

Zoning Legend

PROPERTY ADDRESS	230 BRAZILIAN AVENUE		
ZONING DISTRICT	R-C MEDIUM DENSITY		
LOT AREA (SQ. FT.)	8,260.4 S.F.		
LOT WIDTH (W) & LOT DEPTH (D) (FT.)	48.25' (W) X 171.2' (D)		
STRUCTURE TYPE:	TOWN HOUSE		
FEMA FLOOD ZONE DESIGNATION:	N/A		
ZERO DATUM FOR POINT OF MEAS. (NAVD)	N/A		
CROWN OF ROAD (COR) (NAVD)	N/A		
	REQ'D / PERMITTED	EXISTING	PROPOSED
LOT COVERAGE	N/A	N/A	N/A
ENCLOSED SQUARE FOOTAGE	N/A	N/A	N/A
FRONT YARD SETBACK (FT.)	N/A	N/A	N/A
SIDE YARD SETBACK (1ST STORY) (FT.)	N/A	N/A	N/A
SIDE YARD SETBACK (2ND STORY) (FT.)	N/A	N/A	N/A
REAR YARD SETBACK (FT.)	N/A	N/A	N/A
ANGLE OF VISION (DEG.)	N/A	N/A	N/A
BUILDING HEIGHT (FT.)	N/A	N/A	N/A
OVERALL BUILDING HEIGHT (FT.)	N/A	N/A	N/A
CUBIC CONTENT RATIO (CCR) (R-B ONLY)	N/A	N/A	N/A
MAX. FILL ADDED TO SITE (FT.)	N/A	N/A	N/A
FINISHED FLOOR ELEVATION (FFE) (NAVD)	N/A	N/A	N/A
BASE FLOOD ELEVATION (FFE) (NAVD)	N/A	N/A	N/A

Landscape Legend

	REQ'D / PERMITTED	PROPOSED
LANDSCAPE OPEN SPACE (LOS) (SQ. FT. AND %)	35% MINIMUM 2,891 S.F.	32.1% 2,656 S.F.
LOS TO BE ALTERED (SQ. FT. AND %)	N/A	.01% 5 S.F.
PERIMETER LOS (SQ. FT. AND %)	N/A	N/A
FRONT YARD LOS (SQ. FT. AND %)	40% MIN. 482.5 S.F.	45.2% 545 S.F.
NATIVE TREES %	N/A	N/A
NATIVE SHRUBS & VINES %	N/A	N/A
NATIVE GROUNDCOVER %	N/A	N/A



Private Residence
230 Brazilian Ave
Town of Palm Beach
ARC-24-2013
ARCOM Meeting: 09/25/24

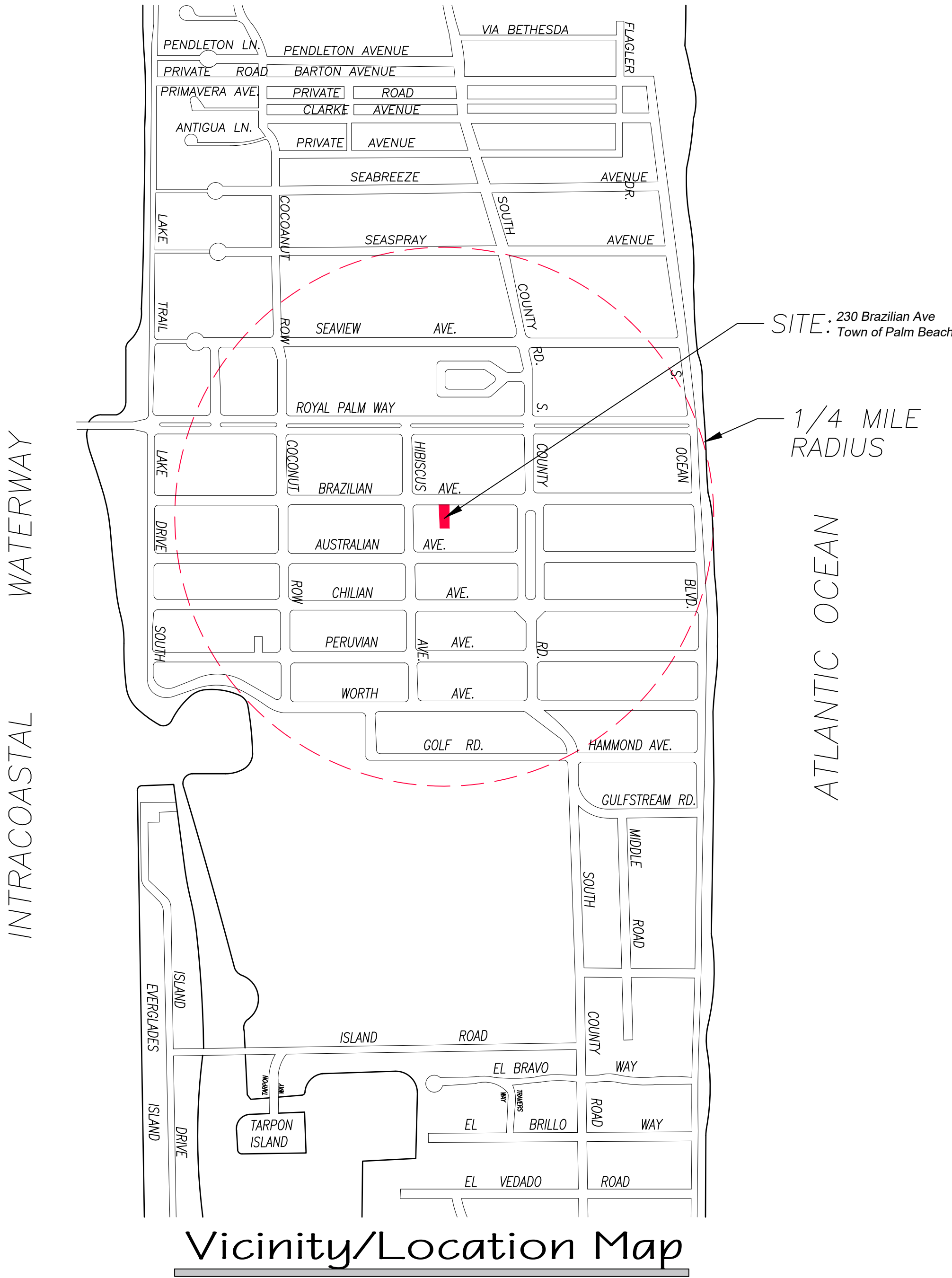
Scope of Work

- Removal of diseased Mejool Date Palm

Note: No building, structure, hardscape or architectural modifications are proposed.



Aerial View



Vicinity/Location Map

Sheet Index

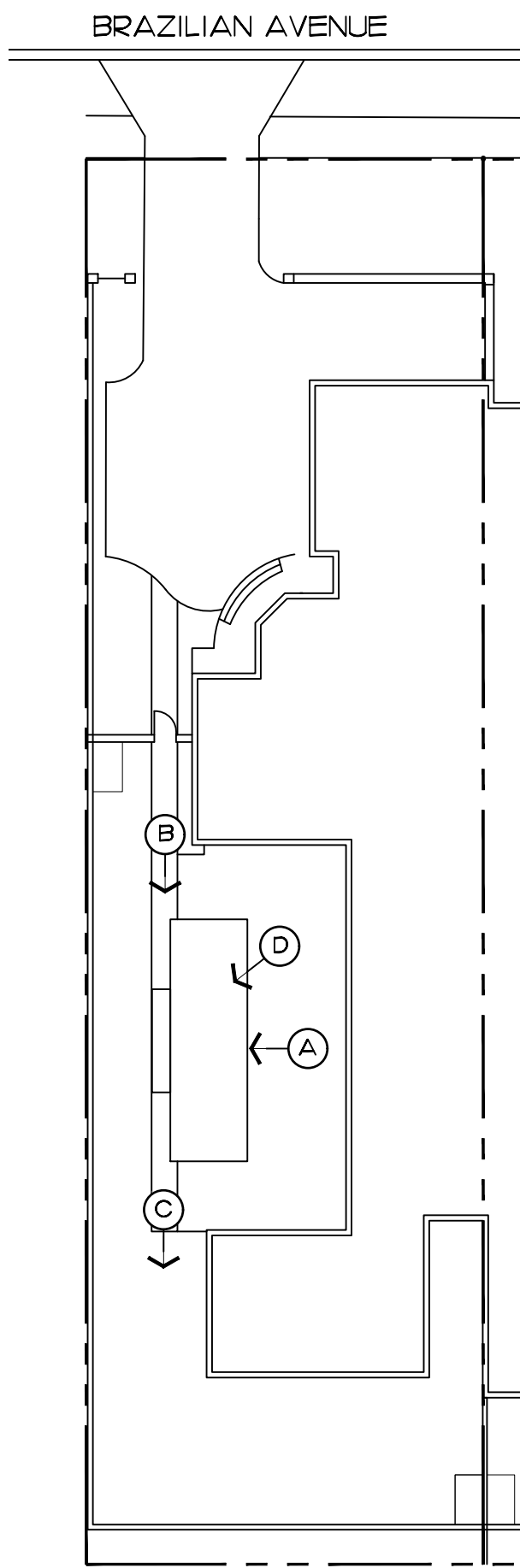
- Coversheet
- L1.0 Existing Condtions
 - L1.1 Truck Logistics
 - L1.2 Construction Staging & Screening Plan
 - L1.3 Construction Staging & Screening Plan
 - L2.0 Site Plan
 - L2.1 Landscape Open Space Calculations
 - L2.2 Landscape Alteration Diagram
 - L3.0 Landscape Plan

Survey



Existing Street View

PROPOSED LANDSCAPE IMPROVEMENTS WILL NOT BE VISIBLE FROM THE BRAZILIAN AVENUE



Site Plan
KEY MAP
SCALE 1" = 20'



A



B



C



D

NOTE:
NO BUILDING, STRUCTURE, HARDSCAPE
OR ARCHITECTURAL MODIFICATIONS
ARE BEING DEMOLISHED OR MODIFIED.

TO AVOID SPREADING GANODERMA
DISEASE TO NEWLY PLANTED LANDSCAPE
BUFFER - LANDSCAPING APPROVED AT THE
FEBRUARY 2024 ARCOM MEETING CANNOT
BE INSTALLED UNTIL THE DISEASED DATE
PALM IS REMOVED

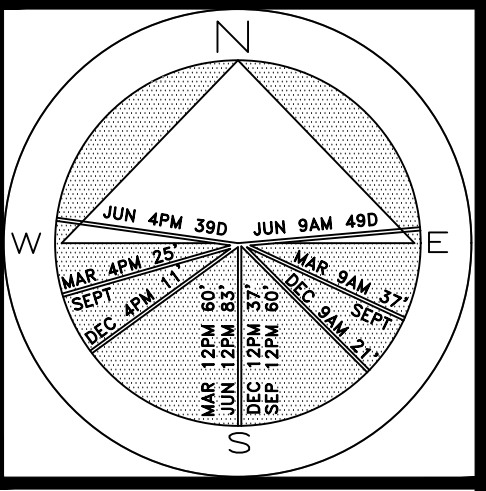
ENVIRONMENT
DESIGN
GROUP

139 North County Road 5020-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
230 Brazilian Ave
Town of Palm Beach



JOB NUMBER: # 23134.00 LA
DRAWN BY: Allison Padilla
DATE: 07.29.2024

SHEET L1.0

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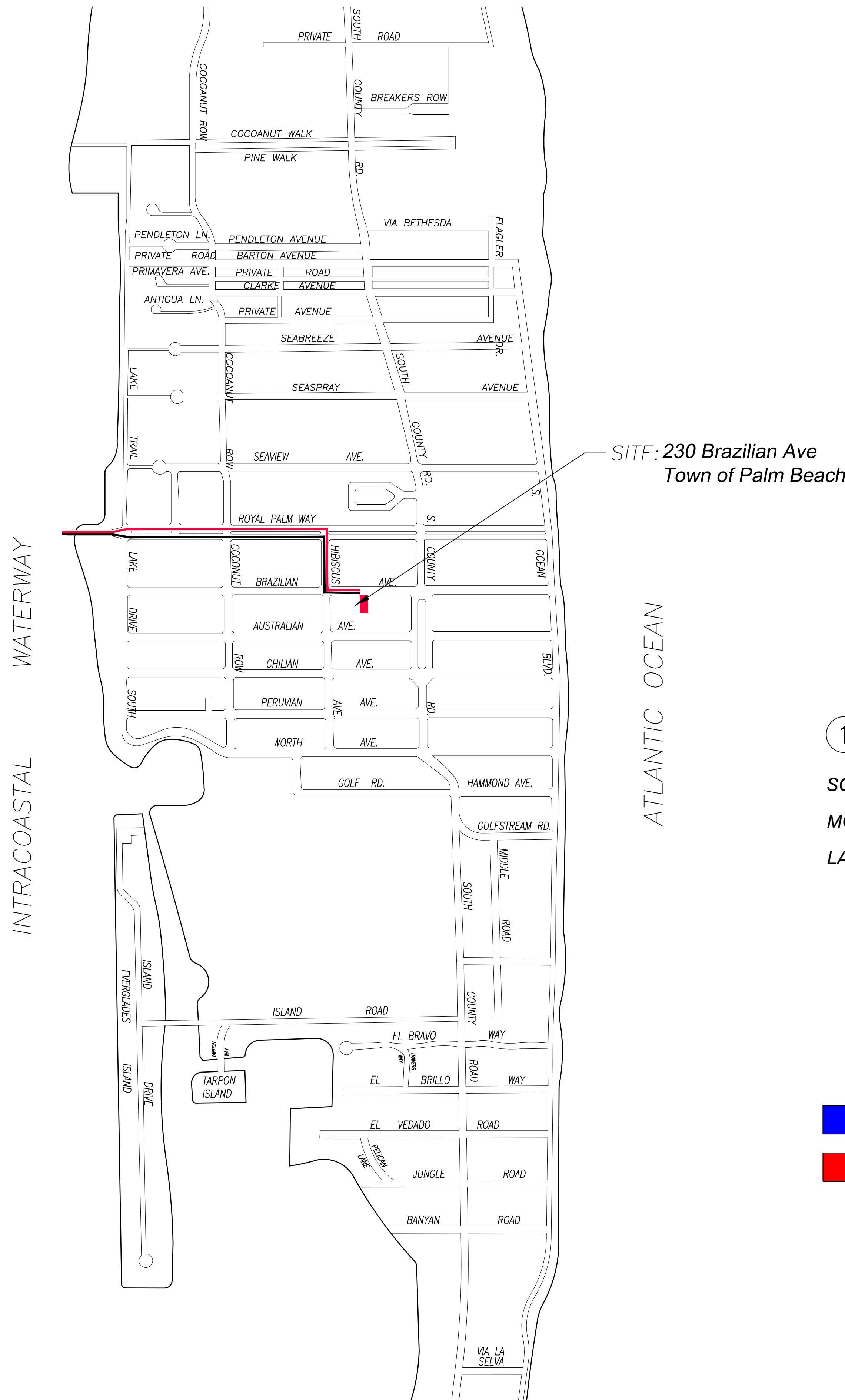
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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

ARC-24-013

Existing Condition Photos - Limits of Work

64 sq. ft.

AREA IN SQ.FT.

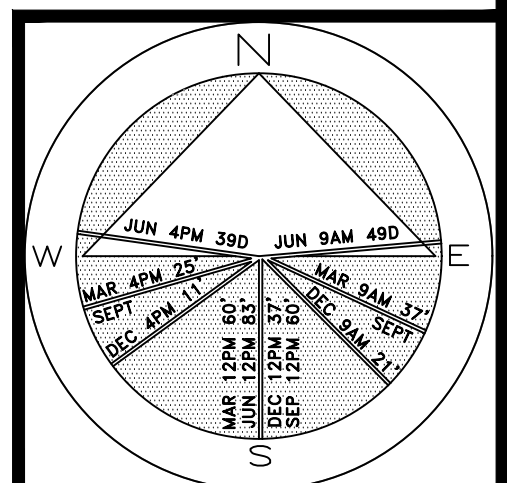


1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:
MONTH 1: LANDSCAPE INSTALLATION
LARGEST TRUCK ->
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

PROPOSED INGRESS TRUCK ROUTE
PROPOSED EGRESS TRUCK ROUTE

Private Residence
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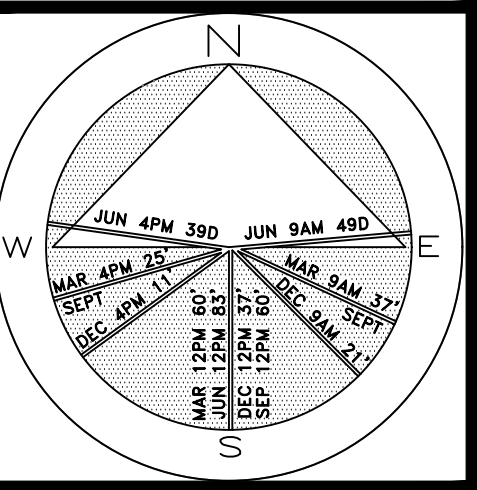
DATE: 07.29.2024

SHEET L1.1

Private Residence

230 Brazilian Ave

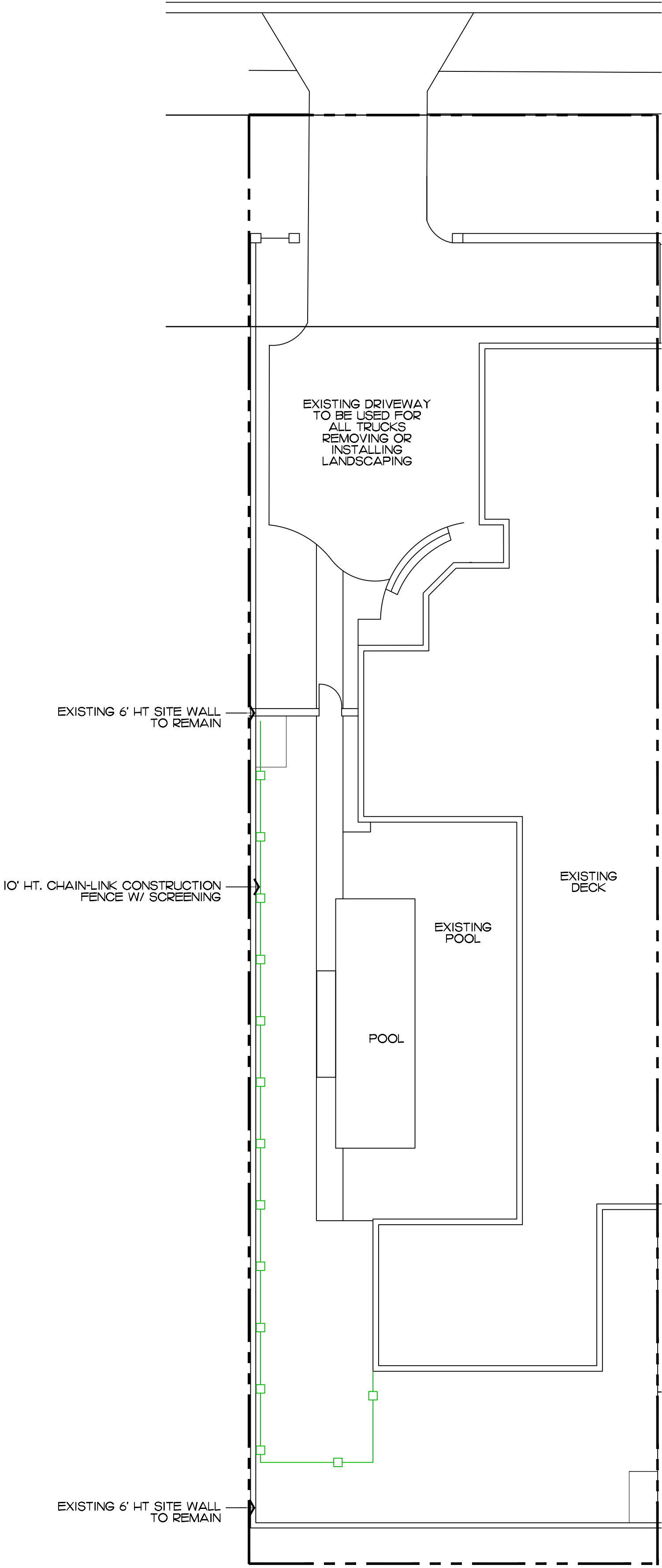
Town of Palm Beach



JOB NUMBER: # 23134.00 LA
DRAWN BY: Allison Padilla
Sean Twomey
DATE: 07.29.2024

SHEET L1.2

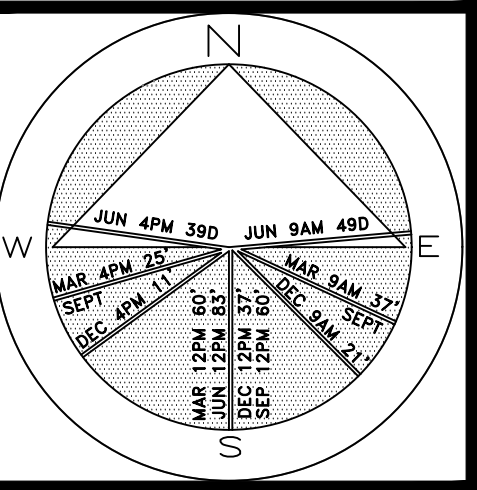
BRAZILIAN AVENUE



NOTE:
CONSTRUCTION SCREENING FENCE,
PREVIOUSLY APPROVED AT FEBRUARY 2024
ARCOM MEETING IS ALREADY INSTALLED -
SEE SHEET L1.0 FOR DETAILS

TO AVOID SPREADING GANODERMA
DISEASE TO NEWLY PLANTED LANDSCAPE
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Private Residence
230 Brazilian Ave
Town of Palm Beach



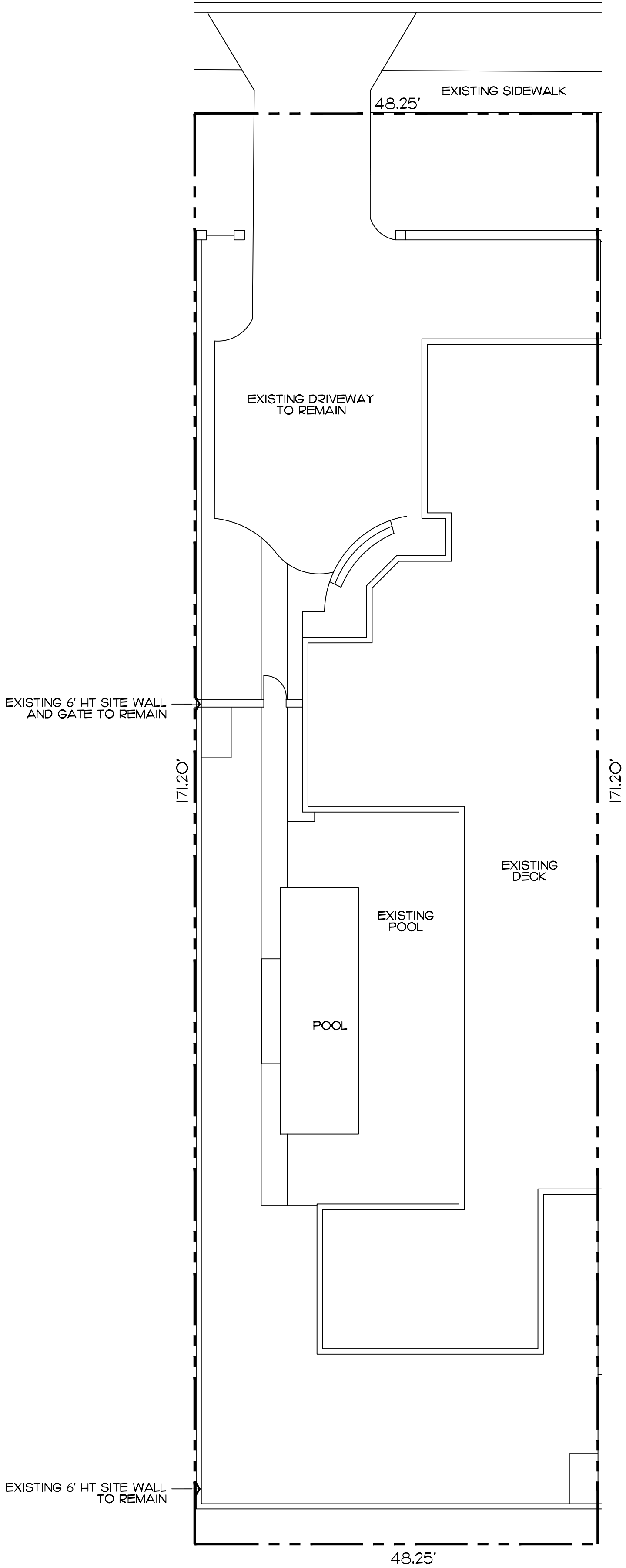
JOB NUMBER: # 23134.00 LA
DRAWN BY: Allison Padilla
DATE: 07.29.2024

SHEET L2.0

100 sf.

AREA IN SQ.FT.

BRAZILIAN AVENUE



NOTE:
NO BUILDING, STRUCTURE, HARDSCAPE
OR ARCHITECTURAL MODIFICATIONS
ARE BEING DEMOLISHED OR MODIFIED.

ONLY PROPOSED CHANGES
ARE TO THE LANDSCAPE BUFFER
ON THE WEST SIDE OF THE HOUSE

ARC-24-013

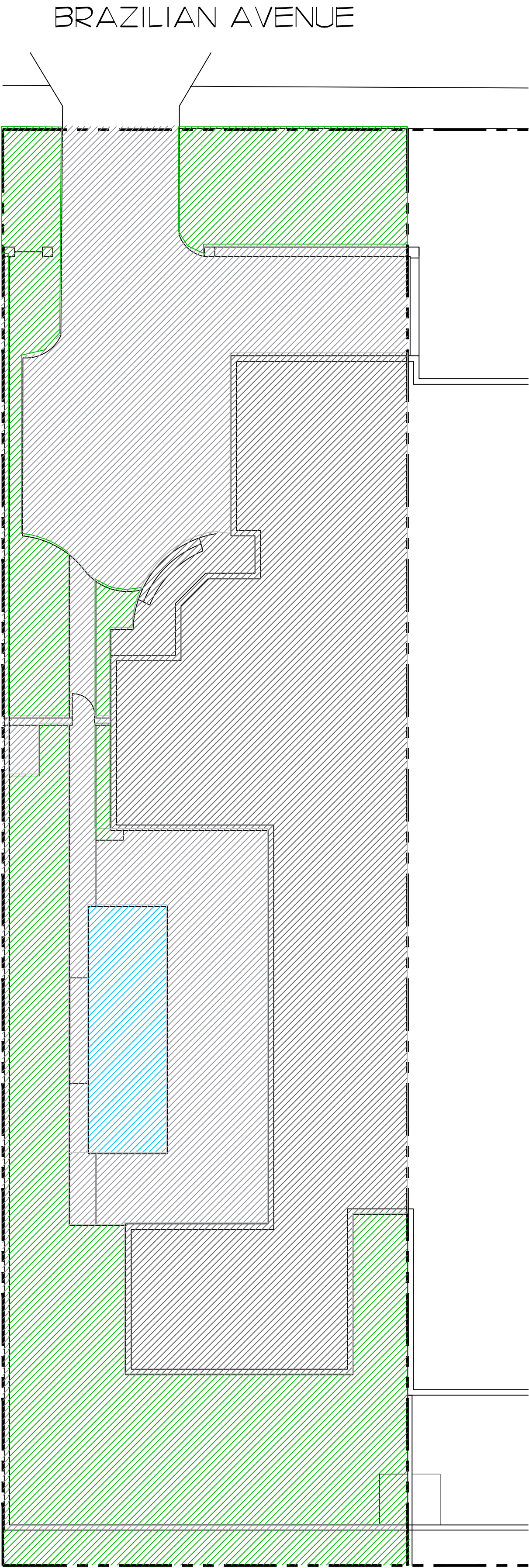
Site Plan

SCALE IN FEET 0' 10' 20' 30'

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Legend

IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

PERVIOUS AREA / OPEN SPACE

PERVIOUS AREA / WATER FEATURE

NOTE:
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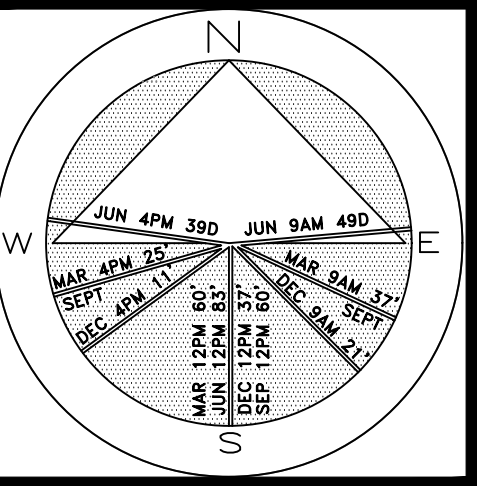
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Site Requirements

R-C MEDIUM DENSITY -TOWN HOUSE



DESCRIPTION	REQUIRED		EXISTING / PROPOSED	
LOT AREA	20,000 S.F. MINIMUM		8,260.4 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 35%	2,891 S.F.	32.1%	2,656 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	482.5 S.F.	45.2%	545 S.F.

LANDSCAPE OPEN SPACE WILL NOT BE AFFECTED BY PROPOSED LANDSCAPE MODIFICATIONS.



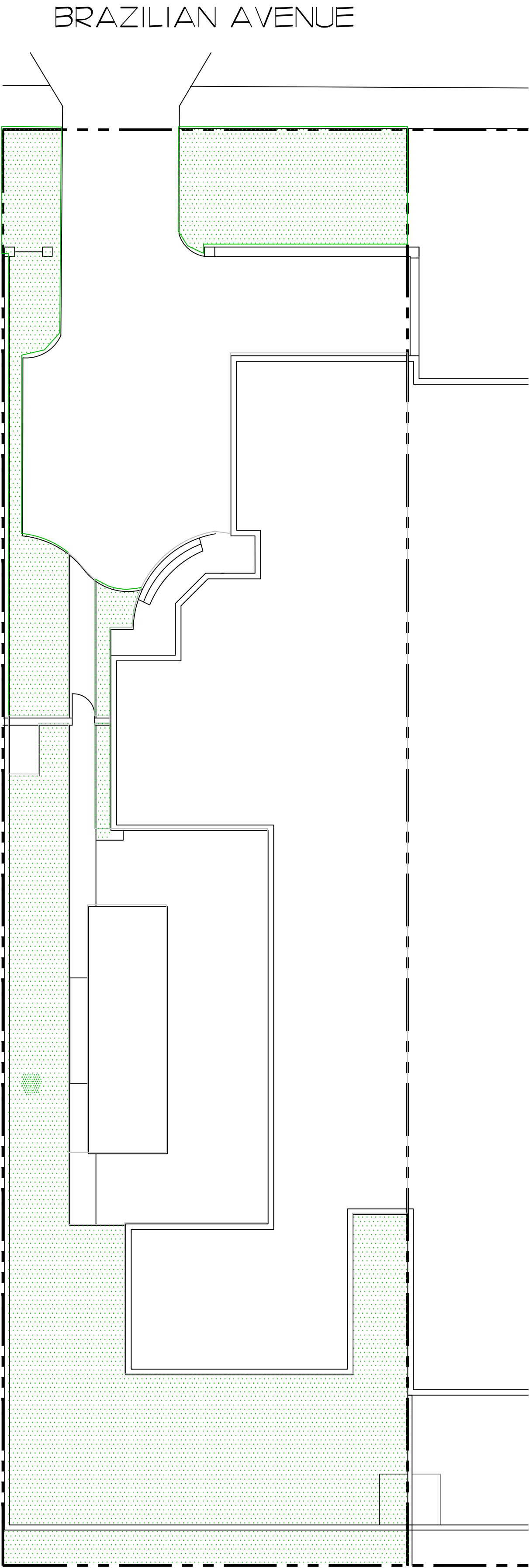
JOB NUMBER: # 23134.00 LA
DRAWN BY: Allison Padilla
Jean Twomey
DATE: 07.29.2024

Landscape Alteration Calculations

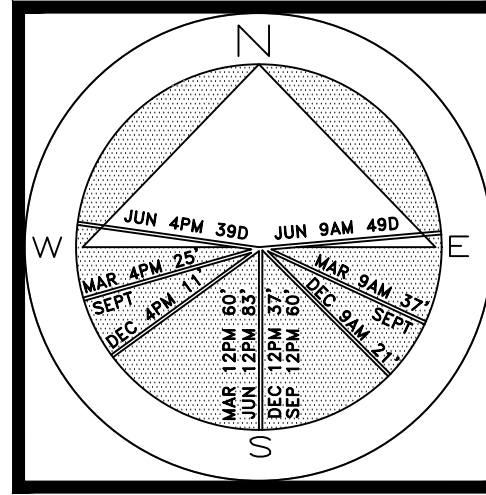
	TOTAL LANDSCAPE OPEN SPACE	2,656 S.F.
	EXISTING SITE LANDSCAPING TO BE ALTERED	5 S.F. (0.01%)

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Private Residence
230 Brazilian Ave
Town of Palm Beach



JOB NUMBER: # 23134.00 LA
DRAWN BY: Allison Padilla
Sean Twomey
DATE: 07.29.2024

SHEET L2.2

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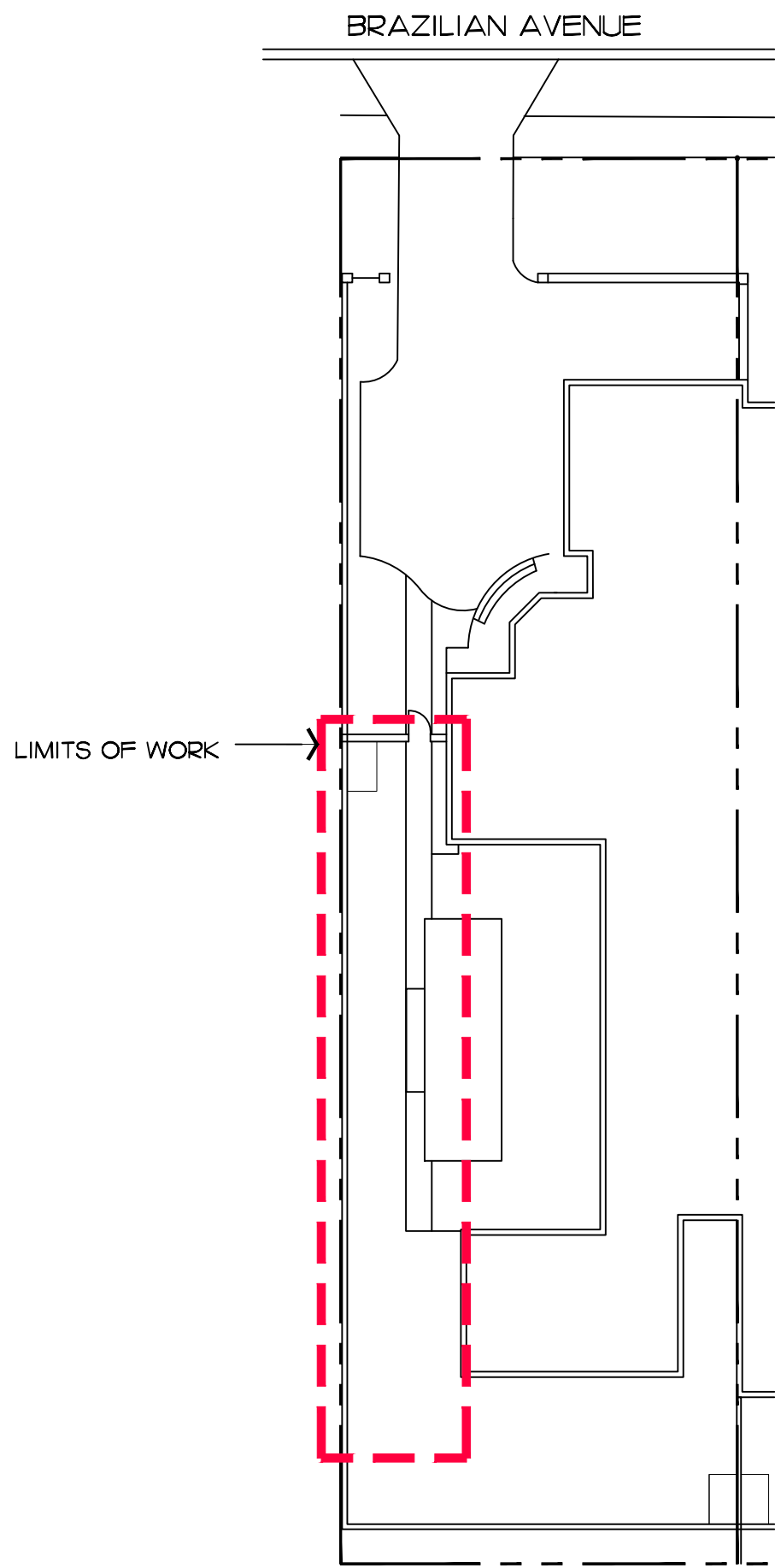
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Landscape Alteration diagram

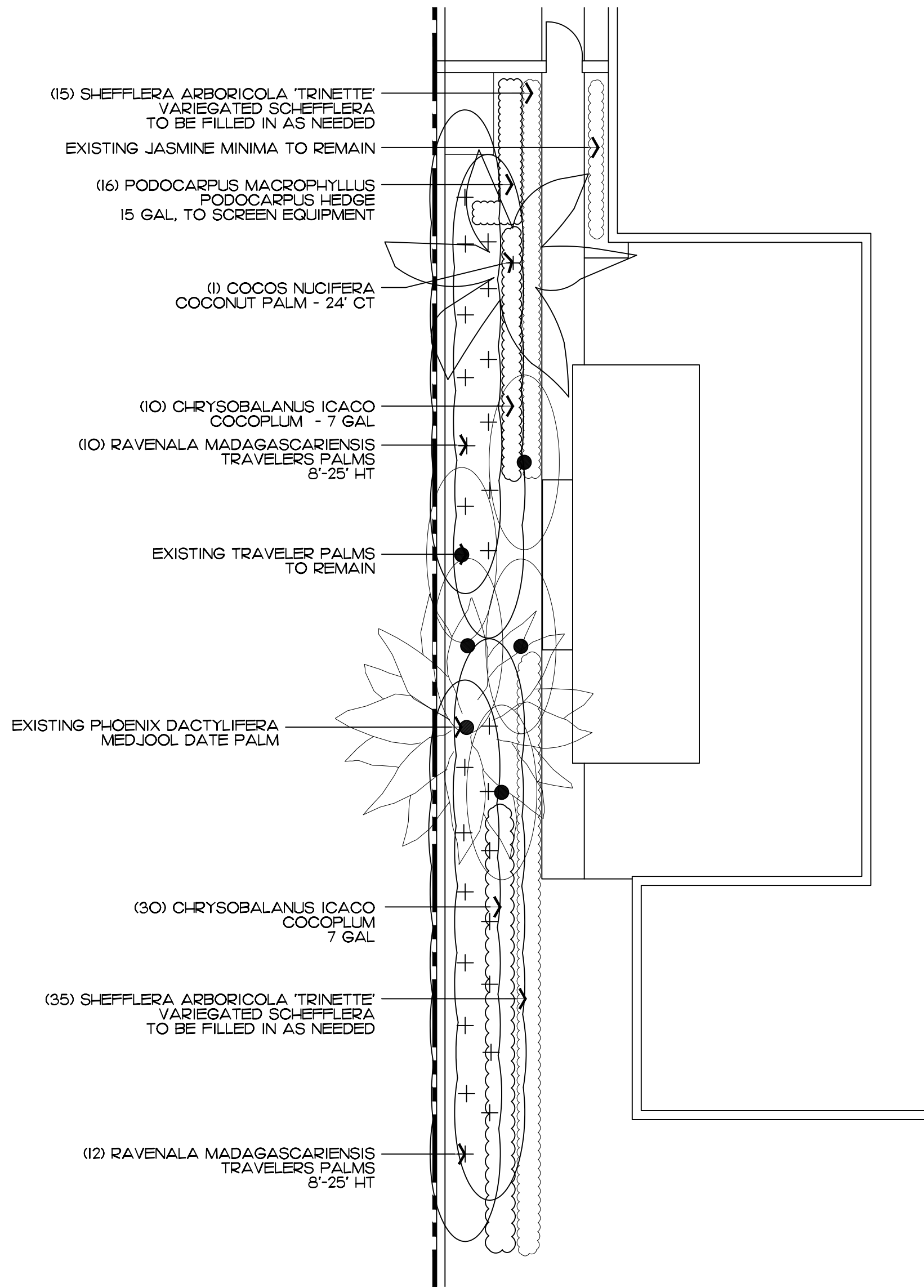


64 sf

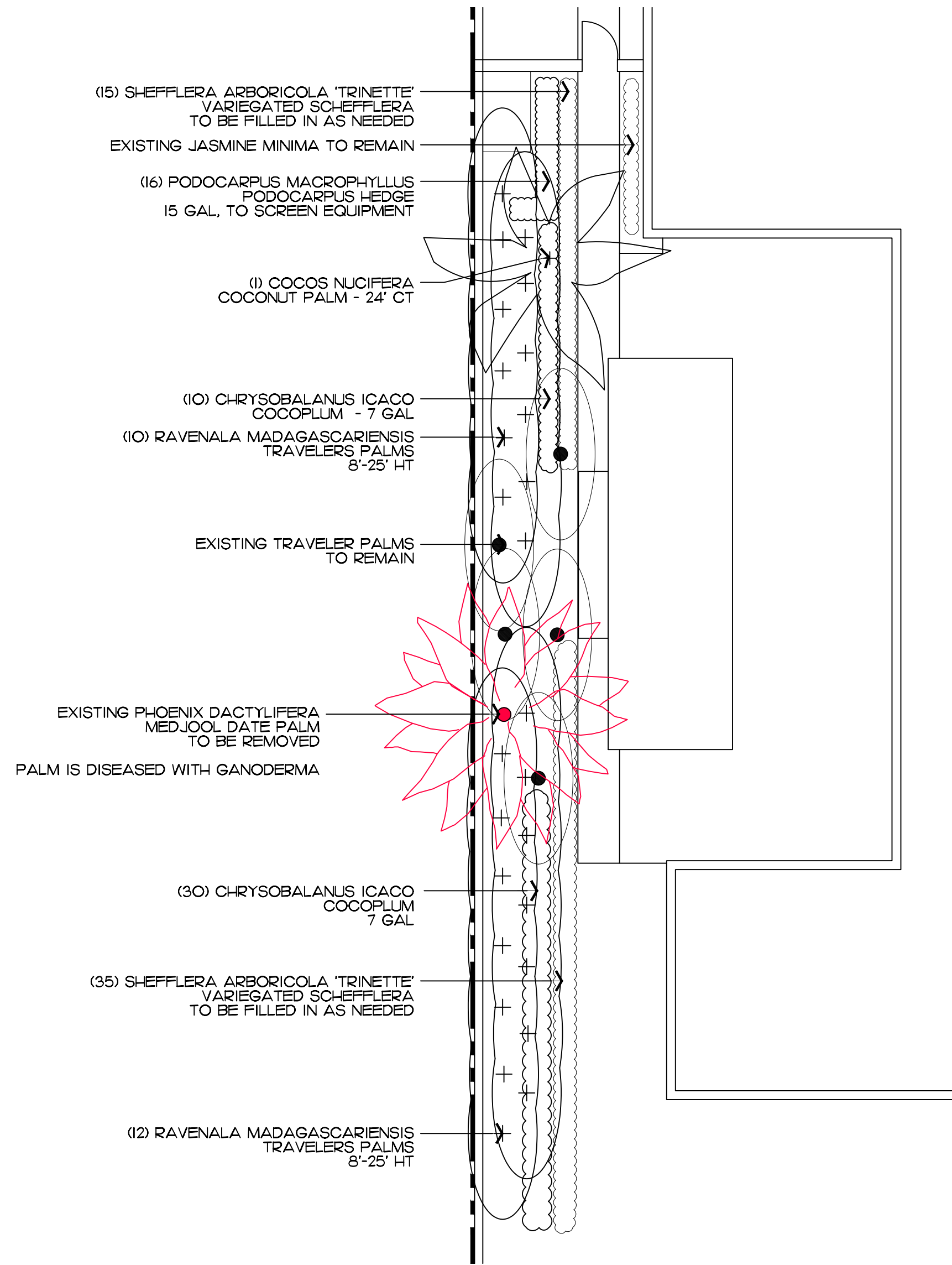
AREA IN SQ.FT



Site Plan
LIMITS OF WORK
SCALE 1" = 20'



Previously Approved Landscape Plan



Currently Proposed Landscape Plan

Medjool Date Palm - Existing Conditions



EXISTING PHOENIX DACTYLIFERA - MEDJOL DATE PALM
TO BE REMOVED BECAUSE OF GANODERMA DISEASE



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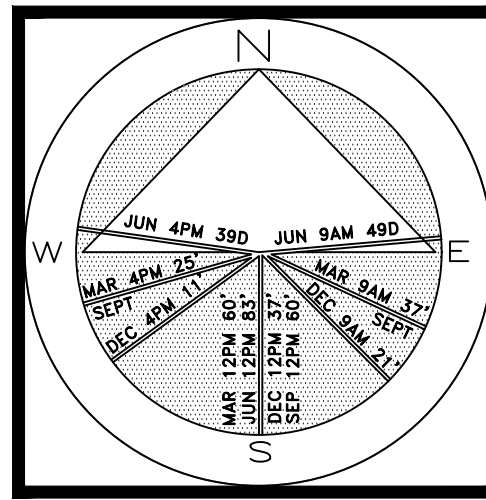
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ARC-24-013
Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

**ENVIRONMENT
DESIGN
GROUP**
139 North County Road 5920-8 Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
230 Brazilian Ave
Town of Palm Beach



JOB NUMBER: # 23134.00 LA
DRAWN BY: Allison Padilla
DATE: 07.29.2024
04.08.2024

SHEET L3.0

64 sq. ft.
AREA IN SQ. FT.



June 14, 2024

Good afternoon,

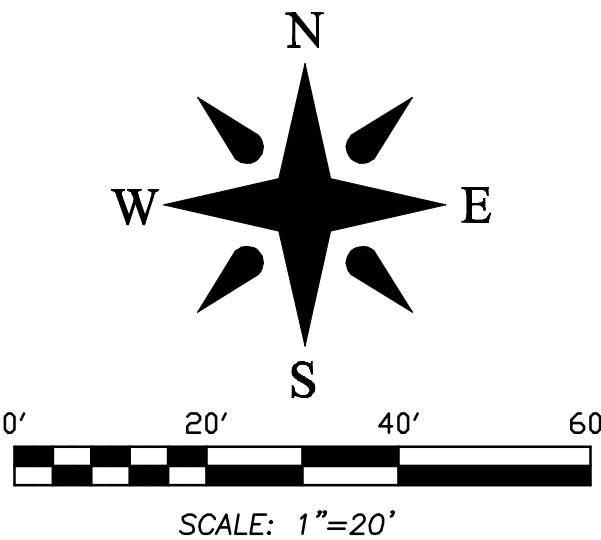
Today I inspected the West back property line Medjool Date Palm about Ganoderma activity. During my inspection I found the remaining Medjool Date Palm infected with Ganoderma. Unfortunately, Ganoderma is a lethal disease to palms. This disease affects the vascular system of the palm and will slowly kill the palm from the inside out. I recommend removing this palm as soon as possible to prevent any damage to this or neighboring property if the head were to fall out. At this time there is still no preventative or reactive treatment available. Please feel free to contact me with any questions. I appreciate the opportunity to view this property.

Thank You,
Nick Benulis
561-644-8646



990 W 15th St., Rivera Beach, FL 33404
561-689-8911 www.killerservice.com

= ARC LENGTH
 A/C = AIR CONDITIONING
 A.E. = ACCESS EASEMENT
 A.K.A. = ALSO KNOWN AS
 B.F.P. = BACKFLOW PREVENTER
 BLDG. = BUILDING
 B.M. = BENCHMARK
 B.O.C. = BACK OF CURB
 B.O.W. = BACK OF WALK
 (C) = CALCULATED
 CATV = CABLE ANTENNA TELEVISION
 C.B. = CHORD BEARING
 C.B.S. = CONCRETE BLOCK STRUCTURE
 C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
 CH = CHORD
 C.C.L.F. = CHAIN LINK FENCE
 CLR. = CLEAR
 C.M.P. = CORRUGATED METAL PIPE
 CONC. = CONCRETE
 (D) = DESCRIPTION DATUM
 D.B. = DEED BOOK
 D.E. = DRAINAGE EASEMENT
 D.H. = DRILL HOLE
 E.B. = ELECTRIC BOX
 EL. = ELEVATION
 ENC. = ENCROACHMENT
 E.O.P. = EDGE OF PAVEMENT
 E.O.W. = EDGE OF WATER
 ESM/T = EASEMENT
 F.F. = FINISH FLOOR
 FND. = FOUND
 F.O.C. = FACE OF CURB
 G.M. = GAS METER
 INV. = INVERT
 I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
 L.A.E. = LIMITED ACCESS EASEMENT
 L.B. = LICENSE BOARD
 L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
 (M) = FIELD MEASUREMENT
 M.H. = MANHOLE
 M.H.W.L. = MEAN HIGH WATER LINE
 M.L.W.L. = MEAN LOW WATER LINE
 N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 N.P.B.C.I.D. = NORTH PALM BEACH COUNTY IMPROVEMENT DISTRICT
 N.T.S. = NOT TO SCALE
 O.A. = OVERALL
 O.D. = OUTSIDE DIAMETER
 O/H = OVERHEAD UTILITY LINE
 O.R.B. = OFFICIAL RECORD BOOK
 P = PLANTER
 (P) = PLAT DATUM
 P.B. = PLAT BOOK
 P.B.C. = PALM BEACH COUNTY
 P.C. = POINT OF CURVATURE
 P.C.C. = POINT OF COMPOUND CURVATURE
 P.E. = POOL EQUIPMENT
 PG. = PAGE
 P.I. = POINT OF INTERSECTION
 P/O = PART OF
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.R.C. = POINT OF REVERSE CURVATURE
 P.R.M. = PERMANENT REFERENCE MONUMENT
 PROP. = PROPOSED
 P.T. = POINT OF TANGENCY
 P.V.M/T = PAVEMENT
 (R) = RADIAL
 R = RADIUS
 RGE. = RANGE
 R.P.B. = ROAD PLAT BOOK
 R/W = RIGHT OF WAY
 (S) = SURVEY DATUM
 S.B. = SETBACK
 SEC. = SECTION
 S/D = SUBDIVISION
 S.F. = SQUARE FEET
 S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
 S.R. = STATE ROAD
 STA. = STATION
 STY. = STORY
 S/W = SIDEWALK
 T.O.B. = TOP OF BANK
 T.O.C. = TOP OF CURB
 TWP. = TOWNSHIP
 TYP. = TYPICAL
 U/C = UNDER CONSTRUCTION
 U.E. = UTILITY EASEMENT
 U.R. = UNRECORDED
 W.C. = WITNESS CORNER
 W.M.E. = WATER MANAGEMENT EASEMENT
 W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
 W.M.T. = WATER MANAGEMENT TRACT
 W. = BASELINE
 C. = CENTERLINE
 Δ = CENTRAL ANGLE/Delta
 ■ = CONCRETE MONUMENT FOUND (AS NOTED)
 □ = CONCRETE MONUMENT SET (LB #4569)
 ● = ROD & CAP FOUND (AS NOTED)
 ○ = 5/8" ROD & CAP SET (LB #4569)
 ○ = IRON PIPE FOUND (AS NOTED)
 ⊙ = IRON ROD FOUND (AS NOTED)
 ▲ = NAIL FOUND
 ● = NAIL & DISK FOUND (AS NOTED)
 ⊕ = MAG NAIL & DISK SET (LB #4569)
 P. = PROPERTY LINE
 ⚡ = UTILITY POLE
 ⚡ = FIRE HYDRANT
 ⚡ = WATER METER
 ⚡ = WATER VALVE
 ⚡ = LIGHT POLE
 = PINE TREE
 = SABAL PALM



This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property

Patricia C Baker & Jon M Baker

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS.
230 Brazilian Ave.
Palm Beach, FL 33480

LEGAL DESCRIPTION:
The East 3.50 feet of Lot 40, Block G, and the West 44.75 feet of Lot 37, Block G, **ROYAL PARK ADDITION TO PALM BEACH, FLORIDA**, according to the Plat thereof on file on the Office of the Circuit Court in and for Palm Beach County Florida, recorded in Plat Book 4, Page 1.

FLOOD ZONE:
This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.


NOTES:

1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
2. Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NGVD-29. The expected accuracy of the elevations shown hereon is 0.03" for the hard surface elevations and 0.1" for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless it bears the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. In violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
13. The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 12/5/2023

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

BOUNDARY SURVEY FOR: PATRICIA C BAKER & JON M BAKER			
 <div style="display: inline-block; text-align: center; vertical-align: middle;"> WALLACE <small>SURVEYING</small> <small>5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551</small> </div>			
FIELD#	C.K.	JOB NO.	13-1263
OFFICE:	M.B.	DATE:	7/19/13
C.K.'s	C.W.	REF:	13-1263.DWG
		F.B.	PB160 PG. 11
		DWG. NO.	13-1263
		SHEET	1 OF 1