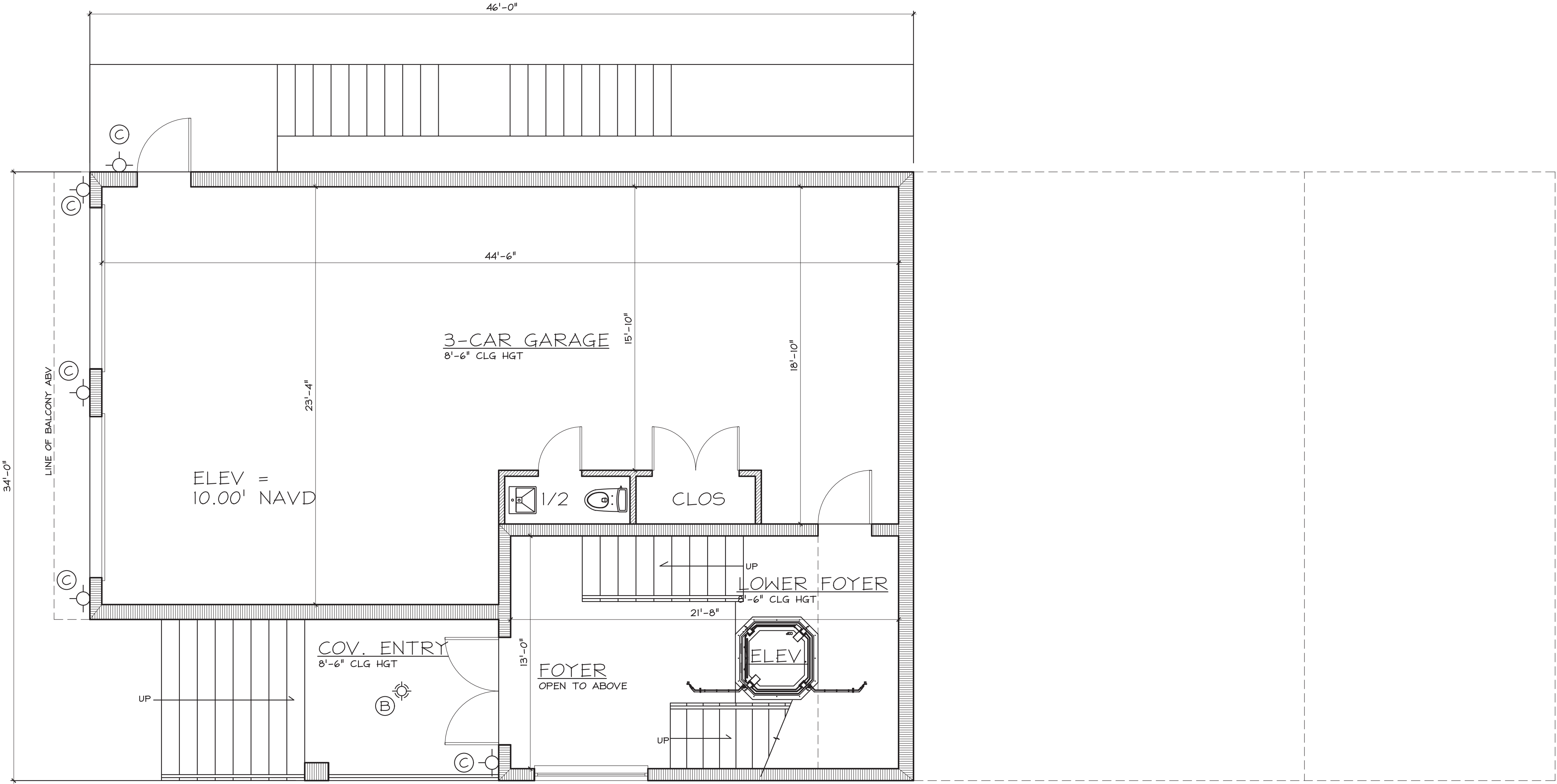


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PAUL CHARETTE A.I.A.  
LICENSE AR 0016279  
Digitally signed by Mark Hunley  
Date: 2022.08.19 10:52:55 -04'  
MARK HUNLEY A.I.A.  
LICENSE AR 0099784

AREA CALCULATIONS

1ST FLOOR A/C	355 SQ FT
2ND FLOOR A/C	1,798 SQ FT
3RD FLOOR A/C	1,844 SQ FT
TOTAL A/C	3,997 SQ FT
GARAGE	1,004 SQ FT
TOTAL ENCLOSED	5,001 SQ FT
1ST FLOOR CVR ENTRY	98 SQ FT
2ND FLOOR BALCONY	175 SQ FT
2ND FLOOR LOGGIA	476 SQ FT
3RD FLOOR FRONT BALCONY	73 SQ FT
3RD FLOOR REAR BALCONY	476 SQ FT
GRAND TOTAL	6,299 SQ FT



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

DEPARTMENT OF ENVIRONMENTAL PROTECTION  
APPROVED LIGHTING PLAN  
This approval is limited to the exterior lights depicted on the stamped plans. This approval does not relieve the applicant of the responsibility to obtain any other approvals or permits which may be required by Federal, State, County or Municipal law.  
Reviewed by Mark Hunley Date November 10, 2022

APPROVED PLAN AS PERMITTED  
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION  
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
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Reviewed by Mark Hunley Date November 10, 2022

RECEIVED  
August 23, 2022  
OFFICE OF RESILIENCE  
AND COASTAL PROTECTION  
PB-1426

CHARETTE INTERNATIONAL ARCHITECTURE INC  
AA26002424  
ARCHITECTURE ◆ PLANNING ◆ HISTORICAL RENOVATIONS  
2528 N 38 TH AVE  
paul@charettearch.com  
mark@charettearch.com  
◆ HOLL YWOOD, FL  
◆ (561)756-6094 - (954)809-9802

NEW RESIDENCE  
3521 S OCEAN BLVD  
HIGHLAND BEACH, FL  
2021-055

STARTED:  
PRELIM:  
PRELIM 2: 10-18-21  
PRELIM 3: 1-18-22  
PRELIM FINAL: 2-24-22  
CONST DOCS:  
BLDG DEPT:  
BLDG DEPT:  
BLDG DEPT:  
AS-BUILTS:  
SCALE: 1/4" : 1'-0"  
SHEET

A-1

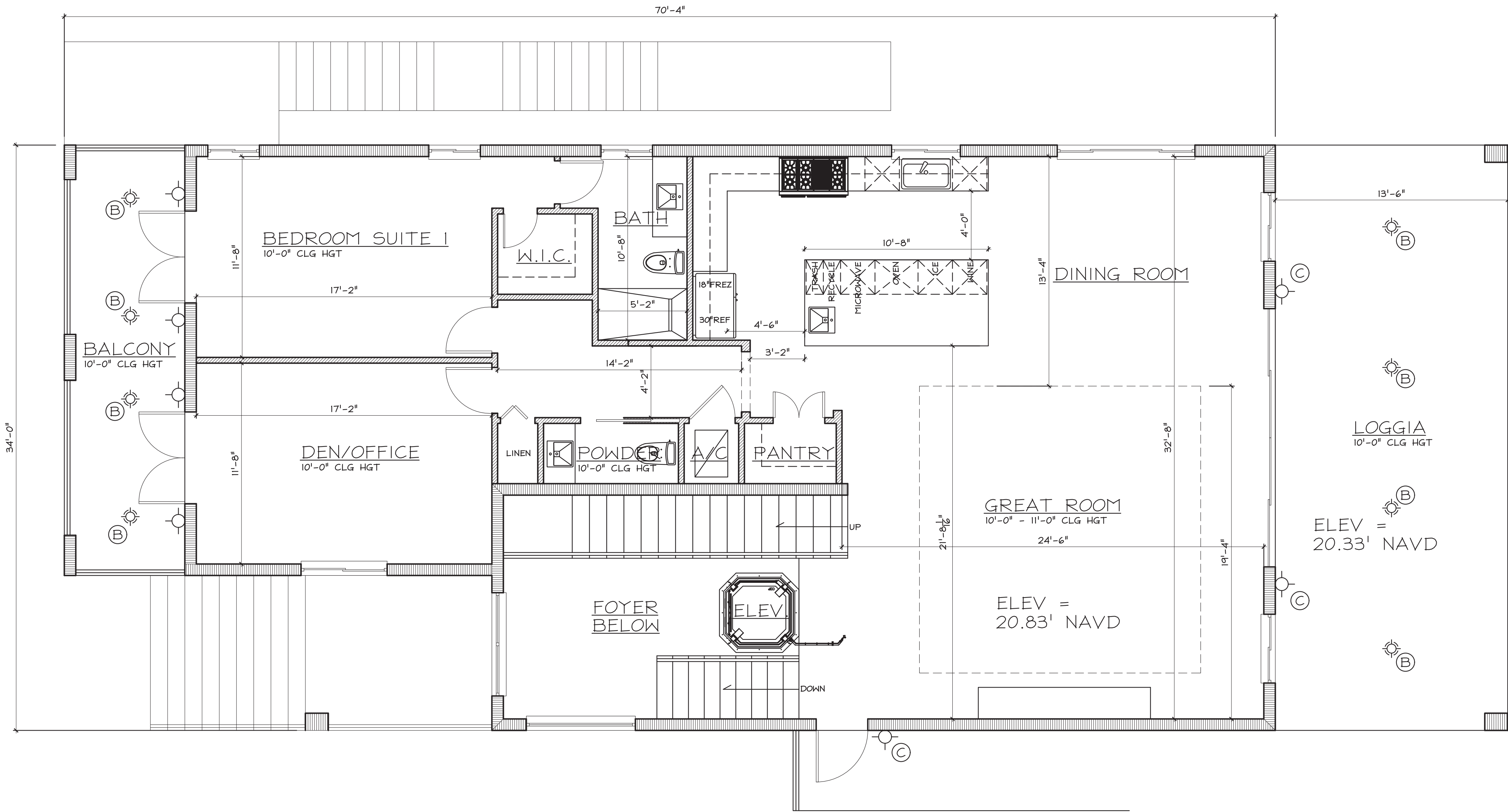


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PAUL CHARETTE A.I.A.  
LICENSE AR 0016279  
Digitally signed  
by Mark Hunley  
Date:  
2022.08.19  
10:53:03 -04'00  
MARK HUNLEY A.I.A.  
LICENSE AR 0099784

LABEL	QUANTITY	MOUNT TYPE	MOUNT HEIGHT	MANUFACTURER CATALOG NO.	LAMP TYPE, COLOR AND WATTS	LEVEL	SHEET NO
A	2	STEP	12" AFF	BEACH SIDE: STL-A	LED AMBER(1659K) 1 WATT	3	A-3
B	9	CEILING	10' AFF	BEACH SIDE: L-016-SQ	LED AMBER(1459K) 7 WATT	1,2	A-1,A-2
C	7	WALL	8' AFF	BEACH SIDE: L-014-S	LED AMBER(1479K) 7 WATT	1,2	A-1,A-2

- REFER TO ATTACHED FIXTURE CUTSHEETS FOR ADDITIONAL INFORMATION
- ALL WINDOWS AND GLASS DOORS SHALL HAVE A MAXIMUM LIGHT TRANSMITTANCE VALUE OF 45 PERCENT
- EXTERIOR LIGHT FIXTURES LANDWARD OF THE CCCL ARE NOT DEPICTED



DEPARTMENT OF ENVIRONMENTAL PROTECTION  
APPROVED LIGHTING PLAN  
This approval is limited to the exterior lights depicted on the stamped plans. This approval does not relieve the applicant of the responsibility to obtain any other approvals or permits which may be required by Federal, State, County or Municipal law.  
Reviewed by Mark Hunley November 10, 2022  
Date

APPROVED PLAN AS PERMITTED  
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION  
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
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Reviewed by Mark Hunley November 10, 2022  
Date

SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

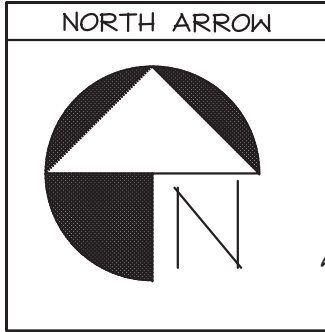
CHARETTE INTERNATIONAL ARCHITECTURE INC  
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paul@charettearch.com  
mark@charettearch.com  
◆ HOLL YWOOD, FL  
◆ (561)756-6094 - (954)809-9802

NEW RESIDENCE  
3521 S OCEAN BLVD  
HIGHLAND BEACH, FL  
2021-055

STARTED:  
PRELIM:  
PRELIM 2: 10-18-21  
PRELIM 3: 1-18-22  
PRELIM FINAL: 2-24-22  
CONST DOCS:  
BLDG DEPT:  
BLDG DEPT:  
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AS-BUILTS:  
SCALE: 1/4" : 1'-0"  
SHEET

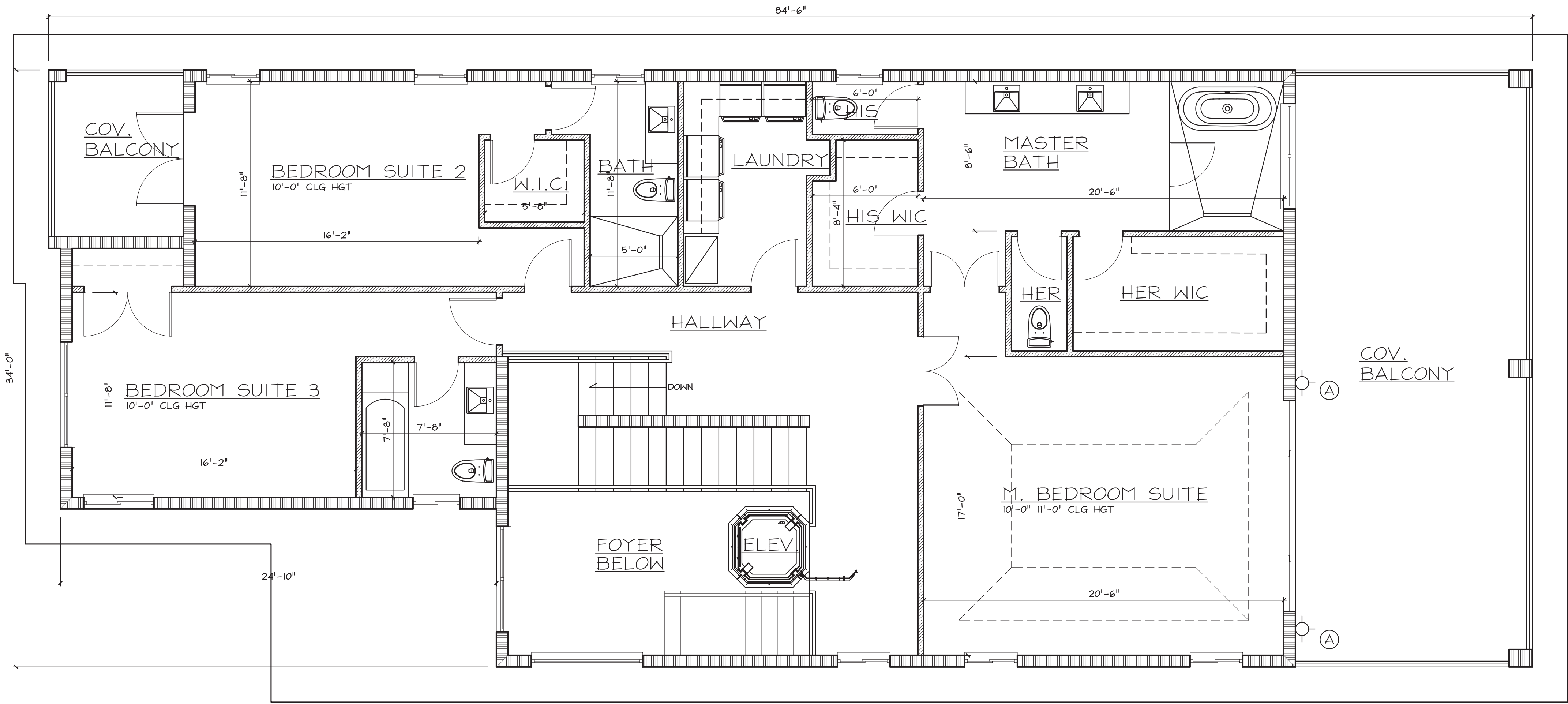
A-2

RECEIVED  
August 23, 2022  
OFFICE OF RESILIENCE  
AND COASTAL PROTECTION  
PB-1426



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MARK HUNLEY OR PAUL CHARETTE ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PAUL CHARETTE A.I.A.  
LICENSE AR 0016279  
Digitally signed  
by Mark Hunley  
Date:  
2022.08.19  
10:53:11 -04'00'  
MARK HUNLEY A.I.A.  
LICENSE AR 0099784



DEPARTMENT OF ENVIRONMENTAL PROTECTION  
APPROVED LIGHTING PLAN  
This approval is limited to the exterior lights depicted on the stamped plans. This approval does not relieve the applicant of the responsibility to obtain any other approvals or permits which may be required by Federal, State, County or Municipal law.

*Mark Hunley* November 10, 2022  
Reviewed by Date

APPROVED PLAN AS PERMITTED  
BY THE OFFICE OF RESILIENCE AND COASTAL PROTECTION  
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
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*Mark Hunley* November 10, 2022  
Reviewed by Date

THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

CHARETTE INTERNATIONAL ARCHITECTURE INC  
AA26002424  
ARCHITECTURE ◆ PLANNING ◆ HISTORICAL RENOVATIONS  
2528 N 38 TH AVE  
paul@charettearch.com  
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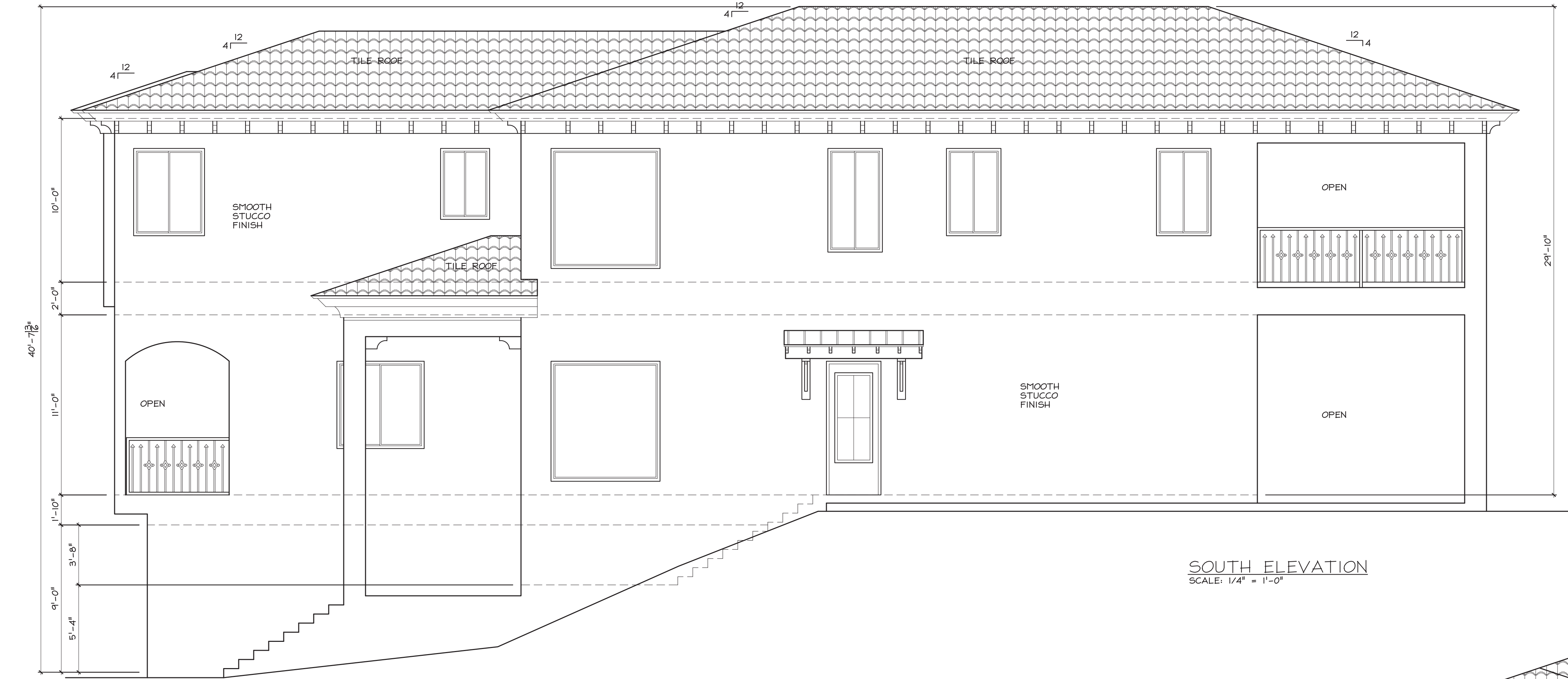
NEW RESIDENCE  
3521 S OCEAN BLVD  
HIGHLAND BEACH, FL  
2021-055

STARTED: \_\_\_\_\_  
PRELIM: \_\_\_\_\_  
PRELIM 2: \_\_\_\_\_  
PRELIM 3: \_\_\_\_\_  
PRELIM FINAL: \_\_\_\_\_  
CONST. DOCS: \_\_\_\_\_  
BLDG. DEPT: \_\_\_\_\_  
BLDG. DEPT: \_\_\_\_\_  
BLDG. DEPT: \_\_\_\_\_  
AS-BUILTS: \_\_\_\_\_  
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SHEET

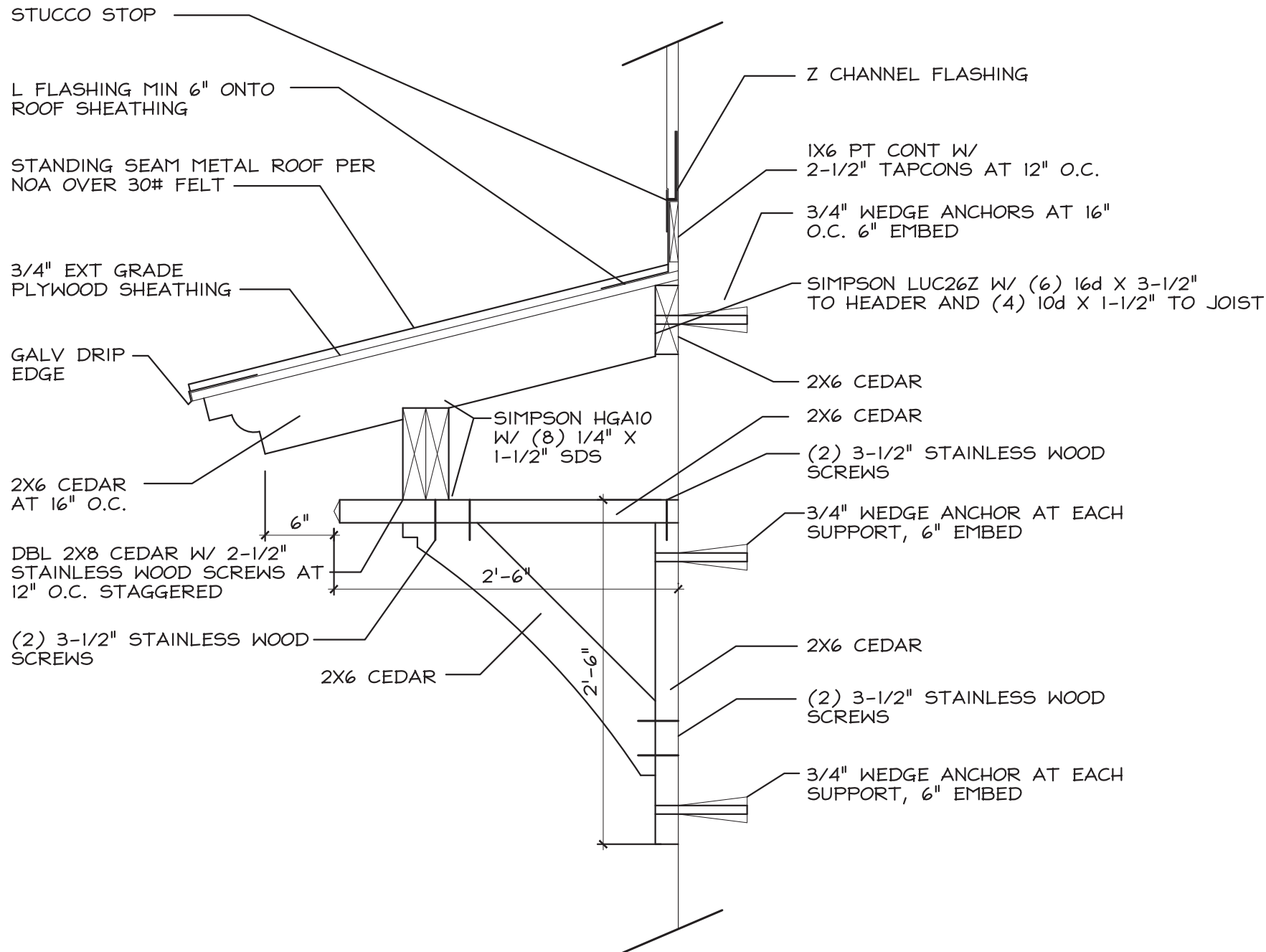
A-3

RECEIVED  
August 23, 2022  
OFFICE OF RESILIENCE  
AND COASTAL PROTECTION  
PB-1426





SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EYEBROW ROOF DETAIL  
SCALE: 1" = 1'-0"



WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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PAUL CHARETTE A.I.A.  
LICENSE AR 0016279  
Digitally signed  
by Mark Hunley  
Date:  
2022.08.19  
10:53:19 -04'0  
MARK HUNLEY A.I.A.  
LICENSE AR 0099784

CHARETTE INTERNATIONAL ARCHITECTURE INC  
AA26002424  
ARCHITECTURE ◆ PLANNING ◆ HISTORICAL RENOVATIONS  
2528 N 38 TH AVE  
paul@charettearch.com  
mark@charettearch.com  
◆ HOLLYWOOD, FL  
◆ (561)756-6094 - (954)809-9802

NEW RESIDENCE  
3521 S OCEAN BLVD  
HIGHLAND BEACH, FL  
2021-055

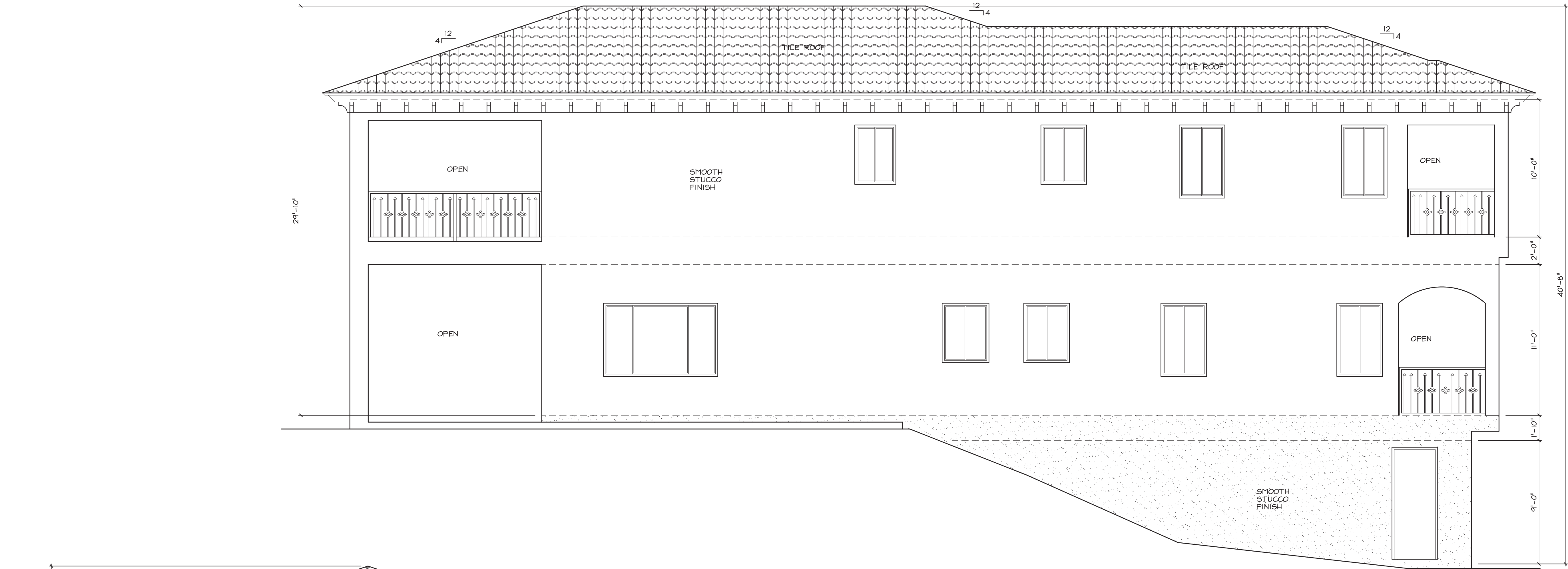
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PRELIM 2:  
PRELIM 3:  
PRELIM FINAL:  
CONST DOCS:  
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AS-BUILTS:  
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SHEET

A-4

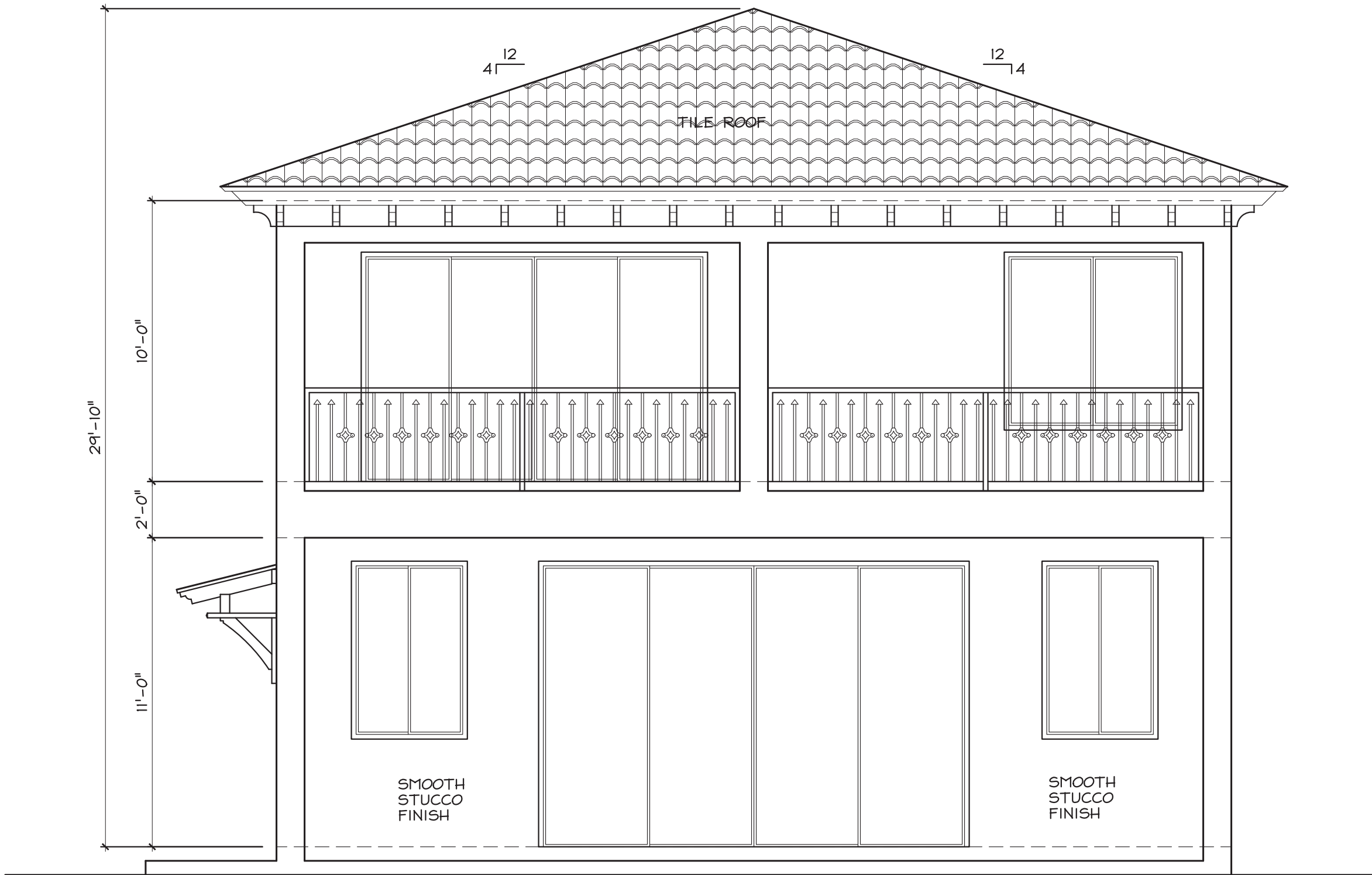
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Reviewed by  
Date

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PB-1426




NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



EAST ELEVATION  
SCALE: 1/4" = 1'-0"

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Reviewed by  November 10, 2022  
Date

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PAUL CHARETTE ON THE DATE  
ADJACENT TO THE SEAL USING  
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by Mark Hunley  
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10:53:27 -04'00'  
MARK HUNLEY A.I.A.  
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CHARETTE INTERNATIONAL ARCHITECTURE INC  
AA26002424

ARCHITECTURE ◆ PLANNING ◆ HISTORICAL RENOVATIONS

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paul@charettearch.com  
mark@charettearch.com  
◆ (561)756-6094 ◆ HOLL YWOOD, FL  
◆ (954)809-9802

NEW RESIDENCE

3521 S OCEAN BLVD

HIGHLAND BEACH, FL

2021-055

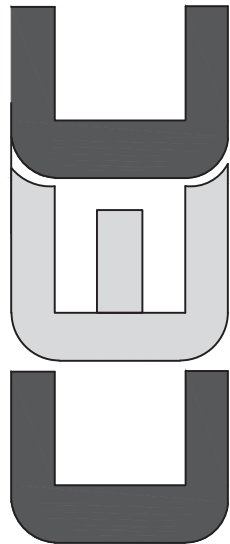
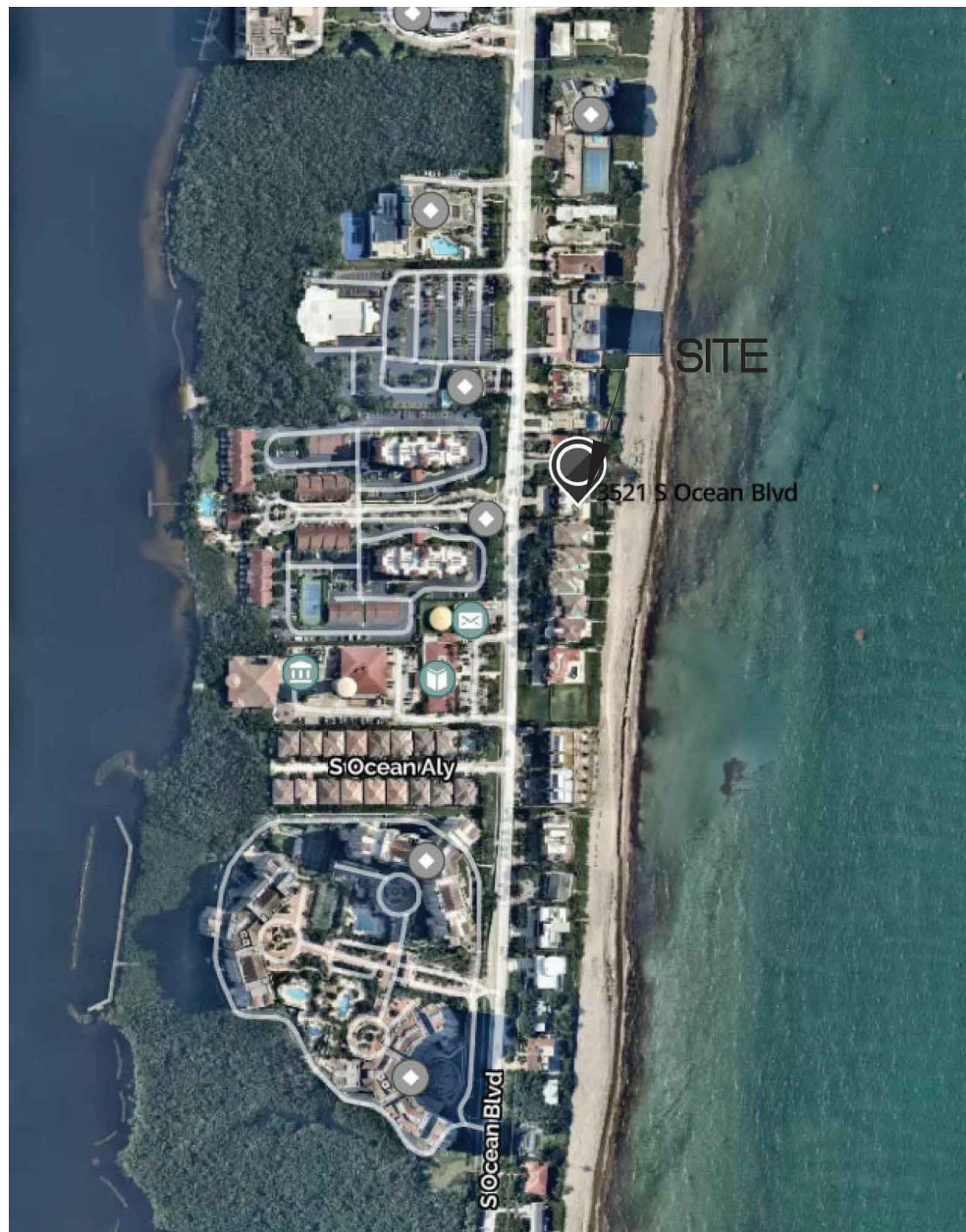
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PRELIM 3: \_\_\_\_\_  
PRELIM FINAL: \_\_\_\_\_  
CONST DOCS: \_\_\_\_\_  
BLDG DEPT: \_\_\_\_\_  
BLDG DEPT: \_\_\_\_\_  
BLDG DEPT: \_\_\_\_\_  
AS-BUILTS: \_\_\_\_\_  
SCALE: 1/4" : 1'-0"  
SHEET

A-5





Know what's below.  
Call before you dig.



CIVIL ENGINEERING CONSULTING, INC.  
CERTIFICATE OF AUTHORIZATION #33369  
8195 WHITE ROCK CIRCLE  
BOYNTON BEACH, FL 33436  
Phone: 561-847-0398

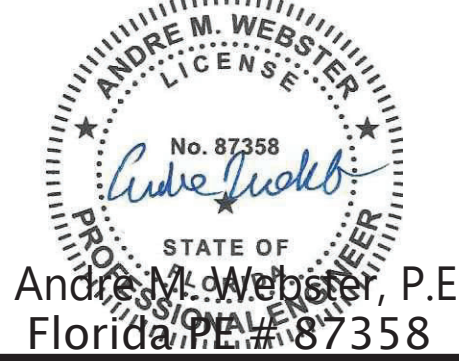
andre@cec-fl.com

www.cec-fl.com

No:	Revisions:	Date:

CIVIL PLANS FOR:  
**PROPOSED RESIDENCE**  
3521 S. OCEAN BLVD  
HIGHLAND BEACH, FLORIDA

Project #:	22-074
Issue Date:	08/09/22
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown



SHEET TITLE

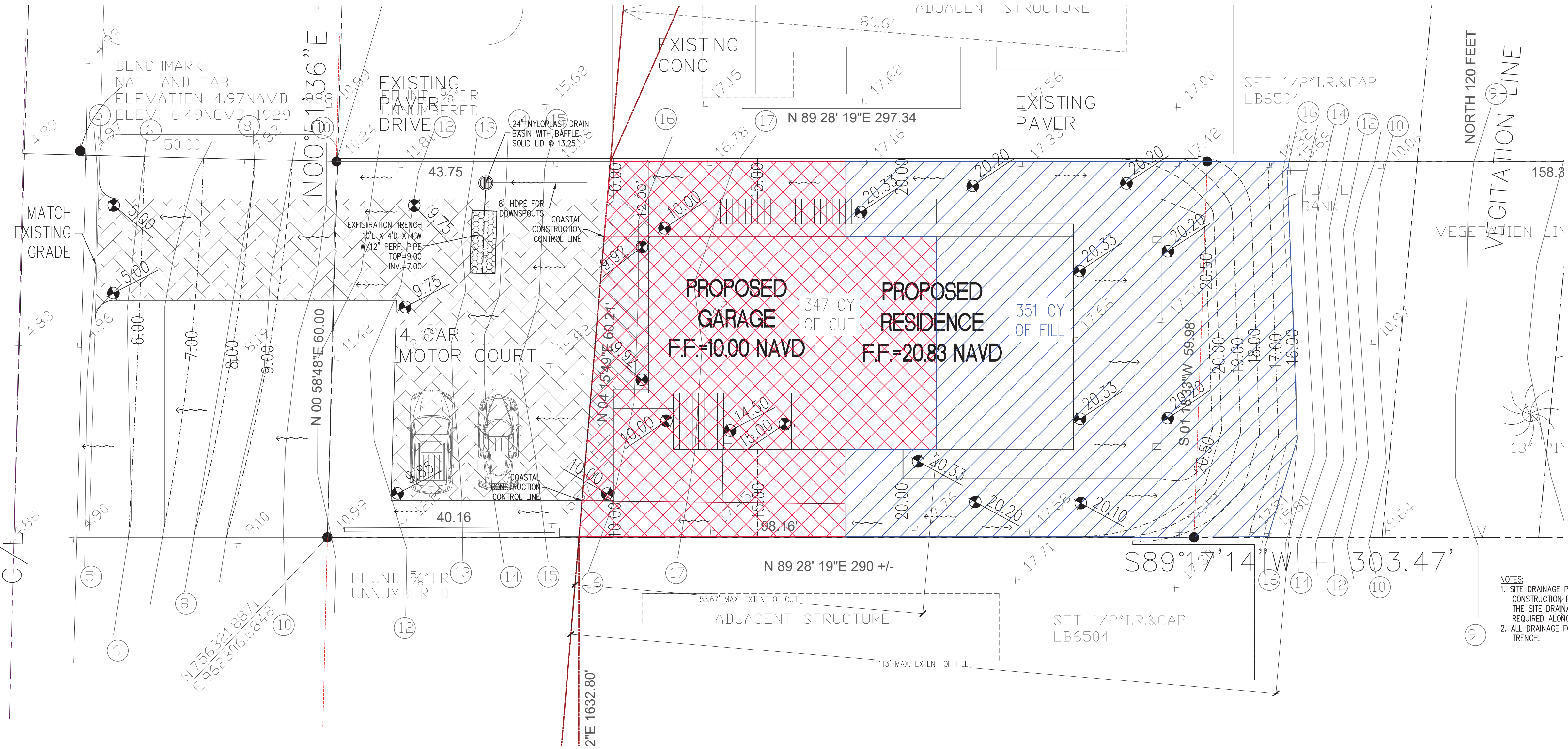
CUT/FILL PLAN

SHEET NUMBER:

EW-1

3521 STATE ROAD A-1-A

100' RIGHT-OF-WAY



### LEGEND

- EXISTING ELEVATION PER RENNER BURGESS LAND SURVEYING (NAVD)
- PROPOSED ELEVATION (NAVD)
- FLOW DIRECTION
- 10.00 CONTOUR (PROPOSED)
- CONTOUR (EXISTING)
- CUT AREA
- FILL AREA

NOTES:  
1. SITE DRAINAGE PLAN TO MEET CITY OF HIGHLAND BEACH STORMWATER REQUIREMENTS. DURING DETAILED CONSTRUCTION PLAN PREPARATION, ADDITIONAL DRAINAGE IMPROVEMENTS MAY BE INCORPORATED INTO THE SITE DRAINAGE PLAN FROM THAT SHOWN. IF NECESSARY, STEM WALLS OR OTHER ITEMS MAY BE REQUIRED ALONG THE PROPERTY LINES TO PREVENT RUNOFF ONTO ADJACENT PROPERTIES.  
2. ALL DRAINAGE FOR ROOF DRAINS WILL BE COLLECTED WEST OF THE COCL LINE AND IN AN EXFILTRATION TRENCH.

### EARTHWORK ESTIMATE FOR EXCAVATION & FILL EASTWARD OF CCCL FOR NEW PROJECT PLANS

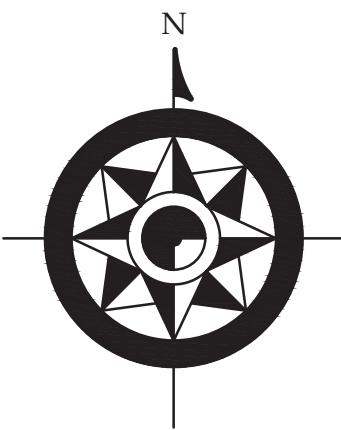
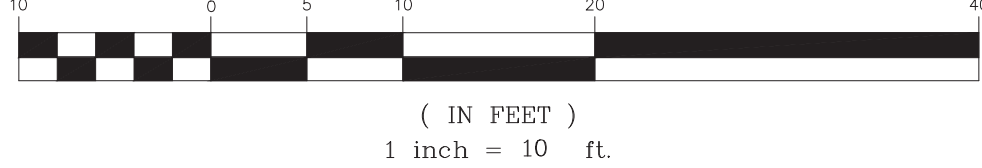
EXCAVATION-CUT (TOTAL)	347 C.Y.
EMBANKMENT (TOTAL FILL)	351 C.Y.
NET FILL -	4 C.Y.

NOTE:  
1. ALL EARTHWORK VOLUMES ARE ACTUAL AND DO NOT INCLUDE FACTORS FOR SHRINKAGE OR SWELLAGE.  
2. IF NECESSARY, PROPOSED IMPORTED FILL MATERIAL TO BE USED SEAWARD OF THE COCL SHALL COMPLY WITH THE SPECIFICATIONS/CRITERIA OF SUBSECTION 628-33.00007, F.A.C.

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Reviewed by: *Andre M. Webster* Date: November 10, 2022

### EARTHWORK PLAN



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TABLE OF CONTENTS:

- L1 - LANDSCAPE PLAN  
L2 - PLANT SCHEDULE / PLANT PICTURES  
L3 - DETAILS AND SPECIFICATIONS

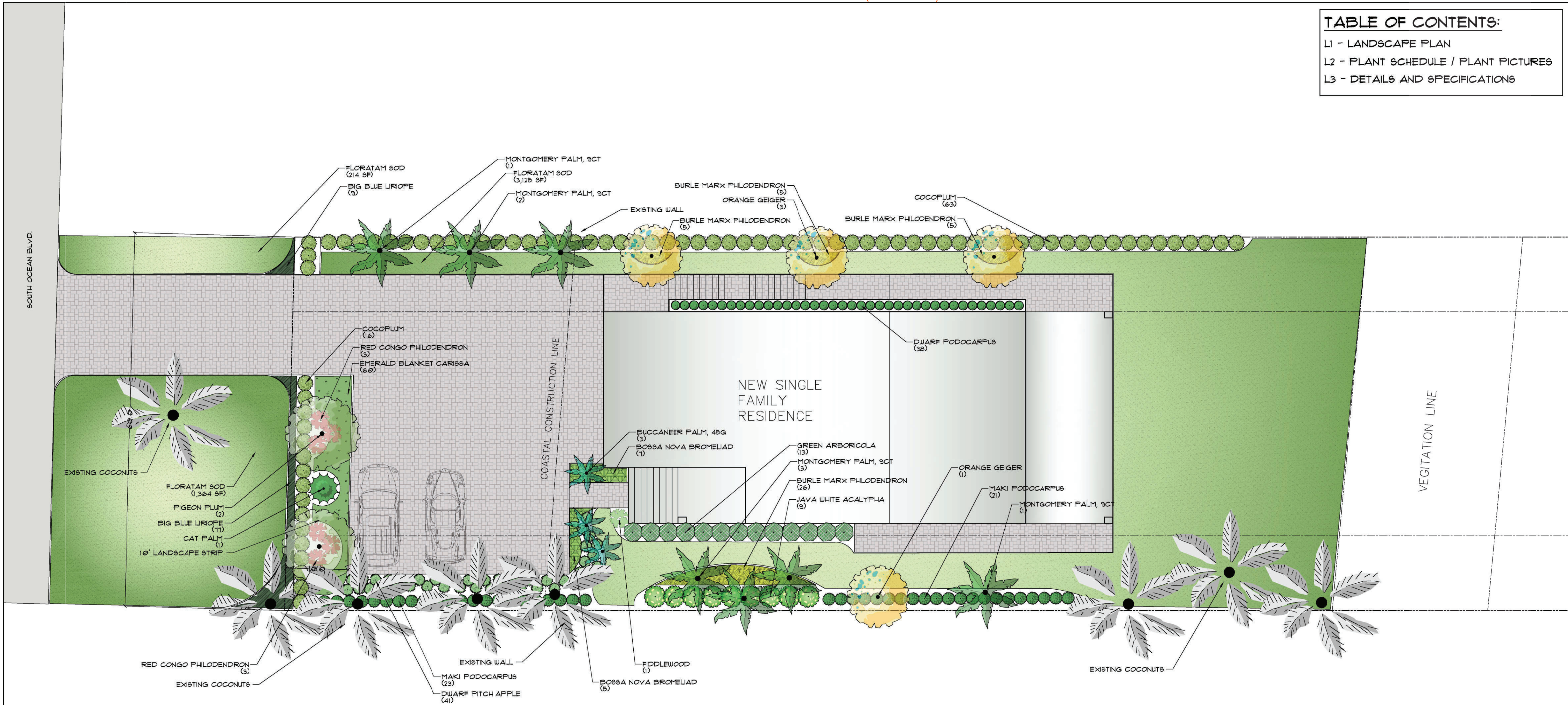


Sheet  
L1  
Landscape Plan

Landscape Plan  
**NEW RESIDENCE**  
3520 S Ocean Blvd., Highland Beach, FL 33487

Please note:  
This landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, Google aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate of best and on-site adjustments to the design during installation are necessary. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.

Date: 07/27/2021  
Design by: MF/PA  
Reviewed by: MF  
Scale: 1"=8'  
Revised: 08/17/2021



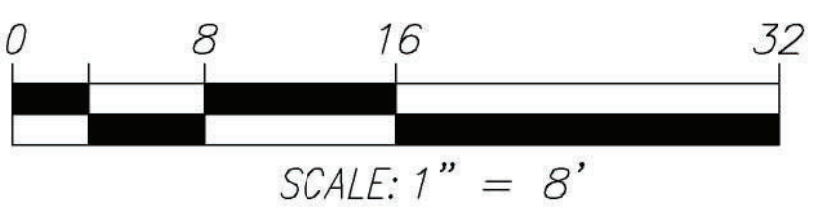
**TREES:**  
LENGTH OF FRONT PROPERTY LINE: 60'  
1 TREE REQUIRED FOR EVERY 30'  
2 TREES REQUIRED AND SUPPLIED ALONG THE RIGHT OF WAY

**SHRUBS:**  
3' TALL VEGETATION HEDGE REQUIRED AND SUPPLIED ALONG THE RIGHT OF WAY.

**GENERAL NOTES:**  
ALL PLANTS ARE TO BE A MINIMUM GRADE OF FLORIDA #1

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Reviewed by: *[Signature]* Date: November 10, 2022



Michael Flough  
Digitally signed by Michael Flough  
Date: 2021.08.18 09:30:15 -04'00'







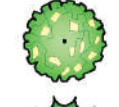
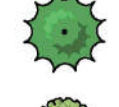


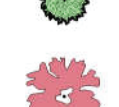
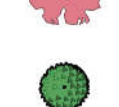
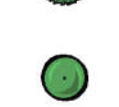



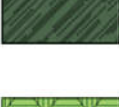

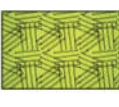

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PB-1426



Michael  
Flaugh

Digitally signed  
by Michael Flaugh  
Date: 2021.08.18  
09:30:53 -04'00'

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	NOTES
	4	CORDIA SEBESTENA	ORANGE GEIGER	25 GAL	2.5" CAL	8"-9" H X 3"-4" W		
	3	PSEUDOPHOENIX SARGENTII	BUCCANEER PALM, 45G	45 GAL		8' OA HT.		
	1	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM, 3CT	B & B	HEAVY	9' CT HT, FF		
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	NOTES
	2	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	B & B	3" CAL	14' OA HT.	NATIVE	REQ. CODE
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	9	ACALYPHA WILKESIANA 'JAVA WHITE'	JAVA WHITE ACALYPHA	1 GAL		36" HT., FULL		
	1	CHAMAEDOREA CATARACTARUM	CAT PALM	1 GAL	4' O.C.	4' HT., 3' SPRD.		
	79	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM	1 GAL	30" O.C.	36" HT., FULL	NATIVE	REQ. CODE
	1	CITHAREXYLUM FRUTICOSUM	FIDDLEWOOD	3 GAL	AS SHOWN	24x18"		
	41	CLUSIA ROSEA 'NANA'	DWARF PITCH APPLE	3 GAL		14"x12"		
	6	PHILODENDRON 'ROJO CONGO'	RED CONGO PHILODENDRON	3 GAL	AS SHOWN	24"x24"		
	44	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI PODOCARPUS	1 GAL	24" O.C.	36" X 28"		
	38	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PODOCARPUS	3 GAL	18" O.C.	14" X 14"		
	13	SCHEFFLERA ARBORICOLA	GREEN ARBORICOLA	25 GAL		4' HT., FULL	F,SP	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	60	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	1 GAL	18" O.C.	6"x8"		
	86	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL	12" OC	6"x8"		
	12	NEOREGELIA 'BOSSA NOVA'	BOSSA NOVA BROMELIAD	1 GAL	24" O.C.	SUN GROWN, 12"x12"		
	41	PHILODENDRON X 'BURL MARX'	BURL MARX PHILODENDRON	1 GAL				
OTHER	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	NOTES
	4,103 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM SOD	SOD	TIGHTLY FITTED, STAGGERED JOINTS			



ORANGE GEIGER



PSEUDOPHOENIX SARGENTII BUCCANEER PALM



MONTGOMERY PALM



PIGEON PLUM



JAVA WHITE



CAT PALM



RED TIP COCOPLUM



FIDDLEWOOD



DWARF CLUSIA



DWARF PODOCARPUS



PODOCARPUS



RED CONGO PHILODENDRON



BURL MARX PHILODENDRON



BOSSA NOVA BROMELIAD



BIG BLUE LIRIOPE



CARISSA EMERALD BLANKET



ARBORICOLA

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Sheet  
L2  
Plant Schedule /  
Plant Pictures

Landscape Plan  
NEW RESIDENCE  
3520 S Ocean Blvd., Highland Beach, FL 33487

Michael Flaugh  
LANDSCAPE ARCHITECT

FL REG. #LA0001798  
772.419.0024  
Stuart, FL  
mflaugh.com / or Michael-Flaugh www.MikeFlaugh.A.com

Date: 07/27/2021  
Design by: M.F.P.A.  
Reviewed by: M.F.  
Scale: 1"=8'  
Revised: 08/17/2021

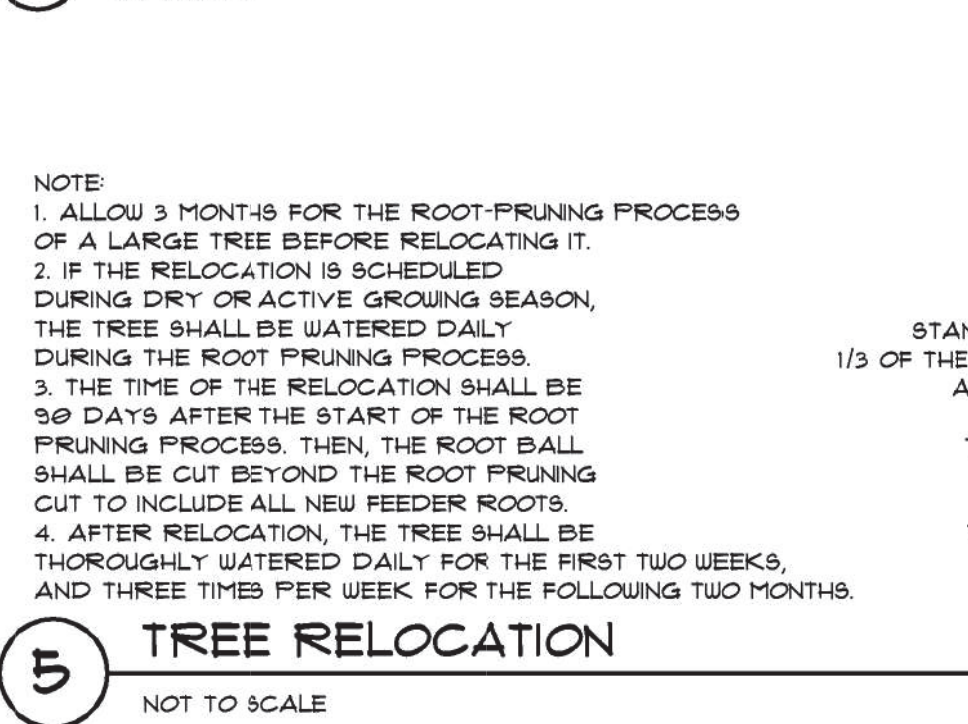
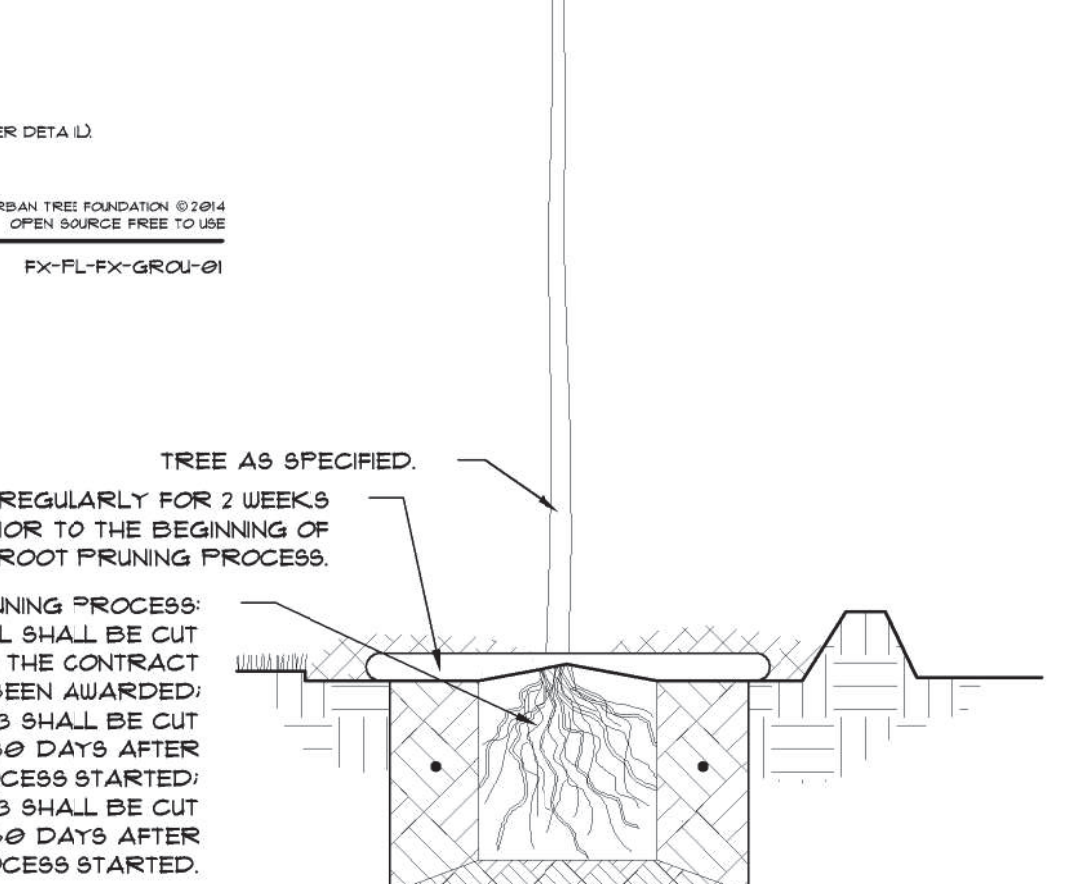
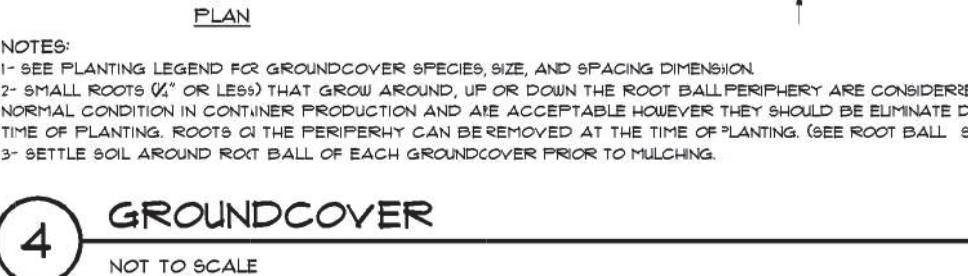
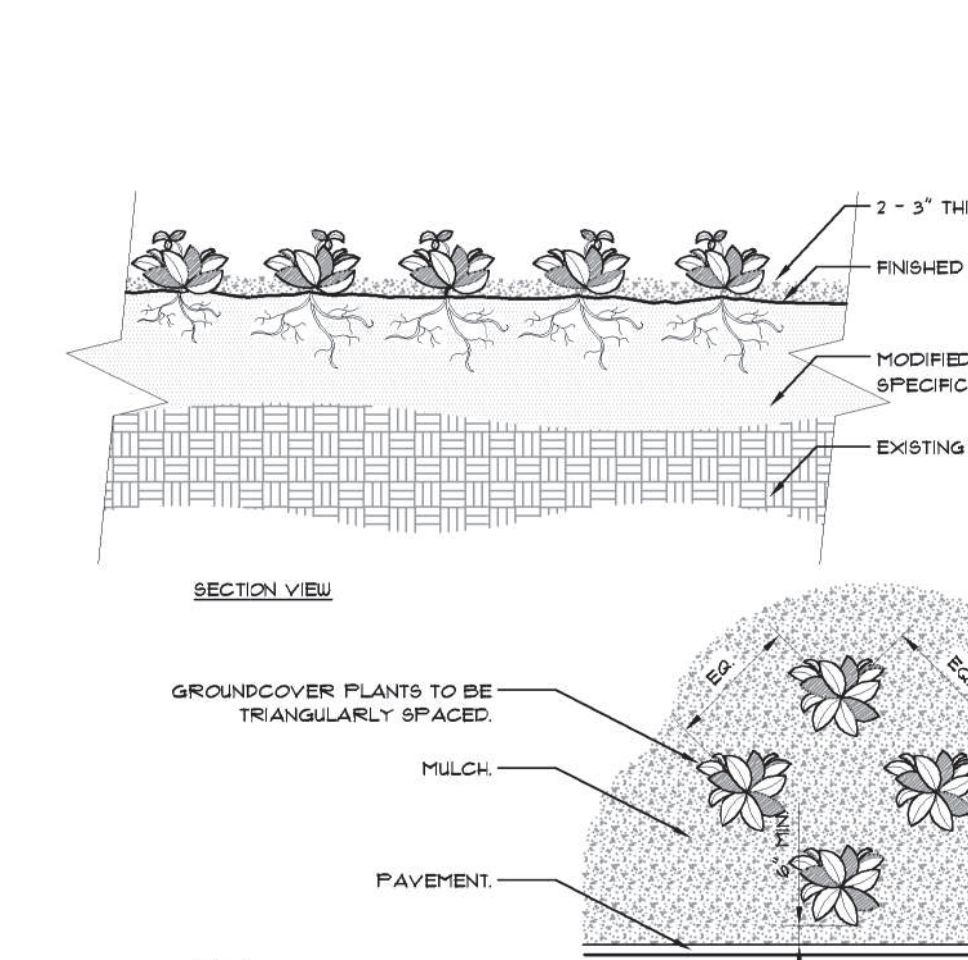
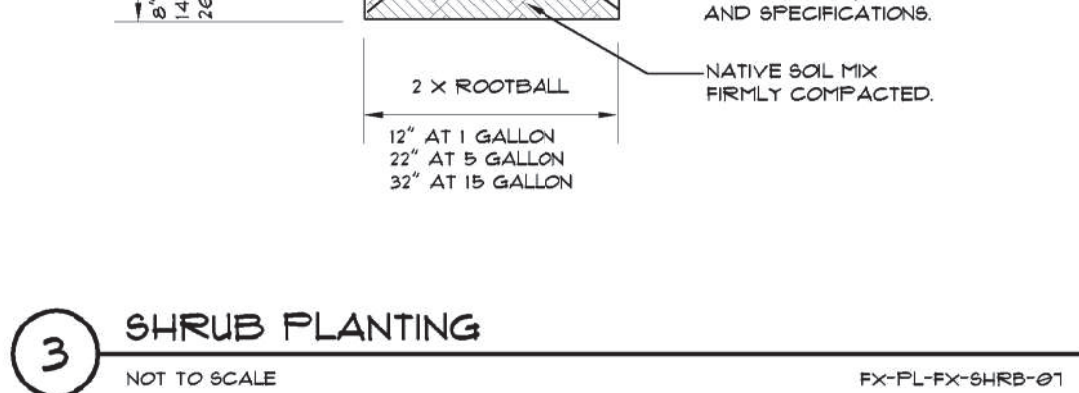
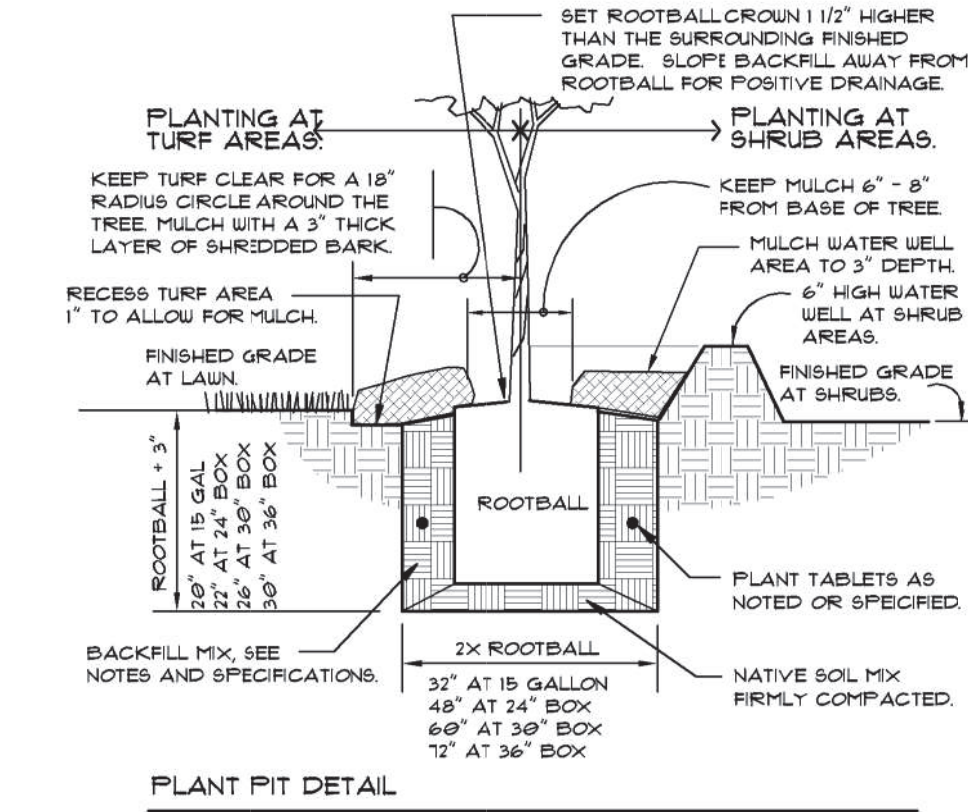
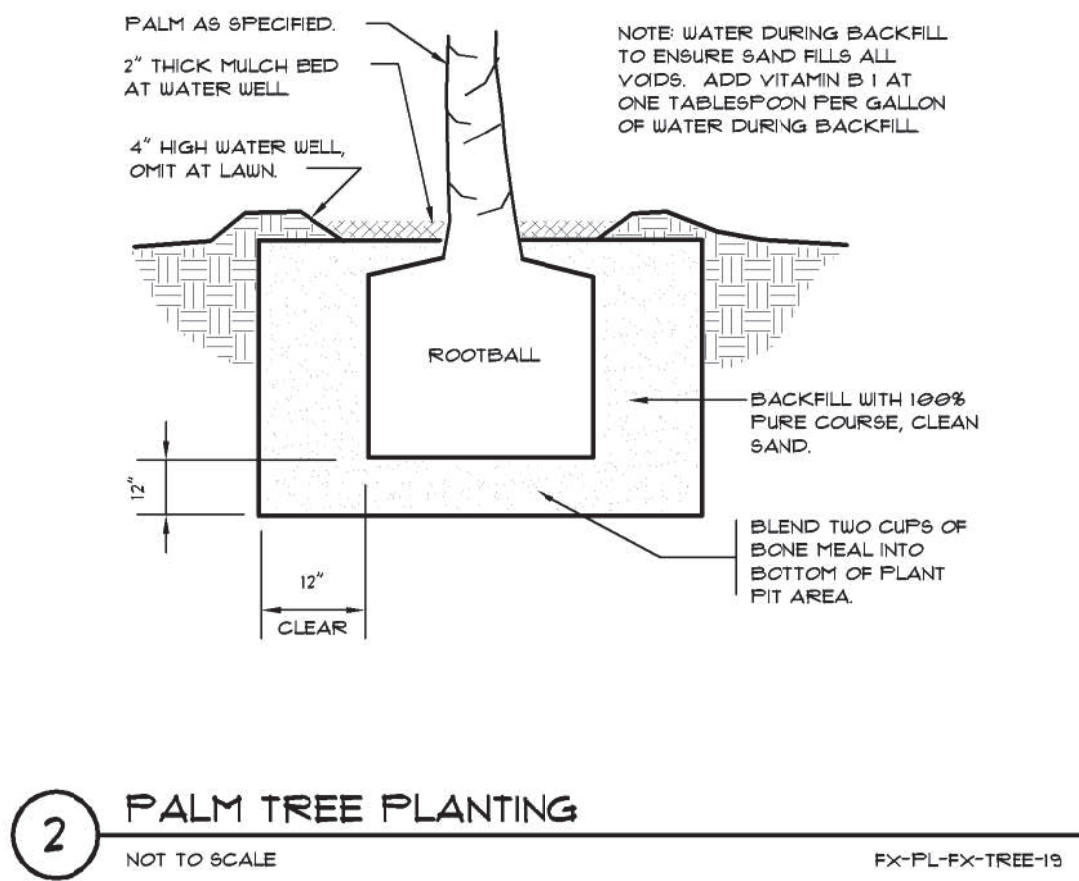
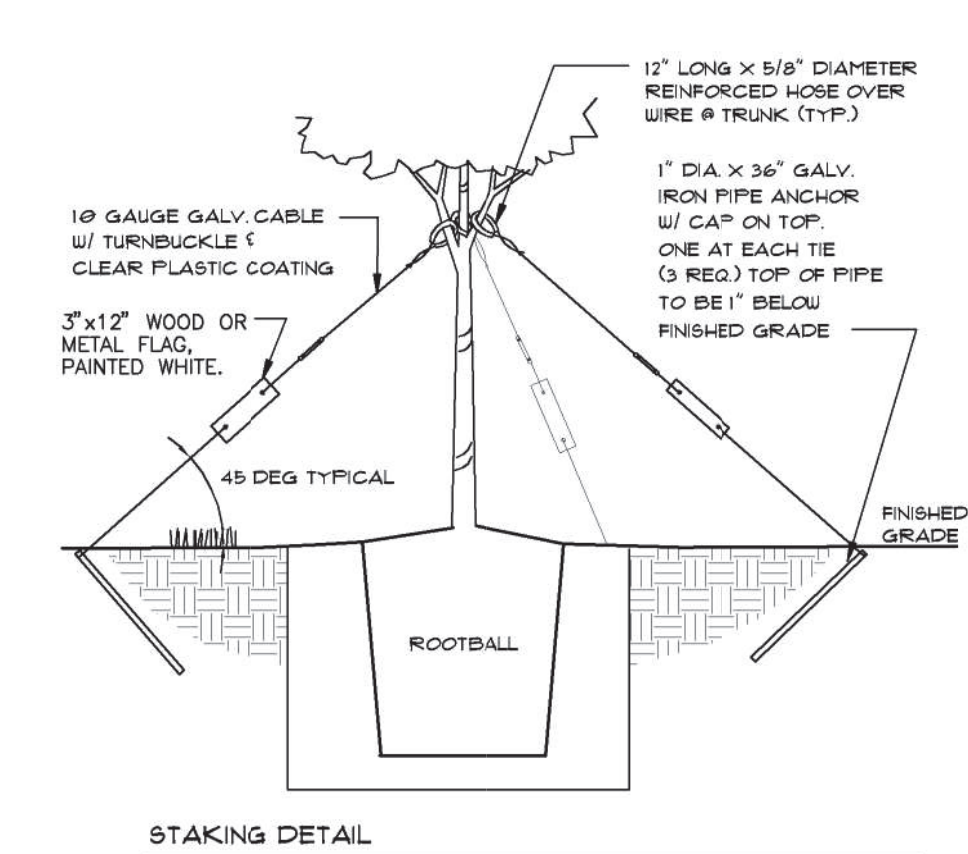
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LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A 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 BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.
7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES 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 LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH 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 HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF ROAD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.
16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER 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" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE 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 WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.
20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.
22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.
23. ALL SOG AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
24. ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.
26. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.
27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA #1 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 UNDAMAGED 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 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.

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LANDSCAPE MAINTENANCE GUIDELINES:

1. LAWN CARE:
- 1.1. MAINTAIN ST. AUGUSTINE LAWN AT 3" HEIGHT. LEAVE LAWN CLIPPINGS ON THE LAWN.
  - 1.2. FERTILIZE IN FEBRUARY, MAY AND OCTOBER. APPLY PRE-EMERGENT WEED KILLER IN EARLY SPRING AND FALL.
  - 1.3. PRACTICE INTEGRATED PEST MANAGEMENT TO IDENTIFY AND TREAT INSECT STRESS, WEED AND FUNGAL PROBLEMS. INSPECT AND CONTROL INSECT DAMAGE ON LAWNS DURING SUMMER MONTHS. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS.
  - 1.4. 100% OF THE SOG AREAS SHALL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINELY.
2. MULCH:
- 2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
  - 2.2. APPLY 3" LAYER OF MSC CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH.
3. FERTILIZING:
- 3.1. FERTILIZE WITH A GOOD QUALITY ORGANIC FERTILIZER THREE TIMES A YEAR PER LABEL INSTRUCTIONS STARTING IN MID TO LATE FEBRUARY.
  - 3.2. YELLOWING LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
  - 3.3. DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON, AS NEEDED.
  - 3.4. MAINTAIN A FERTILIZER FREE ZONE ALONG THE RIVER TO PREVENT RUN-OFF.
4. PEST AND DISEASES:
- 4.1. SCOUT FOR PESTS AND DISEASES REGULARLY. ONLY 1% OF ALL INSECTS ARE HARMFUL TO PLANTS.
  - 4.2. USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY, WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL.
  - 4.3. CHEMICAL PEST CONTROL SHALL BE USED ONLY WHEN THE DAMAGE IS EXPECTED TO BE SIGNIFICANT.
5. WEEDS:
- 5.1. WEED CONTROL SHALL BE PREVENTATIVE.
  - 5.2. HERBICIDE APPLICATIONS MUST BE DONE BY A LICENSED PEST-CONTROL PROFESSIONAL.
6. IRRIGATION:
- 6.1. PROGRAM THE IRRIGATION SYSTEM TO RUN IN THE EARLY MORNING.
  - 6.2. NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
  - 6.3. NEW TREES SHALL BE WATERED AT LEAST ONCE A WEEK FOR THE FOLLOWING YEAR AND SHRUBS FOR THE FOLLOWING 6 MONTHS FOR PROPER ESTABLISHMENT.
  - 6.4. TREES SHOULD RECEIVE 2 - 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER AT EACH WATERING.
  - 6.5. AT EACH WATERING, APPLY 1" WATER TO ESTABLISHED PLANTING BED.
  - 6.6. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED ONCE A MONTH FOR LEAKS, BRAKES AND MISALIGNED HEADS.
  - 6.7. INCREASE WATERING FREQUENCY DURING TIMES OF HEAVY WINDS AND DROUGHT, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY WINDS.
  - 6.8. REDUCE WATERING FREQUENCY DURING COOL WINTER AND RAINY SUMMER MONTHS. WATER ONLY AS NEEDED AS HEAVY RAINS AND IRRIGATION WILL INCREASE WEEDS. THE IRRIGATION SYSTEM MAY BE TURNED OFF DURING MONTHS OF HEAVY RAIN. A RAIN SENSOR MAY BE USED TO OVERRIDE THE SYSTEM DURING THE RAINY SEASON.
7. PRUNING:
- 7.1. ALL PRUNING AND TRIMMING TOOLS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
  - 7.2. REMOVE DEAD FRONDS, DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES ANY TIME OF THE YEAR.
  - 7.3. FLOWERING SHRUBS: LATE SUMMER AND FALL FLOWERING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN MARCH. SPRING BLOOMING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BLOOMS FADE IN LATE SPRING.
  - 7.4. SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
  - 7.5. SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER BASE. SMALL-LEAVED (LESS THAN 1" LENGTH) SHRUBS MAY BE SHEARED WITH POWERED HEDGE TRIMMERS. ALL SHRUBS SHALL BE TRIMMED ONE TO THREE TIMES A YEAR TO MAINTAIN DESIRED HEIGHT. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
  - 7.6. HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL HEDGES MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SUNLIGHT TO REACH THE LOWER HALF OF THE PLANT.
  - 7.7. ORNAMENTAL GRASSES MAY BE CUT BACK ONCE A YEAR IN SUMMER TO REMOVE BROWN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES RECOVERING AT THE SAME TIME.
8. DIVIDING PLANTS:
- 8.1. BROMELIADS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROMELIAD CLUMP. CUT THE PUPS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PUPS. THE DEAD MOTHER PLANT MAY ALSO BE TWISTED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
  - 8.2. HERBACEOUS PERENNIALS: THE CLUMPS MAY BE DIVIDED EVERY TWO TO THREE YEARS IN LATE SPRING OR SUMMER. DIG THE ROOT BALL OUT OF THE GROUND AND CAREFULLY DIVIDE THE CLUMP INTO 2-4 SMALLER SECTIONS.
9. RELOCATING PLANT MATERIAL:
- 9.1. THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
  - 9.2. THE PLANT SHALL BE PROPERLY ROOT-PRUNED BETWEEN 6 AND 10 WEEKS BEFORE RELOCATION.
  - 9.3. AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
  - 9.4. WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
10. MAINTAINING SOIL PH:
- 10.1. SANDY SOILS ARE NATURALLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
  - 10.2. ADDING ORGANIC MATTER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
  - 10.3. COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
  - 10.4. ACIDIC ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
  - 10.5. GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.
11. CONTAINER PLANTS:
- 11.1. ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
  - 11.2. WATER THOROUGHLY. CONTAINER PLANTS NEED MORE WATER THAN THE PLANTS IN THE GROUND. DURING SUMMER MONTHS, HERBS IN CONTAINERS WILL NEED WATERING ONCE DAILY.
12. COLD PROTECTION:
- 12.1. WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
  - 12.2. COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.

Digitally signed by Michael Flough  
Date: 2021.08.18 09:31:32 -04'00'

Sheet  
L3  
Details and  
Specifications

Landscape Plan  
NEW RESIDENCE  
3520 S Ocean Blvd., Highland Beach, FL 33487

Michael Flough  
LANDSCAPE ARCHITECT  
FL Reg. #LA0001798  
772.419.0024  
Stuart  
flough.com/info/Michael-Flough www.MichaelFlough.com

Date: 07/27/2021  
Design by: MF:PA  
Reviewed by: MF  
Scale: 1"=8'  
Revised: 08/17/2021





Wildlife Lighting  
Certification Number  
2018-029

The STL-A is an energy efficient, compact LED steplight suitable for interior or exterior applications. Its 1-Watt output provides maintenance-free illumination in excess of 50,000 hours, while its compact size and integral driver make for simple wiring and easy installation into standard 2" x 4" junction boxes with #6-32 threads at 3.28" on center. Suitable for wet locations. The STL-A faceplate features 0.070" (1.8mm) thick louvers positioned at a 30° angle with cutoff, preventing glare.

**Construction** High-impact, weather-resistant polycarbonate LED module. Solid brass faceplate.

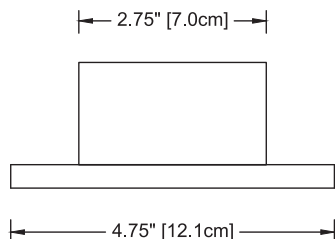
**Electrical** 100-277 Volts, non-dimmable  
Module consists of 12 LEDs with integral driver  
1 Watt AMBER (1659K)

**Accessory** SGBOX-SS Single-gang stainless steel junction box

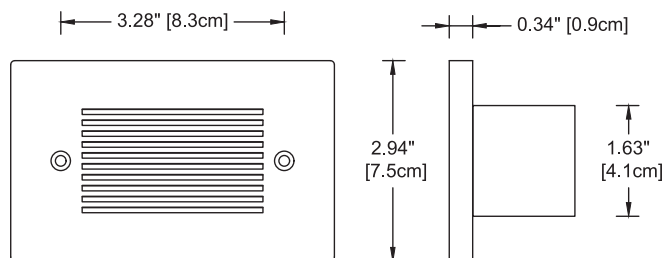
**Finish** Unfinished is standard, no specification required.

- FIN-BK Black Acid Finish  
FIN-DB Dark Bronze Acid Finish  
FIN-NA Nickel Acid Finish  
FIN-WH White Powder Coating

The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.



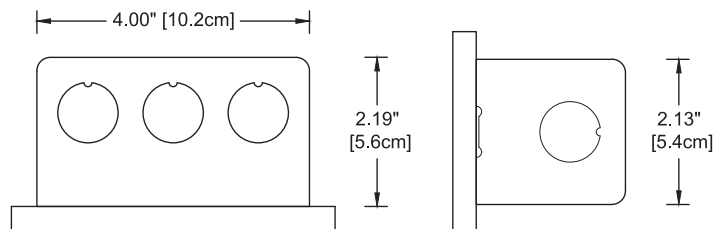
LED module + Faceplate



DEPARTMENT OF ENVIRONMENTAL PROTECTION  
APPROVED LIGHTING PLAN  
This approval is limited to the exterior lights depicted on the stamped plans. This approval does not relieve the applicant of the responsibility to obtain any other approvals or permits which may be required by Federal, State, County or Municipal law.

1. Hutton November 10, 2022  
Reviewed by Date

Mounted on SGBOX-SS accessory



IP65  
5 year fixture warranty



SUITABLE FOR  
INDOOR USE

Project

By

Date

For ordering purposes, please specify (example: STL-A—SGBOX-SS—FIN-NK)

**STL-A**  
Fixture

Accessory

Finish (if any)

# L-016-SQ



**Wildlife Lighting**  
Certification Number  
2018-029

The L-016-SQ recessed fixture combines the flexibility of a standard MR16 lamp with the corrosion resistance expected of a Beachside fixture. The gasket on the brass trim securely seals up against the bottom of the recessed, stainless steel can and the frame is powder-coated steel. An internal brass bracket allows 360° rotation and angling up to 28° without an optical accessory (no beam cutoff up to 26° with 36° flood lamp) or 10° with. The L-016-SQ is intended for new construction applications and features an integral **magnetic transformer** (120V primary, 12V secondary). The "-SQ" designation denotes the square trim versus the round trims of the L-016 and L-016-F.

**Housing** Recessed ceiling fixture for new construction.

**Mounting** Lamp housing is removable through ceiling aperture for access to junction box. Housing can be lowered and adjusted to ceiling thickness. Dual extension hanger bars span from 15" (38.1 cm) to 25-1/4" (64.1 cm) with reversible placement feature. Bars attach to sides along length or width of mounting frame. Hanger bars may be extended to rest on T-bar grid. For insulated ceilings, maintain a minimum 3" clearance around fixture.

**Electrical** Magnetic, Class H transformer with Molex disconnect in j-box is fully dimmable with magnetic low voltage dimmers. Transformer has internal thermal protection. J-box has (4) 1/2" K.O.'s and (2) concentric 1/2" x 3/4" K.O.'s with spring latch access plates. Suitable for Wet Location Use.

**Lenses** Tempered soda lime glass.

☐ **CL** Clear ☐ **FR** Frosted

**Lamps** MR16 LED • GU5.3

Cree chipset  
**AMBER** (1500K) ☐ **5W-A-NFL** 5 Watt 25° narrow flood 83 lm

Cree XPG3 triple-LED light engines

Cree XPG3 triple LED ☐ **7W-A-FL** 7 Watt 66° Beam, 109° Field 61 lm 48 cd  
**AMBER** (1500K) ☐ **7W-A-NFL** 7 Watt 28° Beam, 49° Field 98 lm 346 cd

**Red-Orange** (1000K) ☐ **10W-RO-NFL** 10 Watt 27° Beam, 43° Field 212 lm 884 cd  
☐ **10W-RO-FL** 10 Watt 51° Beam, 78° Field 192 lm 254 cd

**Accessories** (only one available) ☐ **HL-LBTZ** Honeycomb louver, 1/8" (3mm) thick, for light engines  
☐ **HL-MR16** Lamp-attached honeycomb louver, 1/8" (3mm) thick  
☐ **PR-LBTZ** Prismatic spread lens for light engines  
☐ **PR-MR16** Lamp-attached prismatic spread lens

**Finish** ☐ **FIN-BK** Black Acid Finish  
☐ **FIN-DB** Dark Bronze Acid Finish  
☐ **FIN-NA** Nickel Acid Finish  
☐ **FIN-WH** White Powder Coating

Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

**Weight:** 7 lbs [3.2 kg]

IP 66  
CSA Listed, file #190030  
10 year fixture warranty  
3 year LED module warranty  
3 year warranty of MR16 LED lamps

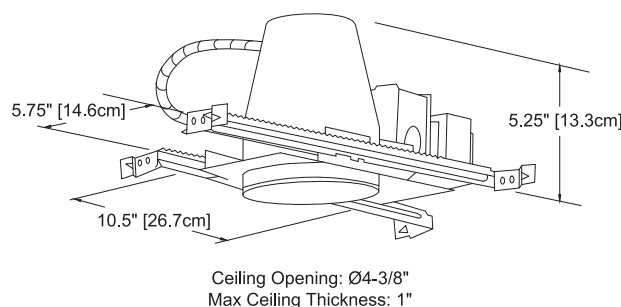
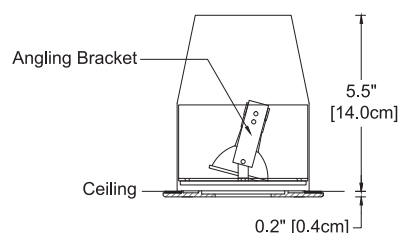
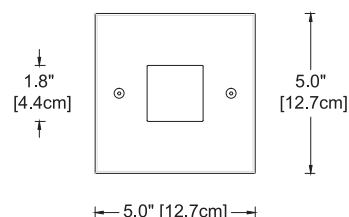
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
APPROVED LIGHTING PLAN

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*T. Hilton* November 10, 2022

Reviewed by Date

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**SUITABLE FOR INDOOR  
USE UP TO 12W LED**

Project	By	Date
For ordering purposes, please specify (example: <b>L-016-SQ—CL—5W-A-NFL—HL-MR16—FIN-BK</b> )		
<b>L-016-SQ</b>		
Fixture	Lens	Lamp
		Accessory
		Finish (if any)

# L-014-S

PREVIOUS FDEP APPROVAL (DO #22-0017)

The L-014-S is a wall-mounted, brass downlight with multiple canopy options. For outdoor use. 12V also is suitable for specific indoor locations such as atriums and malls where deemed acceptable by the authority having jurisdiction.



**Wildlife Lighting  
Certification Number  
2018-029**

**Construction** All brass components; 0.140" [3.6mm] thick brass housings

**Lens** Tempered soda lime glass

**Mounting** **Round Canopy** (standard): Brass canopy mounts onto brass crossbar (included). Crossbar fits over 3.0" and 4.0" octagonal / round and single gang rectangular boxes.

**Square Canopy** (optional): Square brass canopy with same crossbar mounting as standard Round Canopy.

**Small Square Canopy** (optional): Two-part brass canopy mounts over 3.0-3.5" octagonal / round box only.

## 12V Lamps

Triple LED light engine • Remote transformer required

Triac dimmable: MLV >1% typ., ELV >5% typ.

Note: Fixtures supplied with light engines are 0.7 in. longer than those with MR16 lamps.

7 Watt Cree XPE2	— <b>7W-A-SP</b>	10° spot	182 lm
AMBER (1500K)	— <b>7W-A-NFL</b>	30° narrow flood	167 lm
590-600 nm	— <b>7W-A-FL</b>	60° flood	159 lm
8 Watt Cree XPE2	— <b>8W-RO-SP</b>	10° spot	372 lm
RED-ORANGE (1000K)	— <b>8W-RO-NFL</b>	30° narrow flood	354 lm
625-635 nm	— <b>8W-RO-FL</b>	60° flood	305 lm

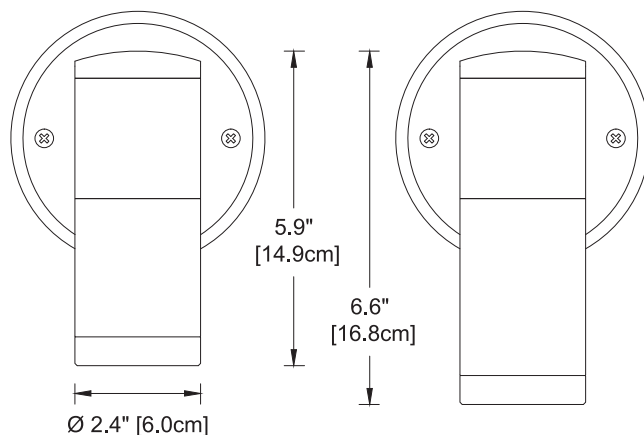
GU5.3 MR16 LED • Remote Transformer Required

5 Watt Cree chipset	— <b>5W-A-NFL</b>	AMBER (1300K)	25° narrow flood	62 lm
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**L70:** 25,000 hours (MR16 LED lamps)



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**PB-1426**



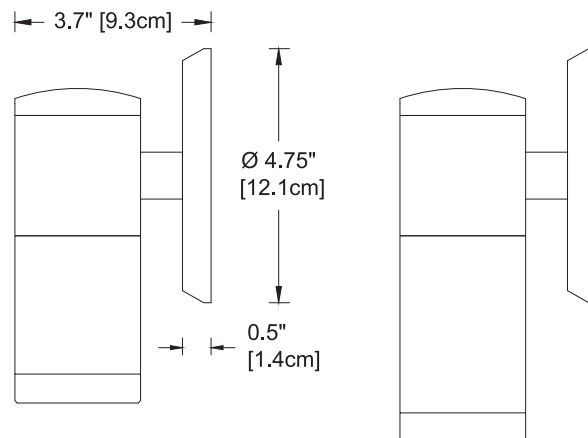
**L-014-S  
with MR16**

**L-014-S with  
light engine**

## DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVED LIGHTING PLAN

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*T. Hilton* November 10, 2022  
Reviewed by Date





# L-014-S

PREVIOUS FDEP APPROVAL (DO #22-0017)

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## 120 / 230V Lamps

GU10 MR16 LED

5 Watt Cree chipset — **5W-A-NFL-120V** **AMBER** (1300K) 25° narrow flood 62 lm

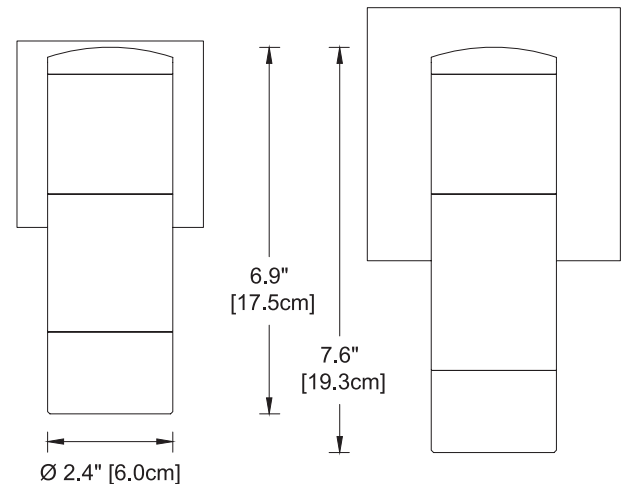
**Mounting** — **SQ** 4.75" (12.1cm) Square canopy substitution for standard round canopy.  
**Accessories** — **SQ-3.5** 3.5" (8.9cm) Small square canopy substitution for standard round canopy. For 3.0-3.5" round or octagonal recessed box with screw spacing at 2.75" on center.

**Optical** — **FR** Frosted lens  
**Accessories** — **HL1** Honeycomb louver, 1/8" [3mm] thick  
— **HL2** Honeycomb louver, 1/4" [6mm] thick  
— **KP** Extended 1" snoot  
— **PR** Prismatic spread lens  
— **RT** Rectilinear spread lens  
— **SL** Solite lens

**Finish:** Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

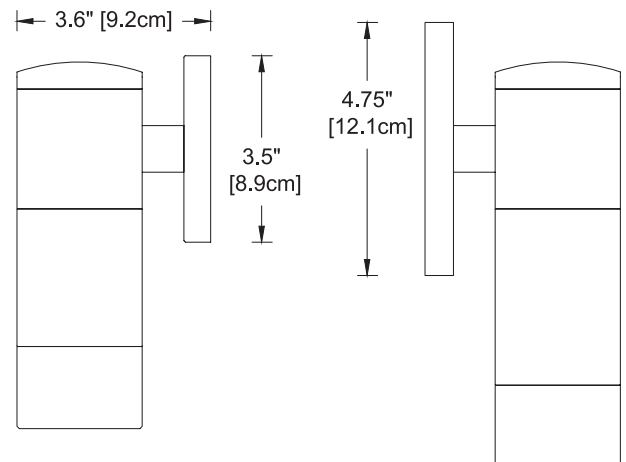


Shown with KP and SQ-3.5 accessories



L-014-S with MR16 and KP & SQ-3.5 accessories

L-014-S with light engine and KP & SQ accessories



## DEPARTMENT OF ENVIRONMENTAL PROTECTION APPROVED LIGHTING PLAN

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*J. Hilton* November 10, 2022  
Reviewed by Date

IP 66  
CSA Listed, file #190030  
10-year fixture warranty  
3-year LED module warranty  
3-year warranty on MR16 LED lamps



Project	By	Date
For ordering purposes, please specify (example: L-014-S—120V—5W-A-NFL-120V—SQ-3.5—FR)		
<b>L-014-S</b>	—	—
Fixture	Voltage	Lamp
—	—	Accessory(ies)