



September 16, 2025

Re: Revision 2 Planning and Zoning Review
Project: 2455 S Ocean Blvd Residence
Project Address: 2455 S OCEAN BLVD, HIGHLAND BEACH FL 33487

REVISION 2 – REVISION NARRATIVE

Below is a brief description of the revision relative to the screening of the Pickleball court, made to the Landscape package for the 2455 S Ocean Blvd. Residence since the Revision 1 Landscape Set dated August 13, 2025.

PLANTING

<u>SHEET</u>	<u>DESCRIPTION</u>
LP-2	<p>Updated Pickleball Planter Section to show representation of proposed vegetation, Confederate Jasmine vine (TRJ) and firecracker plant (RUS) (both shown in green-colored silhouette form with outlines). Added notes and dimensions specifying planting material height and thickness. Added dimensions for windscreen location from top and bottom of fence. Revised pickleball fence height to 8'. Added a note referencing newly provided supporting images of proposed court screening planting material (shown at maturity) to be found on sheet LP-3. Labeled portion of existing driveway in plan, within the work area, as "existing driveway", removed the previously shown hatch pattern to avoid confusion with the new, proposed driveway.</p> <p>In response to the concern of court fencing concealment from street view, the west side of the court chain link fence will be entirely concealed on the lower half (4') by a masonry planter in front of the fence. Above the planter level, the remaining exposed 4' portion of fence will be concealed by a dense Confederate Jasmine vine, specified to have 5'-6' h. runners, to be woven within the chain link mesh and spanning the width of the fence along the west side. The vine was selected for its dense character to fully conceal the fence without bare spots. Supporting plant material images provided on sheet LP-3 depict the vine at maturity showcasing its density. The rest of the planter will be filled by firecracker plant, a dense shrub with character to spill over and produce long upward shoots. A supporting image of this shrub at maturity has also been provided on Sheet LP-3. Both plants were also selected for their hardiness and because they do not defoliate, ensuring year-round coverage of fence. Furthermore, the site conditions increase the screening of the court fence from street view through layers of existing, mature planting. Beyond the solid masonry entry wall and gate, in the foreground, existing Brazilian Beauty Leaf trees, shown below in Image 1, are being used as dense hedging above the entry walls to visually occlude</p>

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the house beyond. The canopies of the two trees that flank the entry gate are shown to being intentionally shaped to expand horizontally, in time, filling the visual gap above the gate to provide added visual blockage of the house beyond, including the new structure and pickleball fence. The proposed planting at the garage level includes layers of palm trees that follow the curvature of the driveway with the height of their canopies planned to provide additional screening at the court fence level. Street visibility of the north and south court fence sides would only occur during opening of the entry gates and only visible at eye level near the entry axis. Mature planting used as property hedging ensures blockage of viewpoints outside of entry axis.



Image 1. Street view from A1A with entry gates closed