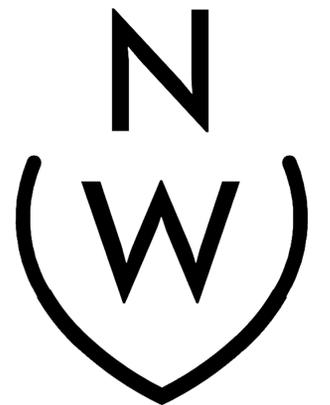


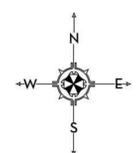
PARK AVE. POCKET PARKS

240 PARK AVENUE, PALM BEACH, FLORIDA





SOUTH POCKET PARK
HOTEL



0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

SOUTH PARK LANDSCAPE PLAN
PARK AVE POCKET PARKS
240 - 247 PARK AVENUE, PALM BEACH, FLORIDA

SCALE: 3/16" = 1'-0"

06 NOVEMBER 2023



**NIEVERA WILLIAMS
DESIGN**

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP1
ZON-24-0012



SOUTH POCKET PARK ELEVATION

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

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Registration No.
6666856

SOUTH ELEVATION
PARK AVE POCKET PARKS

240 - 247 PARK AVENUE, PALM BEACH, FLORIDA

11 JULY 2023
30 AUGUST 2022
01 NOVEMBER 2021

SCALE: 3/16" = 1'-0"



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SOUTH PARK LANDSCAPE PLAN
PARK AVE POCKET PARKS
240 - 247 PARK AVENUE, PALM BEACH, FLORIDA

SCALE: 3/16" = 1'-0"

06 AUGUST 2024

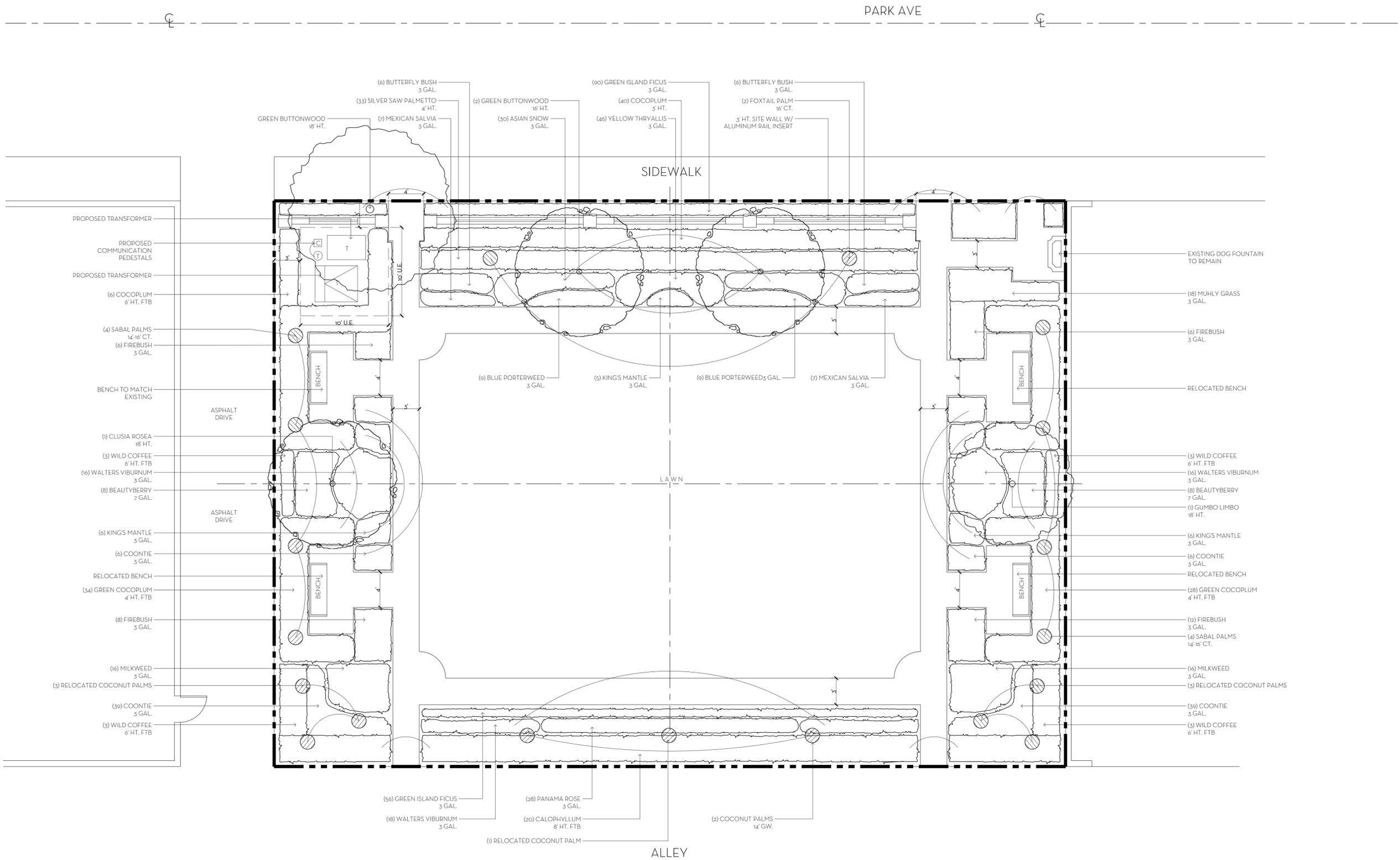


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OVERALL R-C SITE CALCULATIONS:

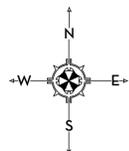
SITE AREA =	5,760 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	2,592 SQ FT	45%
PROPOSED =	3,821 SQ FT	66.3%

FRONT SETBACK SITE CALCULATIONS:

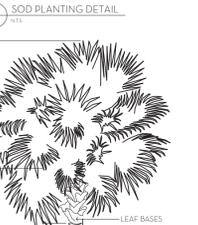
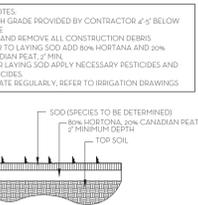
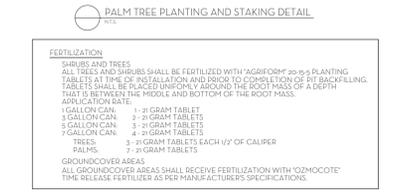
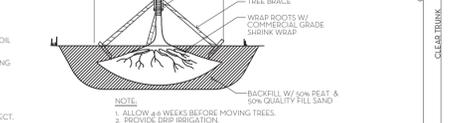
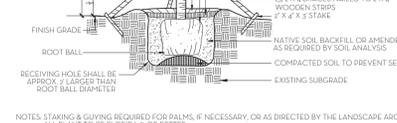
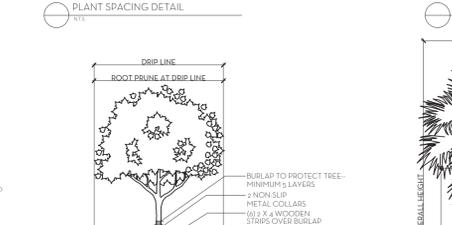
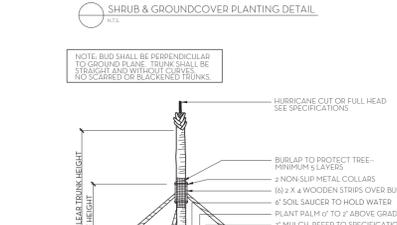
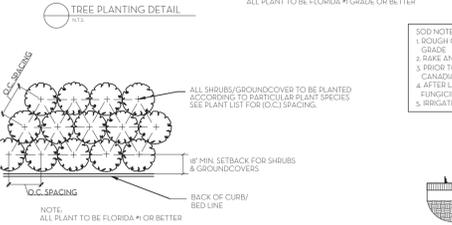
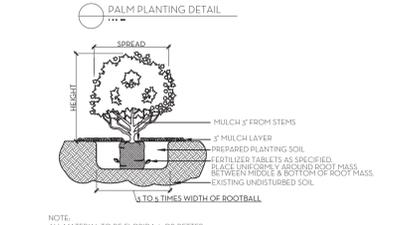
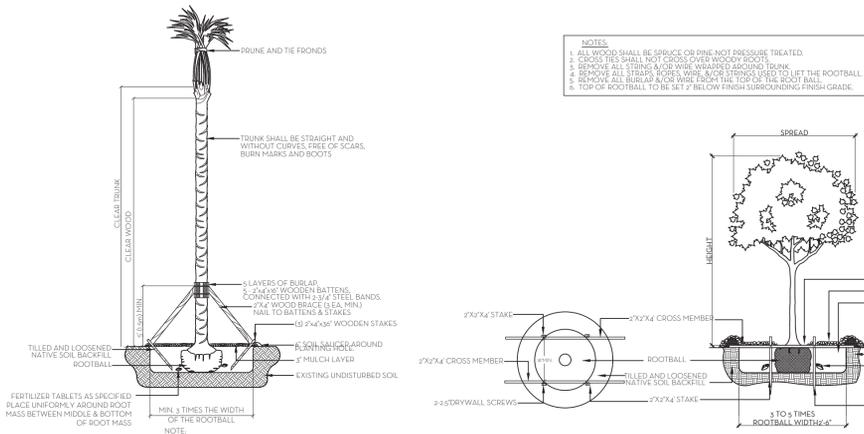
25' SETBACK AREA =	2,250 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	900 SQ FT	40%
PROPOSED =	1,350 SQ FT	60%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	2,680 SQ FT
MINIMUM LANDSCAPE:	
REQUIRED =	(50% OF 2,592 SF) = 1,296 REQUIRED
PROPOSED =	2,062 SQ FT



0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"



PARK AVENUE PARKS
8/6/24

NW
NIEVERA WILLIAMS DESIGN

Landscape Material Schedule						
Item No.	Common Name	Botanical Name	Quantity	Specification	Native	Covered Area
1	TREES					
2	Green Buttonwood	Conocarpus erectus	2	16' HT	✓	
3	Gumbo Limbo	Bursera simaruba	1	18' HT	✓	
4	Seagrape	Coccoloba uvifera	1	18' HT	✓	
5	Clusia Rosea	Clusia rosea	1	18' HT	✓	
6			5		100%	
7	PALMS					
8	Coconut Palms	Cocos nucifera	2	1/4' GW.		
9	Coconut Palms (Relocated)	Cocos nucifera	8	Relocated		
10	Sabal Palms	Sabal palmetto	8	1/4-1/6' CT.	✓	
11	Foxtail Palms	Wodyetia bifurcata	2	1/6' CT.		
12			20			
13	SHRUB / VINE					
14	Silver Saw Palmetto	Serenoa repens 'Cinerea'	33	4' HT.	✓	
15	Cocoplum	Chrysobalanus icaco	40	5' HT.	✓	
16	Green Cocoplum	Chrysobalanus icaco	56	4' HT.	✓	
17	Wild Coffee	Psychotria nervosa	9	6' HT.	✓	
18	Beautyberry	Callicarpa americana	16	7 GAL.	✓	
19	Calophyllum	Calophyllum brasiliense	20	8' HT FTB		
20			174		80%	
21	GROUND COVER					
22	Muhly Grass	Muhlenbergia capillaris	18	3 GAL.	✓	72
23	Blue Porterweed	Stachytarpheta jamaicensis	12	3 GAL.	✓	24
24	Fire Bush	Hamelia patens	32	3 GAL.	✓	128
25	Walters Viburnum	Viburnum coccineum	50	3 GAL.	✓	200
26	Kings Mantle	Thunbergia erecta	17	3 GAL.	✓	34
27	Coccoloba	Zamia integrifolia	90	3 GAL.	✓	180
28	Milkweed	Asclepias tuberosa	32	3 GAL.	✓	64
29	Butterfly Bush	Clerodendrum ugandense	12	3 GAL.		24
30	Mexican Salvia	Salvia leucantha	14	3 GAL.		28
31	Green Island Ficus	Ficus microcarpa 'Green Island'	146	3 GAL.		292
32	Asian Snow	Wrightia antidysenterica	30	3 GAL.		60
33	Yellow Thryallis	Calphimia glauca	46	3 GAL.		92
34	Panama Rose	Rondeletia leucophylla	28	3 GAL.		56
35	Blue Clerodendrum	Clerodendrum ugandense	18	3 GAL.		36
36			545		52%	1290
37	SOD					
38	St. Augustine Palmetto		V/F			

Town of Palm Beach
 Planning Zoning and Building
 360 S County Rd
 Palm Beach, FL 33480
 www.townofpalmbeach.com

Line #	Landscape Legend		
	Property Address:	240 Park Avenue	
2	Lot Area (sq. ft.):	5,760	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	2,592 (45%)	4,687 (81.37%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	1,296 (50%)	2,498 (96.37%)
7	Front Yard LOS (Sq Ft and %)	900 (40%)	1,716 (76.33%)
8	Native Trees %	30% (number of trees)	100%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	89%
10	Native Groundcover %	30% (groundcover area)	52%

To determine qualifying native vegetation use either:
[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)
 OR
[the Florida Native Plant Society Native Plants for Your Area List](#)
 Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.
 This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 REV BF 20230727

MARIO F. NIEVERA
 State of Florida
 Landscape Architect
 Registration No.
 6666856

PLANT LIST AND DETAILS
PARK AVE POCKET PARKS
 240 - 247 PARK AVENUE, PALM BEACH, FLORIDA

NW
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06 AUGUST 2024



SABAL PALM



SEAGRAPE



GREEN BUTTONWOOD



GUMBO LIMBO



LARGE LEAF CLUSIA



FOXTAIL PALM



COCONUT PALMS



COCOPLUM



FAKAHATCHEE GRASS



GREEN ISLAND FICUS



FIREBUSH



YELLOW THRYALLIS



SILVER SAW PALMETTO



ZAMIA



MILKWEED



WILD COFFEE



SMALL LEAF CLUSIA



BLUE CLARODENDRON



ASIAN SNOW



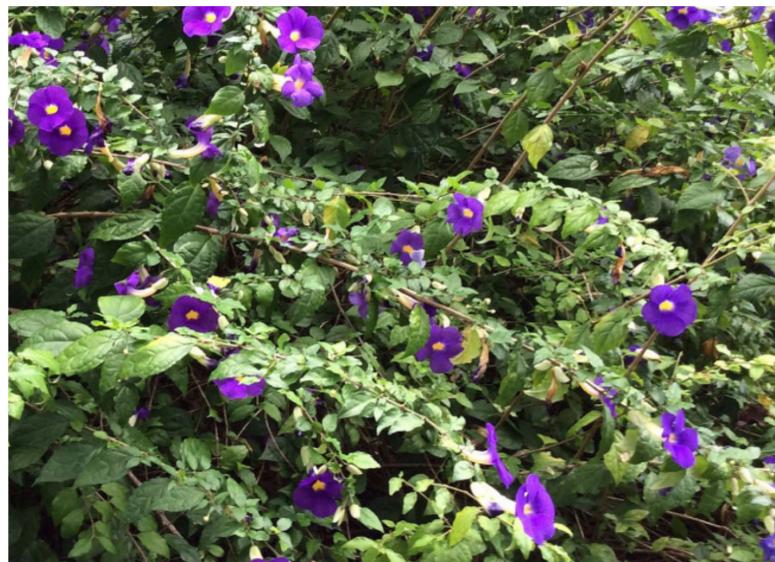
BEAUTYBERRY



PANAMA ROSE



BLUE PORTERWEED



KING'S MANTLE



WALTER'S VIBURNUM