

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

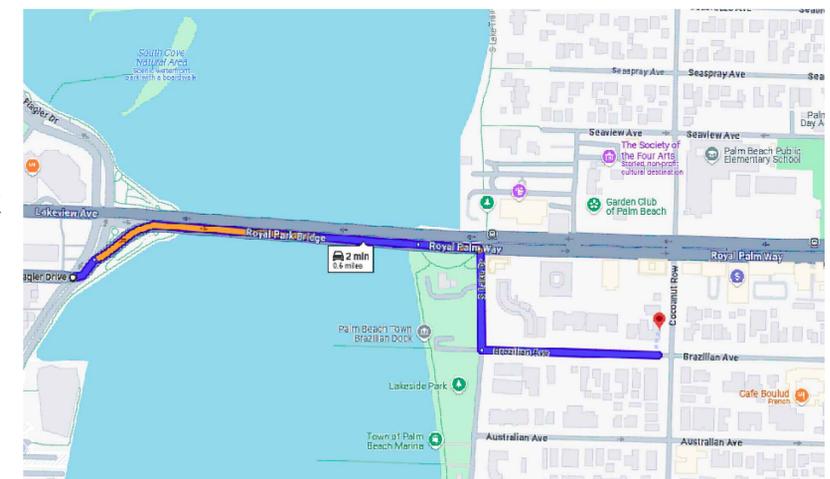


TRUCK LOGISTICS PLAN

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

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

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



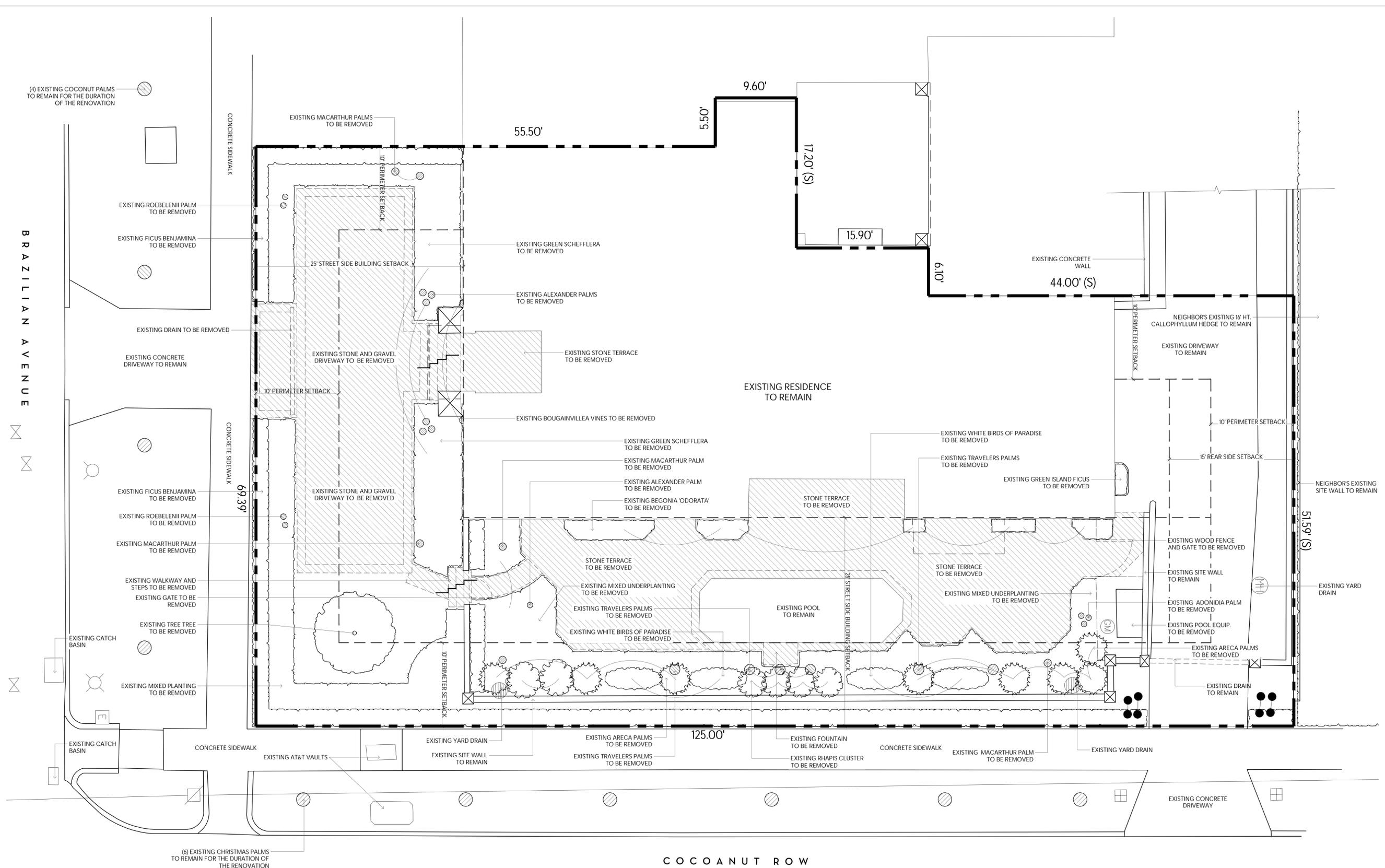
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ARC-25-0008



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:

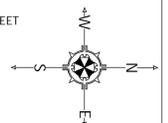
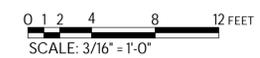
PERIMETER AREA = 3,547 SQ FT

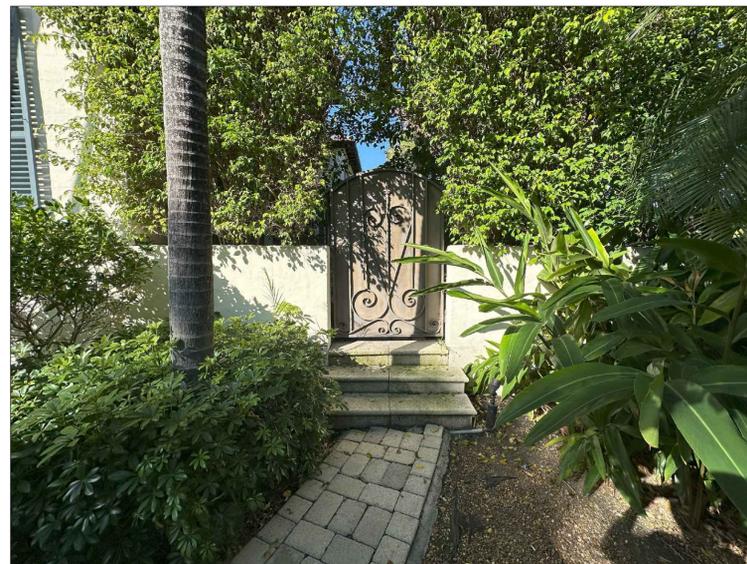
MINIMUM LANDSCAPE:

(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
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EXISTING CONDITIONS PHOTOS
PRIVATE RESIDENCE

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401 BRAZILIAN AVENUE, PALM BEACH, FL.



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EX2

ARC-25-0008

MARIO F. NIEVERA

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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"



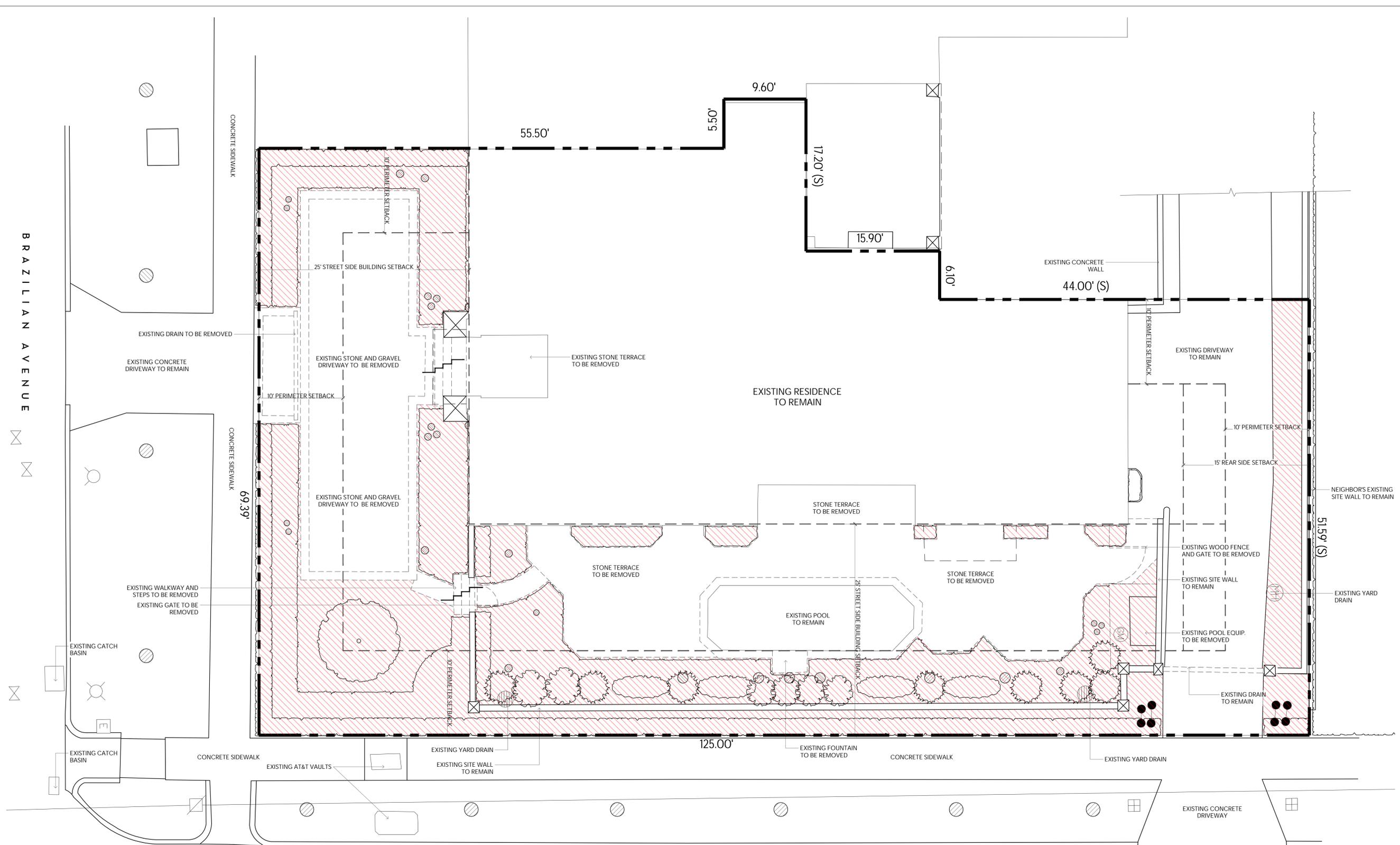
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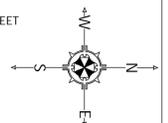
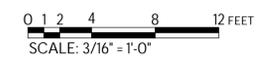


ARC-25-0008



COCOANUT ROW

LANDSCAPE ALTERATION LEGEND
LANDSCAPE ALTERED AREA



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

Landscape Legend

Property Address:	401 Brazilian Avenue	
Lot Area (Sq. Ft.):	2,764 Sq. Ft.	
REQUIRED	PROPOSED	
Landscape Open Space (LOS) (Sq. Ft. and %)	3,494 Sq. Ft. (126%)	2,119 Sq. Ft. (77.3%)
LOS to be altered (Sq. Ft. and %)	N/A	2096 Sq. Ft. (75.9%)
Perimeter LOS (Sq. Ft. and %)	1,747 Sq. Ft. (63%)	2,030 Sq. Ft. (73.4%)
Front Yard LOS (Sq. Ft. and %)	695 Sq. Ft. (25.1%)	985 Sq. Ft. (35.6%)
Native Trees %	30% (number of trees)	40%
Native Shrubs & Vines %	30% (number of shrubs & vines)	31%
Native Groundcover %	30% (groundcover area)	38.7%

To determine qualifying native vegetation use either:
1. The Institute for Botanical Conservation Native Plant List for Your Neighborhood (FL Statewide Plant List)
OR
2. 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 include a landscape and irrigation plan for review.
This table shall be included on the landscape site plan as prepared by a licensed landscape architect and landscape response data shall be incorporated on the corresponding working legend.

REV 01/2023/027

OVERALL R-C SITE CALCULATIONS:

SITE AREA = 7,764 SQ FT 100%

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



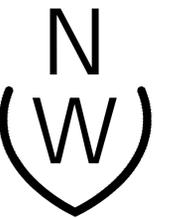
MARIO F. NIEVERA

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OVERALL SITE PLAN
PRIVATE RESIDENCE

07 APRIL 2025 - FINAL SUB
10 MARCH 2025 - SECOND SUB
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SCALE: 3/16" = 1'-0"

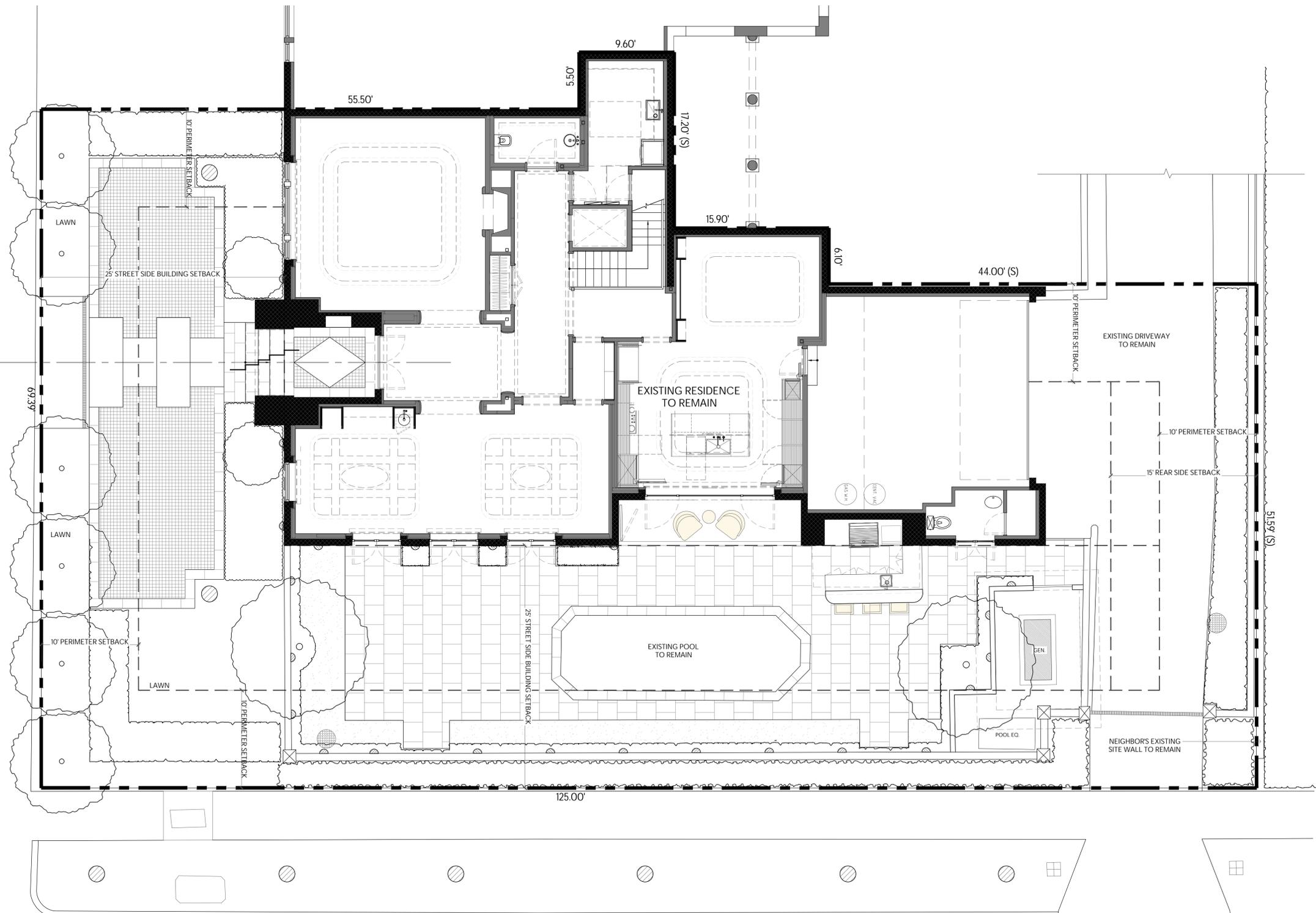


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ARC-25-0008



BRAZILIAN AVENUE

COCOANUT ROW

Town of Palm Beach Planning, Zoning and Building 345 S. County Rd. Palm Beach, FL 33460 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	2,096 Sq. Ft. (27%)
6	Perimeter LOS (Sq Ft and %)	1,747 Sq. Ft. (22.6%)	2,030 Sq. Ft. (27.3%)
7	Front Yard LOS (Sq Ft and %)	695 Sq. Ft. (9.0%)	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 see either: the Institute for Regional Conservation, <i>Native for Your Neighborhood II Statewide Plant List</i> OR the Florida Native Plant Society <i>Native Plants for Your Area List</i>			
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 specification sheet as prepared by a licensed landscape architect and landscape response data shall be incorporated on its corresponding existing legend.			
Rev 014 089-2822 REV 01 2020/02/27			

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6666856

HARDSCAPE PLAN
PRIVATE RESIDENCE

07 APRIL 2025 - FINAL SUB
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SCALE: 3/16" = 1'-0"



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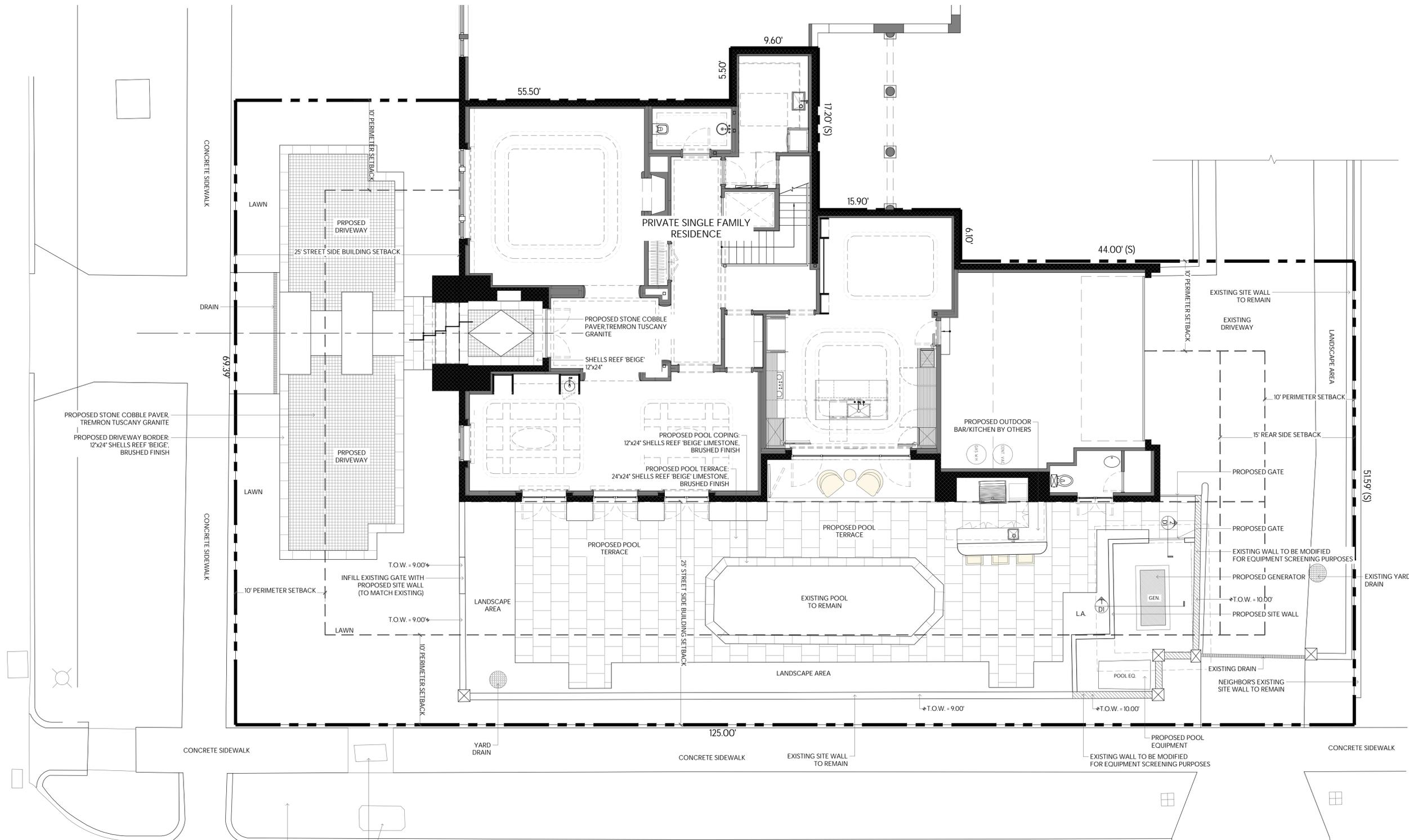
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L1

ARC-25-0008

BRAZILIAN AVENUE

COCOANUT ROW



(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

OVERALL R-C SITE CALCULATIONS:

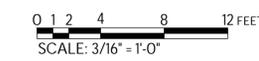
SITE AREA =	7,764 SQ FT	100%
MINIMUM LANDSCAPE:		
REQUIRED =	3,494 SQ FT	45%
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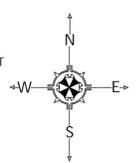
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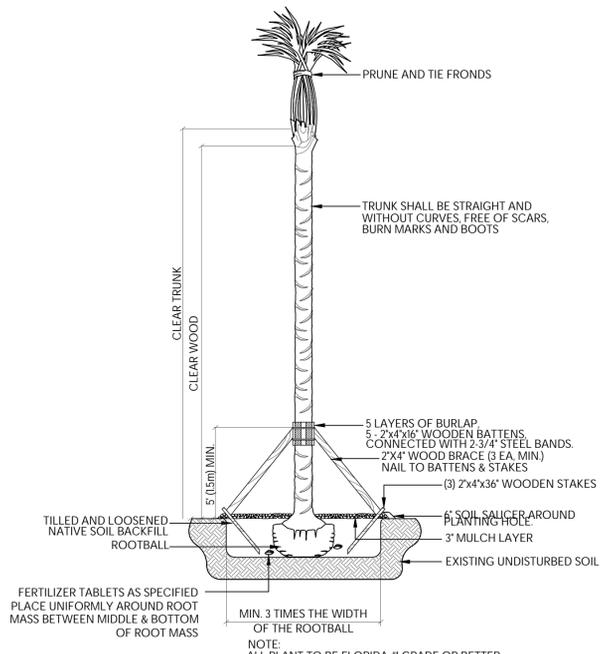
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,547 SQ FT
MINIMUM LANDSCAPE:	
REQUIRED =	(50% OF 3,547 SF) = 1,747 REQUIRED
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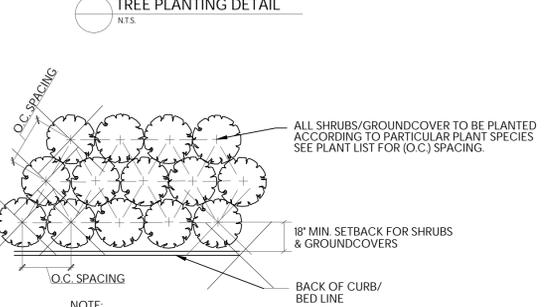
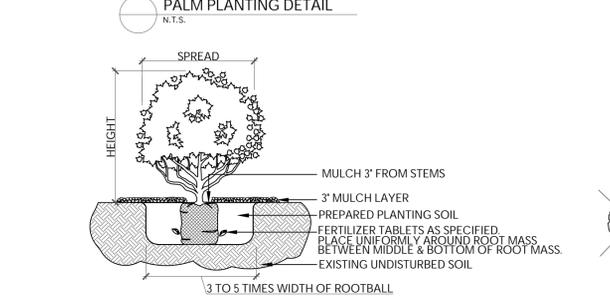
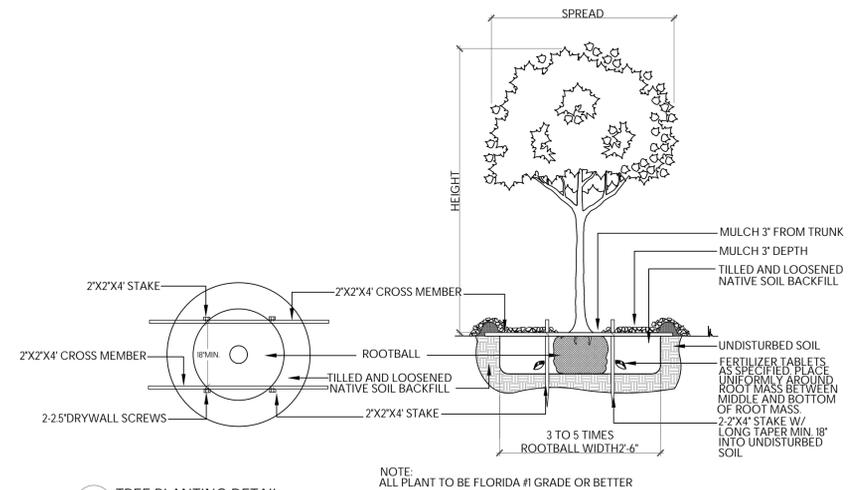
SCALE: 3/16" = 1'-0"





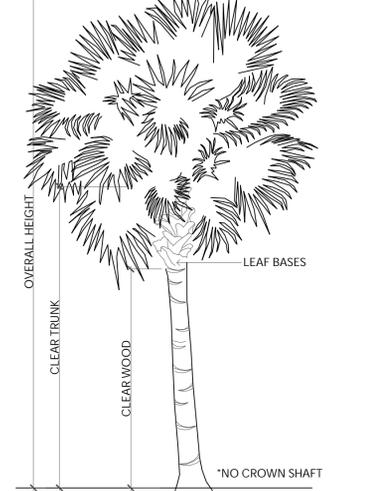
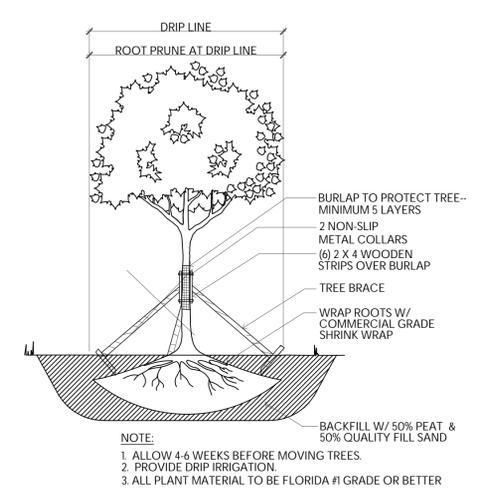
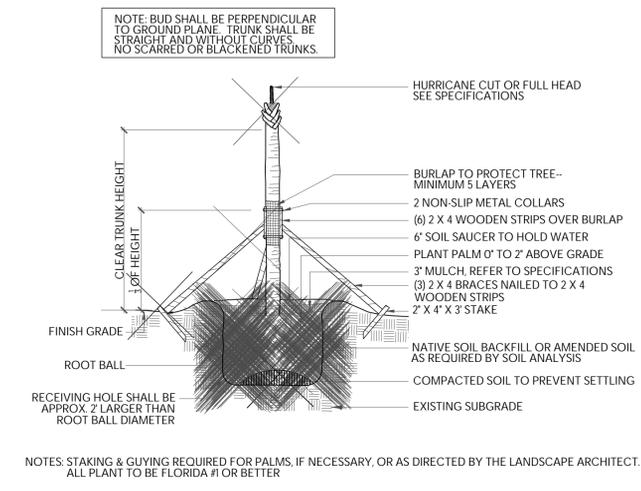
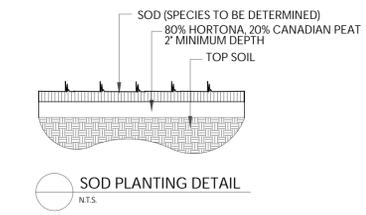
NOTES:

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 ROOTBALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



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



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 UNIFORMLY 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

GROUND COVER AREAS

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



265 La Puerta Way, Palm Beach, FL
1/12/2024

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
666686

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 BUTTWOOD	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'X5' 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

Landscape Legend

Line #	Property Address:	401 Brazilian Avenue	
1	Lot Area (sq. ft.):	7,764 Sq. Ft.	
3		REQUIRED	PROPOSED
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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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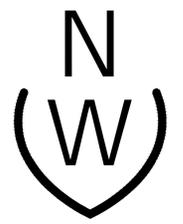
To determine qualifying native vegetation use either:
[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)
OR
[the Florida Native Plant Society Native Plants for Your Area List](#)

Note: 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

PLANT LIST AND DETAILS
PRIVATE RESIDENCE
 401 BRAZILIAN AVENUE, PALM BEACH, FL.
 07 APRIL 2025 - FINAL SUB
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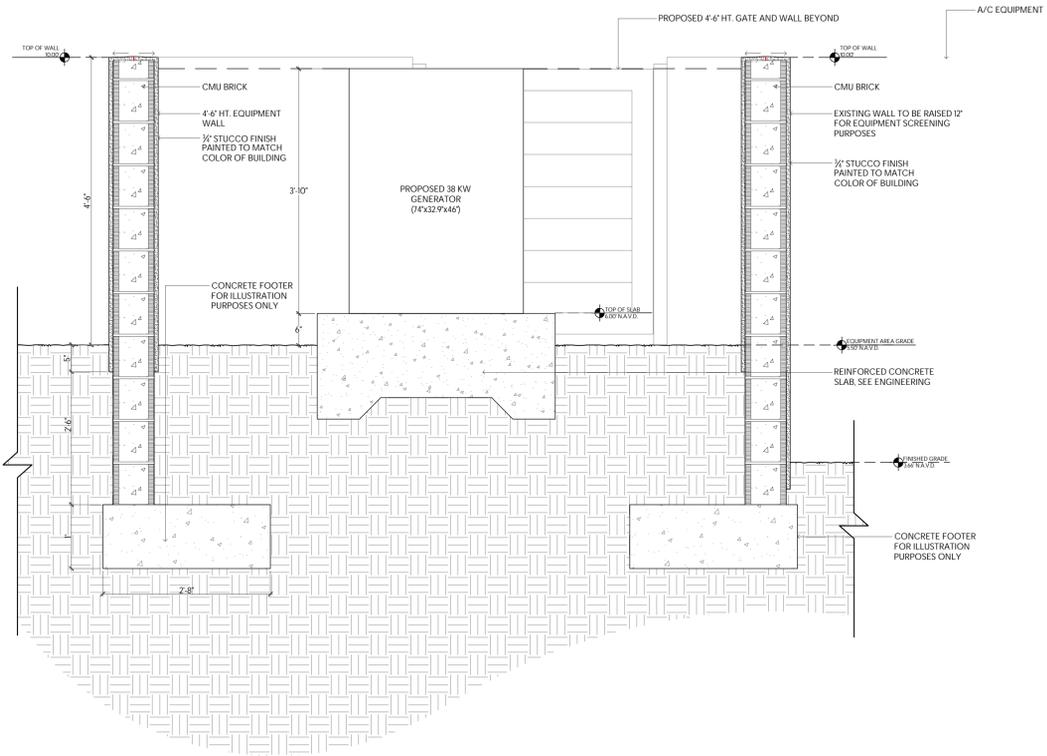


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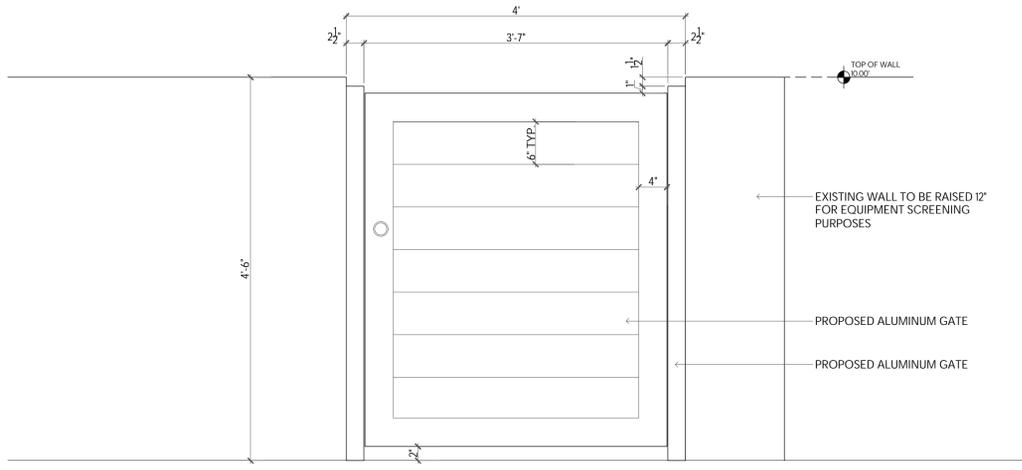
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LP2
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1 EQUIPMENT YARD - SECTION
 D1 SCALE: 3/4"=1'-0"

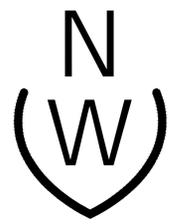


2 GATE - SECTION DETAIL
 D1 SCALE: 1"=1'-0"

MARIO F. NIEVERA
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 6666856

DETAILS
PRIVATE RESIDENCE

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OPEN SPACE DIAGRAM
PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

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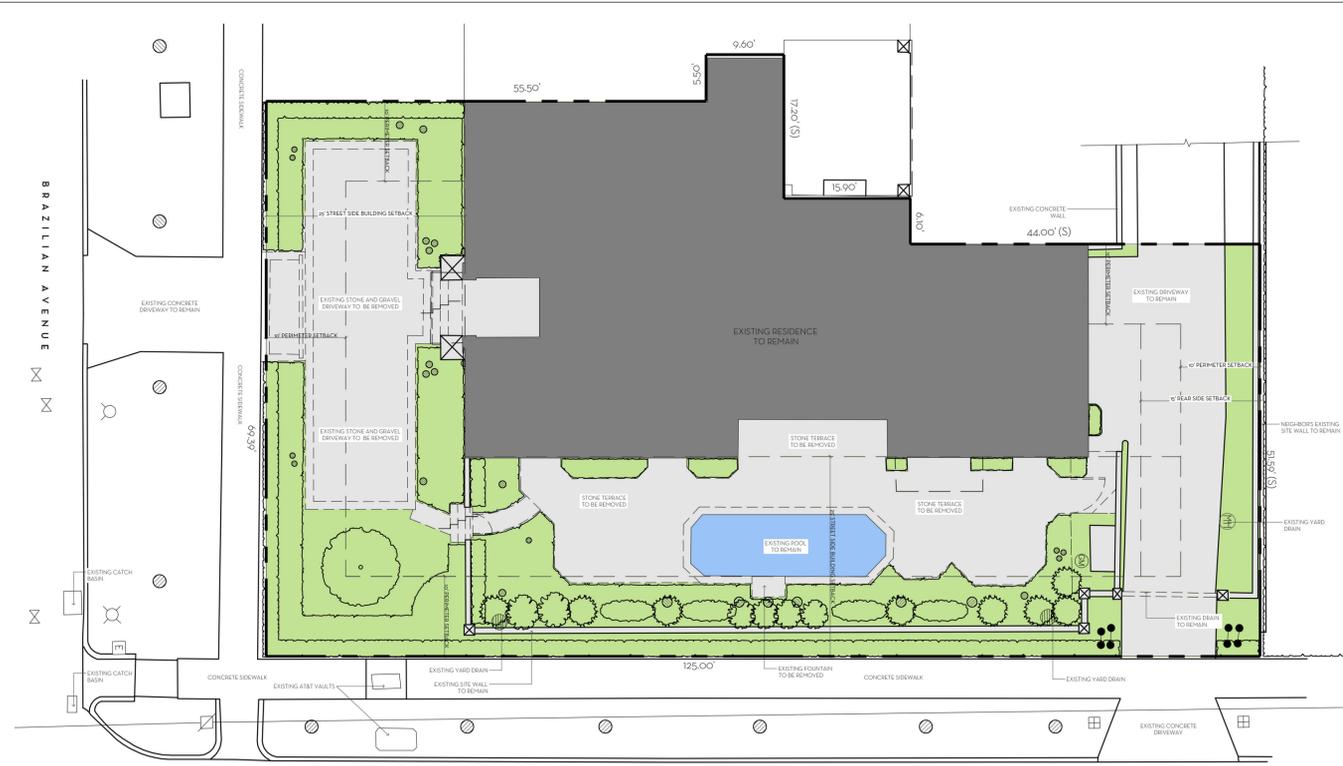
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SCALE: 3/16" = 1'-0"



COCOANUT ROW

OVERALL R-C SITE CALCULATIONS:

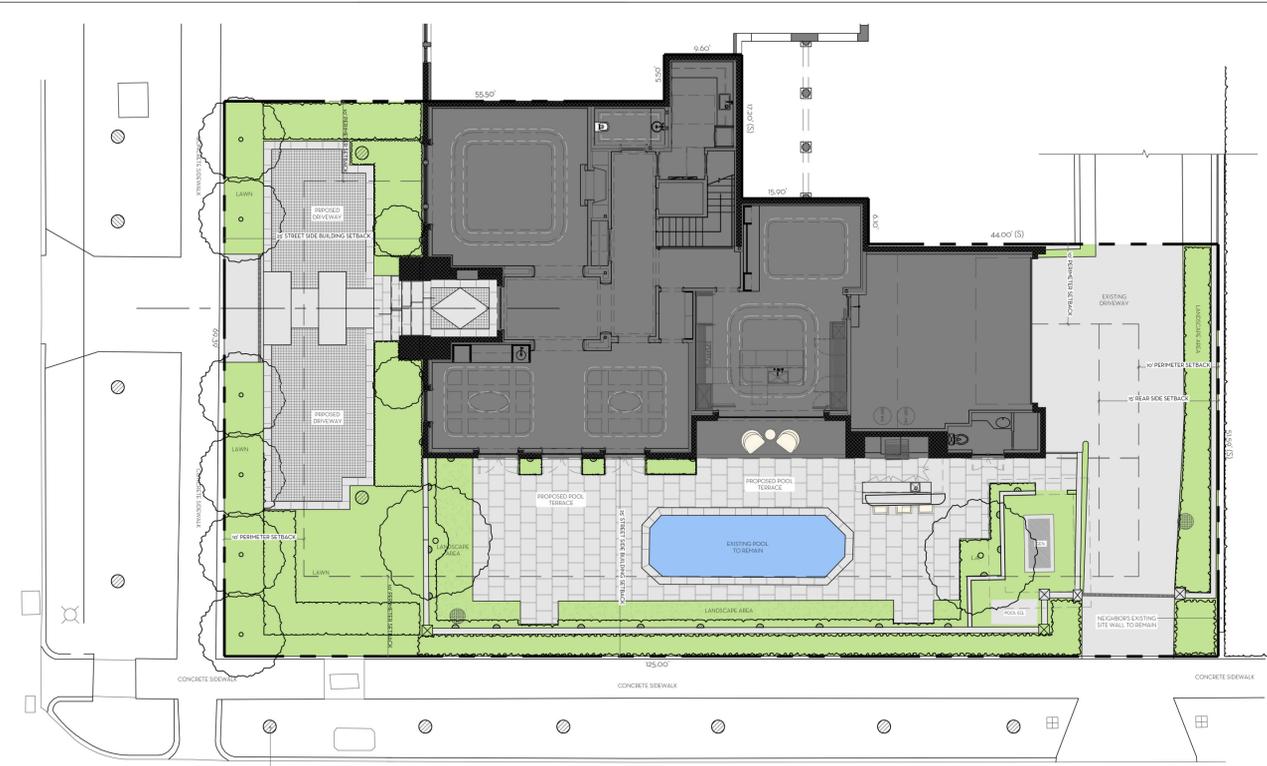
SITE AREA =	7,764	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,494	SQ FT	45%
EXISTING =	2,087	SQ FT	26.9%
PROPOSED =	2,119	SQ FT	27.3%

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 SQ FT) - 1,747 REQUIRED			
EXISTING =	1,683	SQ FT	47.4%
PROPOSED =	2,030	SQ FT	57.2%



COCOANUT ROW

OVERALL R-C SITE CALCULATIONS:

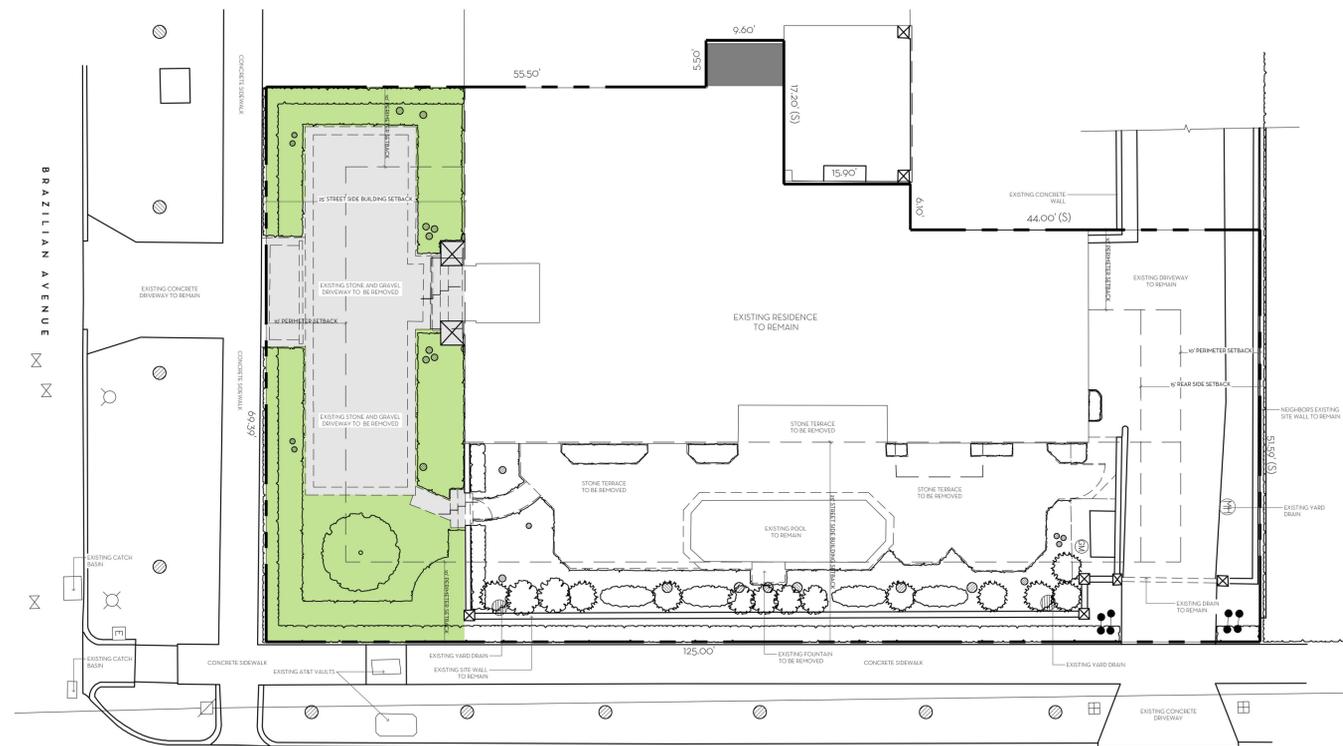
SITE AREA =	7,764	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,494	SQ FT	45%
EXISTING =	2,087	SQ FT	26.9%
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PERIMETER AREA =	3,547	SQ FT	
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EXISTING =	1,683	SQ FT	47.4%
PROPOSED =	2,030	SQ FT	57.2%



COCOANUT ROW

OVERALL R-C SITE CALCULATIONS:

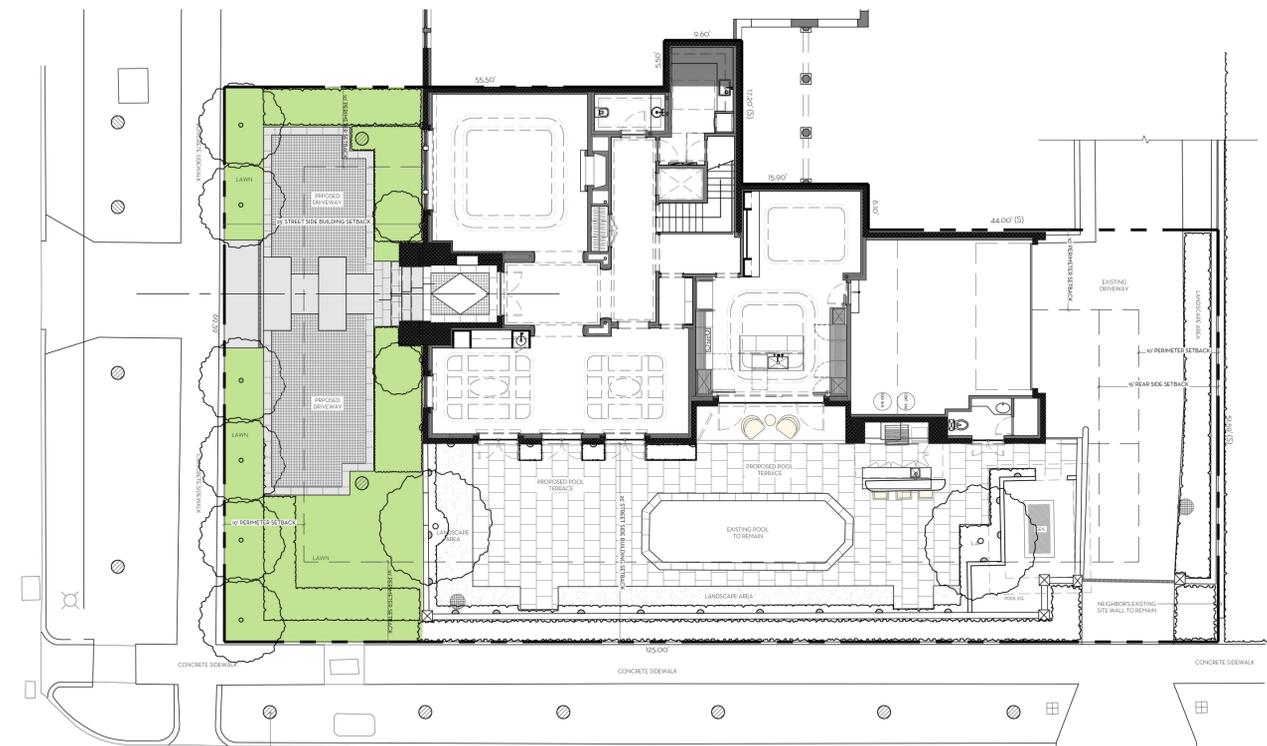
SITE AREA =	7,764	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,494	SQ FT	45%
EXISTING =	2,087	SQ FT	26.9%
PROPOSED =	2,119	SQ FT	27.3%

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 SQ FT) - 1,747 REQUIRED			
EXISTING =	1,683	SQ FT	47.4%
PROPOSED =	2,030	SQ FT	57.2%



COCOANUT ROW

OVERALL R-C SITE CALCULATIONS:

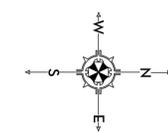
SITE AREA =	7,764	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	3,494	SQ FT	45%
EXISTING =	2,087	SQ FT	26.9%
PROPOSED =	2,119	SQ FT	27.3%

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 SQ FT) - 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

NATIVE VEGETATION DIAGRAM
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

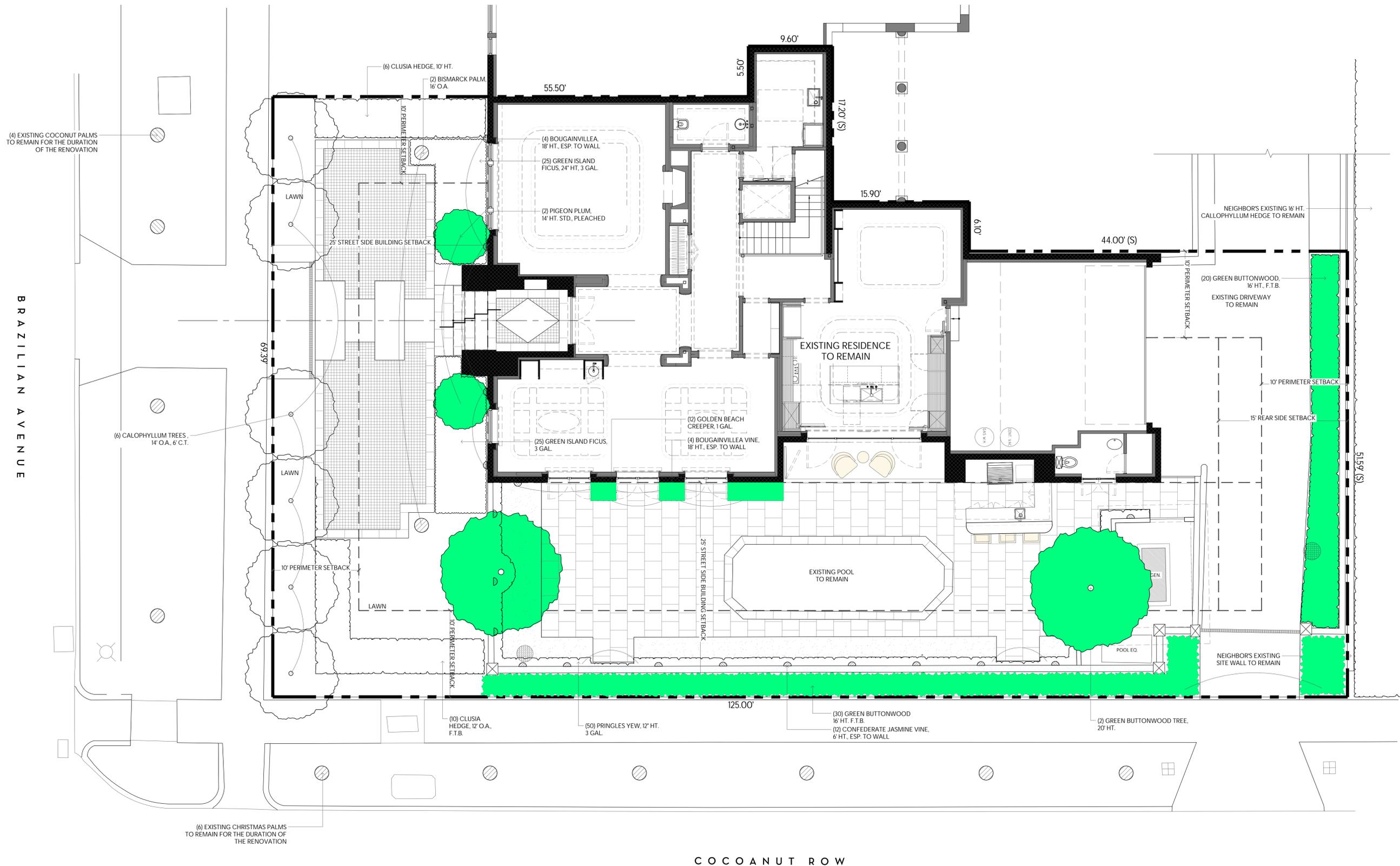
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS2

ARC-25-0008

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



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%

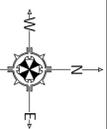
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 3,547 SQ FT

MINIMUM LANDSCAPE:

(50% OF 3,547 SF) = 1,274 REQUIRED
EXISTING = 1,683 SQ FT 47.4%
PROPOSED = 2,030 SQ FT 57.2%

NATIVE VEGETATION REQUIREMENT
SEE PAGE: LP2

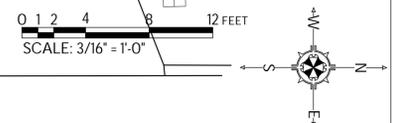
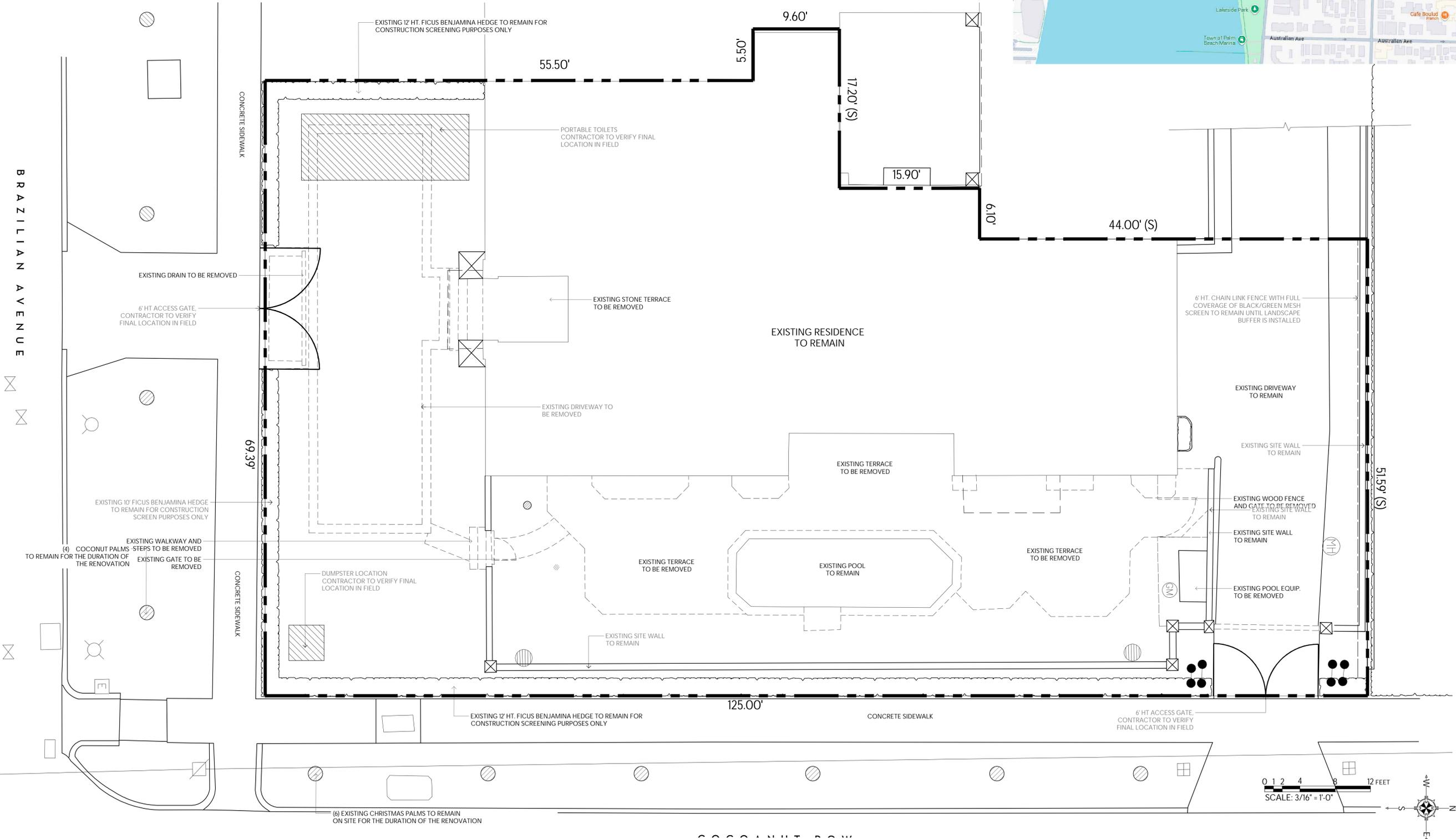
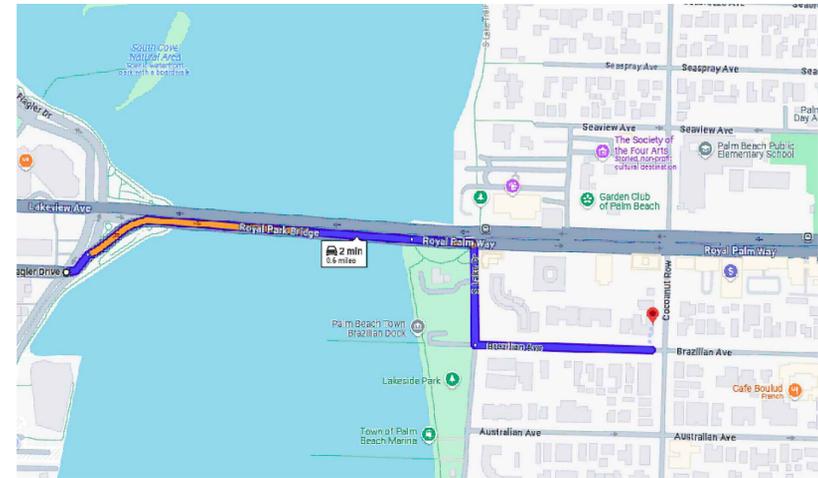


TRUCK ROUTE MAP

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



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CONSTRUCTION SCREENING / STAGING PLAN
PRIVATE RESIDENCE

401 BRAZILIAN AVENUE, PALM BEACH, FL.

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



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CSP
ARC-25-0008

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