

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

	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	20% 533 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 %	30%	37.7%
NATIVE GROUNDCOVER %	N/A	N/A



- Enhanced West Landscape Buffer

**RECEIVED**  
By yfigueroa at 3:12 pm, Feb 05, 2024

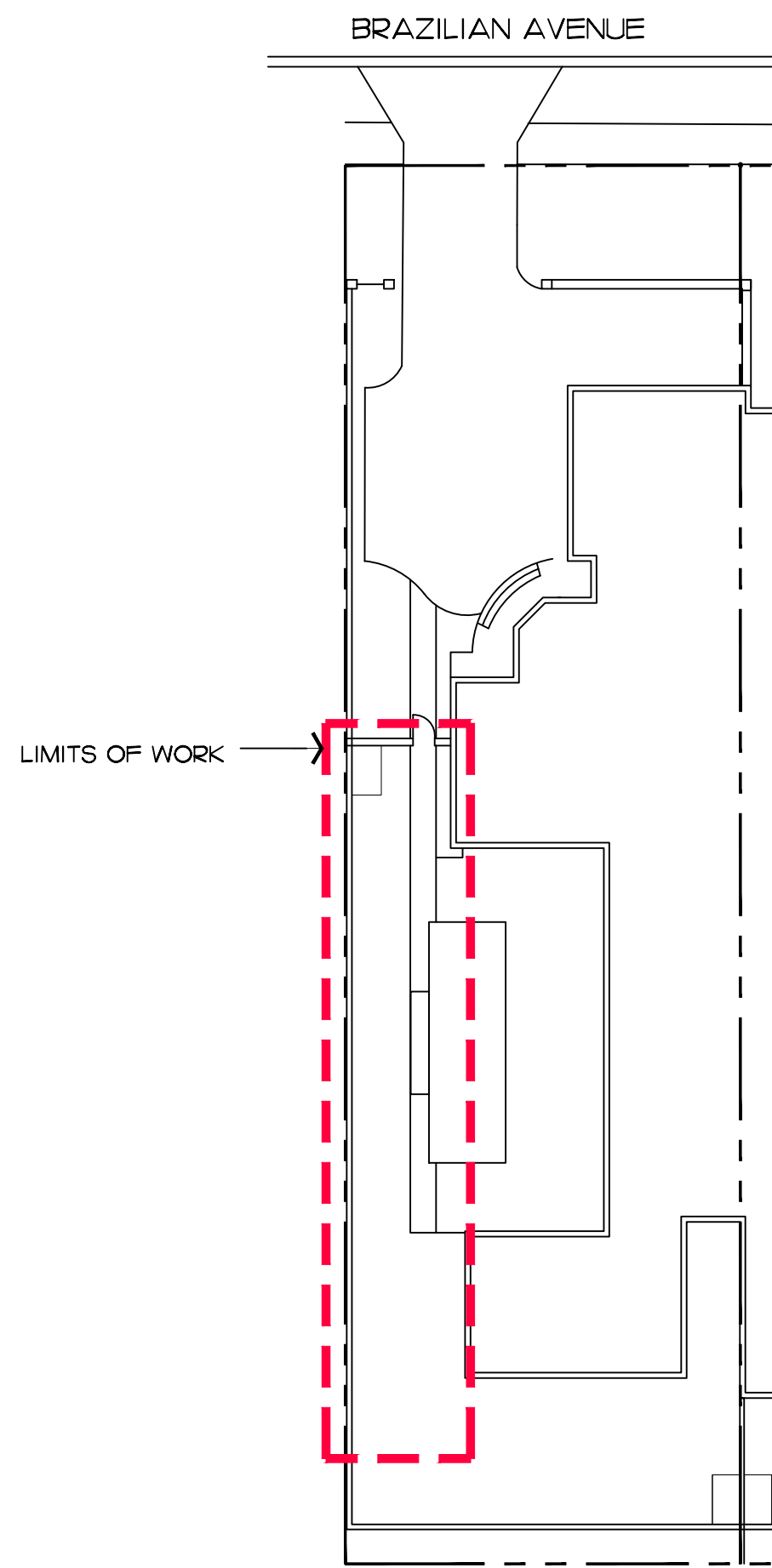


## Coversheet

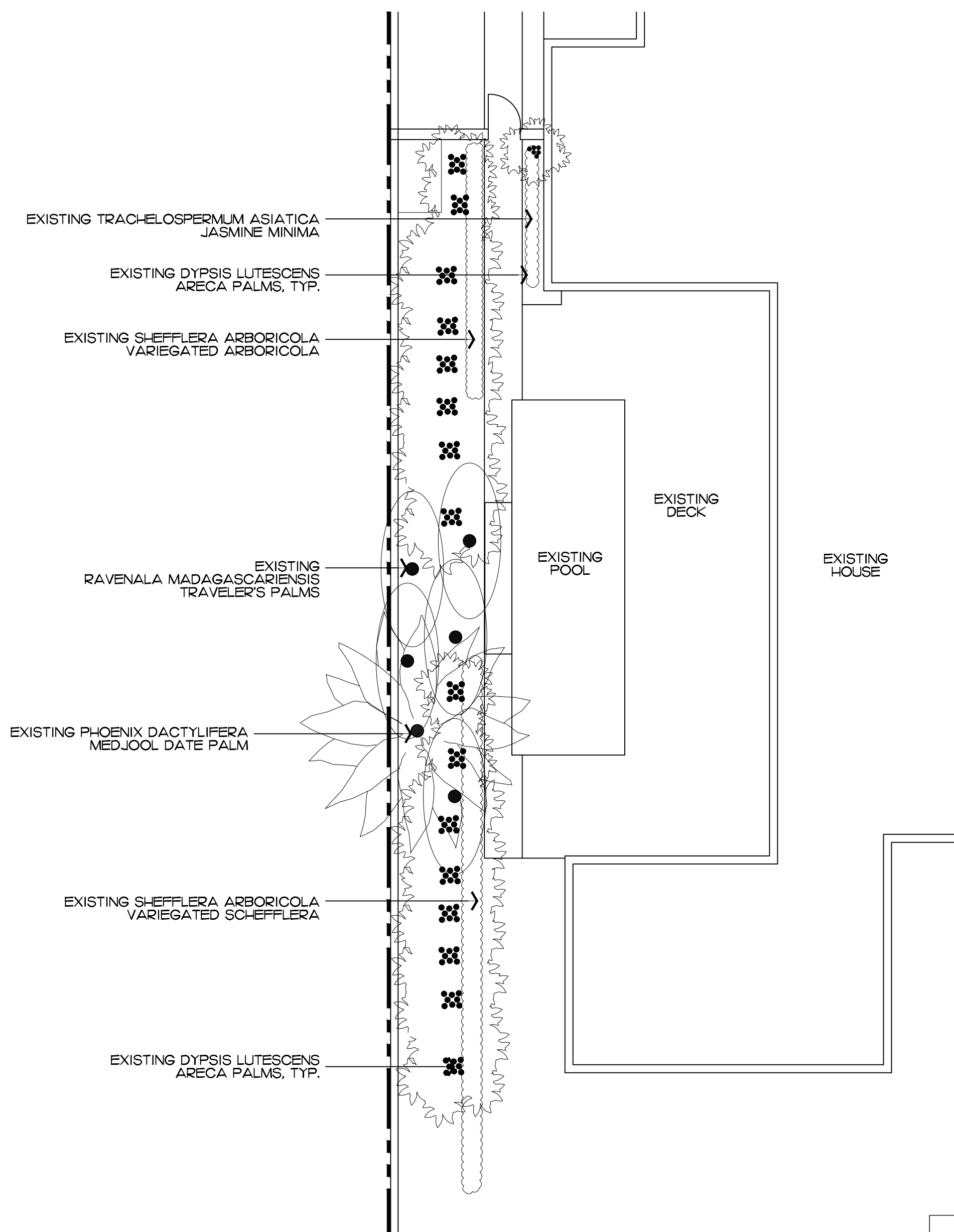
- L1.0 Existing Conditions / Veg Action Plan
- L1.1 Existing Conditions Photos
- L1.2 Truck Logistics Plan
- L1.3 Construction Staging & Screening Plan
- L2.0 Site Plan
- L2.1 Landscape Open Space Calculations
- L2.2 Landscape Alteration Diagram
- L3.0 Landscape Plan
- L4.0 Landscape Renderings

## Survey

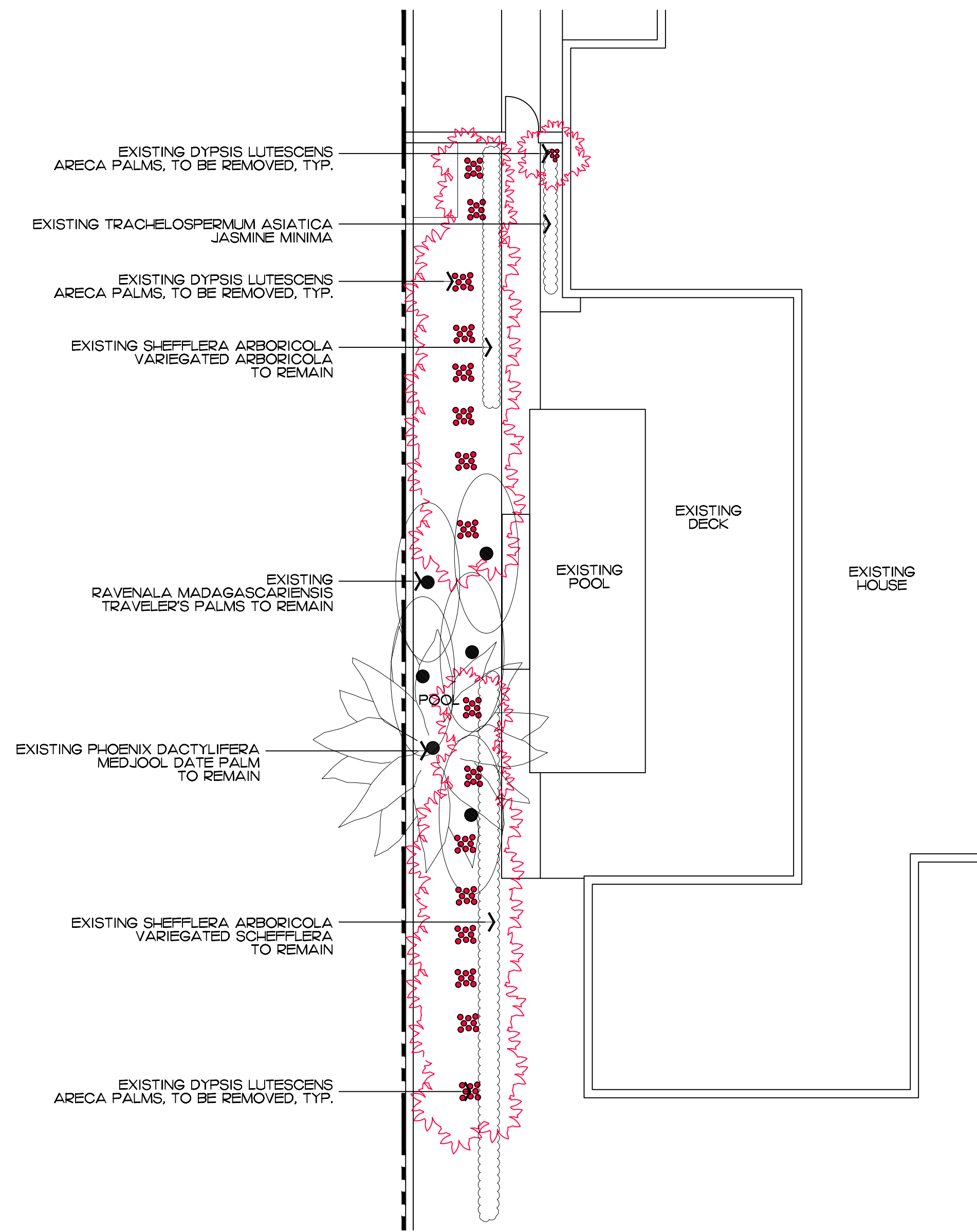
## Ganoderma Report



Site Plan  
LIMITS OF WORK  
SCALE 1" = 20'



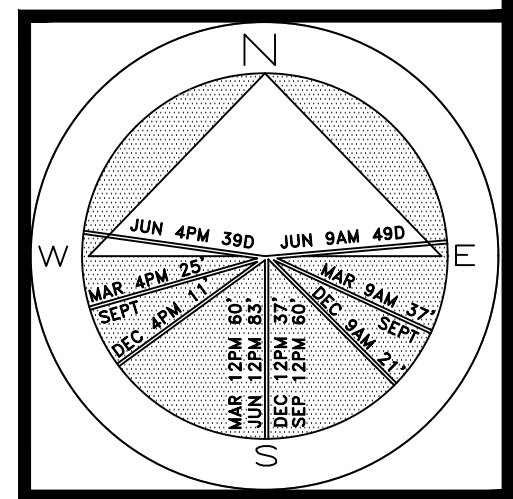
Existing Conditions



Vegetation Action Plan

NOTE:  
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ARE BEING DEMOLISHED OR MODIFIED.  
  
ONLY PROPOSED CHANGES  
ARE TO THE LANDSCAPE BUFFER  
ON THE WEST SIDE OF THE HOUSE

Private Residence  
230 Brazilian Ave  
Town of Palm Beach



JOB NUMBER: # 23134.00 LA  
DRAWN BY: Allison Padilla  
DATE: 02.05.2024





Existing Street View

PROPOSED LANDSCAPE IMPROVEMENTS WILL NOT BE VISIBLE FROM THE BRAZILIAN AVENUE



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# Existing Condition Photos - Limits of Work

ARC-24-013

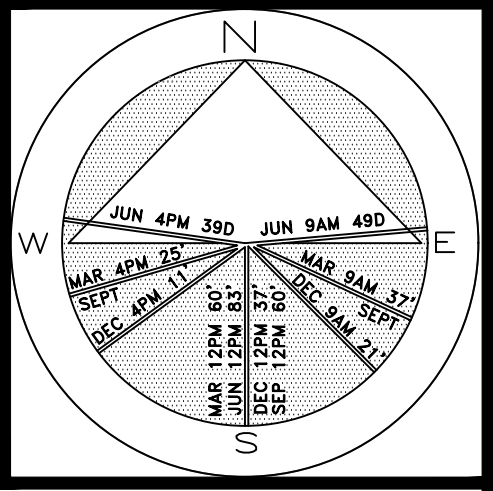
ENVIRONMENT  
DESIGN  
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

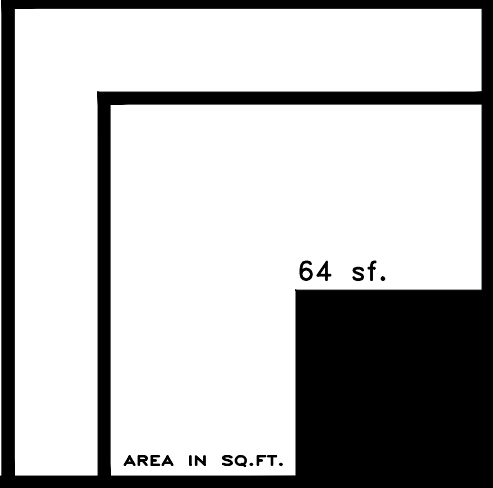
Dustin M. Mizell, M.L.A. P.L.A. #6666784  
Dustin@environmentdesigngroup.com

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Town of Palm Beach

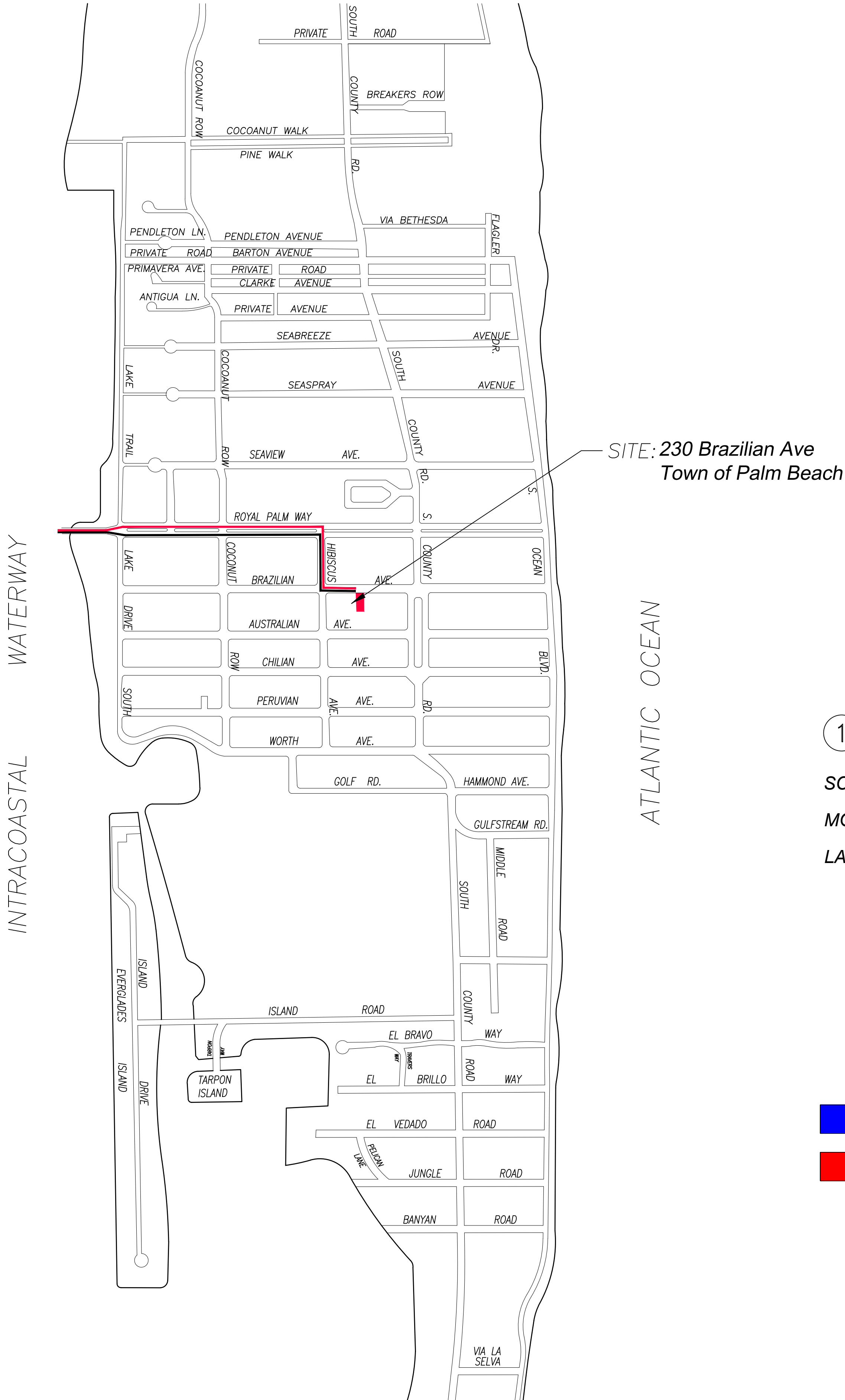


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SHEET L1.1







1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

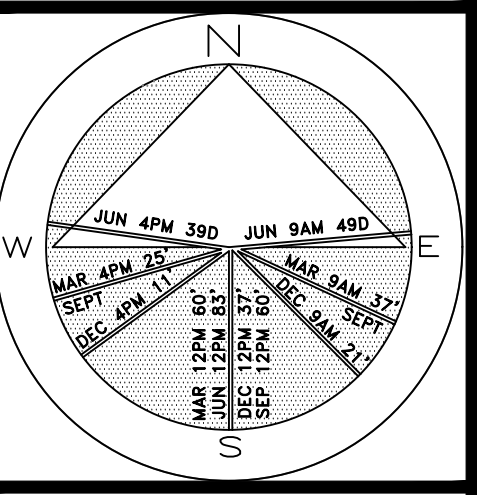
SCHEDULE:

MONTH 1: LANDSCAPE INSTALLATION

LARGEST TRUCK ->  
LANDSCAPE TRUCKS ->  
SOD  
IRRIGATION

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

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Town of Palm Beach



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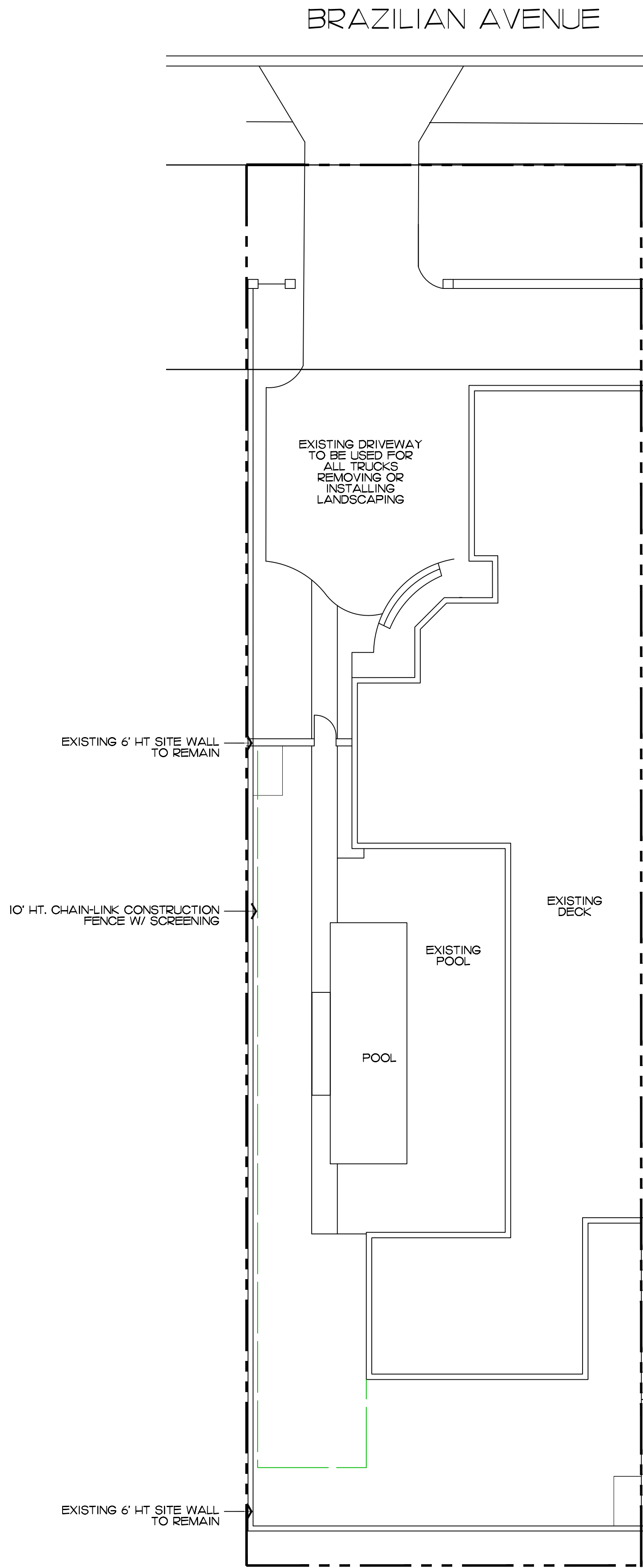
DATE: 02.05.2024

SHEET L1.2

64 sf.

AREA IN SQ.FT.

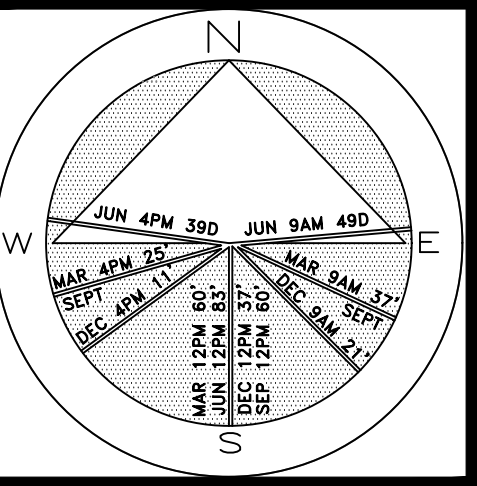




NOTE:  
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OR ARCHITECTURAL MODIFICATIONS  
ARE PROPOSED.

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ON THE WEST SIDE OF THE HOUSE

Private Residence  
230 Brazilian Ave  
Town of Palm Beach



JOB NUMBER: # 23134.00 LA  
DRAWN BY: Allison Padilla  
Sean Twomey  
DATE: 02.05.2024

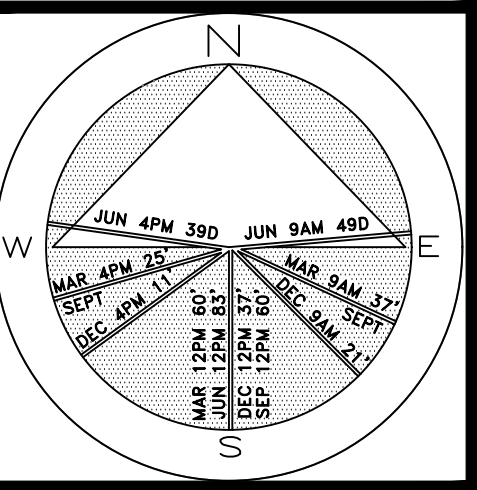
SHEET L1.3



Private Residence

230 Brazilian Ave

Town of Palm Beach



JOB NUMBER: # 23134.00 LA

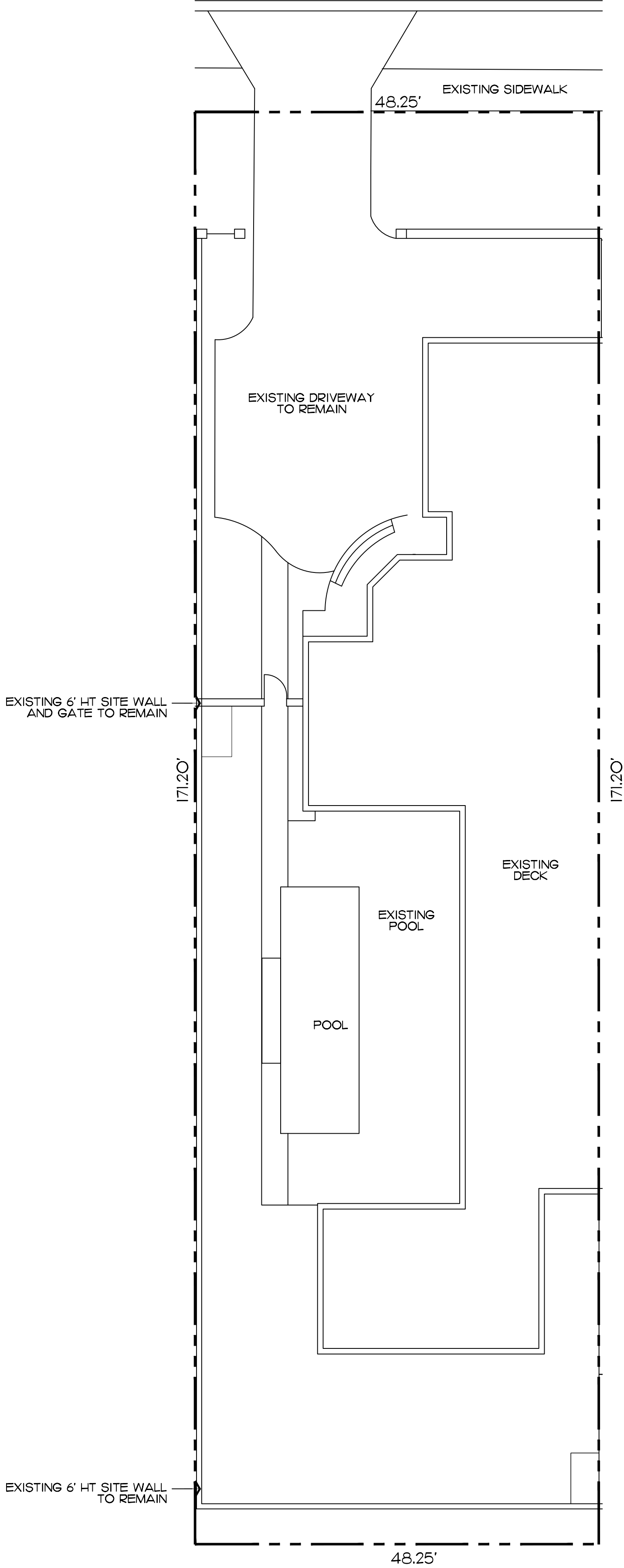
DRAWN BY: Allison Padilla

DATE: 02.05.2024

SHEET L2.0



BRAZILIAN AVENUE



NOTE:

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OR ARCHITECTURAL MODIFICATIONS

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ARE TO THE LANDSCAPE BUFFER

ON THE WEST SIDE OF THE HOUSE



# 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.

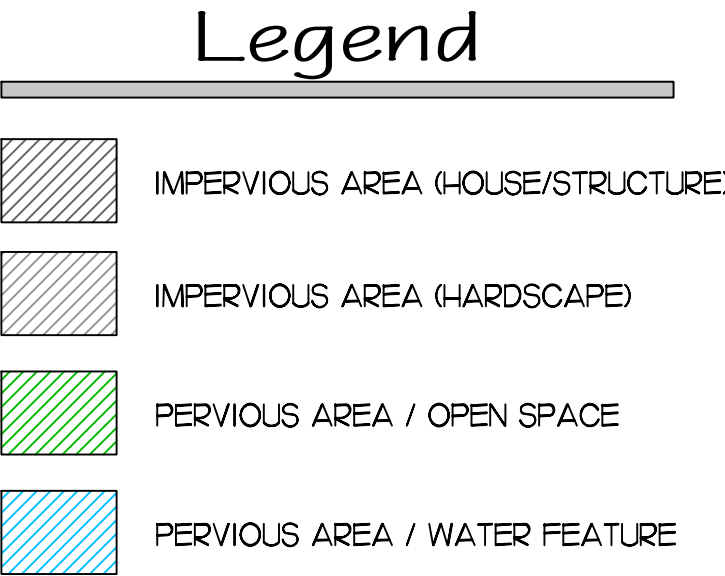
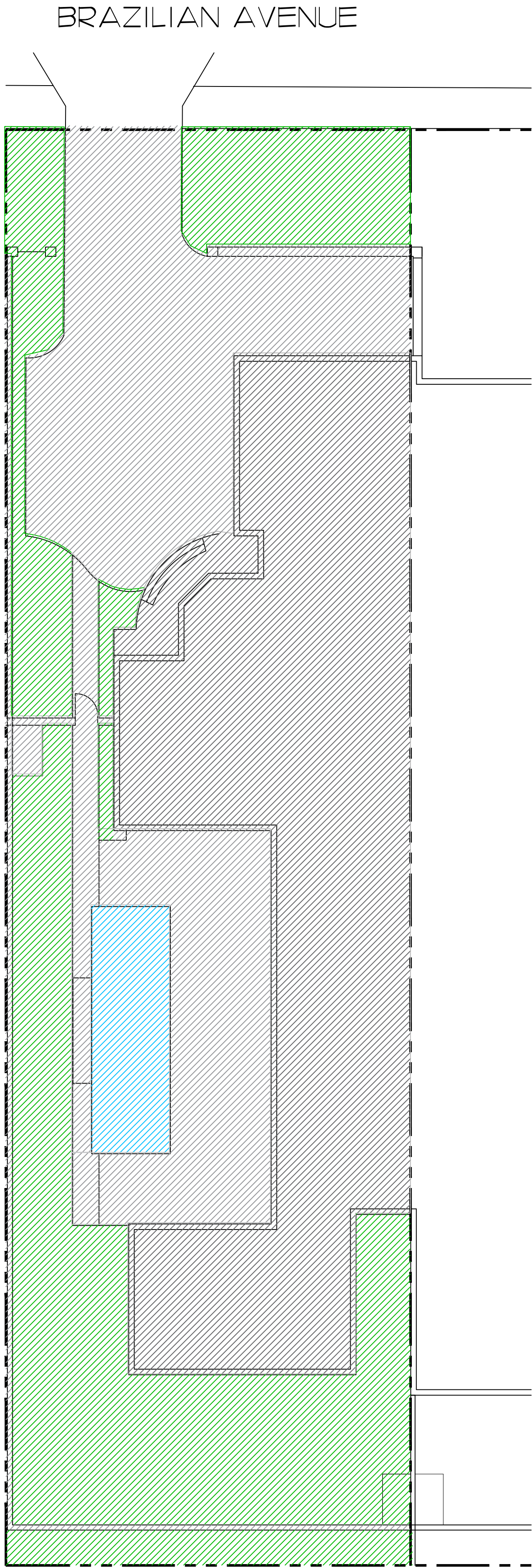
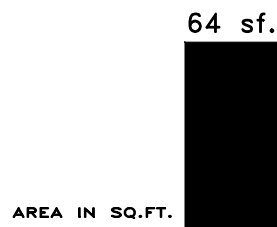
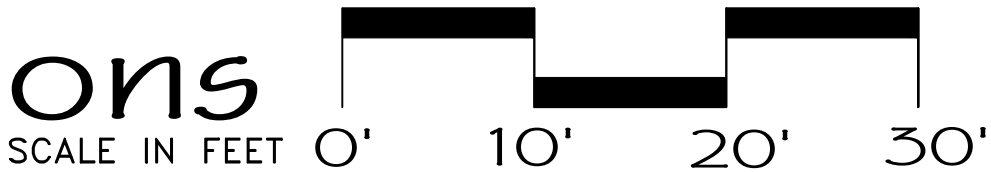
LANDSCAPE OPEN SPACE WILL NOT BE AFFECTED BY PROPOSED LANDSCAPE MODIFICATIONS.

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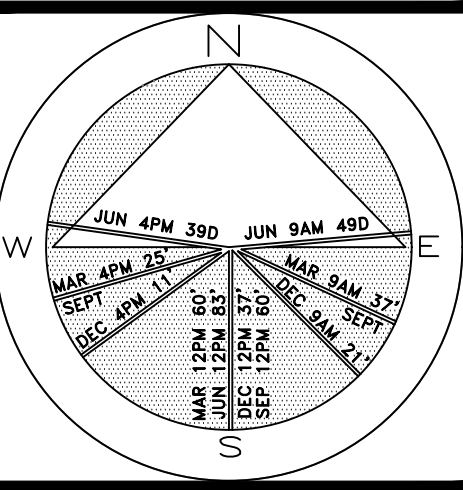
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## Landscape Open Space Calculations



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DRAWN BY: Allison Padilla  
Jean Twomey  
DATE: 02.05.2024

SHEET L2.1

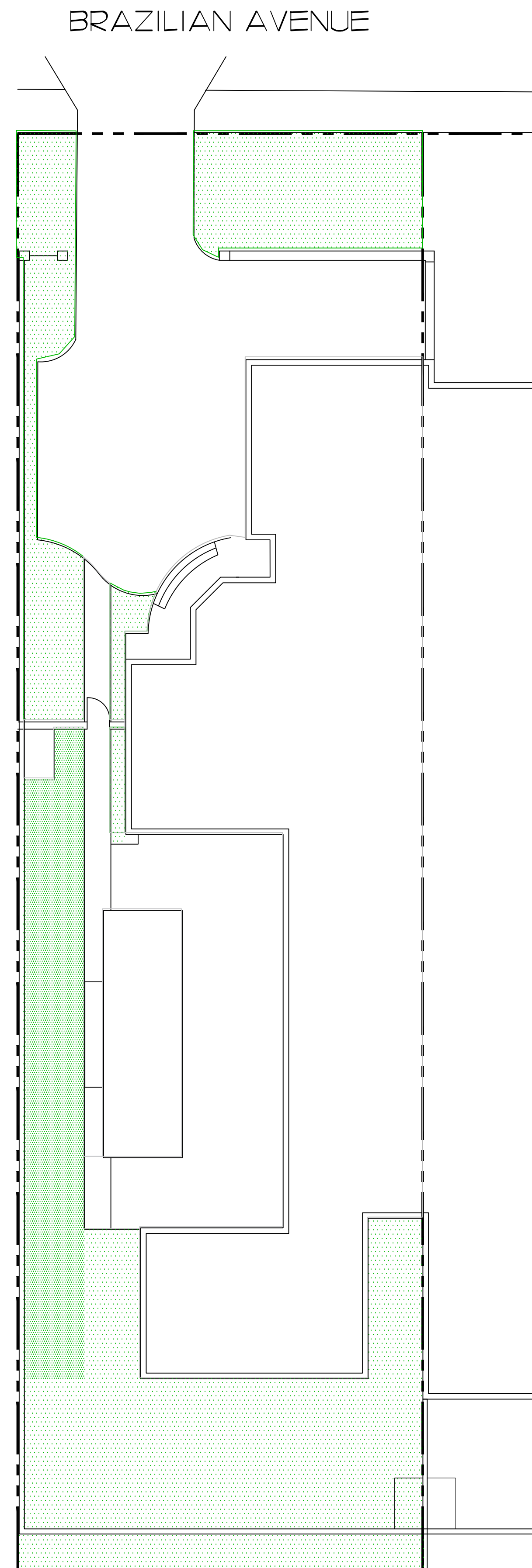


## Landscape Alteration Calculations

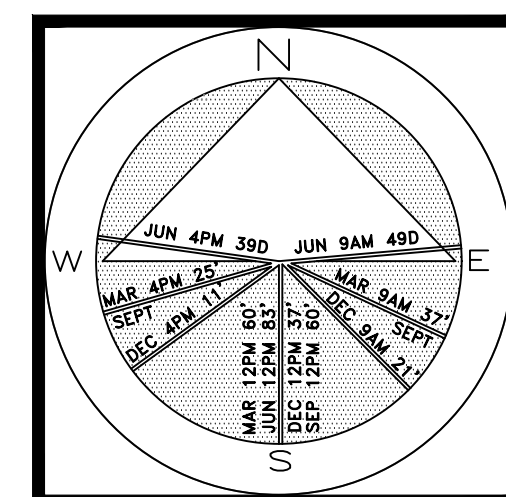
	TOTAL LANDSCAPE OPEN SPACE	2,656 S.F.
	EXISTING SITE LANDSCAPING TO BE ALTERED	533 S.F. (20%)

NOTE:  
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Private Residence  
230 Brazilian Ave  
Town of Palm Beach  
FL 33480-1000



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DRAWN BY: Allison Padilla  
Sean Twomey  
DATE: 02.05.2024

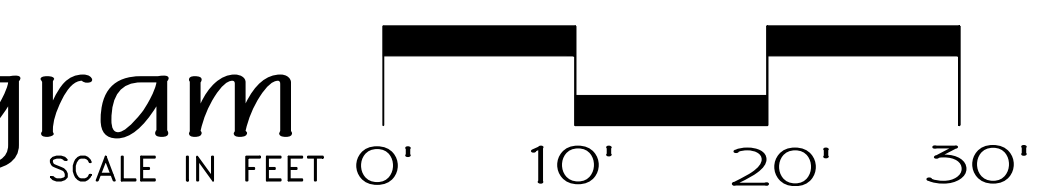
SHEET L2.2

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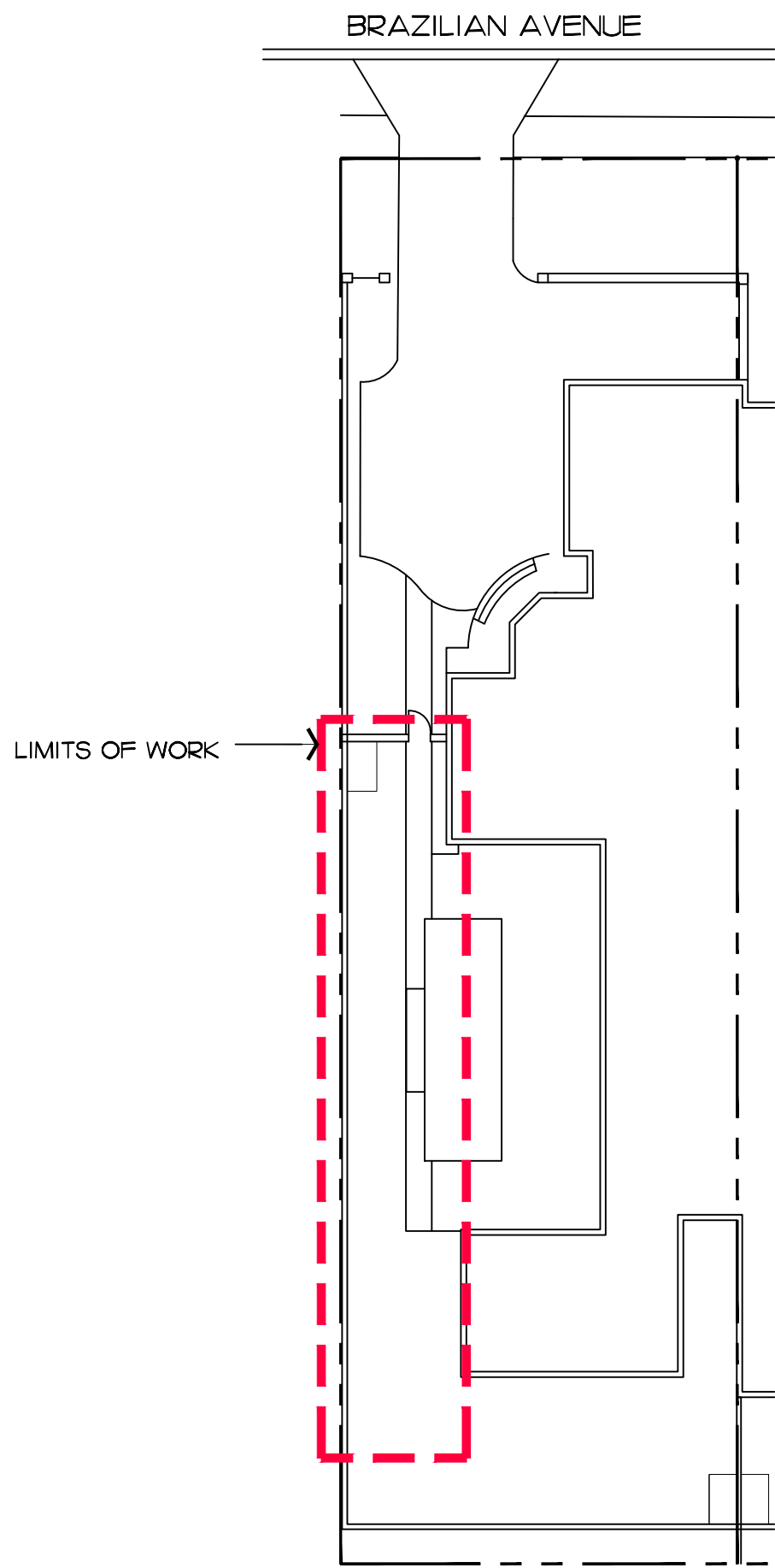
## Landscape Alteration diagram



64 sf.

AREA IN SQ.FT.

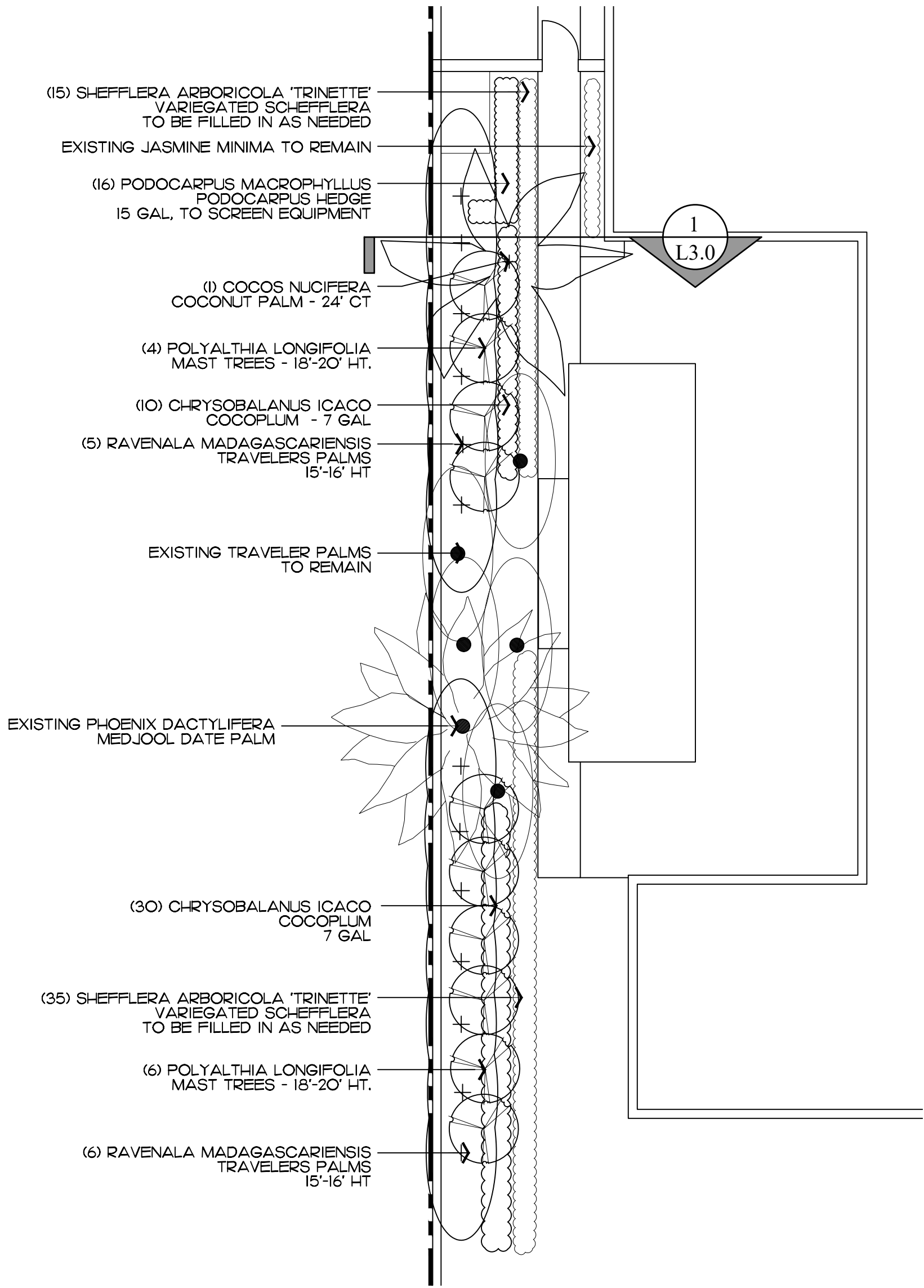




Site Plan  
LIMITS OF WORK  
SCALE 1" = 20'



NEIGHBORING PROPERTY



Proposed Planting - Images



COCOS NUCIFERA  
COCONUT PALM



RAVENALA MADAGASCARIENSIS  
TRAVELERS PALMS



CHRYSOBALANUS ICACO  
GREEN COCOPLUM HEDGE



POLYALTHIA LONGIFOLIA  
MAST TREE



PODOCARPUS MACROPHYLLUS  
PODOCARPUS HEDGE



SHEFFLERA ARBORICOLA 'TRINETTE'  
VARIEGATED SCHEFFLERA HEDGE

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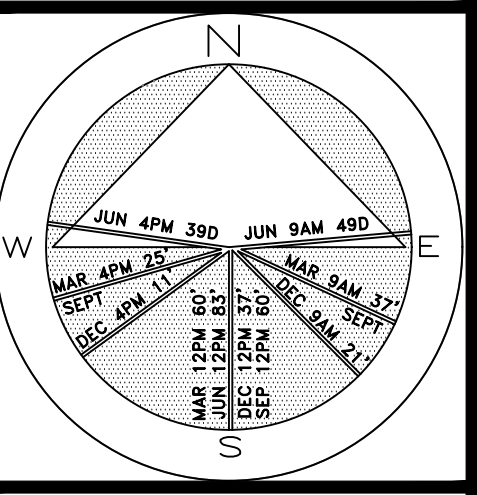
Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALM	I	24' CT	NO
	RAVENALA MADAGASCARIENSIS TRAVELERS PALM	II	22'-25' HT	NO

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO GREEN COCOPLUM HEDGE	40	7 GAL	YES
	POLYALTHIA LONGIFOLIA MAST TREE	10	18'-20' HT.	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	16	15 GAL	NO
	SHEFFLERA ARBORICOLA 'TRINETTE' VARIEGATED SCHEFFLERA	50	3 GAL	NO
TOTAL TREES:		116		
NATIVE SPECIES:		40 (34.4%)		

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Landscape Buffer Section  
NOT TO SCALE

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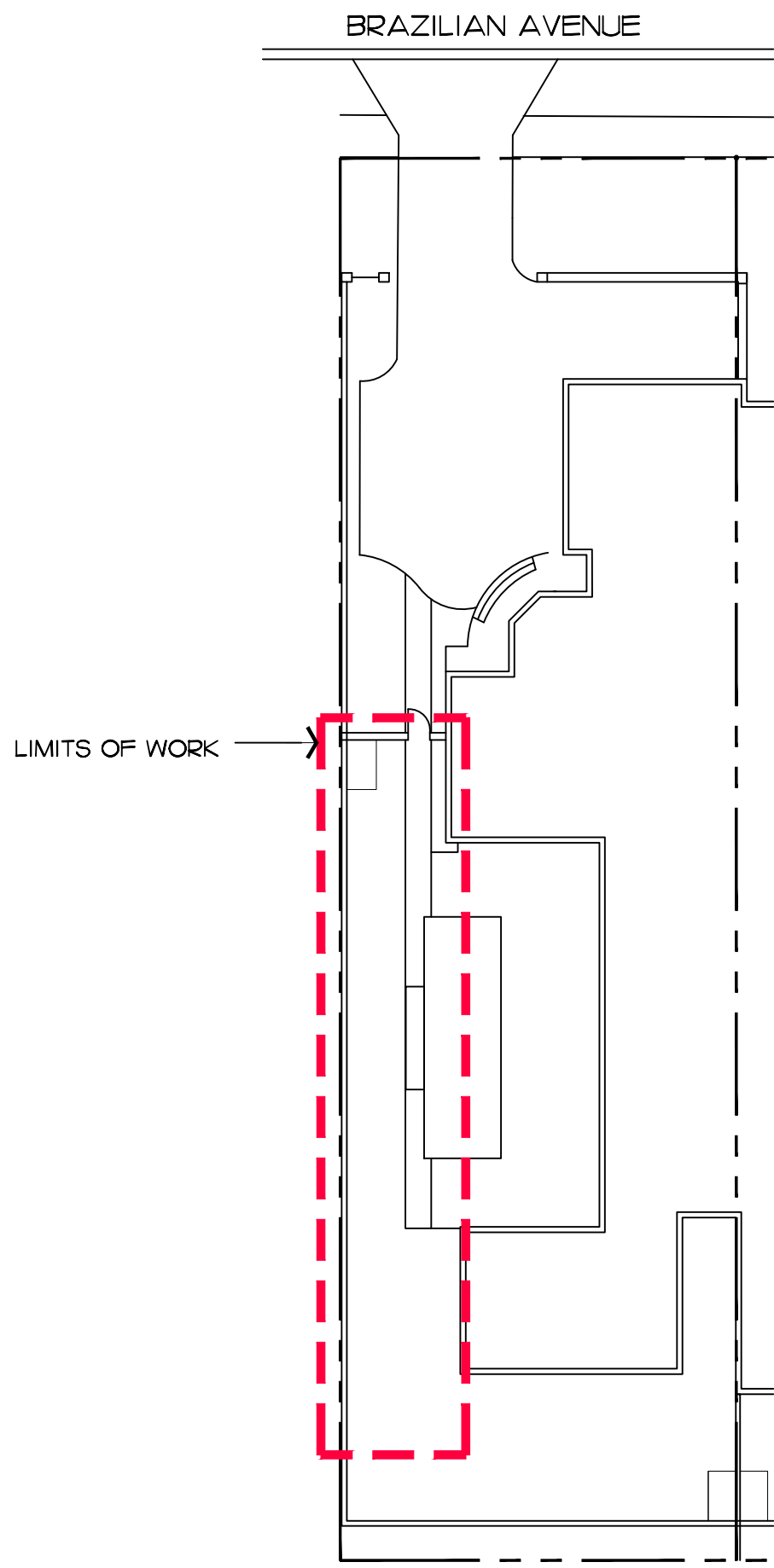
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ARC-24-013  
Landscape Plan  
SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.





Site Plan  
LIMITS OF WORK  
SCALE 1" = 20'



Rendered Plan



Existing Conditions



Proposed Improvements



Existing Conditions



Proposed Improvements

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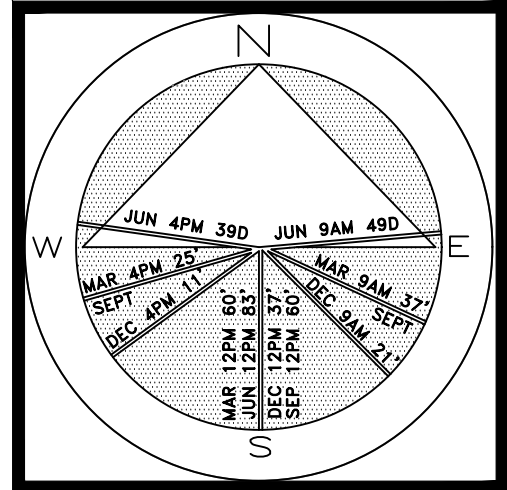
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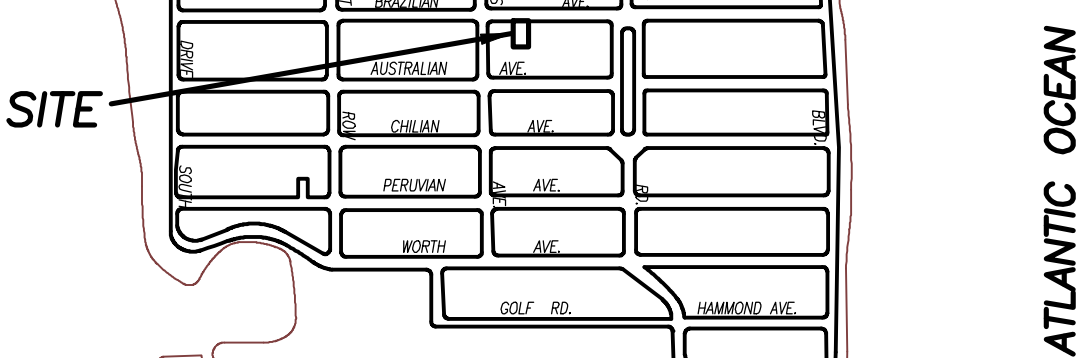
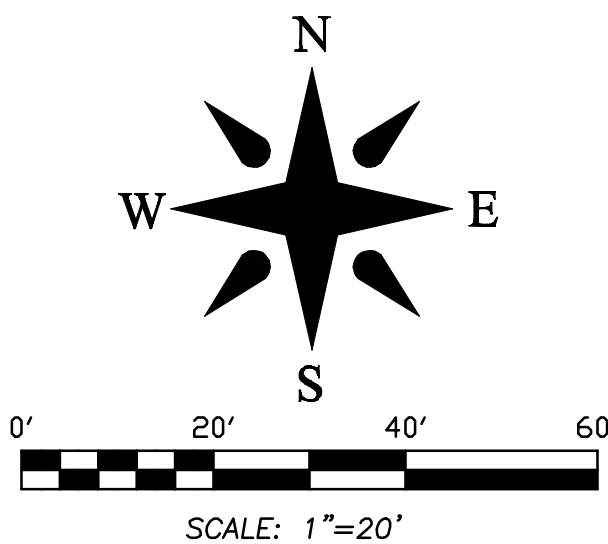
SHEET L4.0

Landscape Renderings

NOT TO SCALE



= 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.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  
 ESMT = 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  
 W.L.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. = 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 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  
 PVMT = 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  
 U = UTILITY POLE  
 H = FIRE HYDRANT  
 M = WATER METER  
 V = WATER VALVE  
 L = LIGHT POLE  
 T = 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 &amp; 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.  
Unless it bears 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.
4. 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 interface 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 improvements and/or lot lines.
12. It is a violation of Rule 5J-17.7 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

<b>REVISIONS</b>			
12/05/23 SURVEY AND TIE-IN UPDATE B.M./M.B. 13--1263.3 PB356/53			
<h1 style="margin: 0;">BOUNDARY SURVEY FOR:</h1>			
<h2 style="margin: 0;">PATRICIA C BAKER &amp; JON M BAKER</h2>			
<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;"> <h3 style="margin: 0;">WALLACE</h3> </div> <div style="text-align: center;"> <h3 style="margin: 0;">SURVEYING</h3> </div> </div> <p style="margin: 5px 0 0 0; font-size: small;">                         5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551                          CORP. LICENSED BUSINESS # 4569                     </p>			
FIELD#	C.K.	JOB NO.	13-1263
OFFICE:	M.B.	DATE:	7/19/13
C.K.'s	C.W.	REF:	13-1263.DWG
		SHEET	1 OF 1





May 18, 2023

Good afternoon,

Today I met Javier on the property to inspect the property and provide a proposal for pest control services. During our inspection we found multiple Areca Palms that were infected with Ganoderma. I also noticed that the Medjool palm on the West property line was dead and needed removal. Unfortunately, Ganoderma is a lethal disease to palms. Once the conch(fungi) is found it is important to try and remove the affected palms as soon as possible to prevent the disease from spreading. 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

