

SCHEDULED HEARING DATES:

PRE-APPLICATION SUBMITTAL DATE: 02.03.25

FIRST SUBMITTAL DATE: 02.20.25

SECOND SUBMITTAL DATE: 03.10.25

FINAL DROP OFF: 04.07.25

MEETING DATE: 04.23.25

# PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

## FINAL SUBMITTAL

### ARC-25-0008

SCOPE OF WORK:

HARDSCAPE

- 1A. HARDSCAPE MODIFICATIONS TO FRONT YARD AND DRIVEWAY
- 1B. HARDSCAPE MODIFICATIONS TO EAST SIDE YARD
- 1C. REQUESTING VARIANCE FOR POOL EQUIPMENT AND GENERATOR LOCATIONS, GIVEN THE 25' STREET SIDE YARD SETBACK

LANDSCAPE

- 2A. LANDSCAPE MODIFICATIONS TO FRONT AND EAST SIDE YARD, SEE PAGE LP1
- 2B. PLANTING MATERIAL REVISED, SEE PAGE LP2

SHEET LEGEND:

- SURVEY
- EX-EXISTING CONDITIONS PLAN
- EX2-EXISTING LANDSCAPE PHOTOS
- LAD-LANDSCAPE ALTERATION DIAGRAM
- SITE PLAN RENDERING
- RENDERED ELEVATIONS
- LO-OVERALL SITE PLAN
- L1-HARDSCAPE PLAN
- LP1-LANDSCAPE PLAN
- LP2-LANDSCAPE PLANT SCHEDULE AND PLANTING DETAILS
- D1- SITE DETAILS
- OS1-OPEN SPACE DIAGRAM
- OS2- NATIVE VEGETATION DIAGRAM
- CSP-CONSTRUCTION SCREENING DIAGRAM

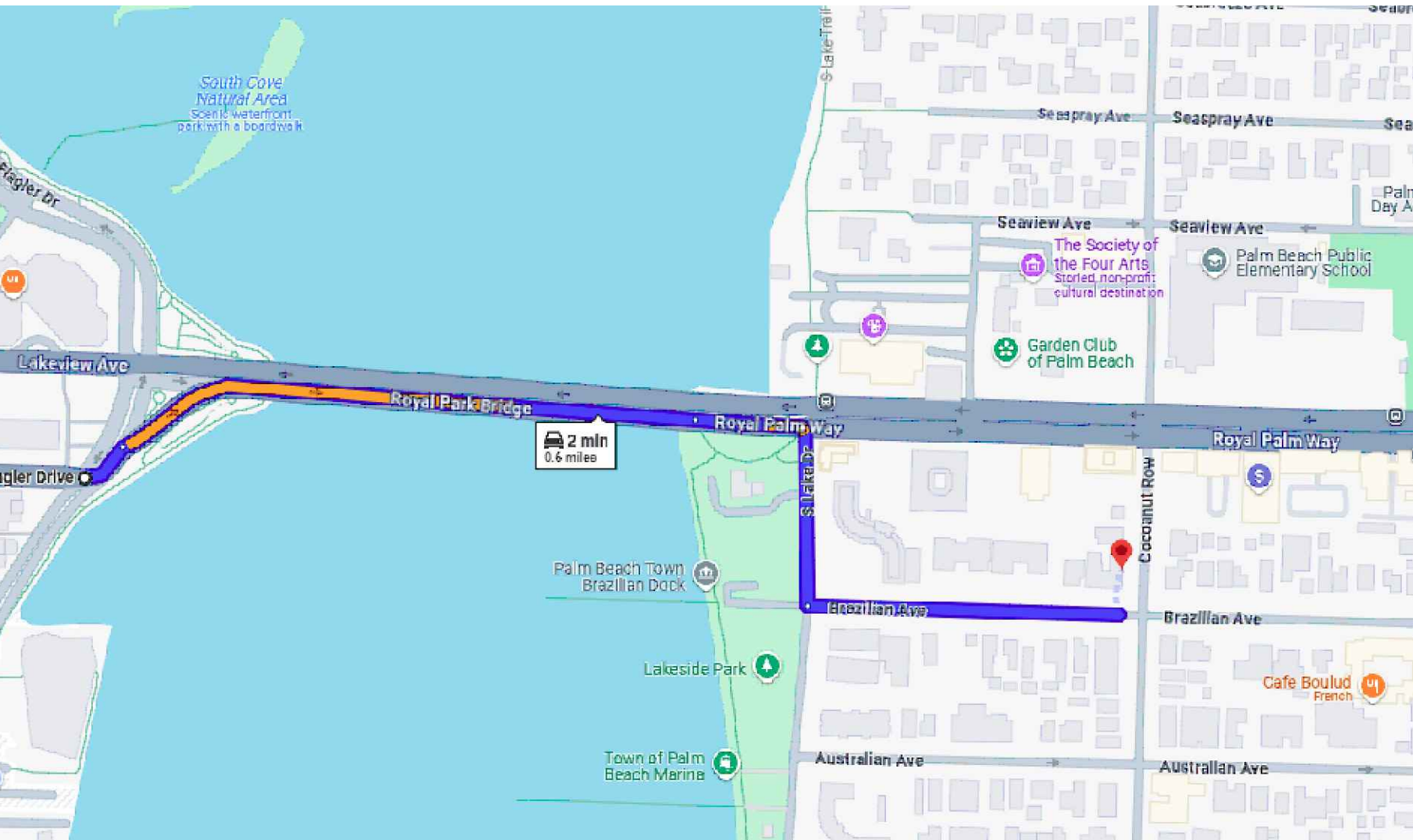


TRUCK LOGISTICS PLAN

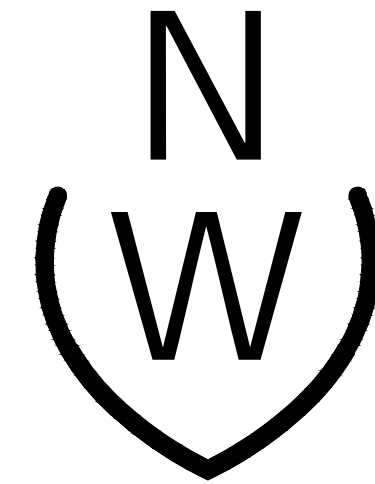
MAXIMUM TRUCK SIZE: 30 FEET

BEST ROUTE TO PROPERTY:  
ROYAL PARK BRIDGE TO SOUTH LAKE DRIVE, EAST ON BRAZILIAN AVENUE,  
LEFT TO SUBJECT PROPERTY

ESTIMATED NUMBER OF LARGE TRUCK  
TRIPS: 20



LANDSCAPE ARCHITECT  
NIEVERA WILLIAMS DESIGN



NIEVERA WILLIAMS  
DESIGN

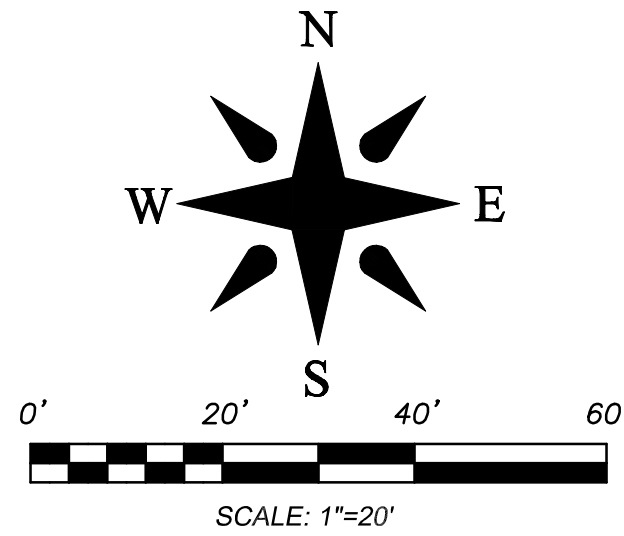
625 N. Flagler Drive  
Suite 502  
West Palm Beach, FL 33401  
P: 561-659-2820  
F: 561-659-2113  
nieverawilliams.com



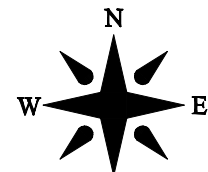
LEGEND

- A = ARC LENGTH  
A/C = AIR CONDITIONING  
A.E. = ACCESS EASEMENT  
A.K.A. = ALSO KNOWN AS  
ASPH. = ASPHALT  
B.F.P. = BACKFLOW PREVENTOR  
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.L.F. = CHAIN LINK FENCE  
CLR. = CLEAR  
C.M.P. = CORRUGATED METAL PIPE  
CONC. = CONCRETE  
(D) = DESCRIPTION DATUM  
D.B. = DEED BOOK  
D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY  
D.E. = DRAINAGE EASEMENT  
D.H. = DRILL HOLE  
DW. = DRIVEWAY  
EL. = ELEVATION  
ENC. = ENCROACHMENT  
E.O.P. = EDGE OF PAVEMENT  
E.O.W. = EDGE OF WATER  
ESMT. = EASEMENT  
F.D.C. = FIRE DEPARTMENT CONNECTION  
F.F.E. = FINISHED FLOOR ELEVATION  
FND. = FOUND  
F.O.C. = FACE OF CURB  
G.F.F.E. = GARAGE FINISH FLOOR ELEVATION  
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  
MIN. = MINIMUM  
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. = NORTHERN 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 RECORDS BOOK  
O/S = OFFSET  
P. = PLANTER  
(P) = PLAT DATUM  
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.P.Z. = REDUCED PRESSURE ZONE  
RW. = 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  
SW. = SIDEWALK  
T.O.B. = TOP OF BANK  
T.O.C. = TOP OF CURB  
TOW. = TOWNSHIP  
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.S.C. = WALLACE SURVEYING CORPORATION  
YD. = YARD DRAIN  
℄ = BASELINE  
℄ = CENTERLINE  
Δ = CENTRAL ANGLE/DELTA  
■ = CONCRETE MONUMENT FOUND (AS NOTED)  
■ = CONCRETE MONUMENT SET (LB #8598)  
● = ROD & CAP FOUND (AS NOTED)  
○ = 5/8" IRON ROD & CAP SET (LB #8598)  
○ = IRON PIPE FOUND (AS NOTED)  
○ = IRON ROD FOUND (AS NOTED)  
● = NAIL FOUND (AS NOTED)  
● = NAIL & DISK FOUND (AS NOTED)  
● = MAG NAIL & DISK SET (LB #8598)  
℄ = PROPERTY LINE  
℄ = UTILITY POLE  
⊗ = FIRE HYDRANT  
⊗ = WATER METER  
⊗ = WATER VALVE  
⊗ = LIGHT POLE  
⊗ = CABLE TV RISER  
⊗ = ELECTRIC BOX  
⊗ = GAS METER  
⊗ = SANITARY MANHOLE

Boundary Survey For:  
**MARLENE PERLMUTTER**



SITE



VICINITY SKETCH  
(NOT TO SCALE)

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

**Marlene Perlmutter, as Trustee of the Amended and Restated Marlene Perlmutter Living Trust U/A/D March 23, 2018, as amended**  
**Old Republic National Title Insurance Company**  
**Mettler Randolph Massey Ferguson Carroll & Sterlacci, P.L.**  
**Rabideau Klein**

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

**PROPERTY ADDRESS:**

401 Brazilian Avenue  
Palm Beach, FL 33480

**LEGAL DESCRIPTION:**

A parcel of land lying in Lots 24, 25, and 26, Block 1, **REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA**, as recorded in Plat Book 4, Page 1, Palm Beach County, Florida. Being more particularly described as follows:

**BEGINNING** at the Southeast corner of Lot 26, Block 1; thence South 90 degrees 00 minutes, 00 seconds West along the South line of Lots 24, 25, and 26, Block 1, a distance of 69.39 feet; thence North, a distance of 55.50 feet; thence West a distance of 5.50 feet; thence North a distance of 9.6 feet; thence East a distance of 17.2 feet; thence North a distance of 15.9 feet; thence East a distance of 6.10 feet; thence North, a distance of 44.08 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 51.86 feet to the East line of said Lot 26, Block 1; thence South 00 degrees 00 minutes 50 seconds West along the said East line of Lot 26, Block 1, a distance of 125.00 feet to the said Southeast corner of the aforesaid Lot 26, Block 1 and the **POINT OF BEGINNING**.

**FLOOD ZONE:**

This property is located in Flood Zone AE (EL 7) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583G, dated 12/20/2024.

**NOTES:**

- 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.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. 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.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and 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.
- 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.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- 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.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- 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.
- 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.
- It is a 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.
- 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.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

**CERTIFICATION:**

**I HEREBY ATTEST** that the survey shown hereon meets 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: 03/12/2025**

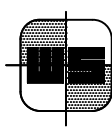
William M. Naulty  
Professional Surveyor and Mapper  
Florida Certificate No. 7558

**REVISIONS:**

03/12/25 SURVEY UPDATE B.M./S.W. 199736 PB/18

**Boundary Survey For:**

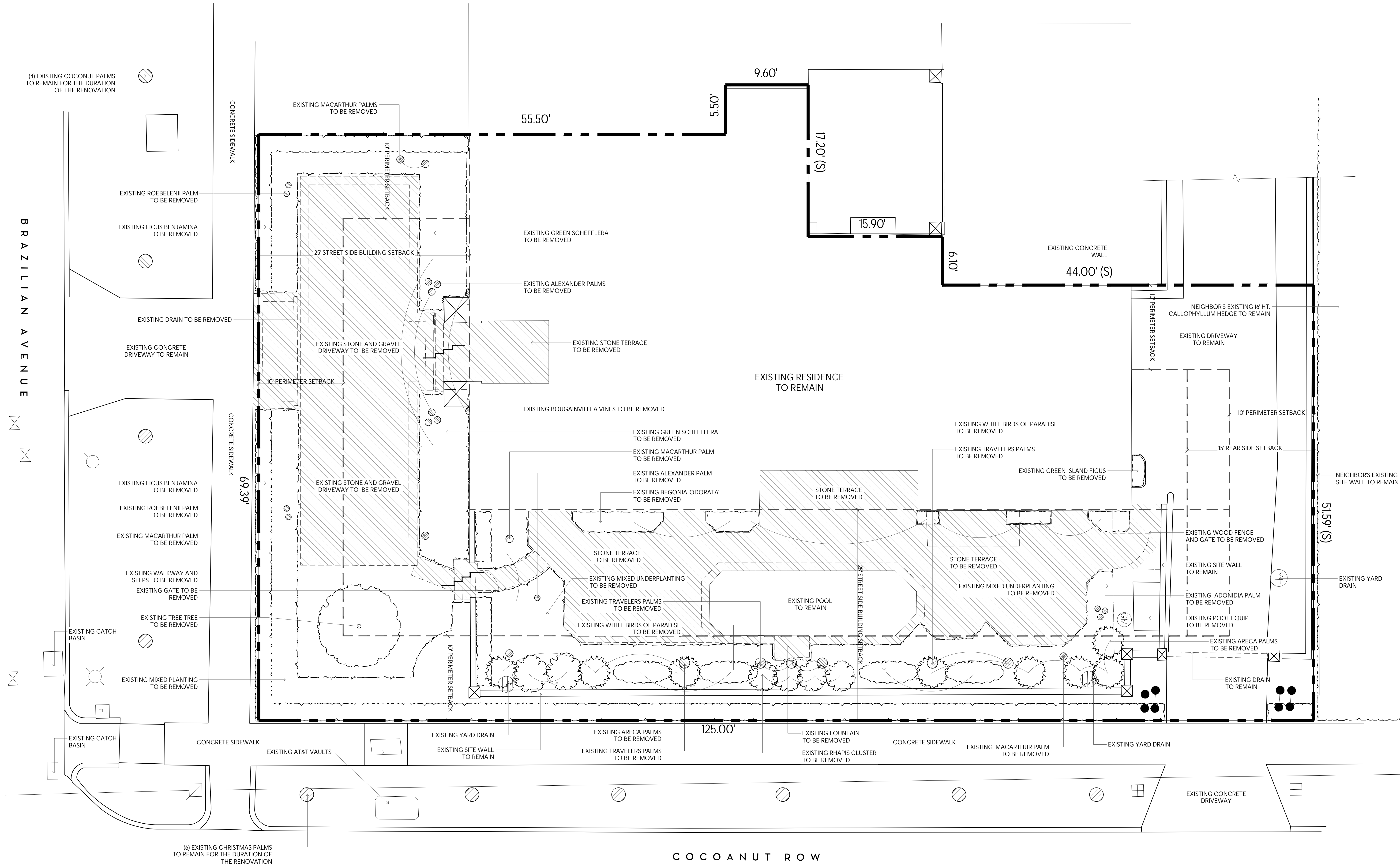
**MARLENE PERLMUTTER**



**WALLACE SURVEYING**  
A DIVISION OF LANGSTON CONSTRUCTION  
SURVEYING, LLC, LB #8598  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

FIELD:	J.D.	JOB No.:	22-1387.2	F.B.	PB348	PG. 18
OFFICE:	S.W.	DATE:	05/26/23	DWG. No.:	22-1387	
C'K'D.:	C.W.	REF.:	22-1387.DWG	SHEET:	1 OF 1	





OVERALL R-C SITE CALCULATIONS:

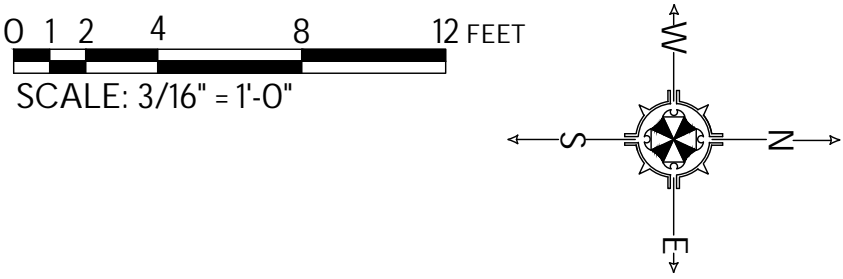
SITE AREA =	7,764	SQ FT	100%
MINIMUM LANDSCAPE: REQUIRED =	3,494	SQ FT	45%
EXISTING =	2,087	SQ FT	26.9%
PROPOSED =	2,119	SQ FT	27.3%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,738	SQ FT	100%
MINIMUM LANDSCAPE: REQUIRED =	695	SQ FT	40%
EXISTING =	938	SQ FT	54%
PROPOSED =	985	SQ FT	56.7%

10' PERIMETER SITE CALCULATIONS:

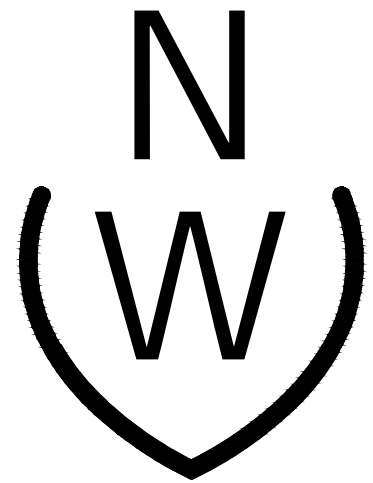
PERIMETER AREA =	3,547	SQ FT	
MINIMUM LANDSCAPE: (50% OF 3,547 SF) = 1,747 REQUIRED			
EXISTING =	1,683	SQ FT	47.4%
PROPOSED =	2,030	SQ FT	57.2%



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

EXISTING CONDITIONS PLAN  
PRIVATE RESIDENCE

07 APRIL 2025 - FINAL SUB  
10 MARCH 2025 - SECOND SUB  
20 FEB 2025 - FIRST SUB  
03 FEB 2025 - PRE-APP



NIEVERA WILLIAMS  
DESIGN

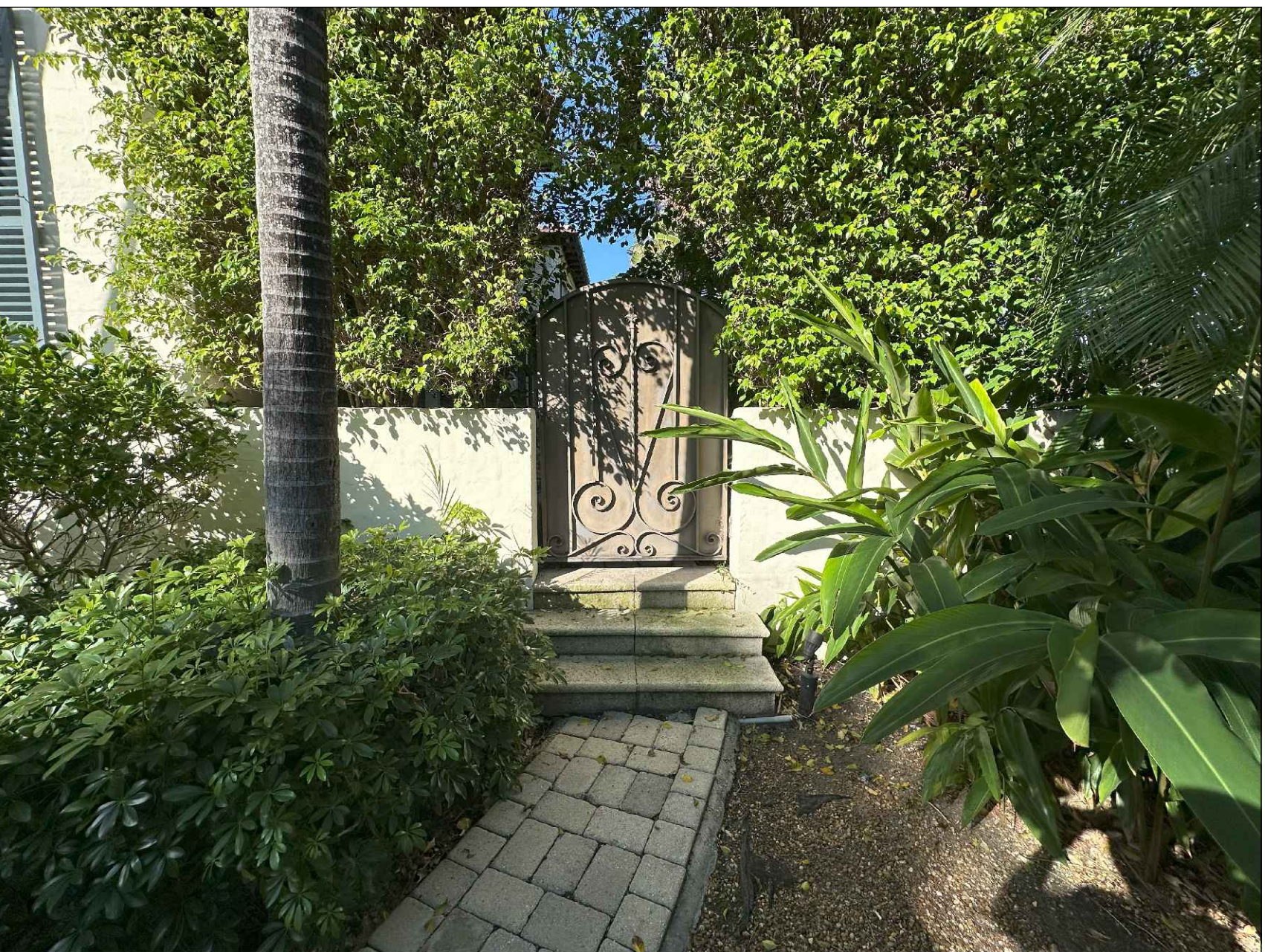
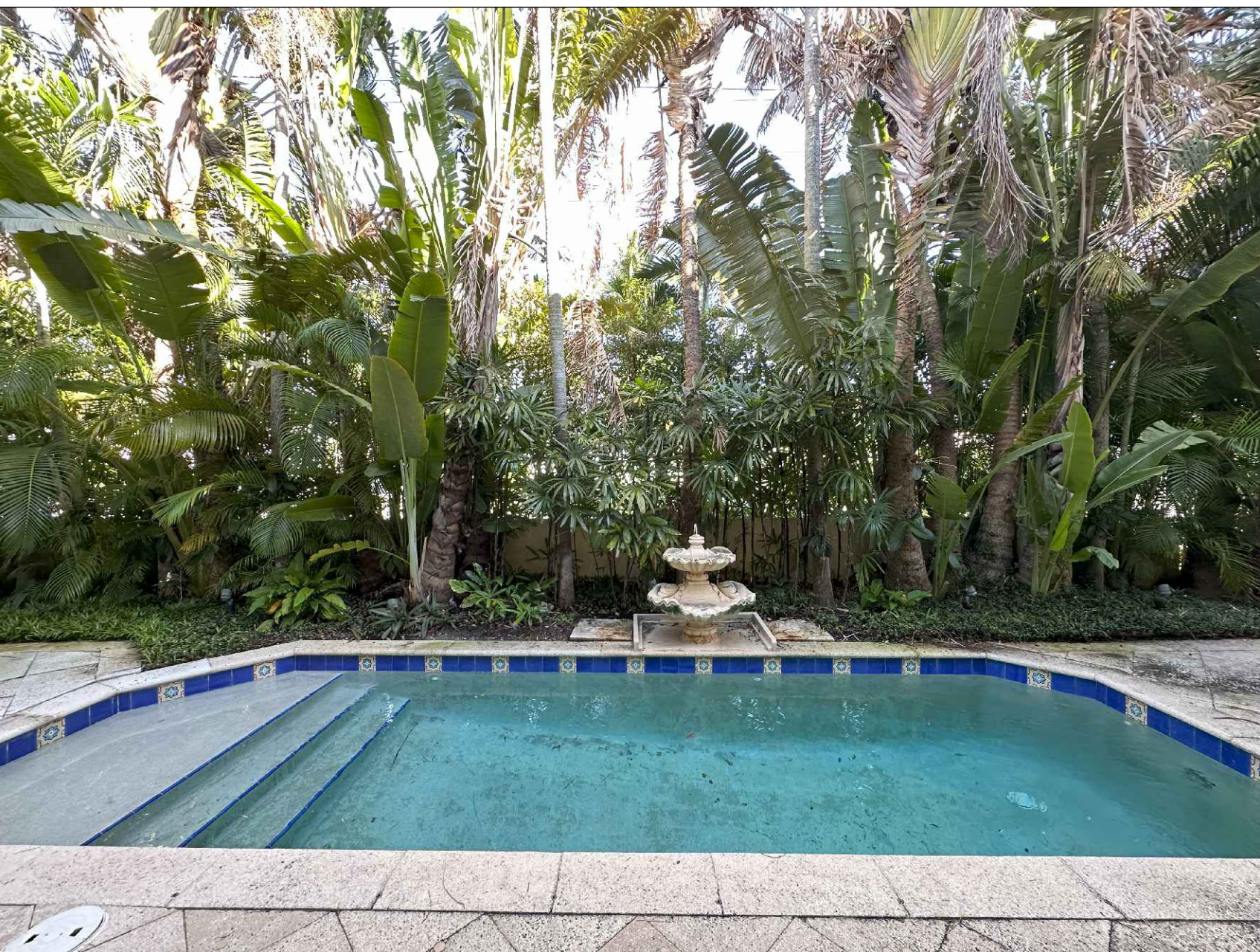
625 N. Flagler Drive  
Suite 502  
West Palm Beach, FL 33401  
P: 561-659-2820  
F: 561-659-2113

NIEVERAWILLIAMS.COM

EX  
ARC-25-0008

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



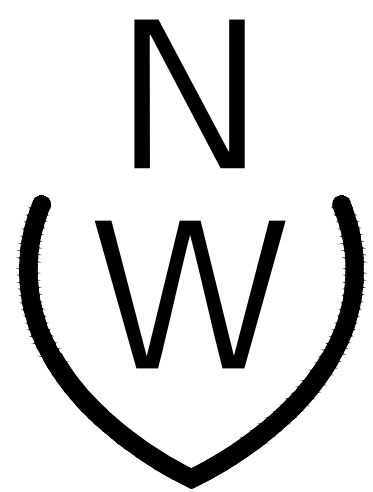


MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

EXISTING CONDITIONS PHOTOS  
**PRIVATE RESIDENCE**

07 APRIL 2025 - FINAL SUB  
10 MARCH 2025 - SECOND SUB  
20 FEB 2025 - FIRST SUB  
03 FEB 2025 - PRE-APP  
401 BRAZILIAN AVENUE, PALM BEACH, FL



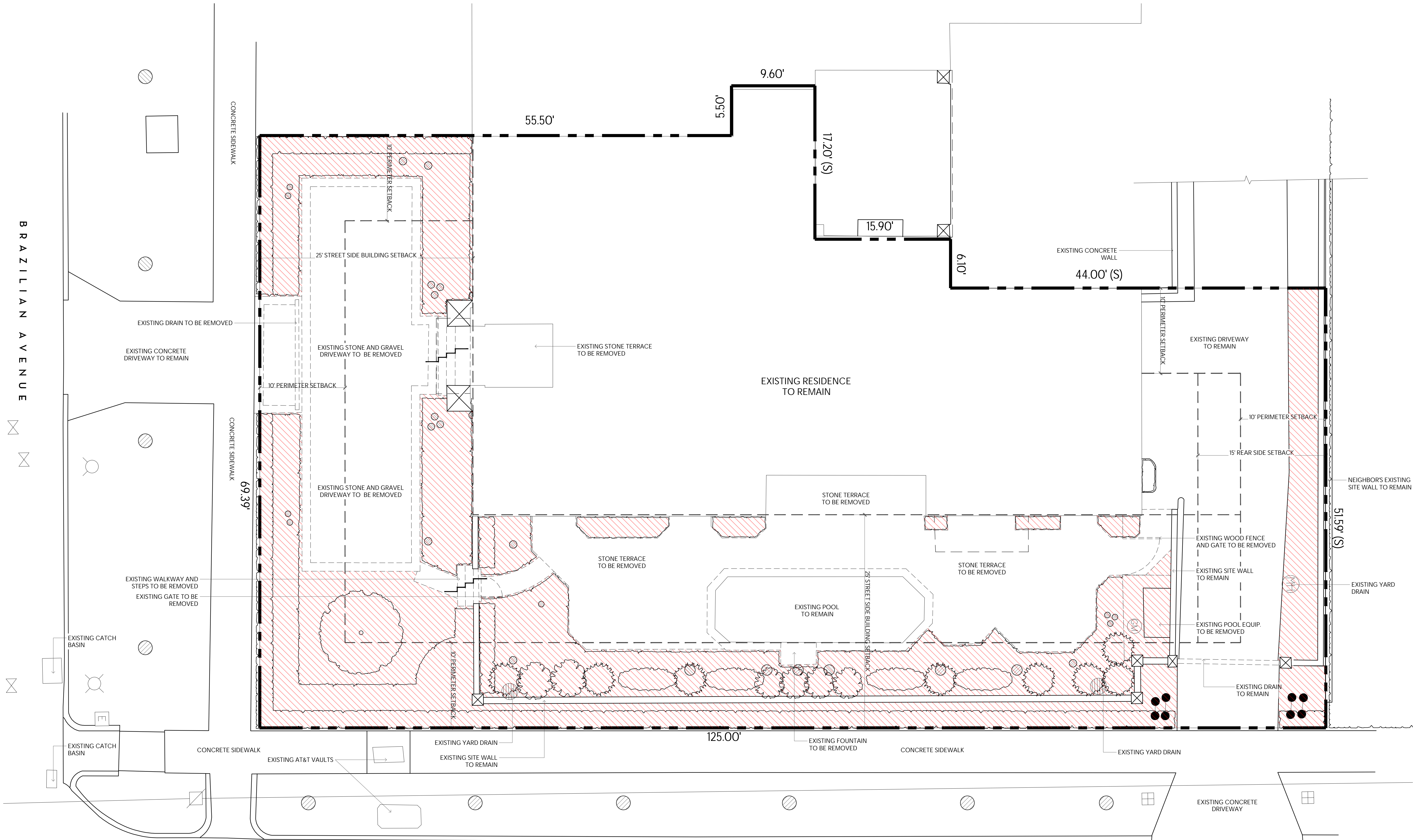
NIEVERA WILLIAMS  
DESIGN

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**EX2**  
ARC-25-0008





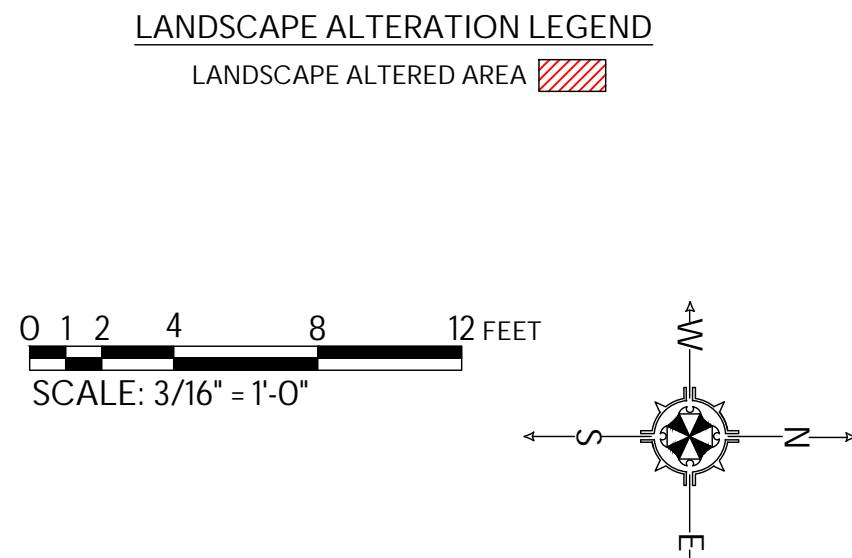
**Town of Palm Beach**  
Planning Zoning and Building  
360 S County Rd.  
Palm Beach, FL 33480  
www.townofpalmbeach.com

Landscape Legend	REQUIRED	PROPOSED	
Property Address:			
Lot Area (sq. ft.):		7,764 sq. ft.	
	REQUIRED	PROPOSED	
Landscape Open Space (LOS) (Sq. Ft. and %)	3,494 Sq. Ft. (45%)	2,119 Sq. Ft. (27.3%)	
LOS to be altered (Sq. Ft. and %)	N/A	2,096 Sq. Ft. (27%)	
Perimeter LOS (Sq. Ft. and %)	1,747 Sq. Ft. (22.5%)	2,030 Sq. Ft. (26.1%)	
Front Yard LOS (Sq. Ft. and %)	695 Sq. Ft. (9.0%)	985 Sq. Ft. (12.7%)	
Native Trees %	30% (number of trees)	40%	
Native Shrubs & Vines %	30% (number of shrubs & vines)	31%	
Native Groundcover %	30% (groundcover area)	28.7%	
To determine qualifying native vegetation use either: the Institute for Regional Conservation Methods for Your Neighborhood FL Statewide Plant List OR the Florida Native Plant Society Native Plants for Your Area List			
Notes: Modification of >50% of existing landscape/vegetation are subject to minimum native plant requirements and must submit a landscape and vegetation plan for review. This table shall be included on the landscape plan sheet as prepared by a licensed landscape architect and landscape appearance data shall be incorporated on the corresponding zoning legend.			
REV 09/2023			

OVERALL R-C SITE CALCULATIONS:			
SITE AREA =	7,764	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,494	SQ FT	45%
EXISTING =	2,087	SQ FT	26.9%
PROPOSED =	2,119	SQ FT	27.3%

FRONT SETBACK SITE CALCULATIONS:			
25' SETBACK AREA =	1,738	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	695	SQ FT	40%
EXISTING =	938	SQ FT	54%
PROPOSED =	985	SQ FT	56.7%

10' PERIMETER SITE CALCULATIONS:			
PERIMETER AREA =	3,547	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 3,547 SF) = 1,747 REQUIRED			
EXISTING =	1,683	SQ FT	47.4%
PROPOSED =	2,030	SQ FT	57.2%



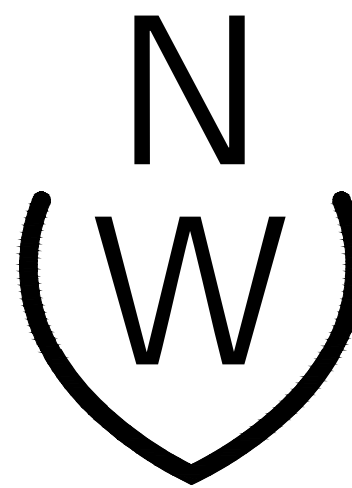
MARIO F. NIEVERA

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6666856

LANDSCAPE ALTERATION DIAGRAM  
**PRIVATE RESIDENCE**

07 APRIL 2025 - FINAL SUB  
10 MARCH 2025 - SECOND SUB  
20 FEB 2025 - FIRST SUB  
03 FEB 2025 - PRE-APP

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



NIEVERA WILLIAMS  
DESIGN

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NIEVERAWILLIAMS.COM

**LAD**  
ARC-25-0008





**OVERALL R-C SITE CALCULATIONS:**

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**10' PERIMETER SITE CALCULATIONS:**

PERIMETER AREA =	3,547	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 3,547 SF) = 1,747 REQUIRED			
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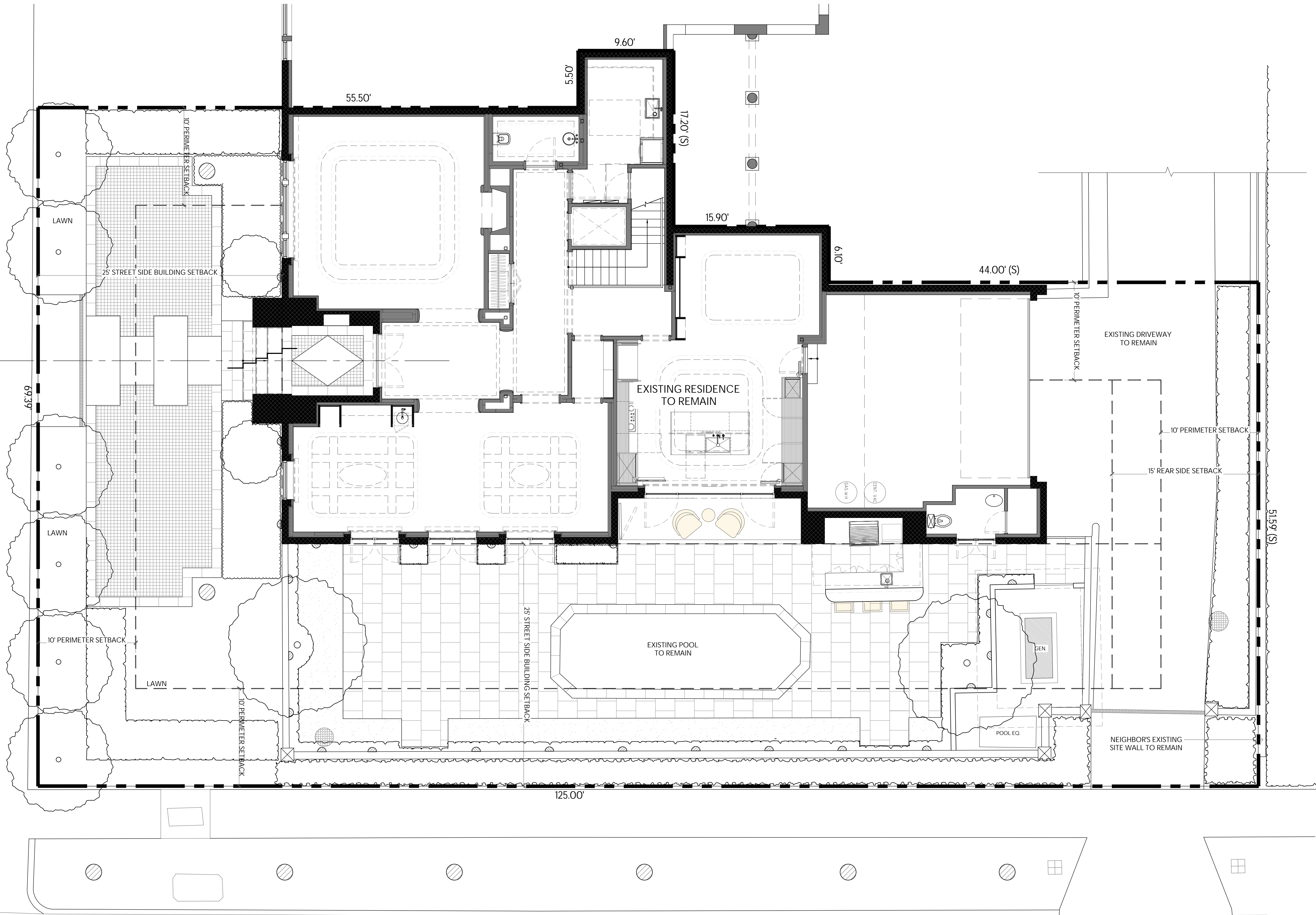


1 EXISTING SOUTH EXTERIOR ELEVATION  
Scale: 1/4"=1'-0"





BRAZILIAN AVENUE



COCOANUT ROW

Town of Palm Beach Planning, Zoning and Building 360 S. County Rd. Palm Beach, FL 33480 www.townofpalmbeach.com			
Landscape Legend			
1	Property Address	401 Brazilian Avenue	
2	Lot Area (Sq. Ft.)	7,764 Sq. Ft.	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq. Ft. and %)	3,494 Sq. Ft. (45%)	2,119 Sq. Ft. (27.3%)
5	LOS to be altered (Sq. Ft. and %)	N/A	2,006 Sq. Ft. (27%)
6	Perimeter LOS (Sq. Ft. and %)	1,747 Sq. Ft. (22%)	2,006 Sq. Ft. (27%)
7	Front Yard LOS (Sq. Ft. and %)	695 Sq. Ft. (9%)	985 Sq. Ft. (12.7%)
8	Native Trees %	30% (number of trees)	40%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	31%
10	Native Groundcover %	30% (groundcover area)	30.7%
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/vegetation 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 plan/permit application as prepared by a licensed landscape architect and landscape irrigation data shall be incorporated on its corresponding zoning legend.			
Rev 04/18/2022 REV 07/2023/2022			

OVERALL R-C SITE CALCULATIONS:

SITE AREA = 7,764 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 3,494 SQ FT 45%  
EXISTING = 2,087 SQ FT 26.9%  
PROPOSED = 2,119 SQ FT 27.3%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 1,738 SQ FT 100%

MINIMUM LANDSCAPE:

REQUIRED = 695 SQ FT 40%  
EXISTING = 938 SQ FT 54%  
PROPOSED = 985 SQ FT 56.7%

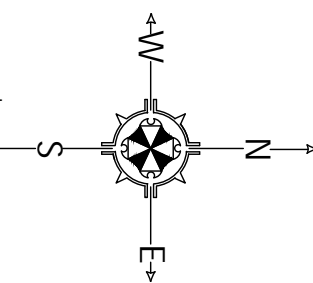
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 3,547 SQ FT

MINIMUM LANDSCAPE:

(50% OF 3,547 SF) = 1,747 REQUIRED  
EXISTING = 1,683 SQ FT 47.4%  
PROPOSED = 2,030 SQ FT 57.2%

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



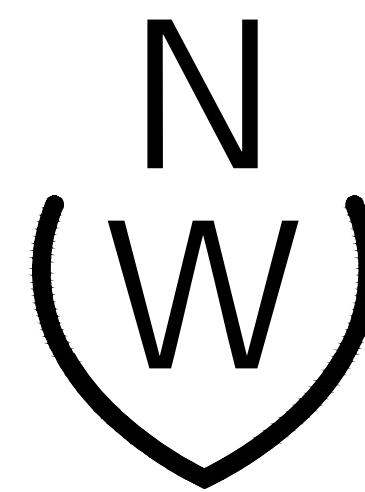
MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

OVERALL SITE PLAN

PRIVATE RESIDENCE

07 APRIL 2025 - FINAL SUB  
10 MARCH 2025 - SECOND SUB  
20 FEB 2025 - FIRST SUB  
03 FEB 2025 - PRE-APP



NIEVERA WILLIAMS  
DESIGN

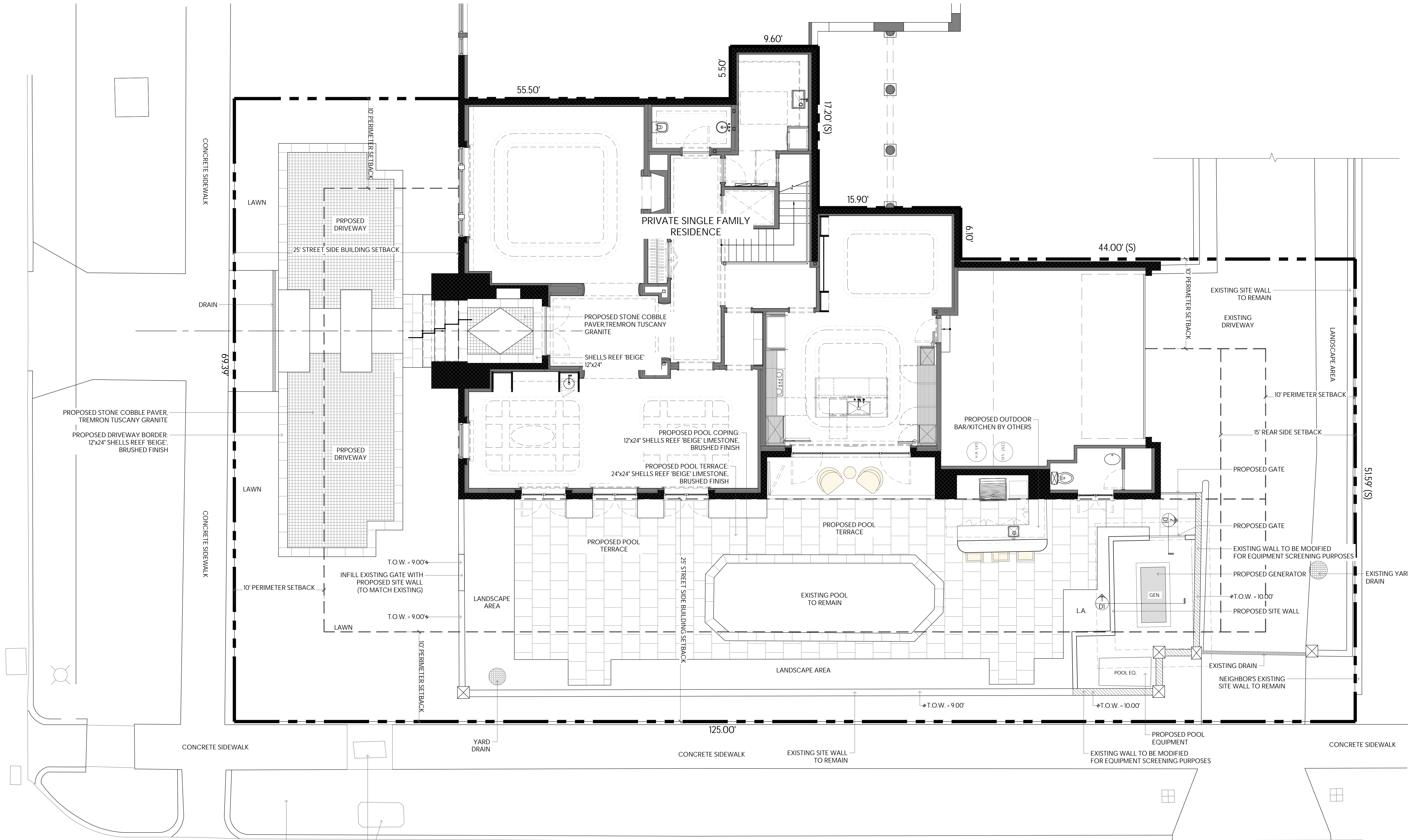
625 N. Flagler Drive  
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P: 561-659-2820  
F: 561-659-2113

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LO  
ARC-25-0008



BRAZILIAN AVENUE



(6) EXISTING CHRISTMAS PALMS  
TO REMAIN FOR THE DURATION OF  
THE RENOVATION

EXISTING AT&T VAULTS



SHELL REEF BEIGE LIMESTONE



TREMRON TUSCANY GRANITE COBBLE STONE

C O C O A N U T R O W

OVERALL R-C SITE CALCULATIONS:

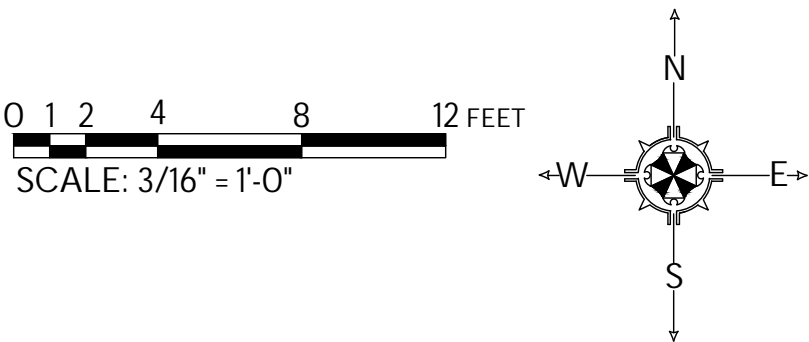
SITE AREA =	7,764	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,494	SQ FT	45%
EXISTING =	2,087	SQ FT	26.9%
PROPOSED =	2,119	SQ FT	27.3%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	1,738	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	695	SQ FT	40%
EXISTING =	938	SQ FT	54%
PROPOSED =	985	SQ FT	56.7%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,547	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 3,547 SF) = 1,747 REQUIRED			
EXISTING =	1,683	SQ FT	47.4%
PROPOSED =	2,030	SQ FT	57.2%

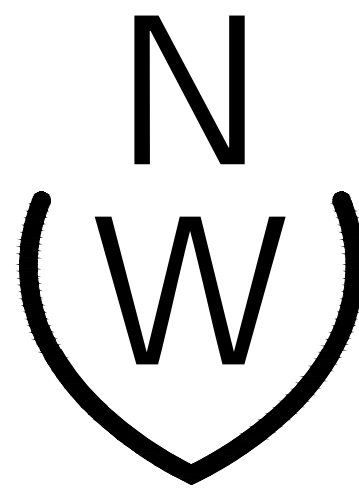


MARIO F. NIEVERA

State of Florida  
Landscape Architect  
Registration No.  
6666856

HARDSCAPE PLAN  
PRIVATE RESIDENCE

07 APRIL 2025 - FINAL SUB  
10 MARCH 2025 - SECOND SUB  
20 FEB 2025 - FIRST SUB  
03 FEB 2025 - PRE-APP



NIEVERA WILLIAMS  
DESIGN

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

NIEVERAWILLIAMS.COM

L1

ARC-25-0008

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

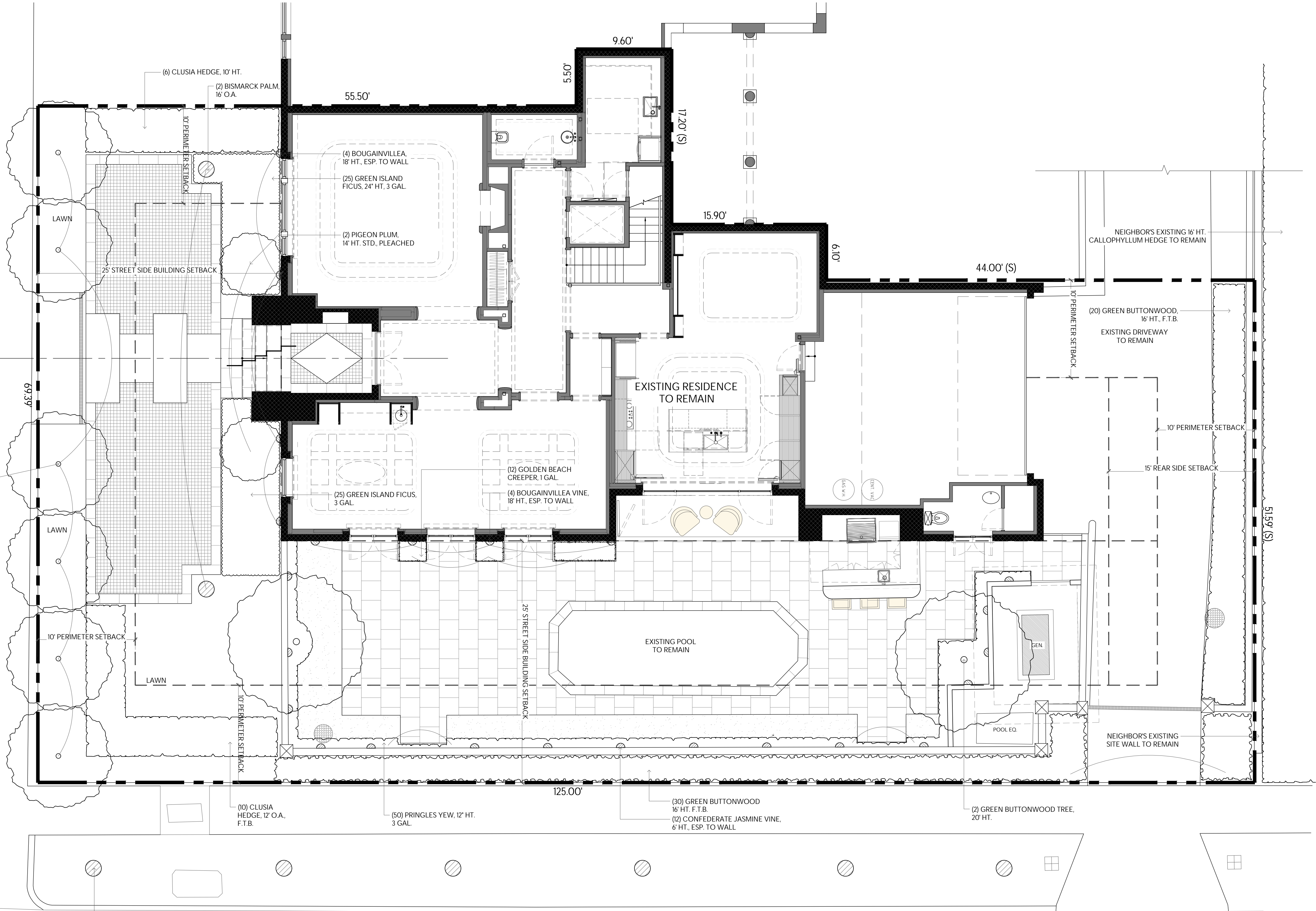


BRAZILIAN AVENUE

(4) EXISTING COCONUT PALMS  
TO REMAIN FOR THE DURATION  
OF THE RENOVATION

(6) CALOPHYLLUM TREES  
14' O.A., 6" C.T.

(6) EXISTING CHRISTMAS PALMS  
TO REMAIN FOR THE DURATION OF  
THE RENOVATION



COCOANUT ROW

Town of Palm Beach Planning, Zoning and Building			
401 Brazilian Avenue Palm Beach, FL 33460 www.townofpalmbeach.com			
Landscape Legend			
Line #	Property Address	Lot Area (Sq. Ft.)	401 Brazilian Avenue
1	Property Address	7,764 Sq. Ft.	
2	Lot Area (Sq. Ft.)		
3	REQUIRED	PROPOSED	
4	Landscape Open Space (LOS) (Sq. Ft. and %)	3,494 Sq. Ft. (45%)	2,119 Sq. Ft. (27.3%)
5	LOS to be altered (Sq. Ft. and %)	N/A	2,006 Sq. Ft. (27%)
6	Perimeter LOS (Sq. Ft. and %)	1,747 Sq. Ft. (22%)	2,006 Sq. Ft. (27%)
7	Front Yard LOS (Sq. Ft. and %)	695 Sq. Ft. (9%)	985 Sq. Ft. (12.7%)
8	Native Trees %	30% (number of trees)	40%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	31%
10	Native Groundcover %	30% (groundcover area)	36.7%
To determine qualifying native vegetation use either: the Institute for Regional Conservation Metrics for Your Neighborhood or Statewide Plant List OR the Florida Native Plant Society Native Plants for Your Area List			
Note: Modification of >50% of existing landscape/vegetation 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 plan before shown as prepared by a licensed landscape architect and landscape irrigation data shall be incorporated on its corresponding coding legend.			
Rev 010-050-0020 REV 01/2020/2021			

OVERALL R-C SITE CALCULATIONS:

SITE AREA = 7,764 SQ FT 100%

MINIMUM LANDSCAPE:  
REQUIRED = 3,494 SQ FT 45%  
EXISTING = 2,087 SQ FT 26.9%  
PROPOSED = 2,119 SQ FT 27.3%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 1,738 SQ FT 100%

MINIMUM LANDSCAPE:  
REQUIRED = 695 SQ FT 40%  
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10' PERIMETER SITE CALCULATIONS:

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MINIMUM LANDSCAPE:  
(50% OF 3,547 SF) = 1,747 REQUIRED  
EXISTING = 1,683 SQ FT 47.4%  
PROPOSED = 2,030 SQ FT 57.2%

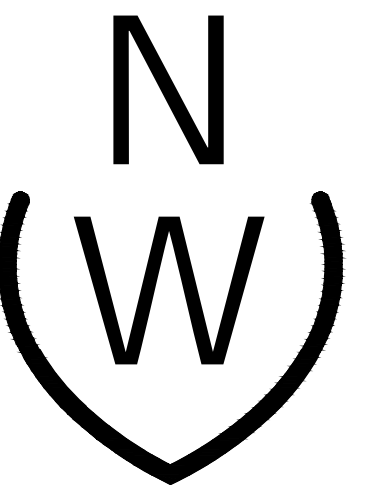


MARIO F. NIEVERA

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LANDSCAPE PLAN  
PRIVATE RESIDENCE

07 APRIL 2025 - FINAL SUB  
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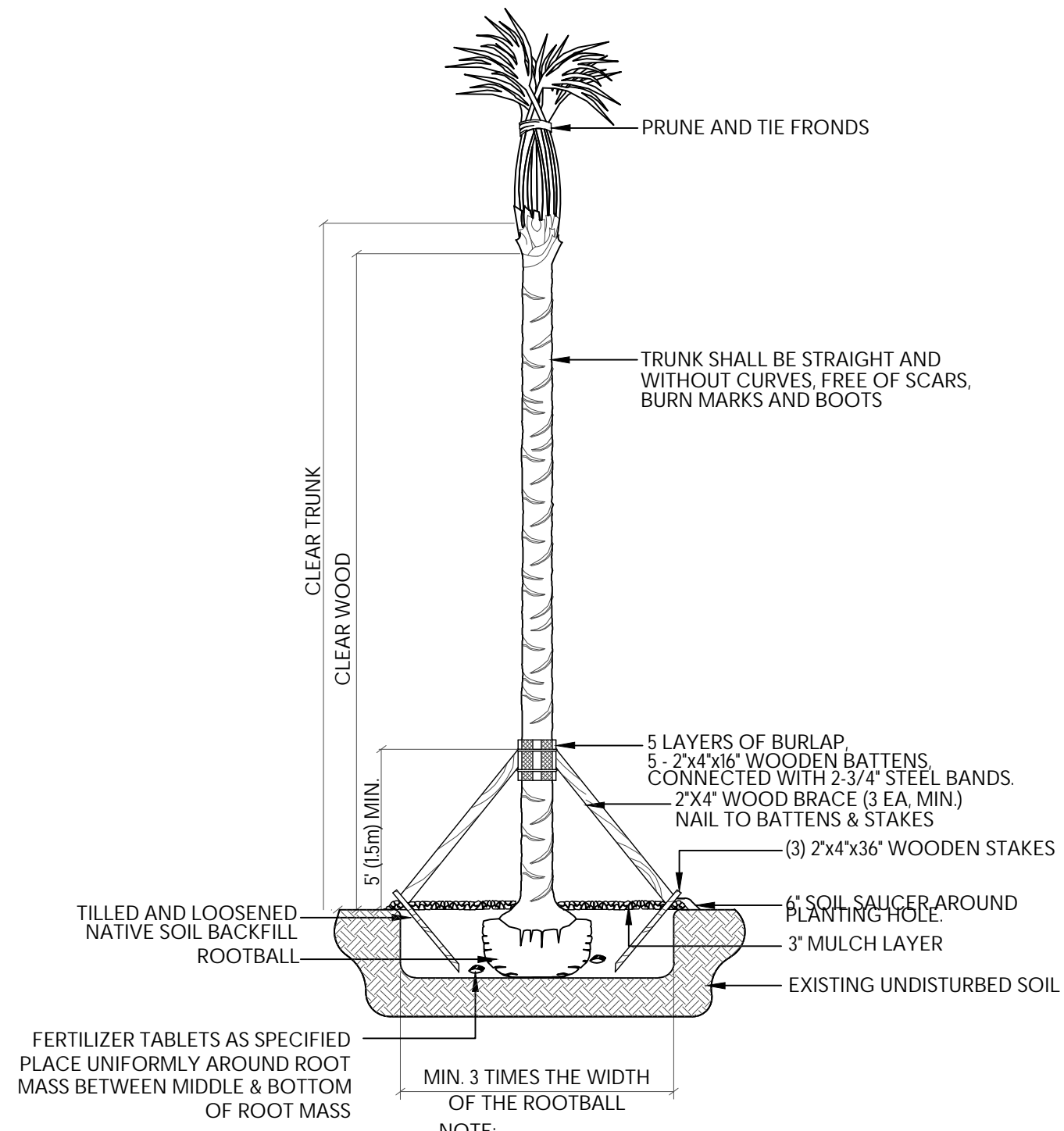
NIEVERA WILLIAMS  
DESIGN

625 N. Flagler Drive  
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West Palm Beach, FL 33401  
P: 561-659-2820  
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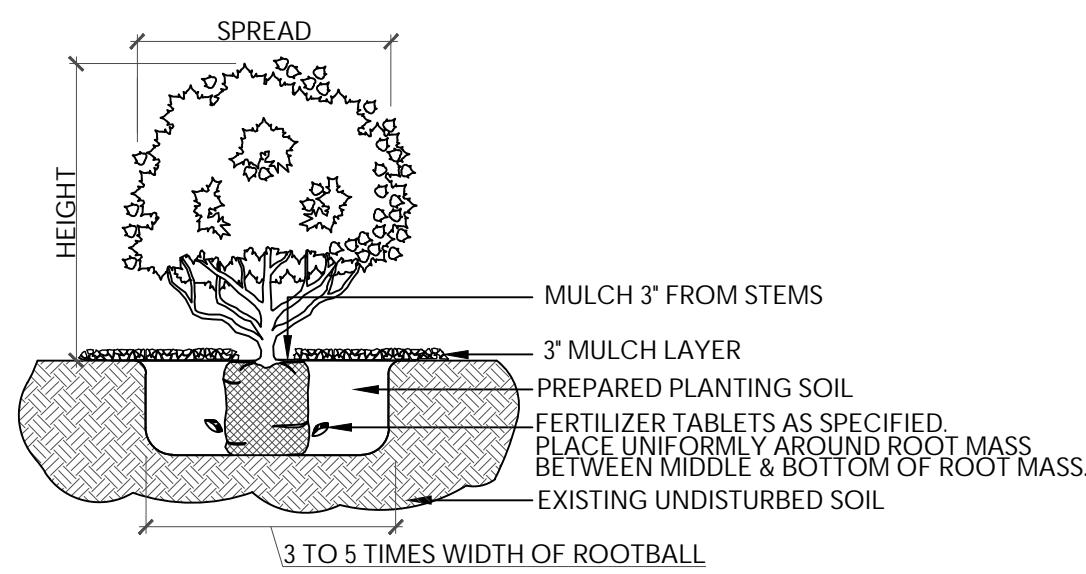
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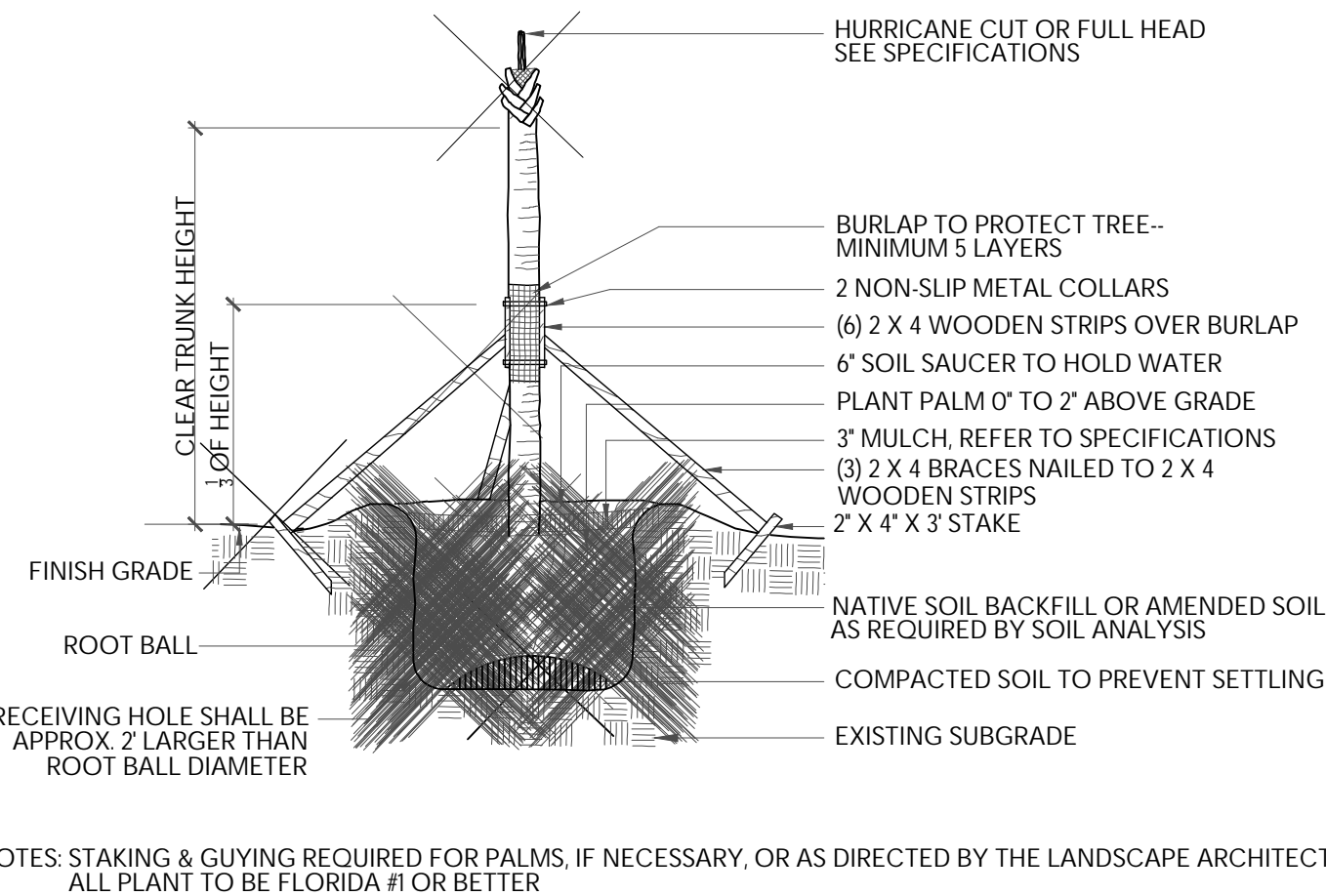
PALM PLANTING DETAIL  
N.T.S.



NOTE: ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL  
N.T.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



PALM TREE PLANTING AND STAKING DETAIL  
N.T.S.

**FERTILIZATION**

SHRUBS AND TREES

ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH 'AGRIFORM' 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

1 GALLON CAN: 1- 21 GRAM TABLET

3 GALLON CAN: 2- 21 GRAM TABLETS

5 GALLON CAN: 3- 21 GRAM TABLETS

7 GALLON CAN: 4- 21 GRAM TABLETS

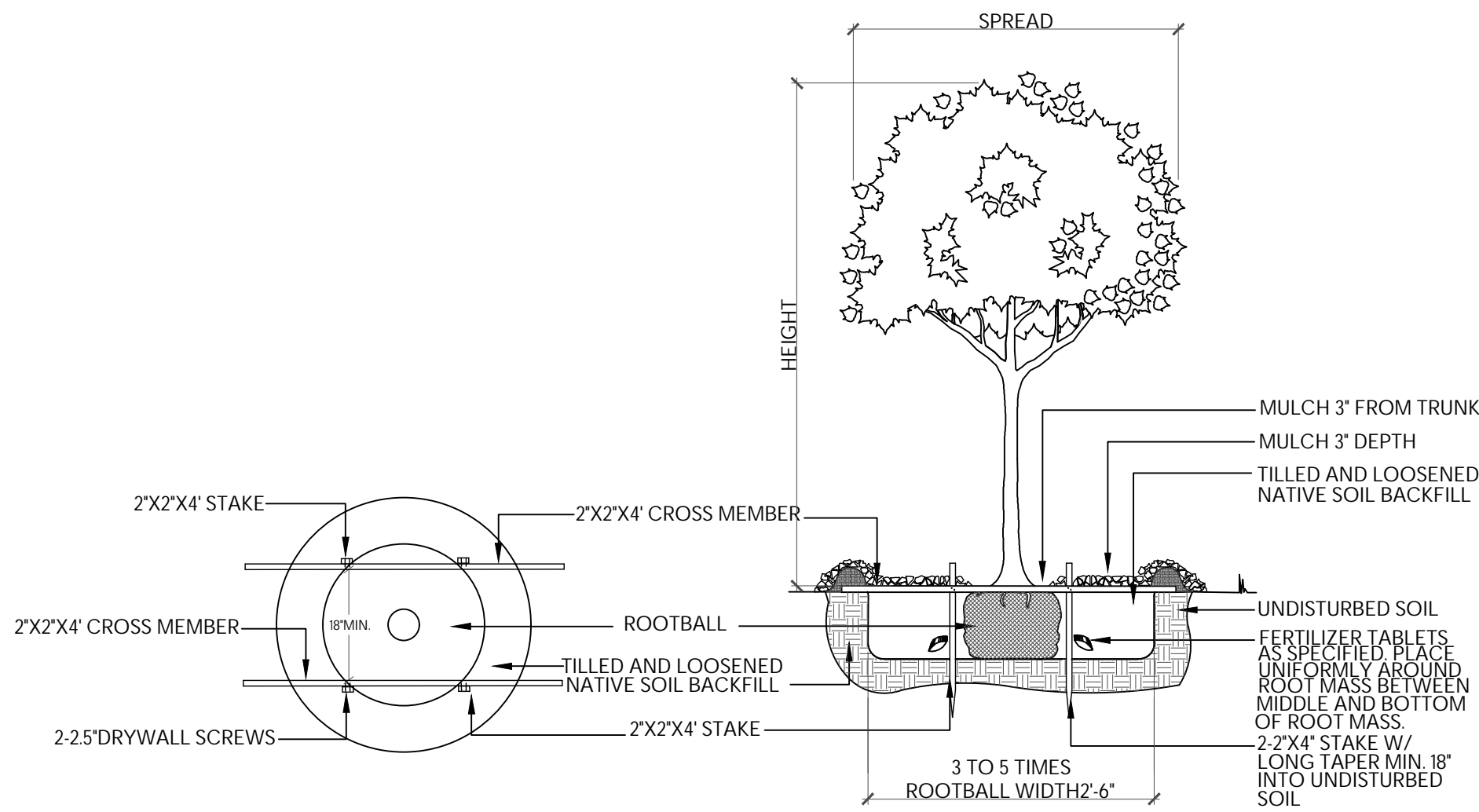
TREES: 3- 21 GRAM TABLETS EACH 1/2" OF CALIPER

PALMS: 7- 21 GRAM TABLETS

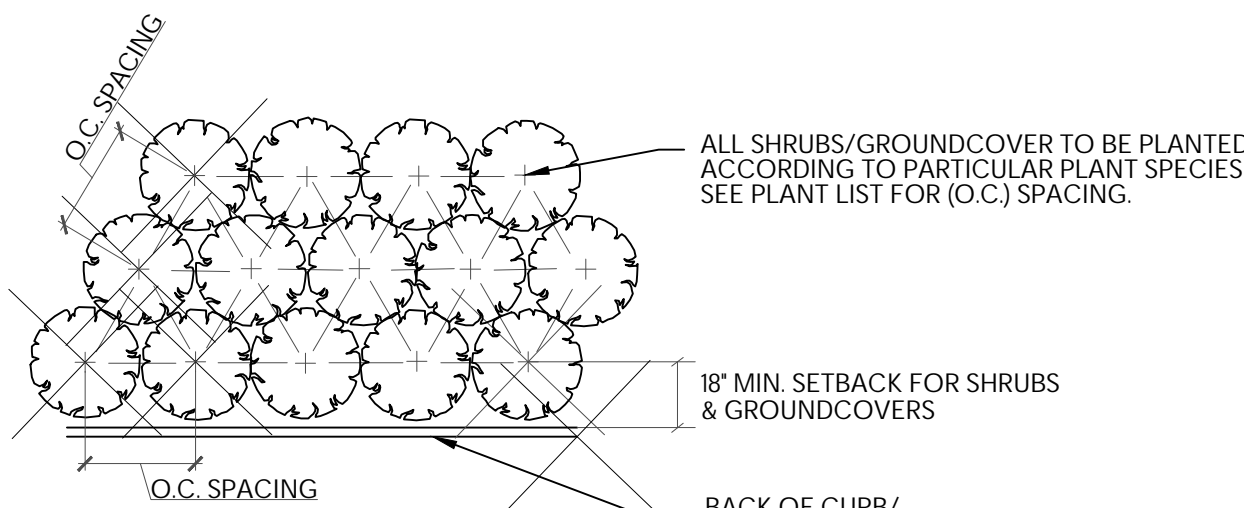
GROUNDCOVER AREAS

ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH 'OZMOCOTE' TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

- NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE, NOT PRESSURE TREATED.
  2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
  3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
  4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
  5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
  6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.

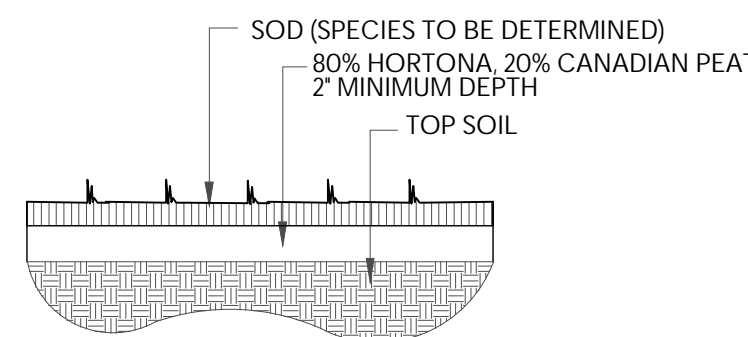


TREE PLANTING DETAIL  
N.T.S.

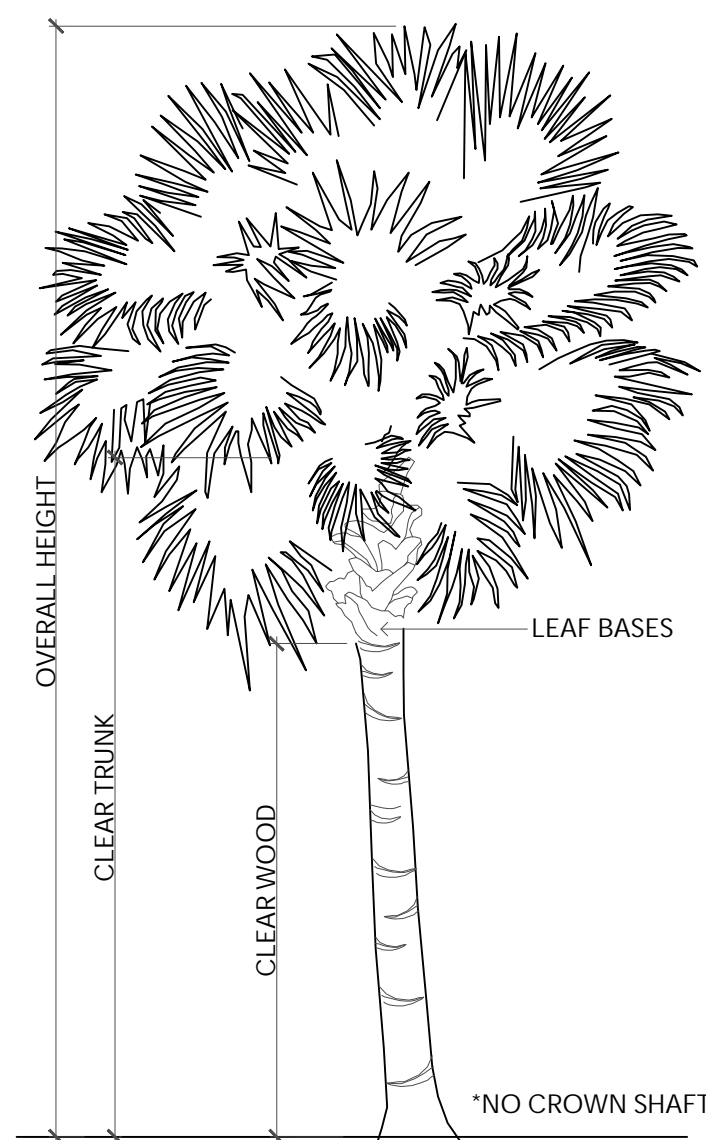


PLANT SPACING DETAIL  
N.T.S.

- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE
  2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
  3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT. 2" MIN.
  4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
  5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



SOD PLANTING DETAIL  
N.T.S.



PALM SPECIFICATION DETAIL  
N.T.S.

TREE ROOT PRUNING DETAIL  
N.T.S.

- NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
  2. PROVIDE DRIP IRRIGATION.
  3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER



265 La Puerta Way, Palm Beach, FL

1/12/2024

#### Landscape Material Schedule

ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	SPECIFICATION
TREES					
1	SEAGRAPE	Coccoloba uvifera	1	*	18'X18' HT.
2	CLUSIA	Clusia 'Rosea'	2	*	16' HT.
3	WHITE GEIGER	Cordia Boissieri	1		14' HT.
4	GUMBO LIMBO	Bursera simaruba	1	*	18'X18'
5	CALOPHYLLUM	Calophyllum brasiliense	1		16' HT.
6	FRANGIPANI	Plumeria rubra	1		16' HT.
7	SILVER BUTTONWOOD	Conocarpus erectus	11	*	8' HT. STD.
8	PIGEON PLUM	Coccoloba diversifolia	2	*	14' HT. STD.
PALMS					
9	TRAVELER'S PALM	Ravenala madagascariensis	2		12' HT.
10	CHINESE FAN PALM	Livistona Chinensis	2		3'X3' HT.
11	THATCH PALM	Thrinax radiata	2	*	10' HT.
12	THATCH PALM	Thrinax radiata	4	*	10'-12" HT.
13	THATCH PALM	Thrinax radiata	4	*	8'-10' C.T., TPL
14	COCONUT PALM	Cocos nucifera	5		10'-12' C.T.
HEDGE/SHRUB					
15	HELICONIA	Heliconia stricta	2		3 GAL.



### Town of Palm Beach

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

Line #	Landscape Legend	
1	Property Address:	401 Brazilian Avenue
2	Lot Area (sq. ft.):	7,764 Sq. Ft.
3		REQUIRED PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	3,494 Sq. Ft. (45%) 2,119 Sq. Ft. (27.3%)
5	LOS to be altered (Sq FT and %)	N/A 2096 Sq Ft. (27%)
6	Perimeter LOS (Sq Ft and %)	1,747 Sq. Ft. (50%) 2,030 Sq. Ft. (57.2%)
7	Front Yard LOS (Sq Ft and %)	695 Sq Ft. (40%) 985 Sq Ft. (56.7%)
8	Native Trees %	30% (number of trees) 40%
9	Native Shrubs & Vines %	30% (number of shrubs & vines) 31%
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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: Modificaion 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 PRIVATE RESIDENCE

07 APRIL 2025 - FINAL SUB  
10 MARCH 2025 - SECOND SUB  
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03 FEB 2025 - PRE-APP



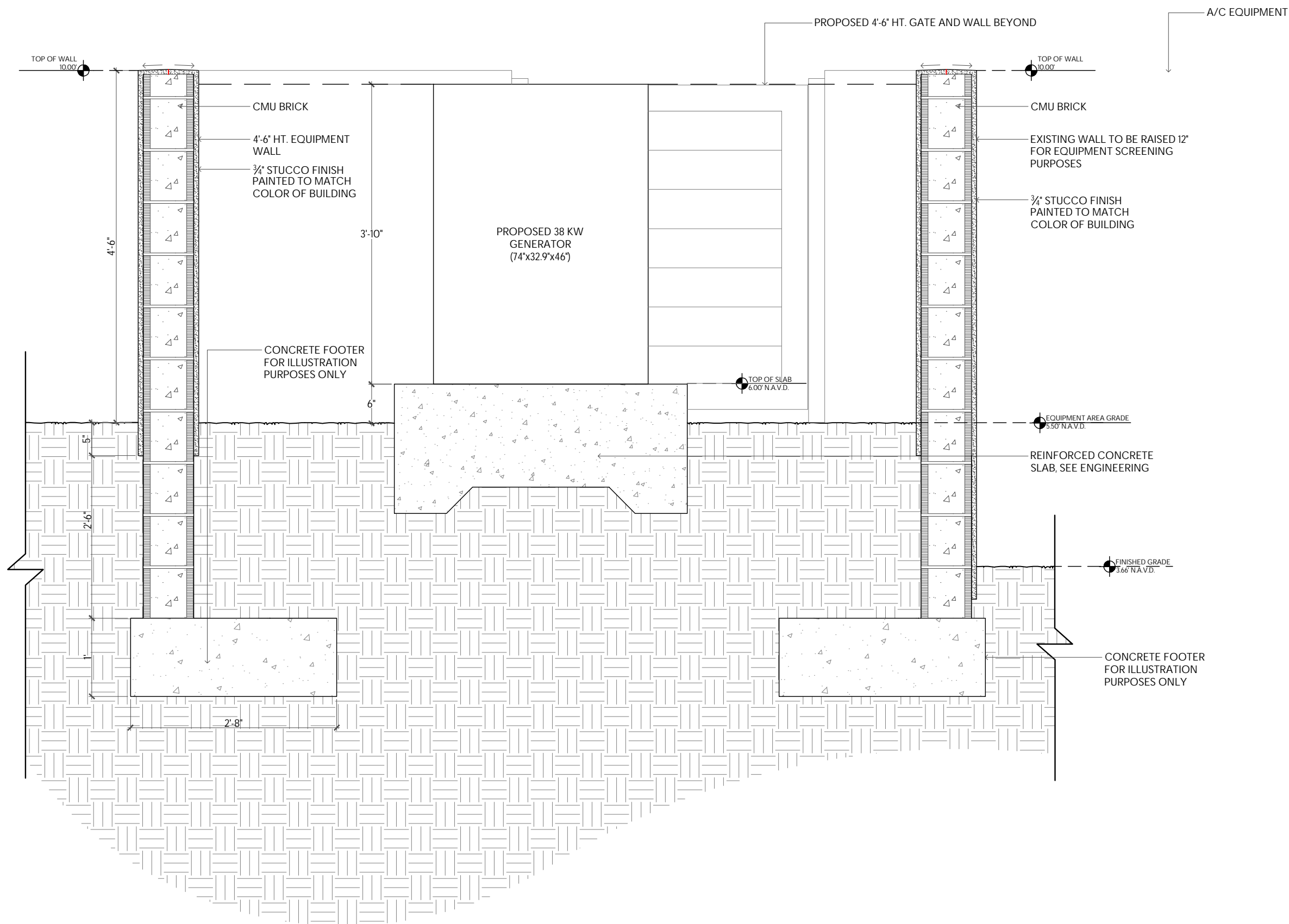
NIEVERA WILLIAMS  
DESIGN

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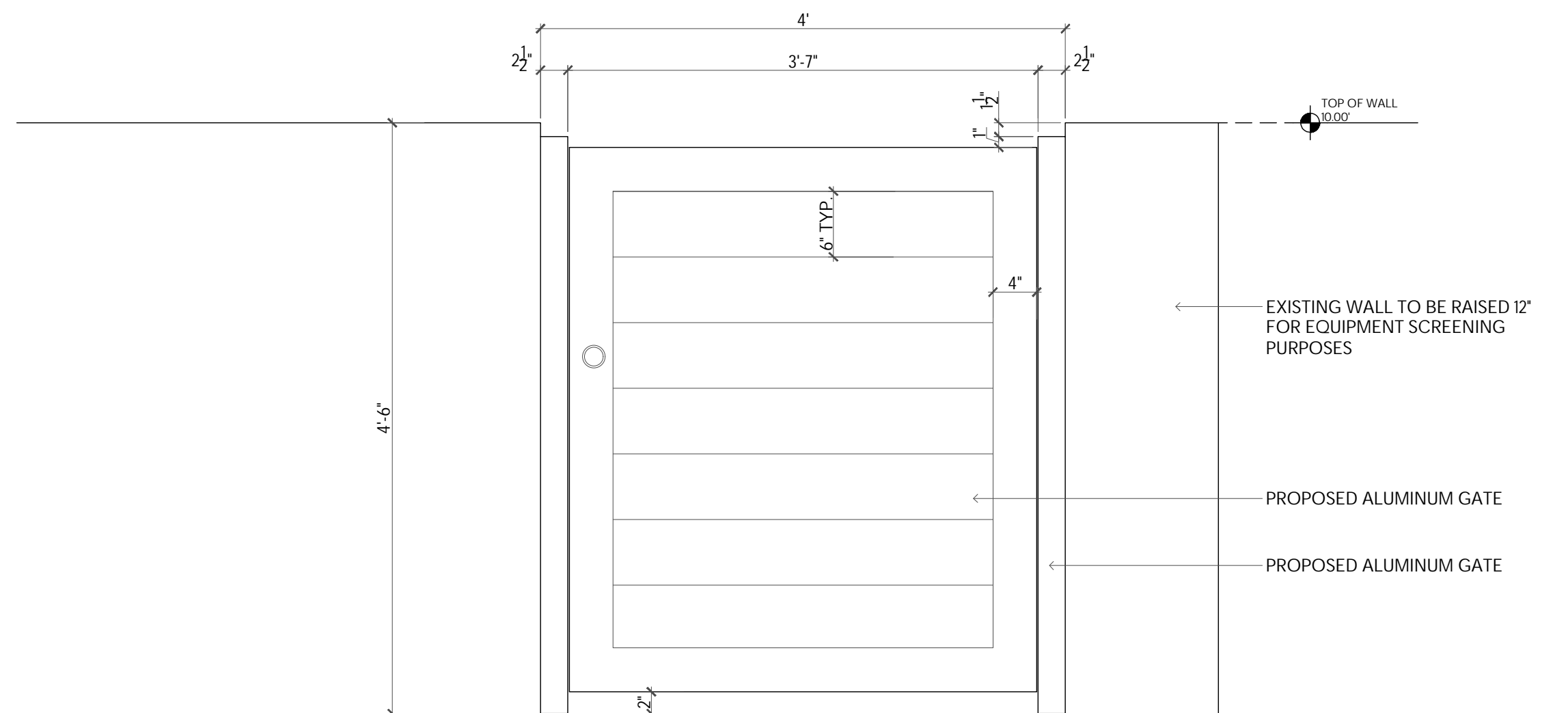
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LP2  
ARC-25-0008





1 EQUIPMENT YARD - SECTION  
D1 SCALE: 3/4"=1'-0"



2 GATE - SECTION DETAIL  
D1 SCALE: 1"=1'-0"

MARIO F. NIEVERA

State of Florida  
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Registration No.  
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DETAILS  
PRIVATE RESIDENCE

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401 BRAZILIAN AVENUE, PALM BEACH, FL



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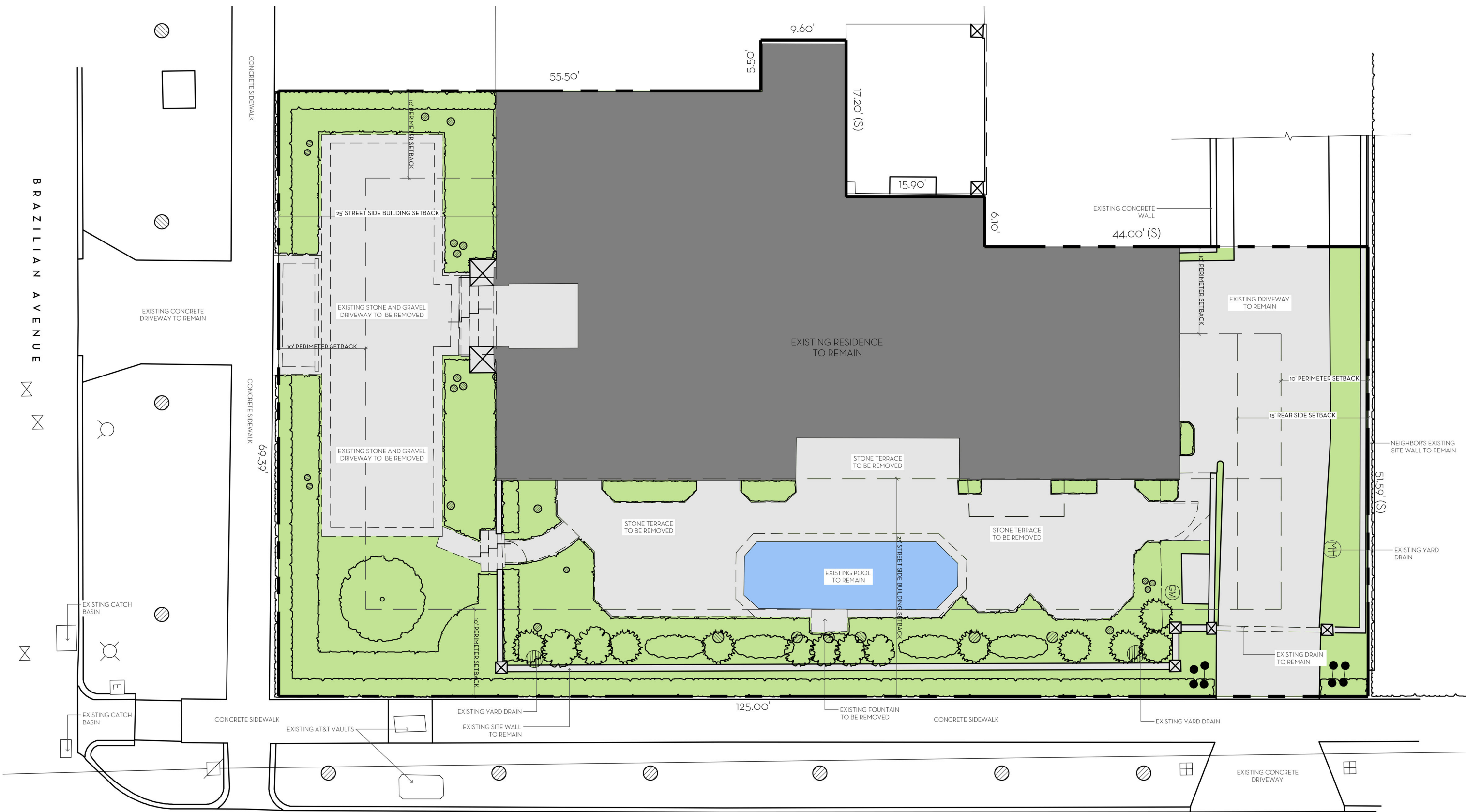
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D1

ARC-25-0008





**OVERALL R-C SITE CALCULATIONS:**

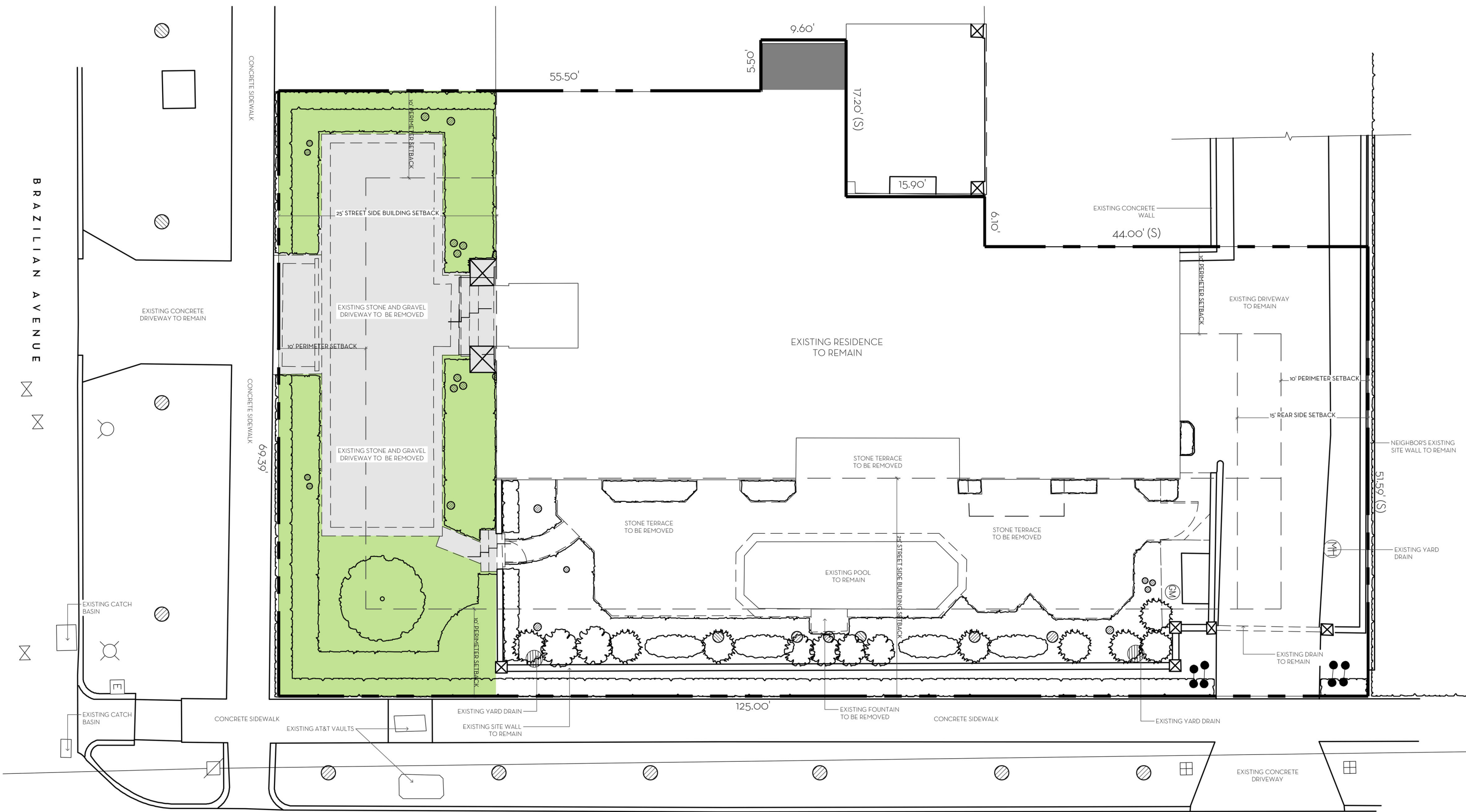
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25' SETBACK AREA =	1,738	SQ FT	100%
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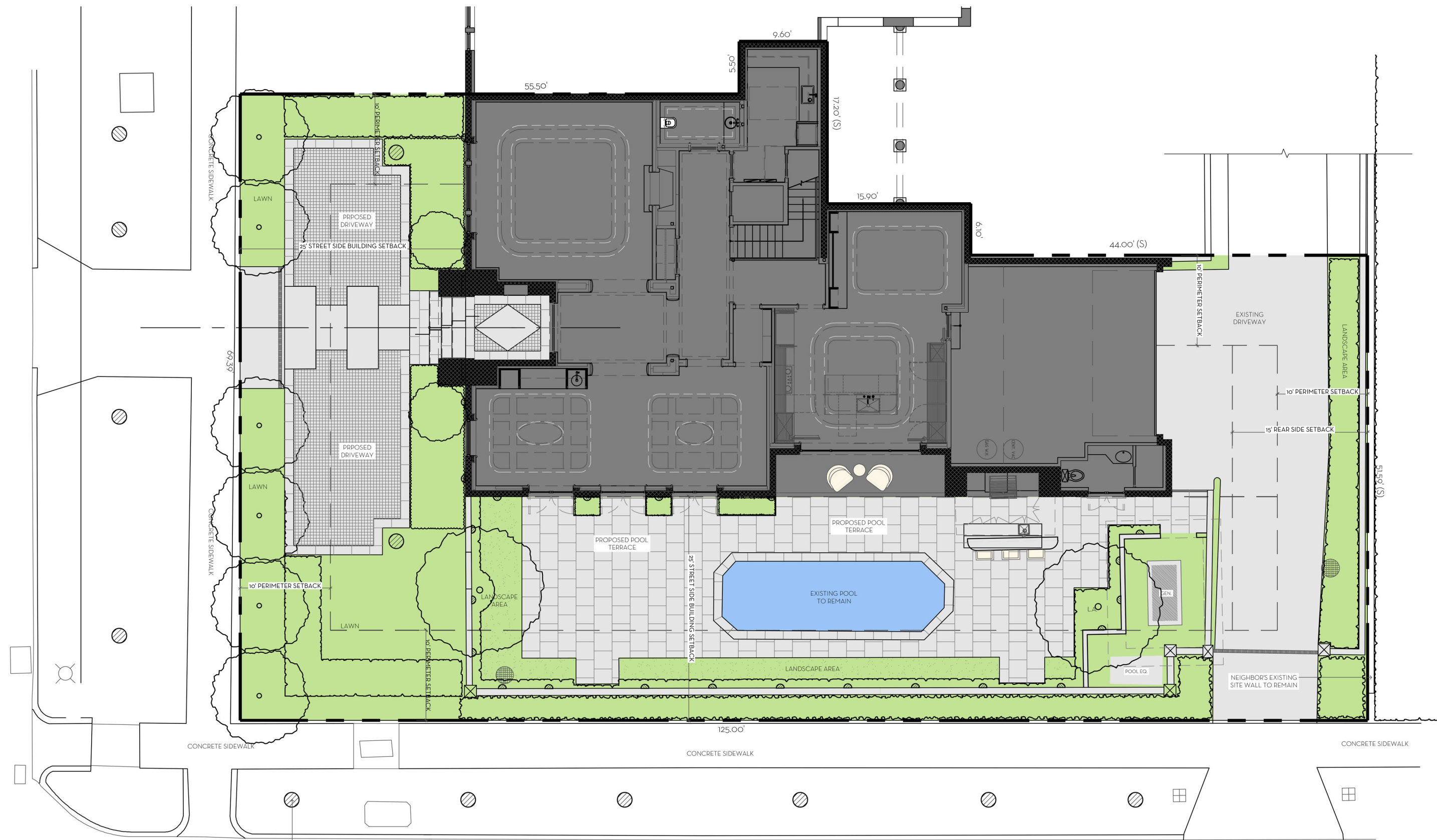
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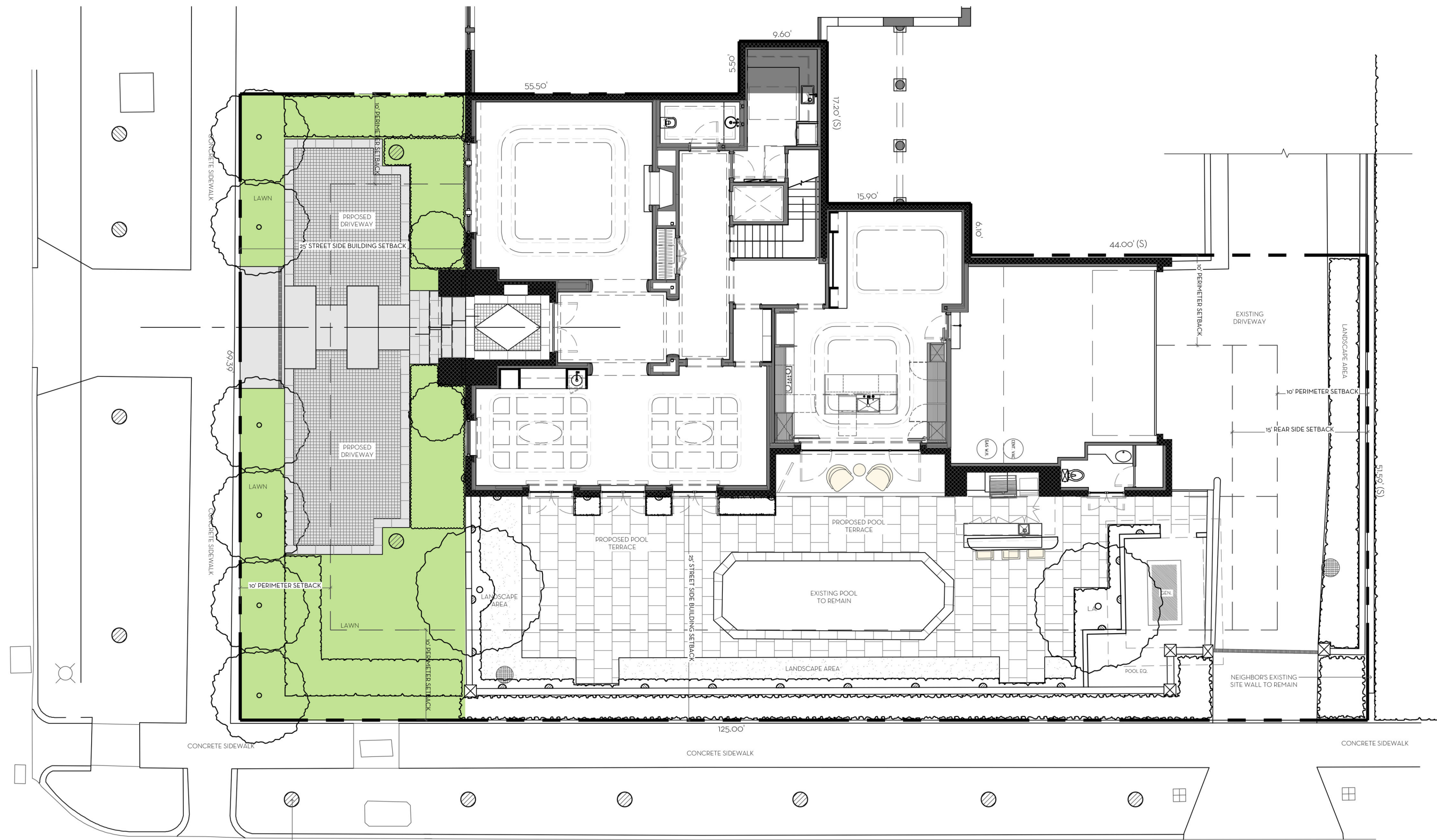
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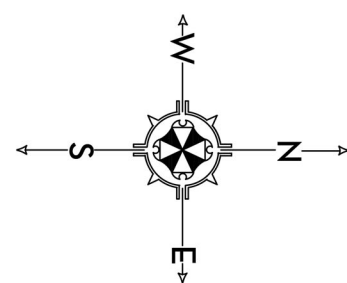
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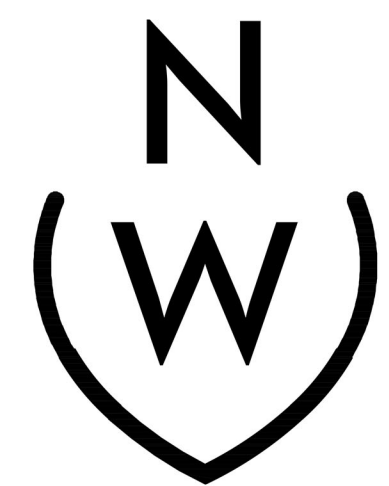


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OPEN SPACE DIAGRAM  
**PRIVATE RESIDENCE**

07 APRIL 2025 - FINAL SUB  
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**OS1**  
ARC-25-0008

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



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**PRIVATE RESIDENT**

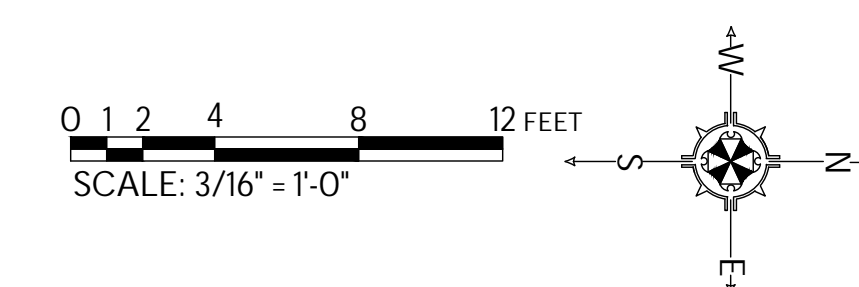
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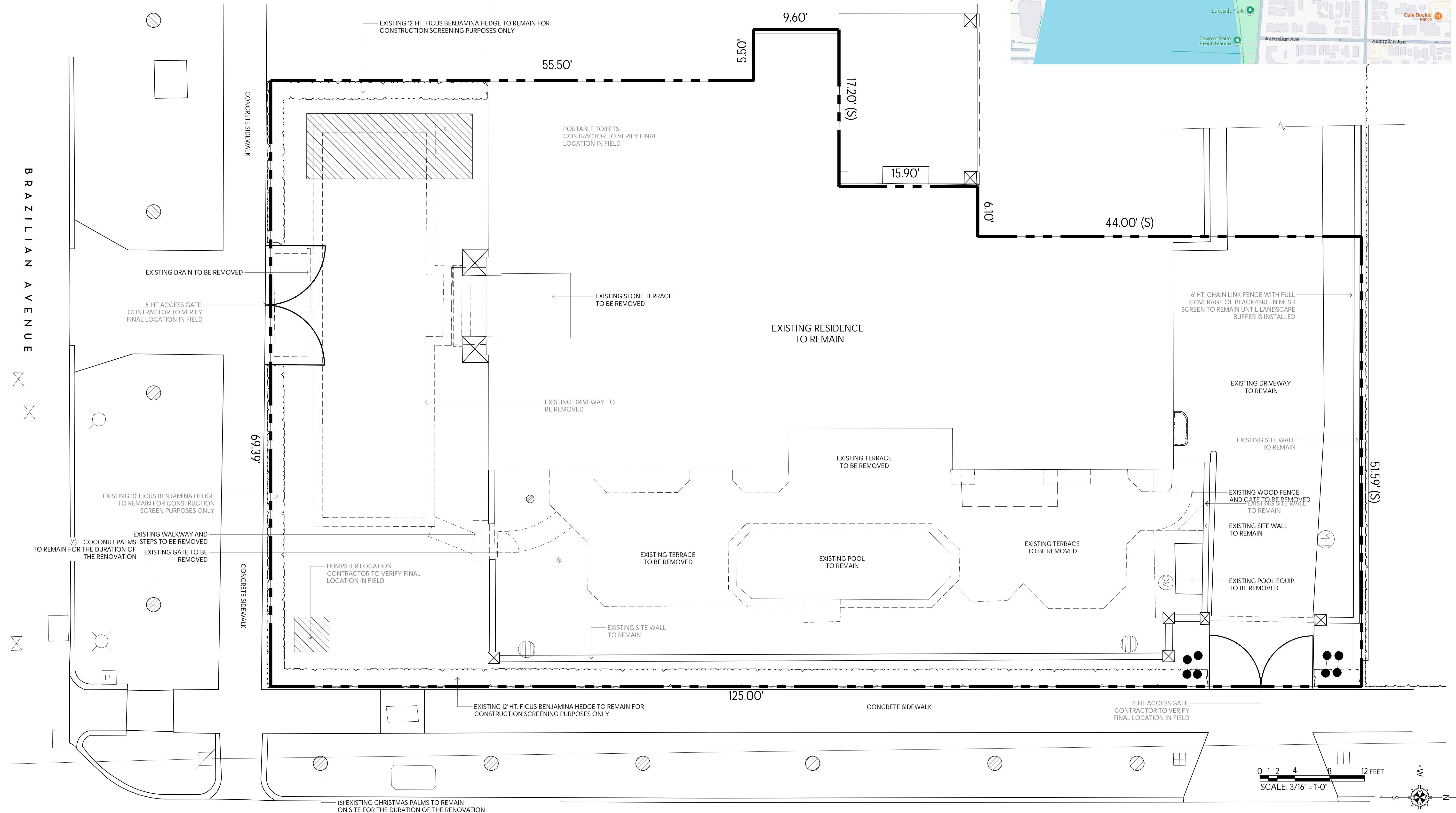
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OS2  
ARC-25-0008

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







ARC-25-0008