

Private Residence

803 Second Street, Miami Beach, Florida

HISTORIC PRESERVATION BOARD

FINAL SUBMISSION

SEPTEMBER 6th, 2022

2206

PROJECT NUMBER

PROJECT:
RESIDENCE

803 Second Street
Miami Beach, FL 33139

DRAWING:

COVER PAGE

JENNIFER MCCONNEY FLORIDA LIC# AR93044

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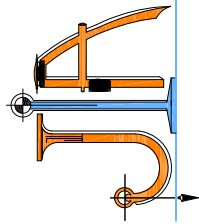
CHECK: JMcG

DATE: 09/06/2022

SHEET NUMBER



A0.00



JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers

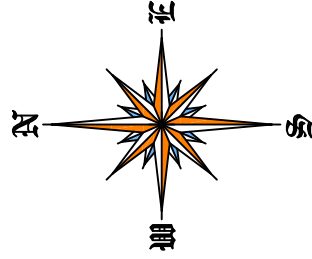
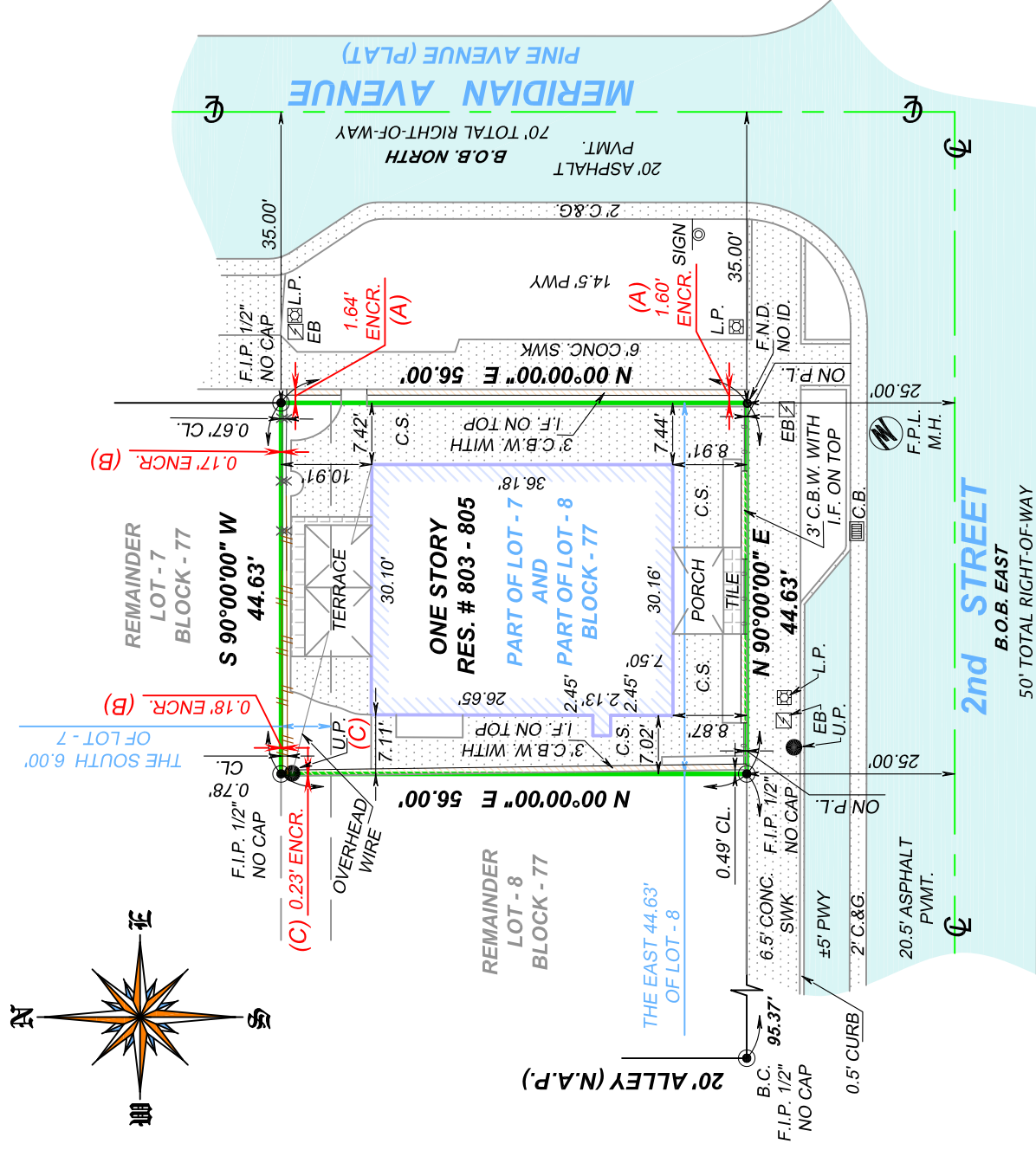
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401

2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



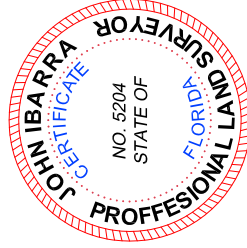
MAP OF BOUNDARY SURVEY

803 2nd STREET, MIAMI BEACH, FLORIDA 33139



ENCROACHMENT NOTES:

- A. EAST SIDE OF THE SUBJECT PROPERTY, CONCRETE BLOCK WALL IS ENCROACHING INTO THE RIGHT OF WAY OF MERIDIAN AVENUE.
- B. NORTH SIDE OF THE SUBJECT PROPERTY, NEIGHBOR'S WOOD FENCE IS ENCROACHING INTO THE SUBJECT PROPERTY.
- C. WEST SIDE OF THE SUBJECT PROPERTY, CONCRETE BLOCK WALL IS ENCROACHING INTO THE NEIGHBOR'S PROPERTY AND UTILITY POLE IS ENCROACHING INTO THE SUBJECT PROPERTY.



L.B.# 7806 SEAL

LEGAL DESCRIPTION:

THE SOUTH 6 FEET OF THE EASTLY 44.63 FEET OF LOT 7 AND THE EASTLY 44.63 FEET OF LOT 8, BLOCK 77 OF OCEAN BEACH ADDITION NUMBER THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

CERTIFICATION:

TBD HARBOR, LLC, A FLORIDA LIMITED LIABILITY COMPANY
JAMES M. SCHIFF P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DRAWN BY: PM

SCALE: 1"=20'

FIELD DATE: 10/14/2015

SURVEY NO: 15-004089-1

SHEET: 2 OF 2



FRONT VIEW OF SOUTH FACADE FROM SECOND STREET



VIEW FROM INTERSECTION OF SECOND STREET AND MERIDIAN AVENUE

INDEX

A0.00	Cover Sheet	L0.00	Landscape Cover + Sheet Index
	Survey	L1.00	Landscape Plan
I,2	Renderings	L2.00	Plant List, Landscape Code + Details
A0.01	Index and Data	L3.00	Existing Tree Survey + Disposition Plan
A0.02	Aerial Photos	L3.01	Existing Tree Chart + Mitigation Summary
A0.03	Axonometric Photos		
A0.04	Site Photos Locations		
A0.05	Site Photos		
A0.06	Site Photos		
A0.07	Site Photos		
A0.08	Site Photos		
A0.09	Site Photos		
A0.10	Site Photos		
A0.11	Archive images		
A0.12	Archive images		
A0.20	Architectural Language		
A0.21	Diagram		
A0.22	Diagram		
A1.00	Existing Location Plan		
A1.01	Existing Street Elevations		
A1.02	Existing Building Plans and Elevations		
A2.00	Site Plan		
A2.01	Level 1 Proposed Plan		
A2.02	Level 2 Proposed Plan		
A2.03	Level 3 Proposed Plan		
A2.04	Level 4 Proposed Roof Deck Plan		
A2.05	Level 5 Proposed Roof Plan		
A3.00	East Elevation		
A3.01	South Elevation		
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A7.00	FAR Diagrams		

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

Ocean Beach Historic District

ITEM #	Zoning Information			
1	Address:	803 2nd Street, Miami Beach FL 33139		
2	Board and File numbers:			
3	Folio number(s):	02-4203-009-5373		
4	Year constructed:	1921	Zoning District:	R-PS2
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	4.50' NGVD
6	Adjusted grade (Flood+Grade/2)	6.25' NGVD	Lot Area: (Variance required)	±2,499 SF ±0.06 acres
7	Lot Width (Variance required)	44.63	Lot Depth	56
8	Minimum Unit Size	N/A		
9	Existing User	Duplex Residential	Proposed Use:	Single Family Residence

		Maximum	Existing	Proposed	Deficiencies
10	Height	40'-0"		36'-8"	
11	Number of Stories	4	1	3	-
12	FAR	1.5	0.43	1.50	-
13	FLOOR AREA Square Footage:	3,749 SF	1,080 SF	3,717 SF	-
14	Square Footage by use	N/A			-
15	Number of Units Residential	N/A			-
16	Number of Units Hotel	N/A			-
17	Number of Seats	N/A			-
18	Occupancy Load	N/A			-

		Required	Existing	Proposed	Deficiencies
Setbacks					
At Grade Parking:					
19	Front Setback (2nd Street):	N/A	N/A	N/A	-
20	Rear Setback (North):	N/A	N/A	N/A	-
21	Side Facing Street Setback (East):	N/A	N/A	N/A	-
22	Side Setback (West):	N/A	N/A	N/A	-

		Required	Existing	Proposed	Deficiencies
Pedestal and Subterranean					
23	Front Setback (2nd Street):	5'-0"	8'-7"	5'-10"	
24	Rear Setback (North):	5'-7" (10% of lot depth)	10'-10"	5'-7"	-
25	Side Facing Street Setback (East):	5'-0"	7'-9"	5'-0"	Reconstructed wall 2'-4"
26	Side Setback (West):	5'-0"	7'-1"	5'-0"	-

		Required	Existing	Proposed	Deficiencies
Tower					
27	Front Setback (2nd Street):	N/A	N/A	N/A	-
28	Rear Setback (North):	N/A	N/A	N/A	-
29	Side Facing Street Setback (East):	N/A	N/A	N/A	-
30	Side Setback (West):	N/A	N/A	N/A	-

		Required	Existing	Proposed	Deficiencies
Parking					
31	Parking District	1	1	1	-
32	#Total # of parking spaces	2	0	2	-
33	# of parking spaces required	2		2	-
34	Parking Space Dimensions	8.5' X 18'			-
35	Parking Space Configurations (45°, 60°, 90° Parallel)	90 DEGREE			-
36	ADA Spaces	0			-
37	Tandem Spaces	N/A			-
38	Drive Aisle Width	N/A			-
39	Valet Drop off and pick up	N/A			-
40	Loading zones and Trash collection areas	N/A			-
41	Bike Racks (15% of required parking)	N/A			-

		Required	Existing	Proposed	Deficiencies
Restaurants, Cafes, Bars, Lounges, Nightclubs					
42	Type of use	N/A			-
43	Total # of Seats	N/A			-
44	Total # of Seats per venue	N/A			-
45	Total Occupant Content	N/A			-
46	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A			-

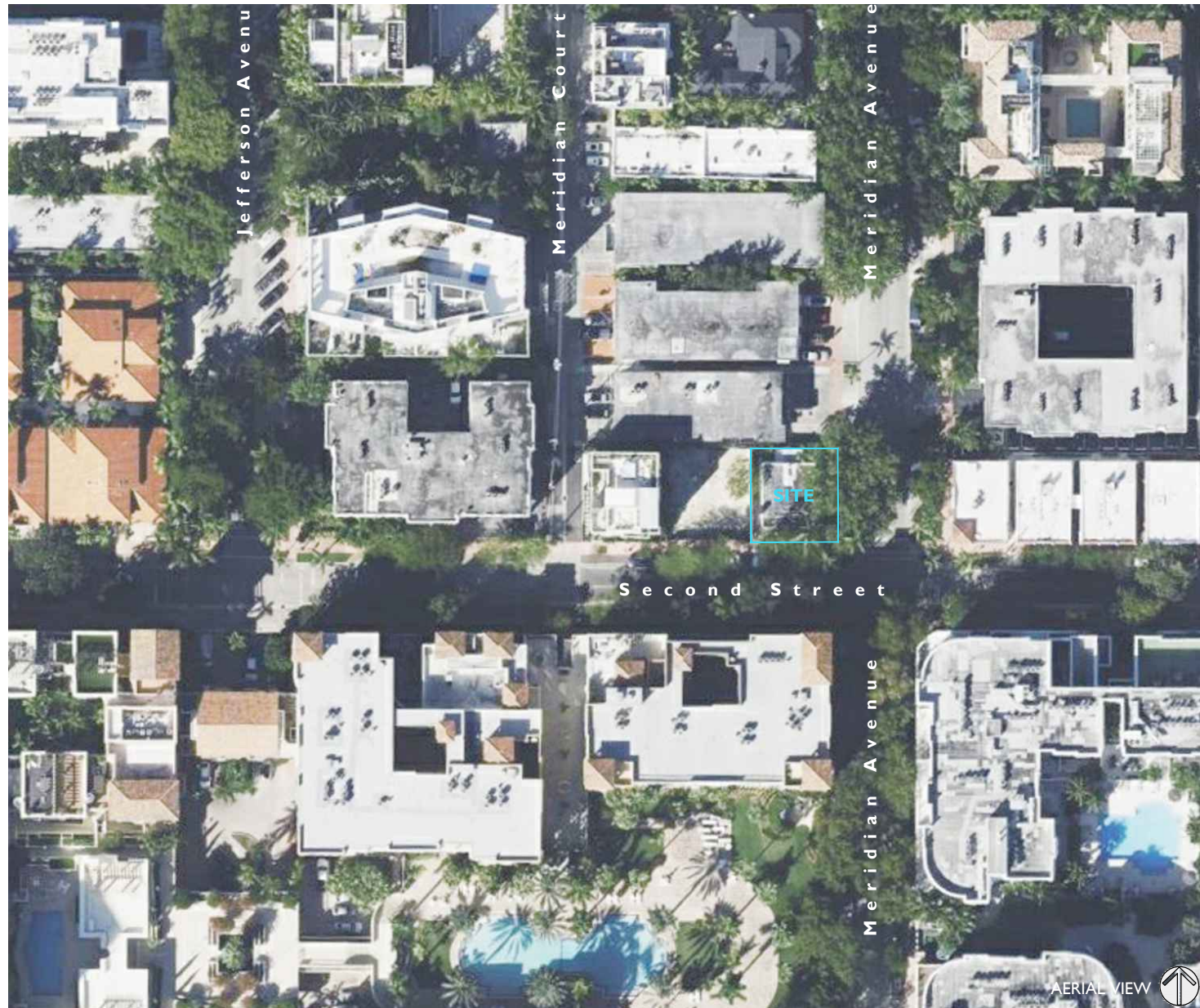
47	Is this a contributing building?	YES			
48	Located within a Local Historic District?	YES	Ocean Beach Historic District		

REQUESTED VARIANCES

1	A variance to reduce by 3,250 sq. ft. the minimum required lot area of 5,750 sq. ft. within the RPS-2 district in order to construct a 3-story single-family residential building on a property with a lot area of ±2,499 sq. ft.;
2	A variance to reduce the minimum required lot width of 50.0 feet within the RPS-2 district by 5.37 feet in order to construct a three-story residential building on a property with a lot width of 44.63 feet;
3	A variance to reduce the required 5'-0" side facing a street (east) yard setback to allow the reconstructed portion of the original structure to be at a 2'-8" setback



SATELLITE IMAGE




AERIAL VIEW



AERIAL OF 1/2 MILE RADIUS




SITE AERIAL - NORTH 



SITE AERIAL - SOUTH 



SITE AERIAL - EAST 



SITE AERIAL - WEST 

AXONOMETRIC
VIEWS

JENNIFER McCONNAY FLORIDA LIC# AR93044

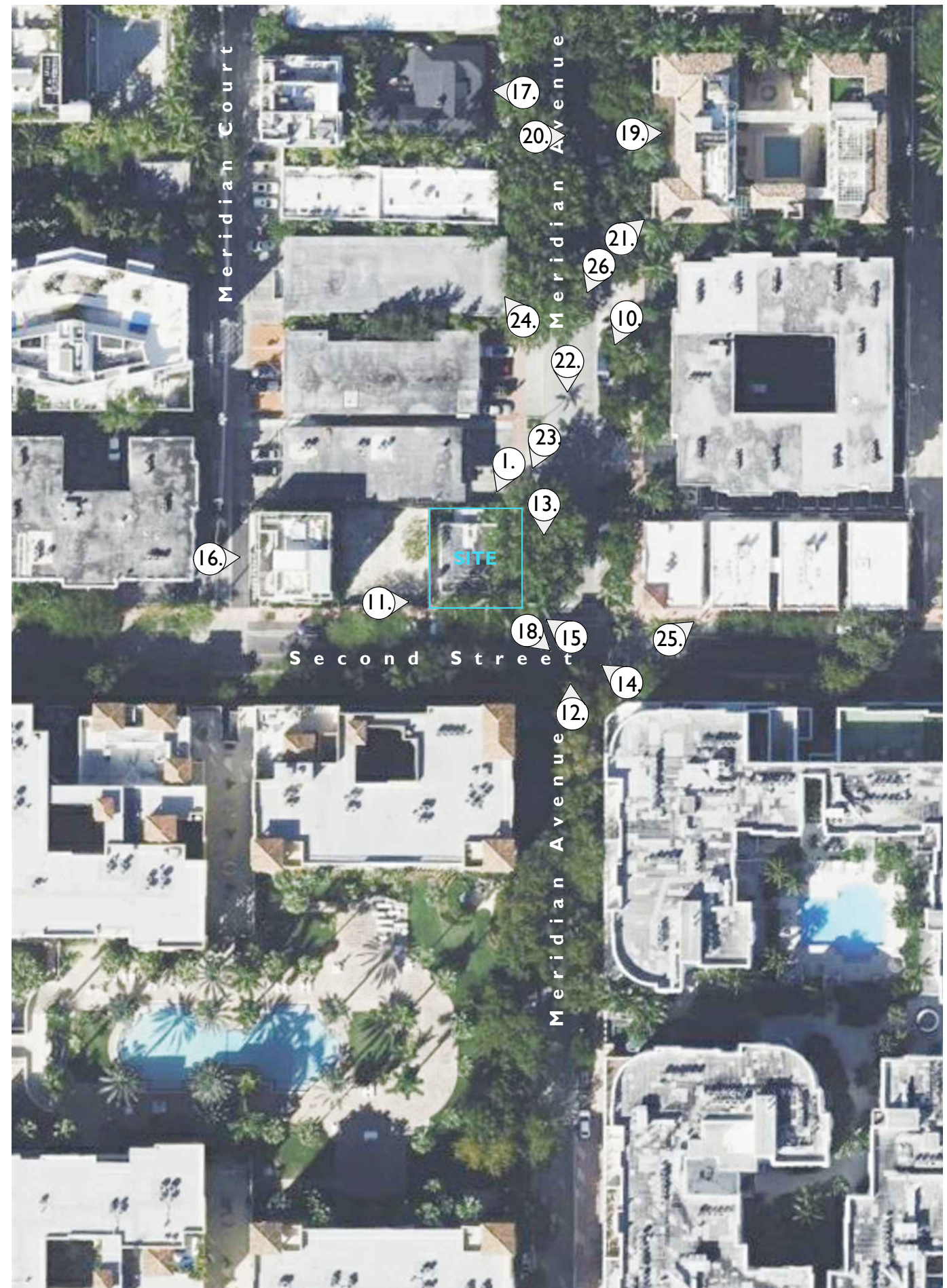
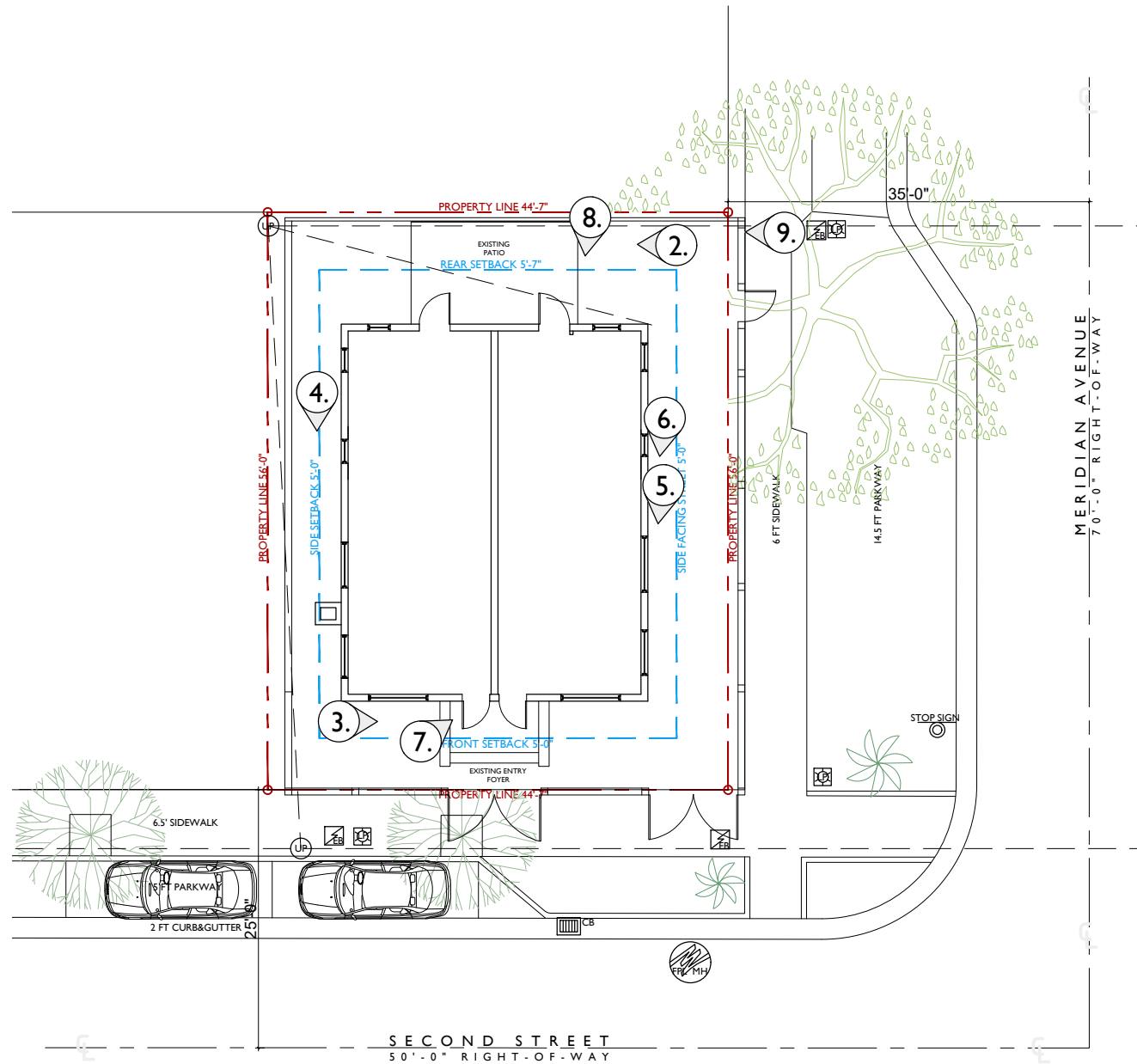
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CHECK: JMcG

DATE: 09/06/2022

SHEET NUMBER





2022-03-08

1. NORTH FACADE FACING RESIDENTIAL BUILDING AT 208 MERIDIAN



2022-03-08

2. REAR DOORS OF EXISTING BUILDING



2022-03-08

4. WEST FACADE OF EXISTING BUILDING



2022-03-08

3. SOUTH FACADE FRONT ENTRANCE OF EXISTING BUILDING

SITE PHOTOS

JENNIFER McCONNAY FLORIDA LIC# AR93044
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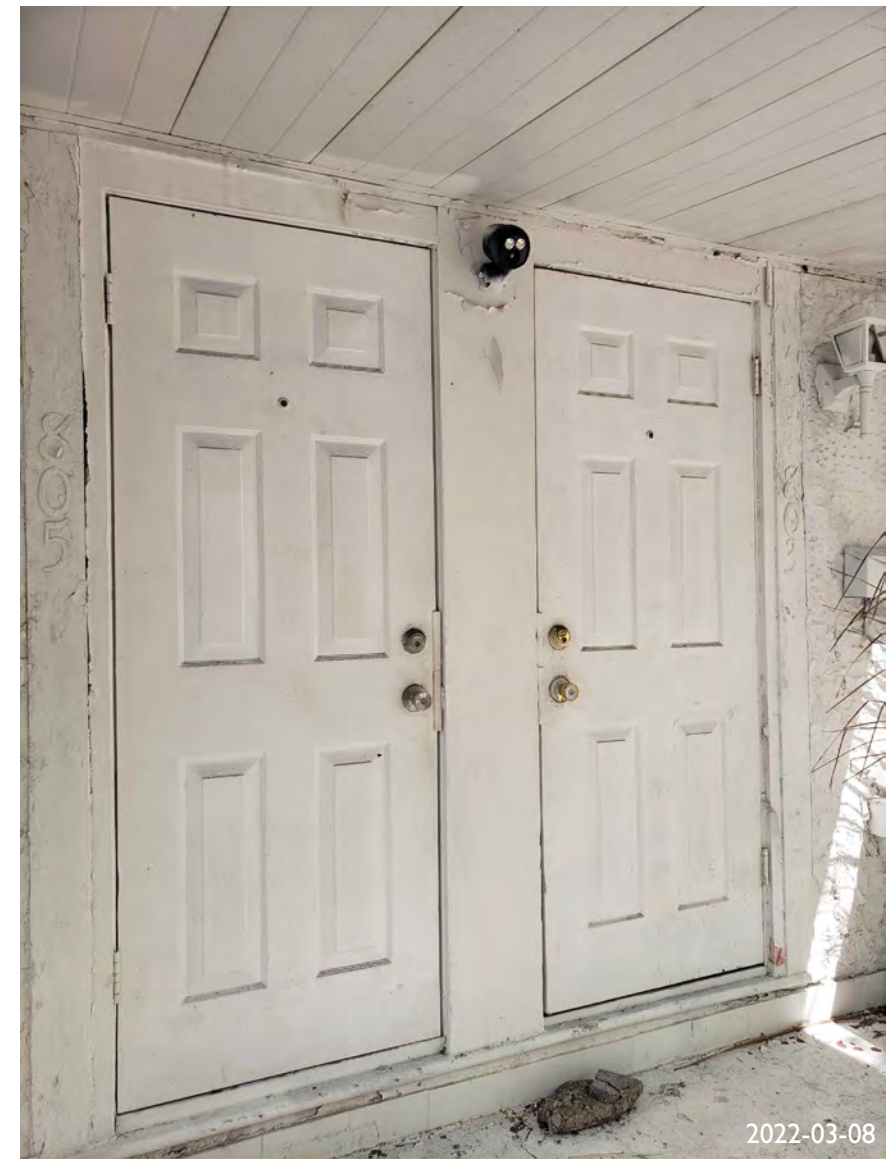
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 SHEET NUMBER



5. WINDOW SHUTTERS



6. WINDOW



7. FRONT ENTRANCE DOORS



9. FENCE DETAIL



8. NORTH FACADE OF EXISTING BUILDING



2022-03-08

10. EXISTING CALLOPHYLLUM TREE



2022-03-08

11. EXISTING BUILDING WEST FACADE



2022-03-08

13. SIDEWALK ALONG MERIDIAN AVE



2022-03-08

12. LOOKING AT MERIDIAN AVE

SITE PHOTOS

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2022-03-08

14. VIEW AT THE CORNER 803 2ND STREET



2022-03-08

16. AERIAL VIEW AT 803 2 STREET



2022-03-08

15. AERIAL VIEW AT 803 2 STREET

SITE PHOTOS

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2022-03-08
17. 242 MERIDIAN AVE



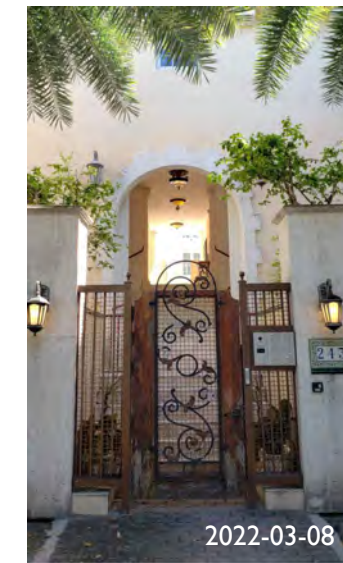
2022-03-08
18. 110 WASHINGTON CONDO ALONG 2ND STREET



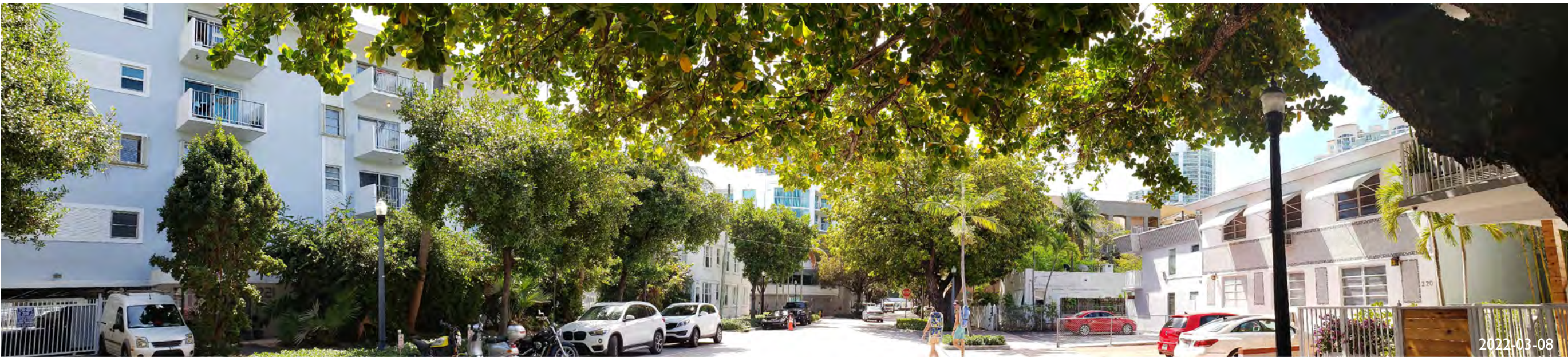
2022-03-08
21. SIDEWALK ALONG MERIDIAN AVE



2022-03-08
20. 243 MERIDIAN AVE



2022-03-08
19. ENTRANCE



2022-03-08
22. MERIDIAN AVENUE LOOKING SOUTH



23. 208 MERIDIAN AVENUE



24. 224 MERIDIAN AVE



26. 208-220 MERIDIAN AVENUE



25. 739-735 2ND STREET

NEIGHBORING
STRUCTURES

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1973

ARCHIVE PHOTO



1989

ARCHIVE PHOTO



1996

ARCHIVE PHOTO



1996

ARCHIVE PHOTO

ARCHIVE IMAGES

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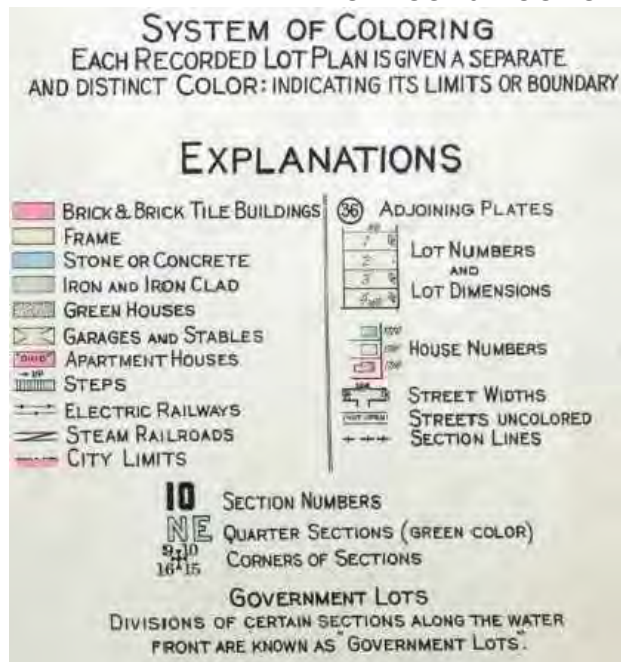
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803 2 street
SANBORN MAP 1921
BEFORE CONSTRUCTION



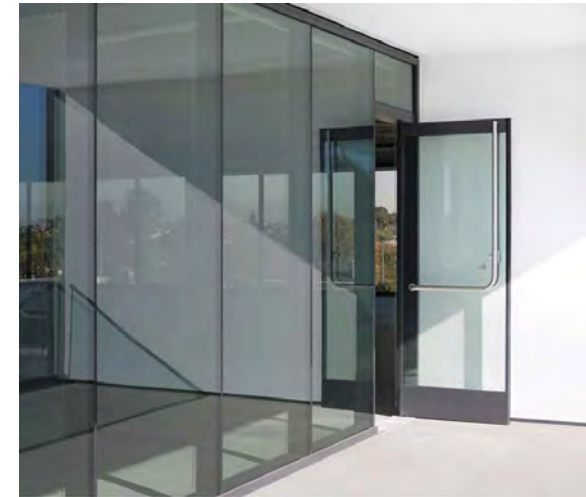
803 2 street
SANBORN MAP 1918
BEFORE CONSTRUCTION



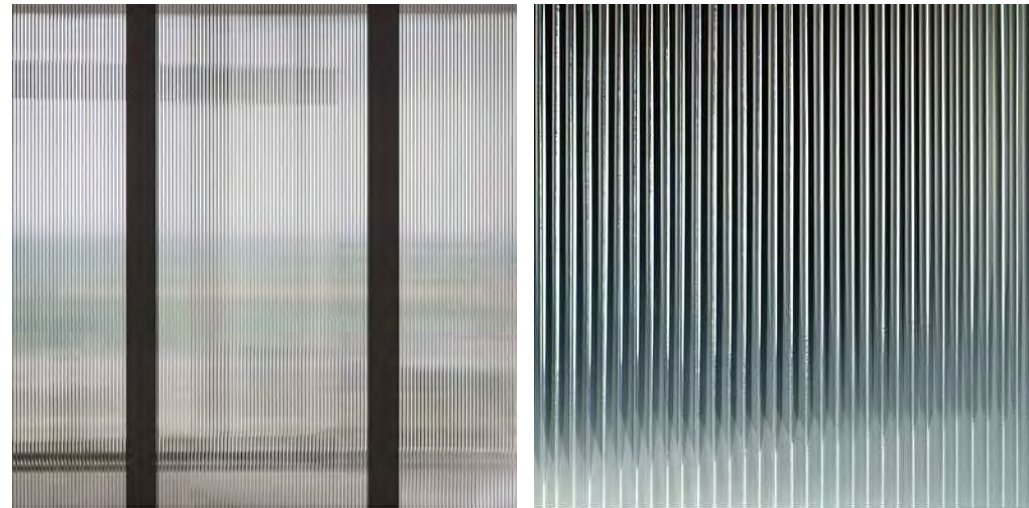
SANBORN MAP LEGEND



SANBORN MAP 1935



STUCCO

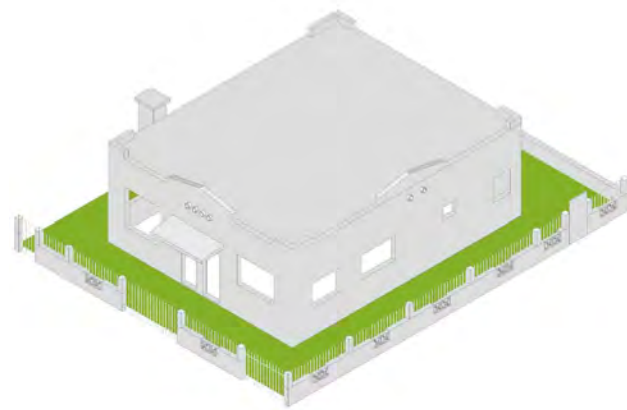


FLUTED IMPACT GLASS

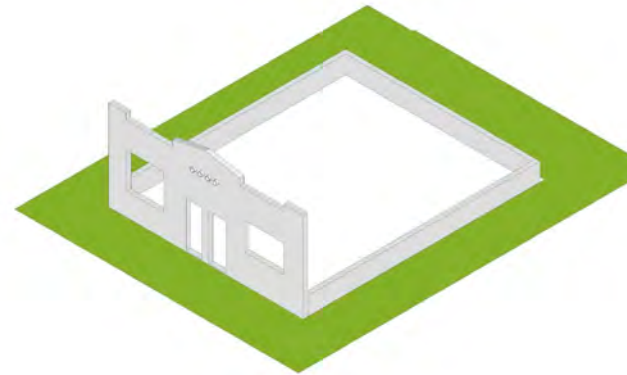
FLUSH ALUMINUM MULLIONS



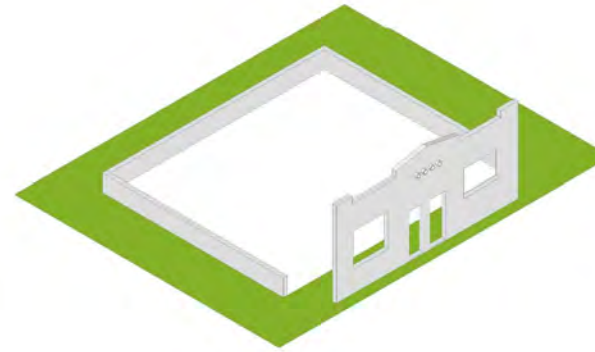
STONE TILE CLADDING



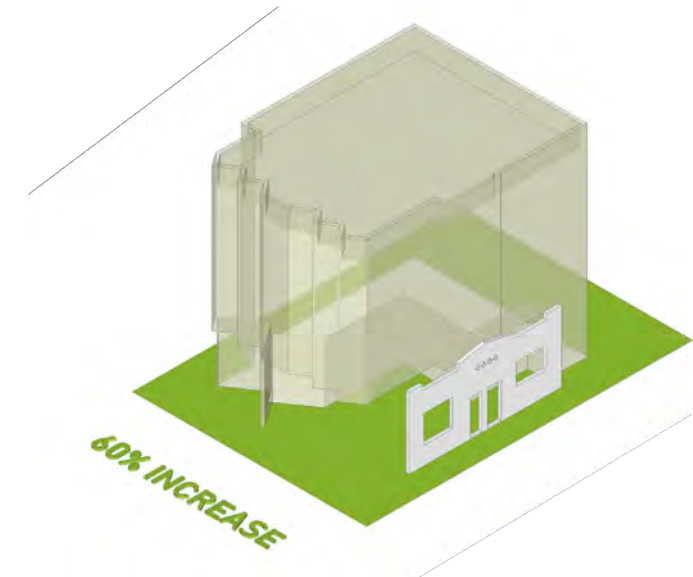
ORIGINAL HISTORIC STRUCTURE,
EXISTING FENCE ON PROPERTY LINE



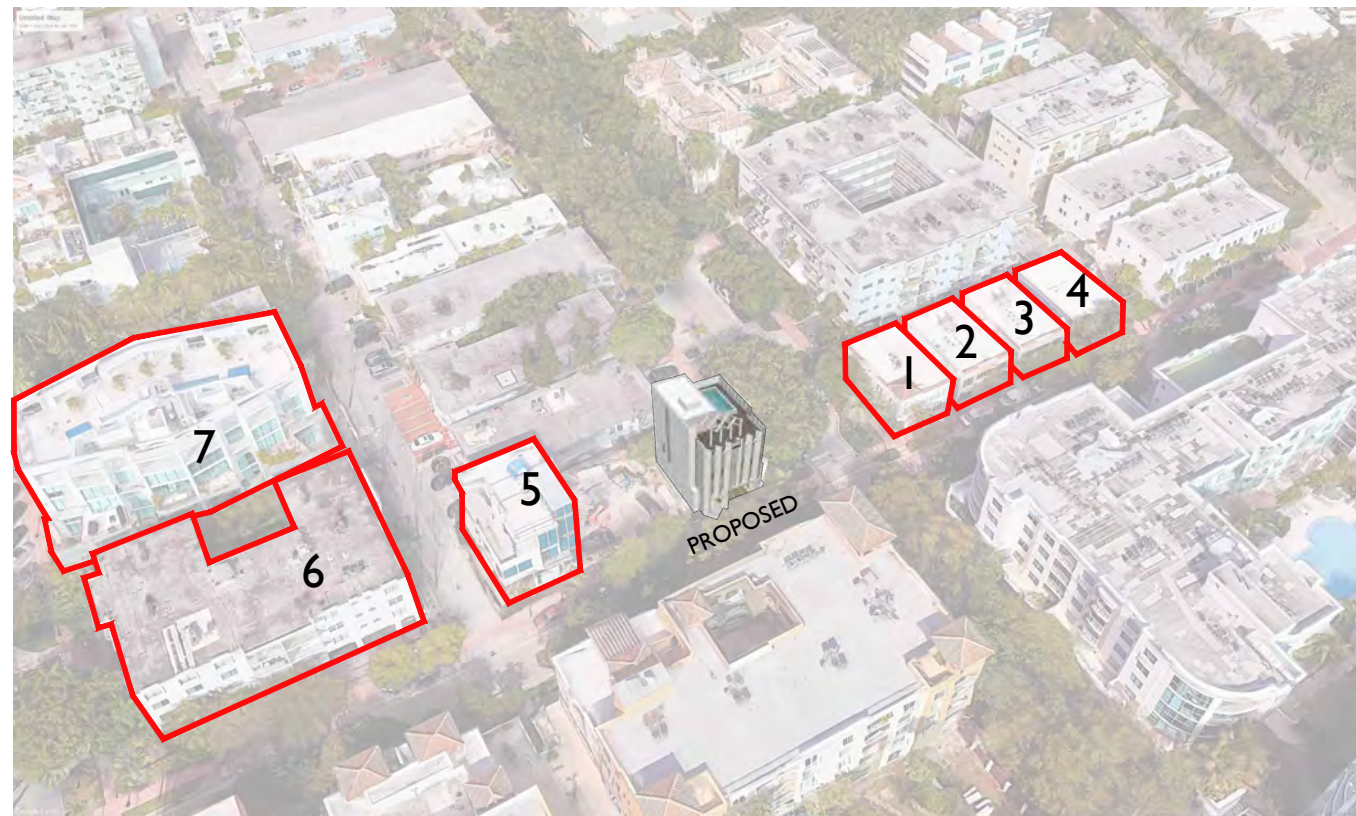
FRONT FACADE OF HISTORIC STRUCTURE
PROPOSED TO BE RECONSTRUCTED.



RECONSTRUCTED HISTORIC STRUCTURE
FACES MERIDIAN AVENUE, SYMMETRY
DEFINES MAIN PROPOSED ENTRY. THIS
CONFIGURATION ALLOWS FOR THE
EXISTING STREET TREE TO REMAIN AND A
DRIVEWAY ALONG 2ND STREET.



RECONSTRUCTED HISTORIC STRUCTURE +
NEW RESIDENCE. 60% INCREASE GREEN
SPACE



HISTORIC
NEIGHBORHOOD
COMPATIBILITY
DIAGRAMS

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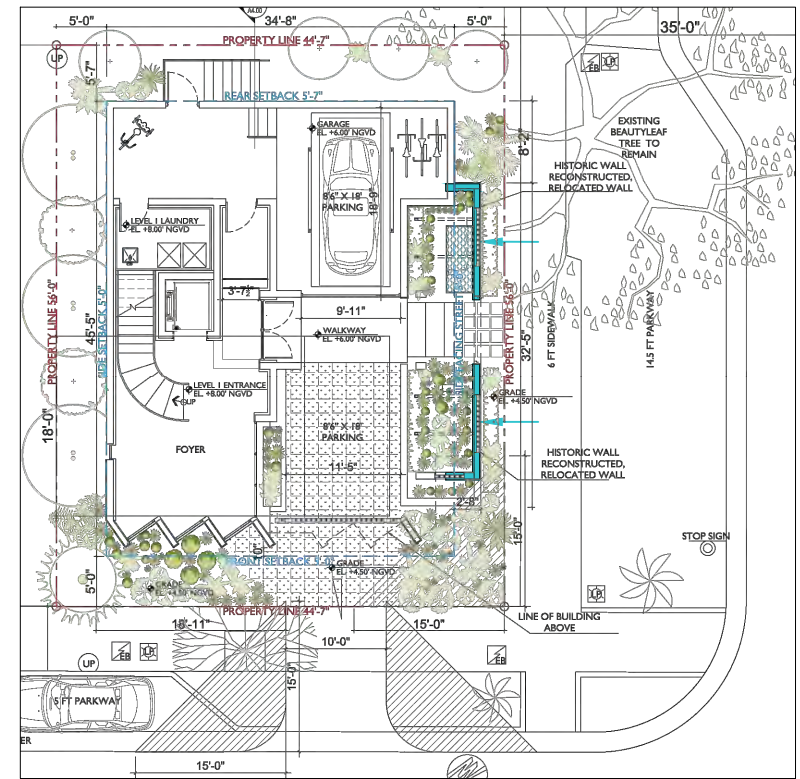
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SCALE:
SITE, HISTORIC VS CONTEMPORARY



Reconstructed historic facade wall defining the front yard space

URBAN CONTEXT



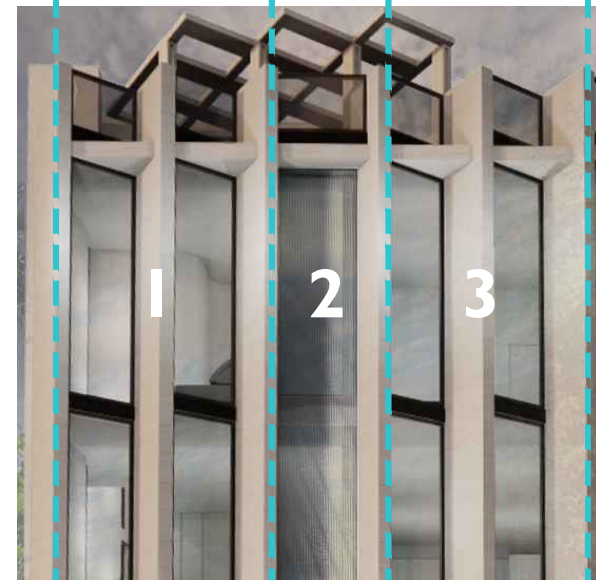
WINDOW ELEMENTS



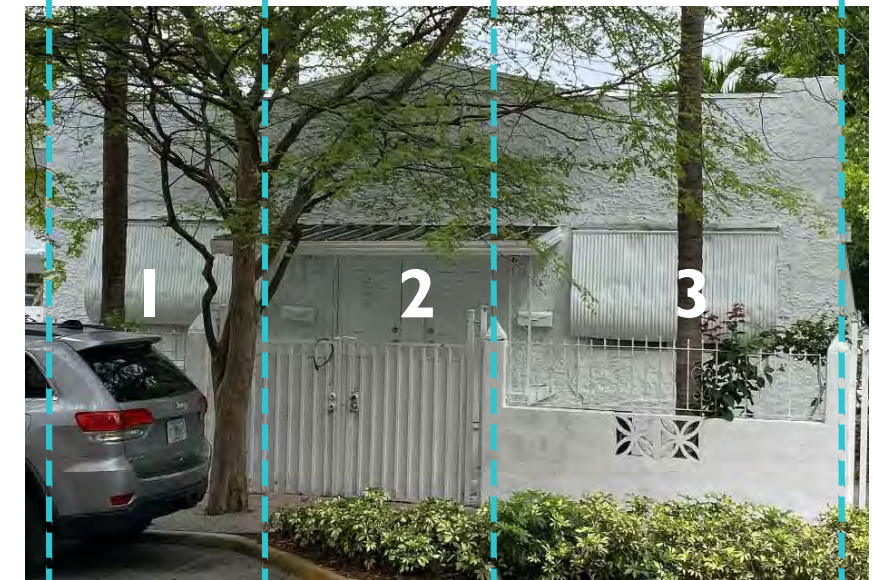
Faceted façade angled away from the adjacent buildings line of sight towards the east views facing street intersection. Such orientation offers solar control and better views.



Aluminum fold down awnings installed in 1974 for privacy and solar protection

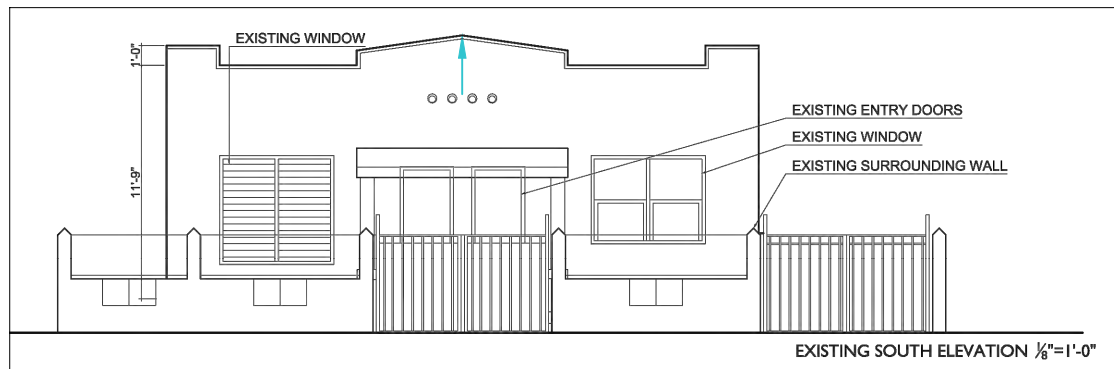


Tripartite facade concept is incorporated by a sequence of the glazing and fluted glass portions



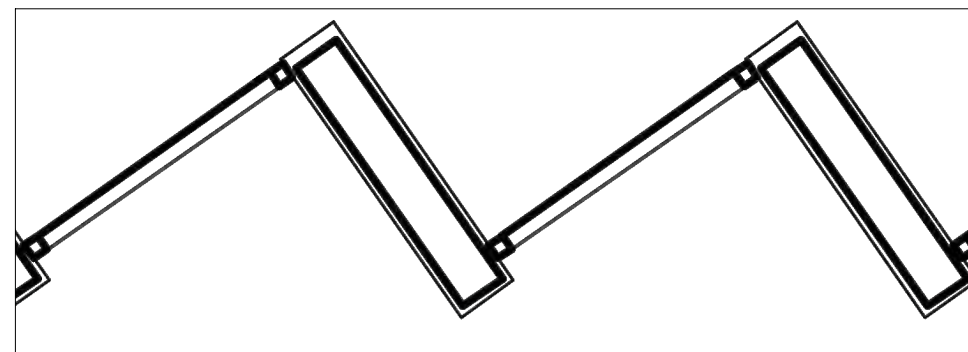
Simple tripartite facade design with entrances at center

ANGLED DETAILS

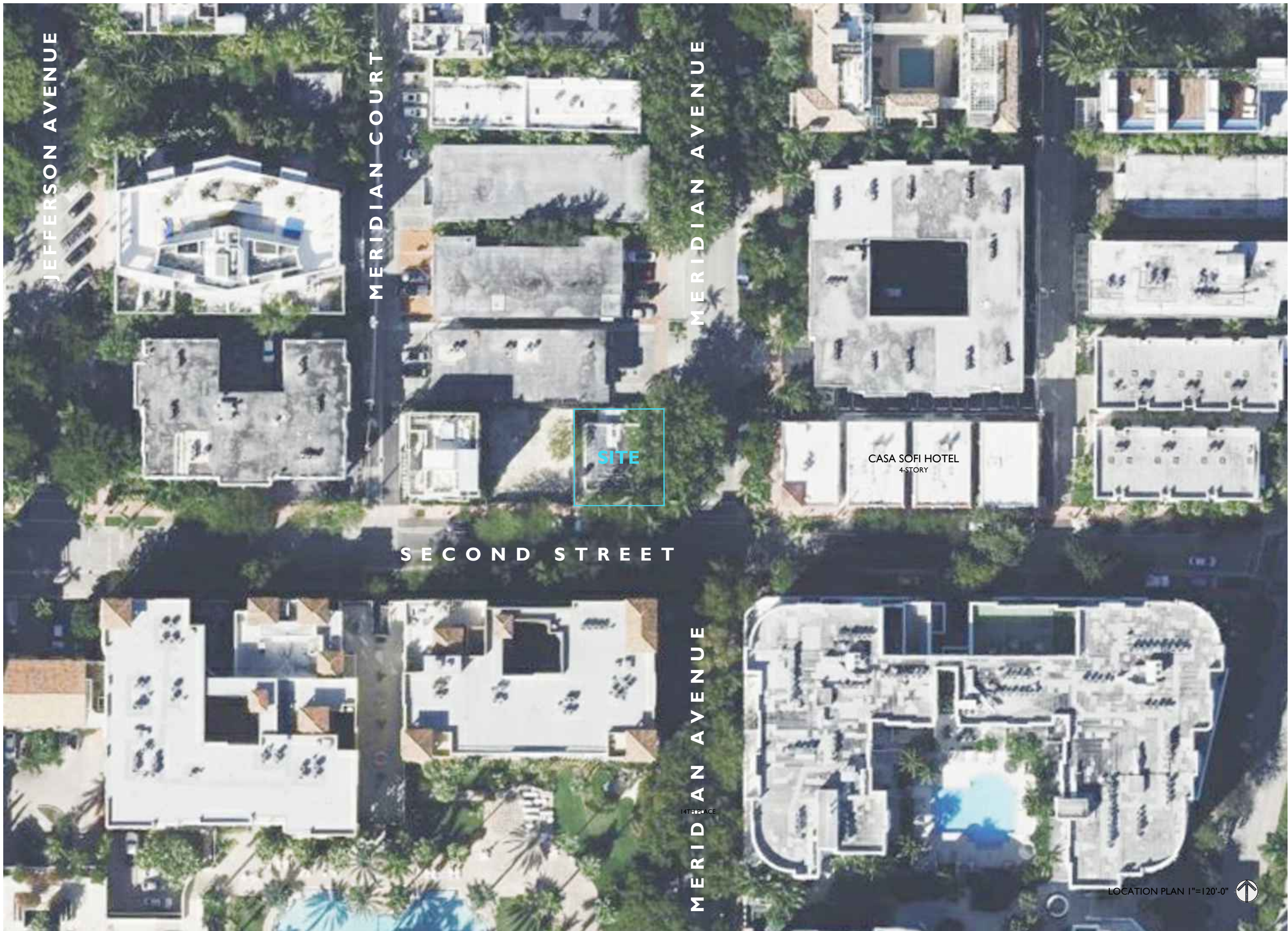


* Architectural terms referenced from the Historic Report prepared for 803 2 Street by Arthur J. Marcus

Angled pediment design on facade



Proposed angled facade design



JEFFERSON AVENUE

MERIDIAN COURT

MERIDIAN AVENUE

SITE

CASA SOFI HOTEL
4-STORY

SECOND STREET

MERIDIAN AVENUE

LOCATION PLAN 1"=120'-0"



A1.00

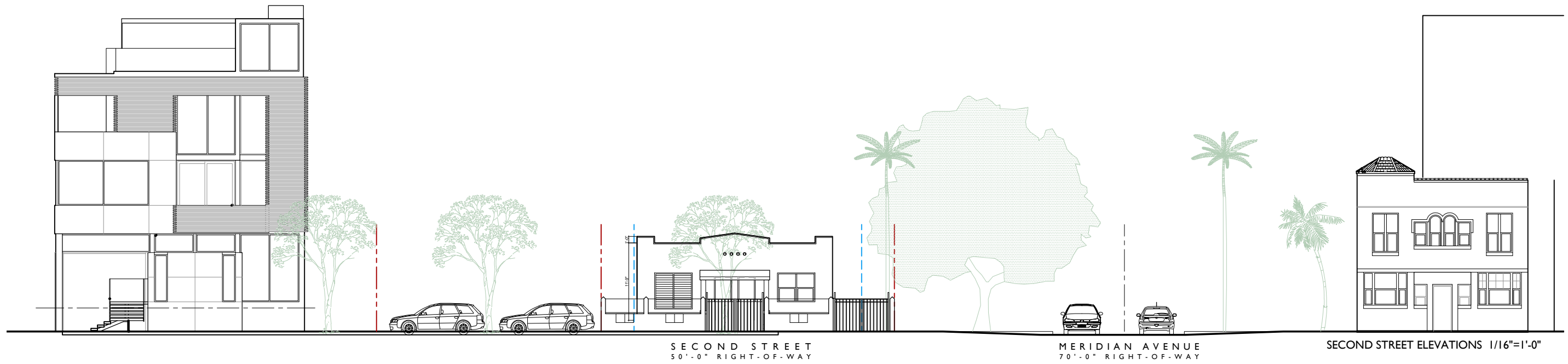
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Miami Beach, FL 33139

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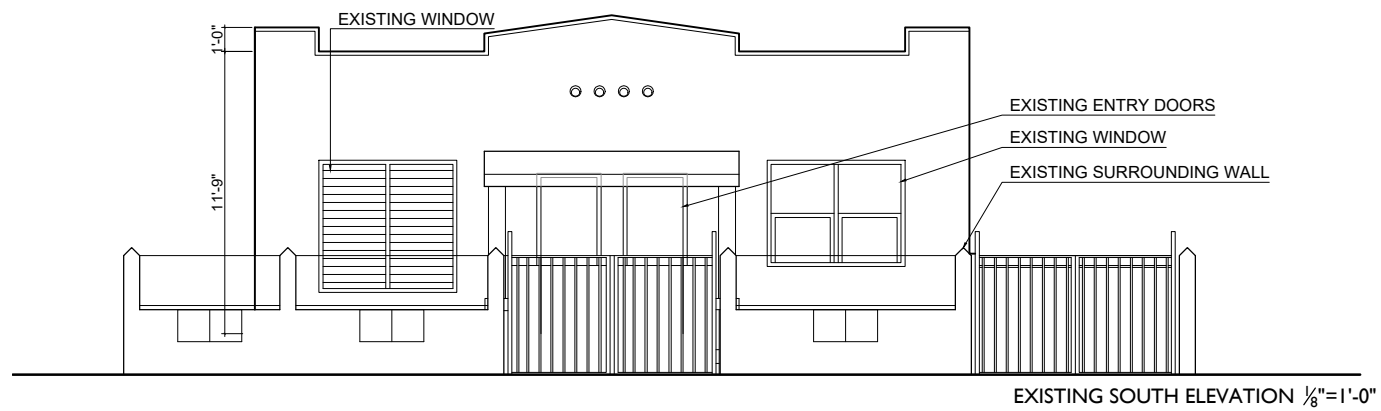


EXISTING
STREET
ELEVATIONS

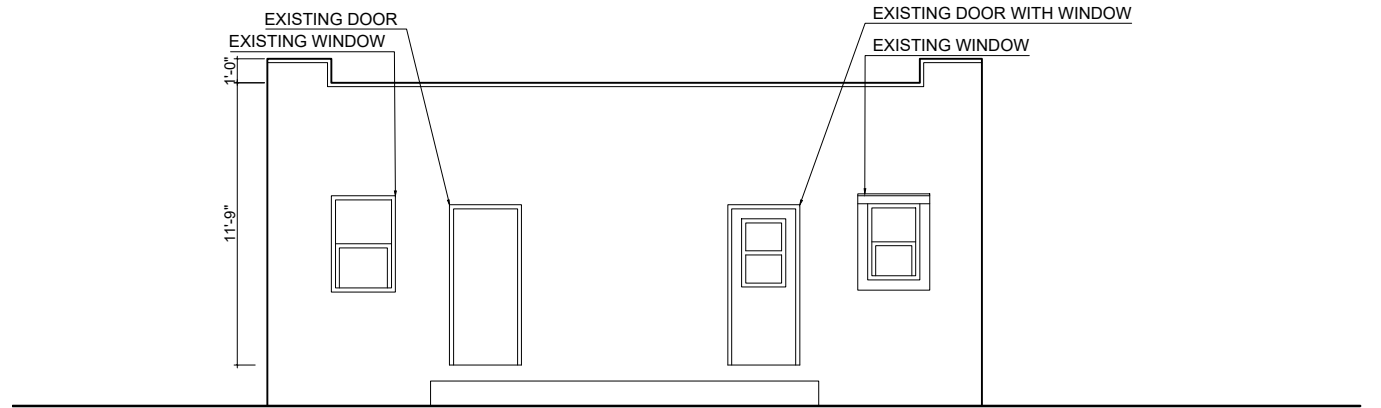
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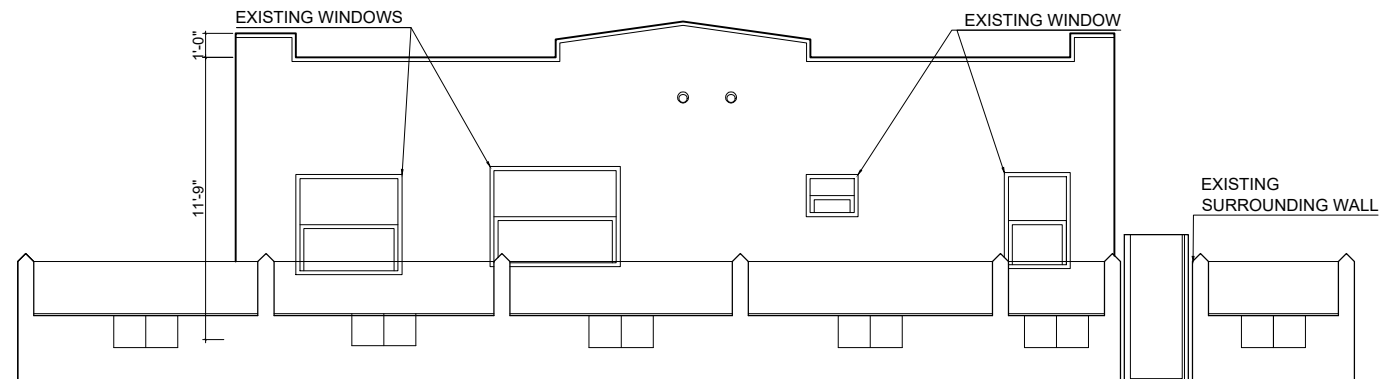
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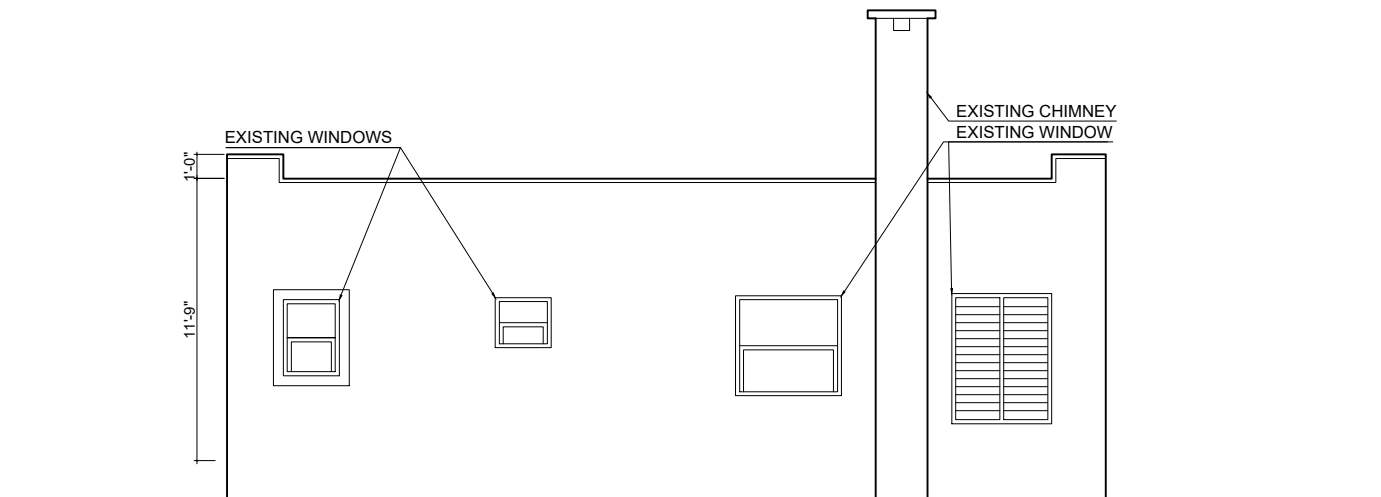
EXISTING SOUTH ELEVATION 1/8"=1'-0"



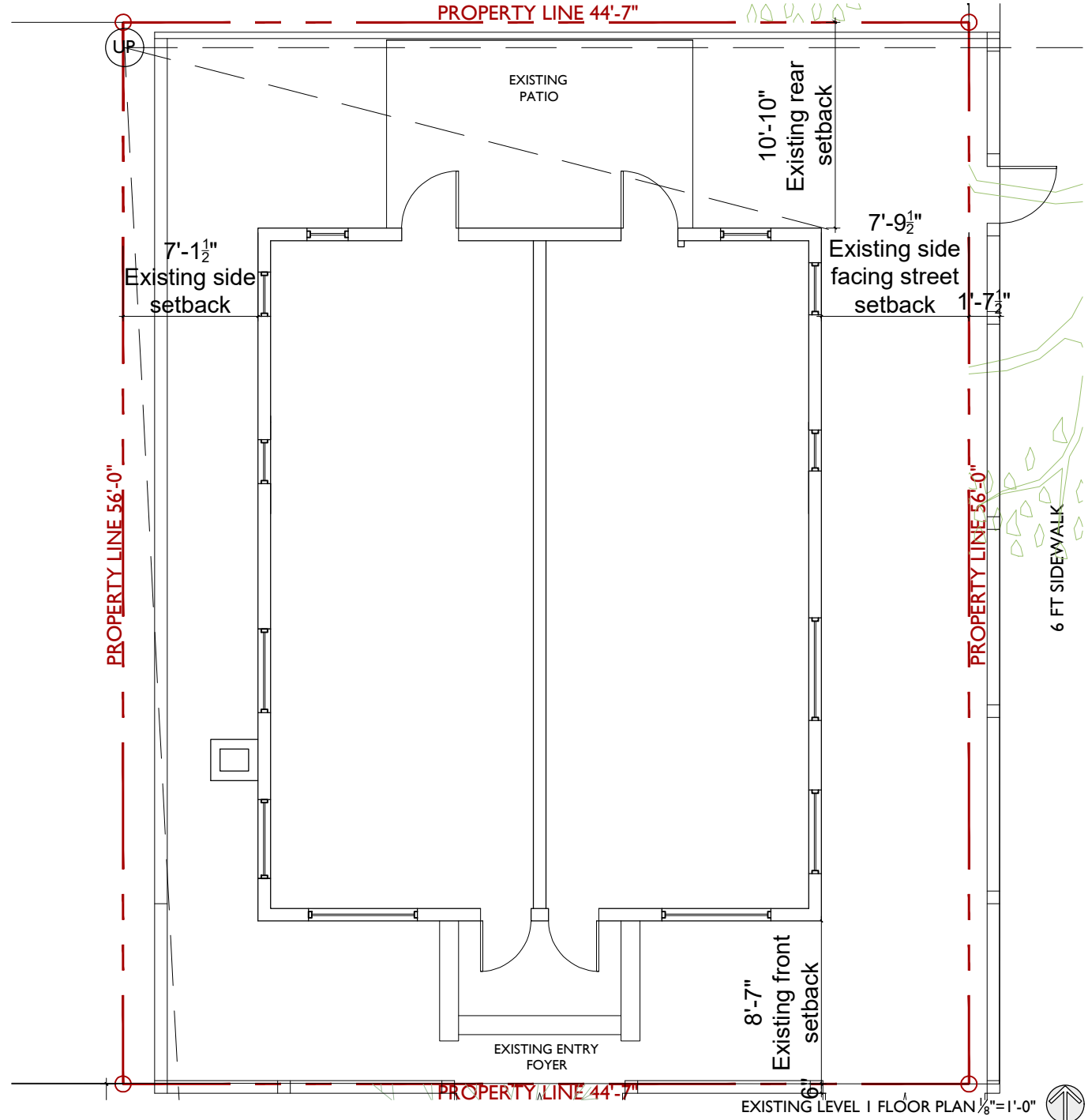
EXISTING NORTH ELEVATION 1/8"=1'-0"



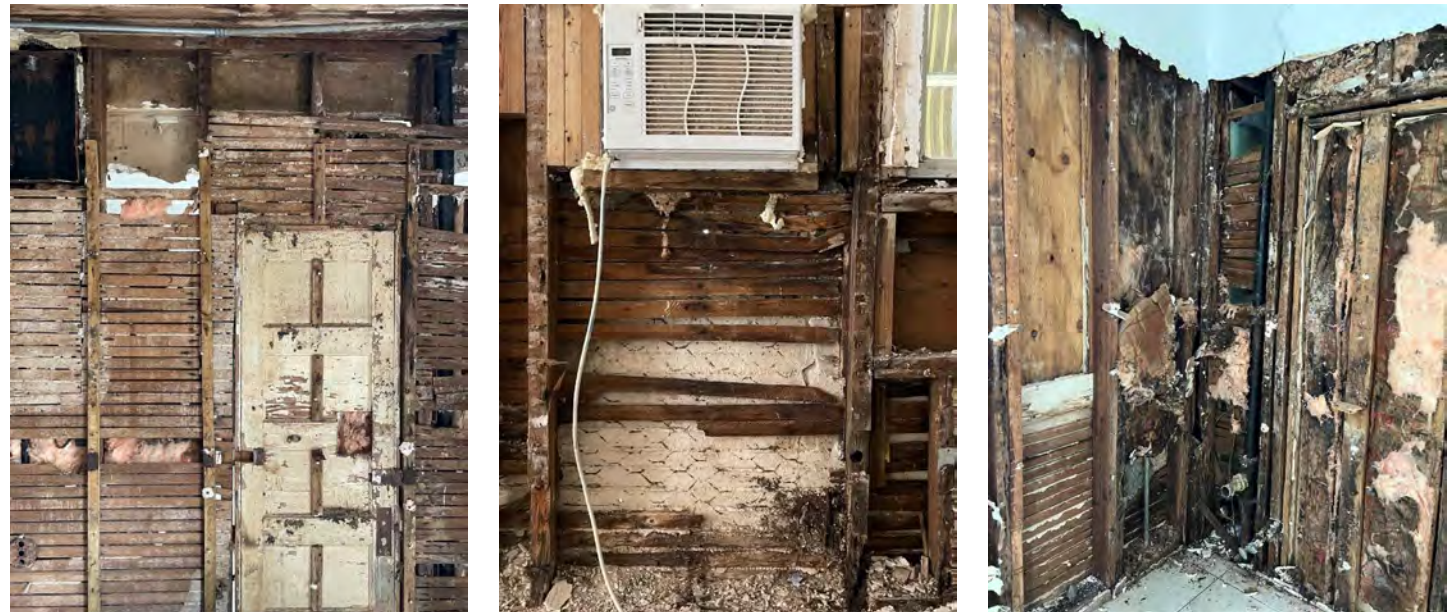
EXISTING EAST ELEVATION 1/8"=1'-0"



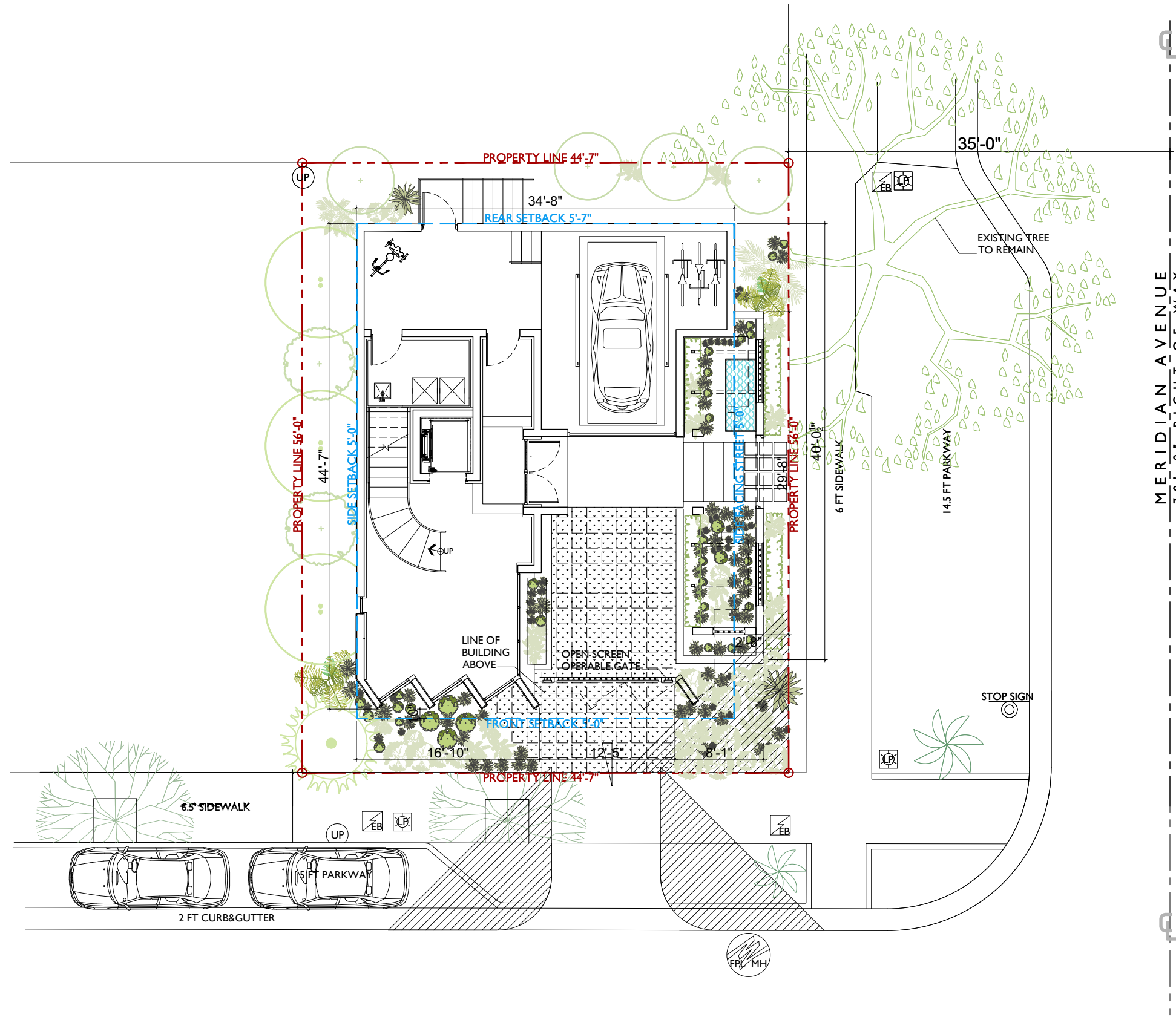
EXISTING WEST ELEVATION 1/8"=1'-0"



EXISTING LEVEL 1 FLOOR PLAN 1/8"=1'-0"

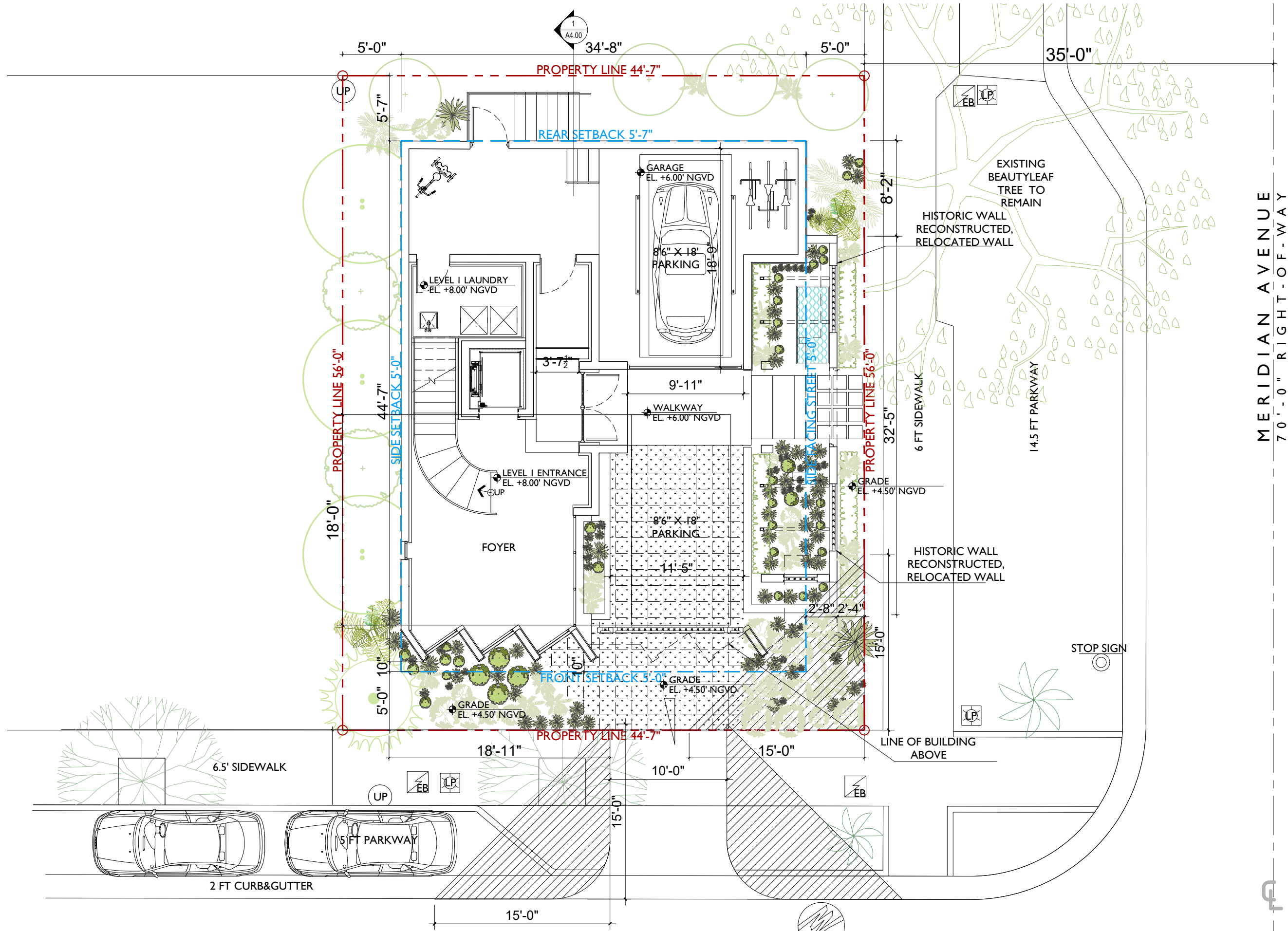


EXISTING INTERIOR CONDITIONS PHOTOS



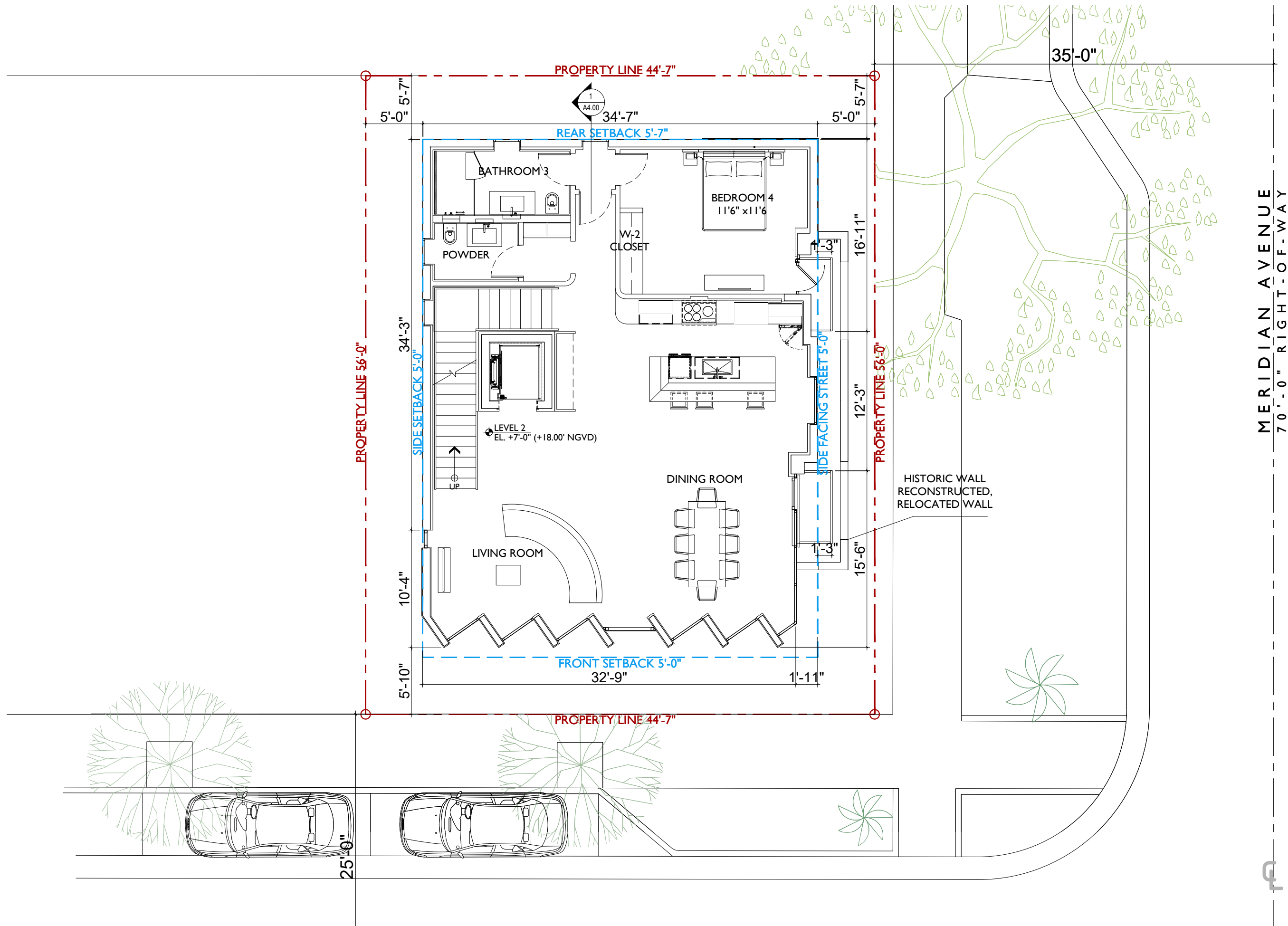
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DATE: 09/06/2022
SHEET NUMBER



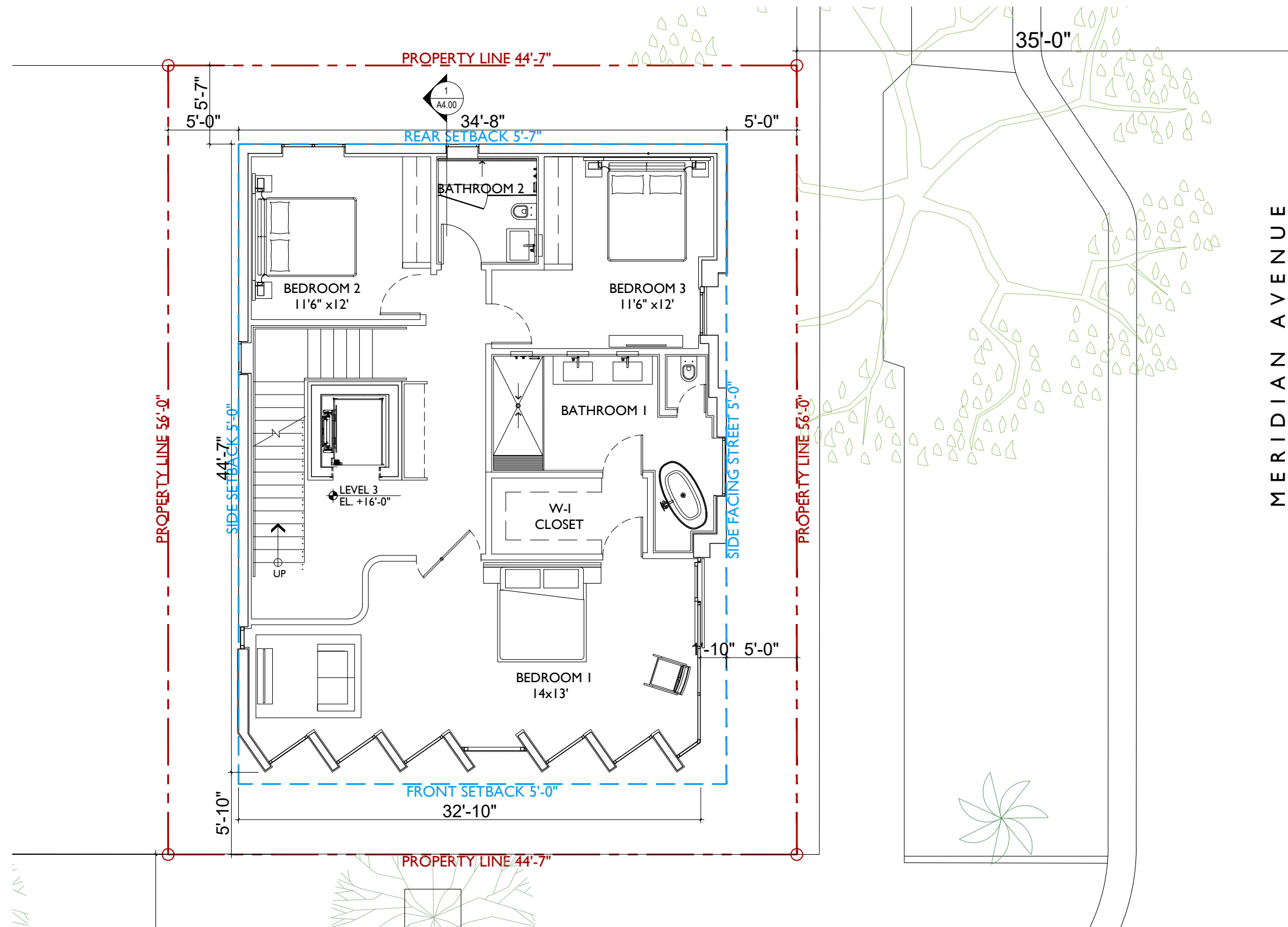
MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

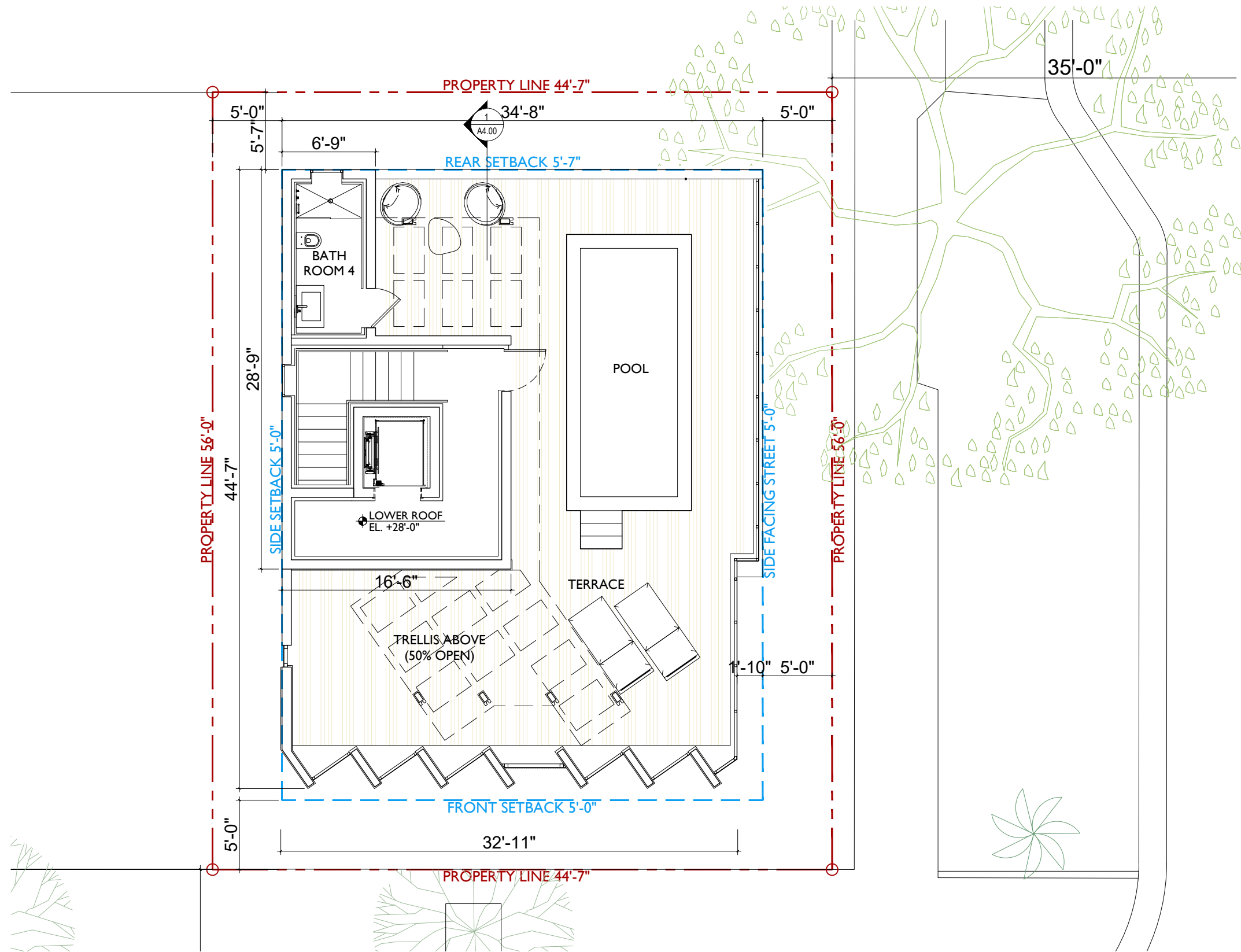
PROPOSED LEVEL I FLOOR PLAN 1/8"=1'-0"



MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

PROPOSED LEVEL 2 FLOOR PLAN 1/8"=1'-0"

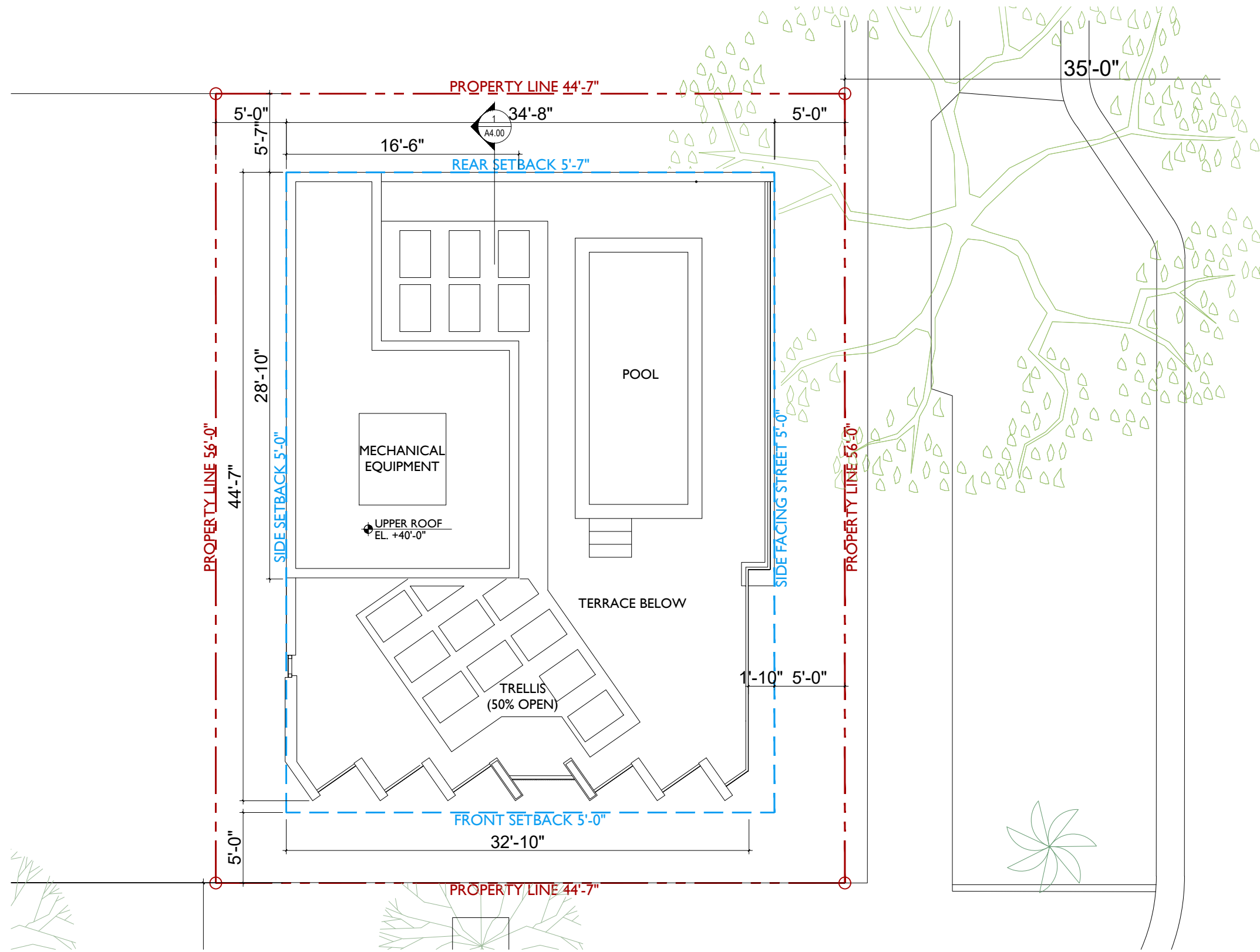




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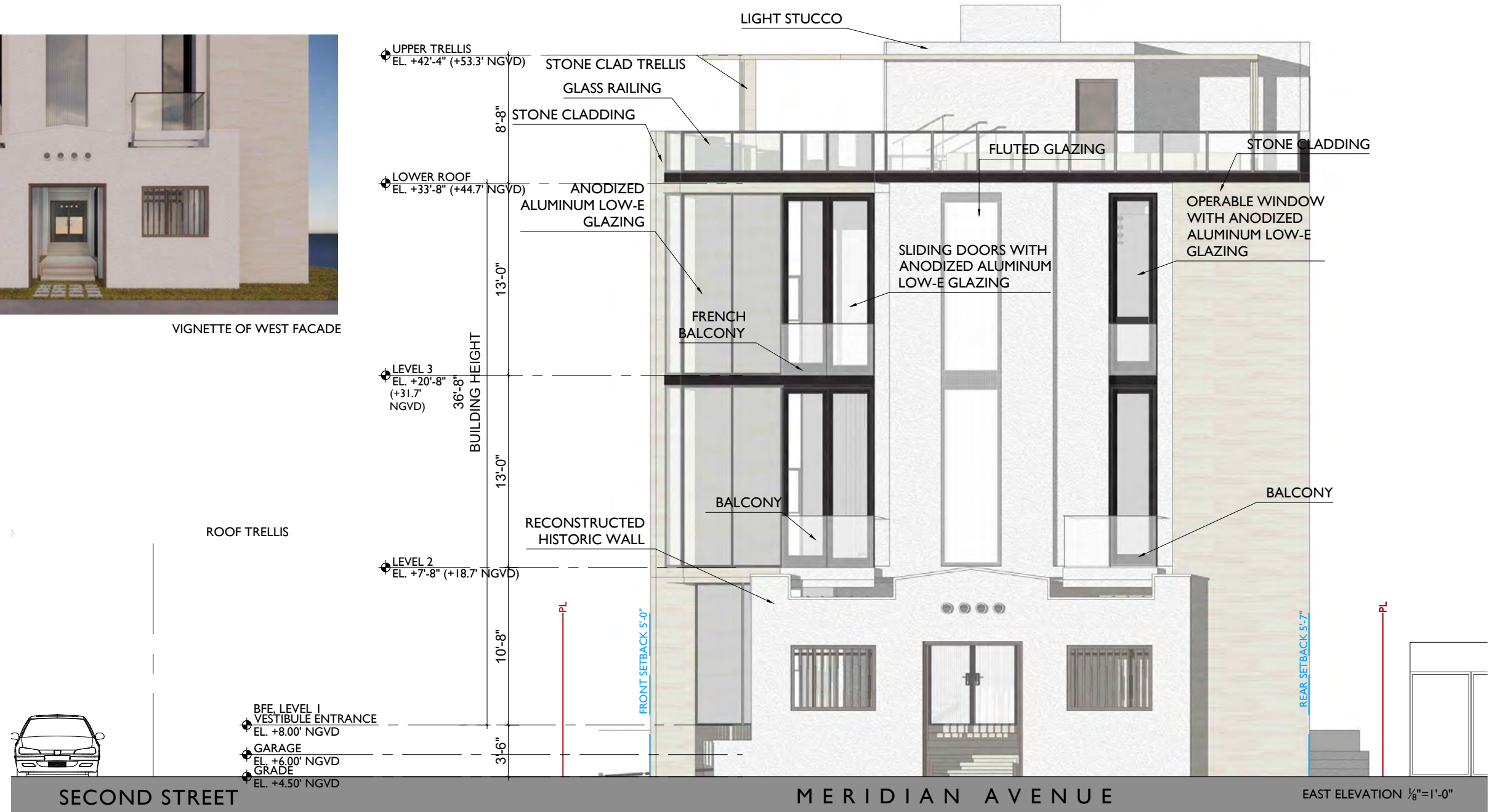
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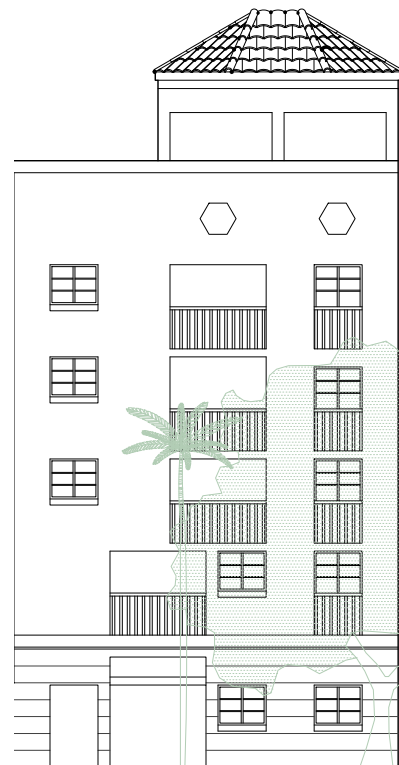
VIGNETTE OF WEST FACADE



SECOND STREET

MERIDIAN AVENUE

EAST ELEVATION 1/8"=1'-0"



SECOND STREET



MERIDIAN AVENUE

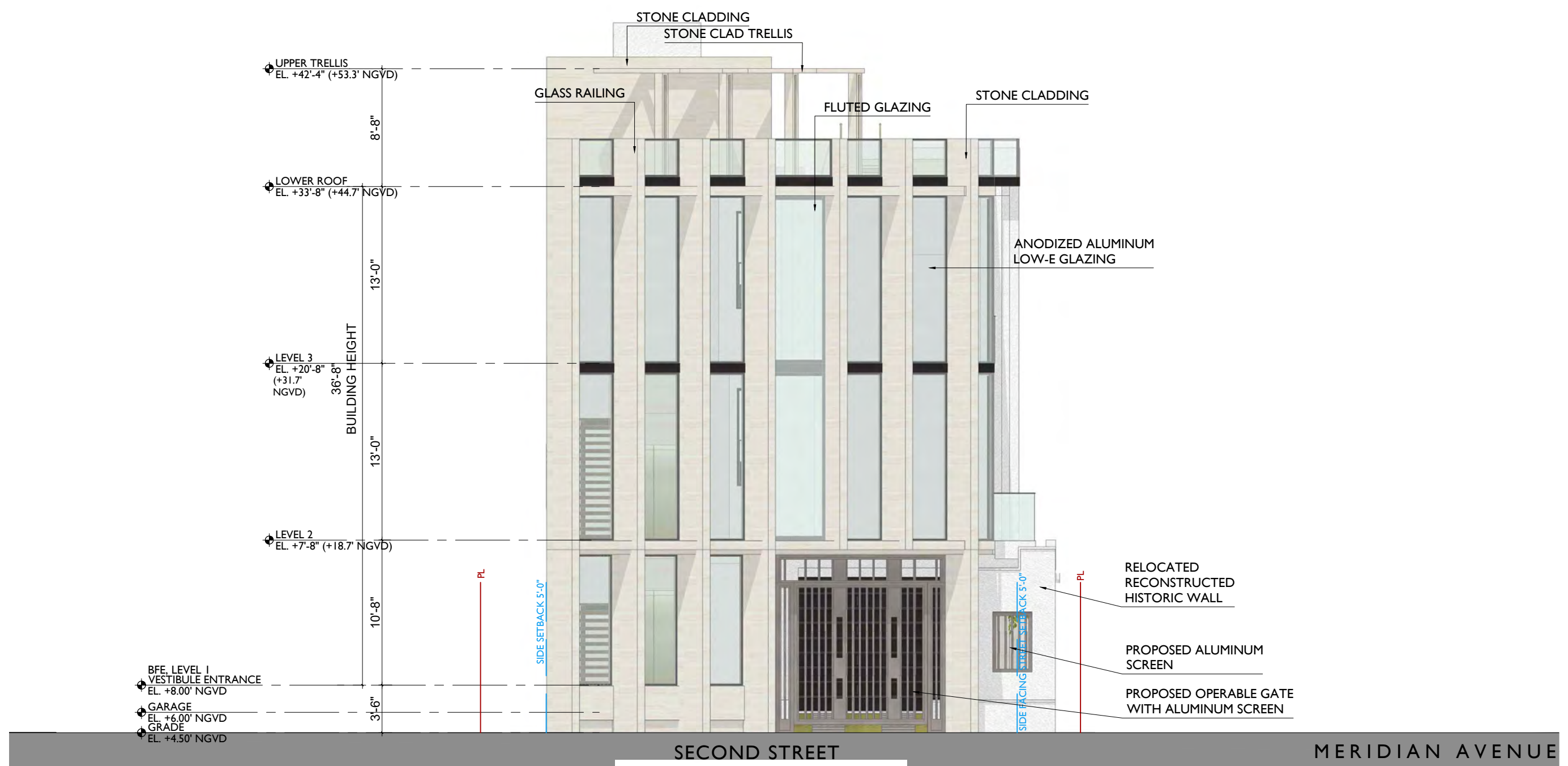


EAST STREET ELEVATION 1/8"=1'-0"

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A3.00



SECOND STREET MERIDIAN AVENUE

SOUTH ELEVATION 1/8"=1'-0"



SECOND STREET
50'-0" RIGHT-OF-WAY

MERIDIAN AVENUE
70'-0" RIGHT-OF-WAY

SOUTH STREET ELEVATION 1/16"=1'-0"

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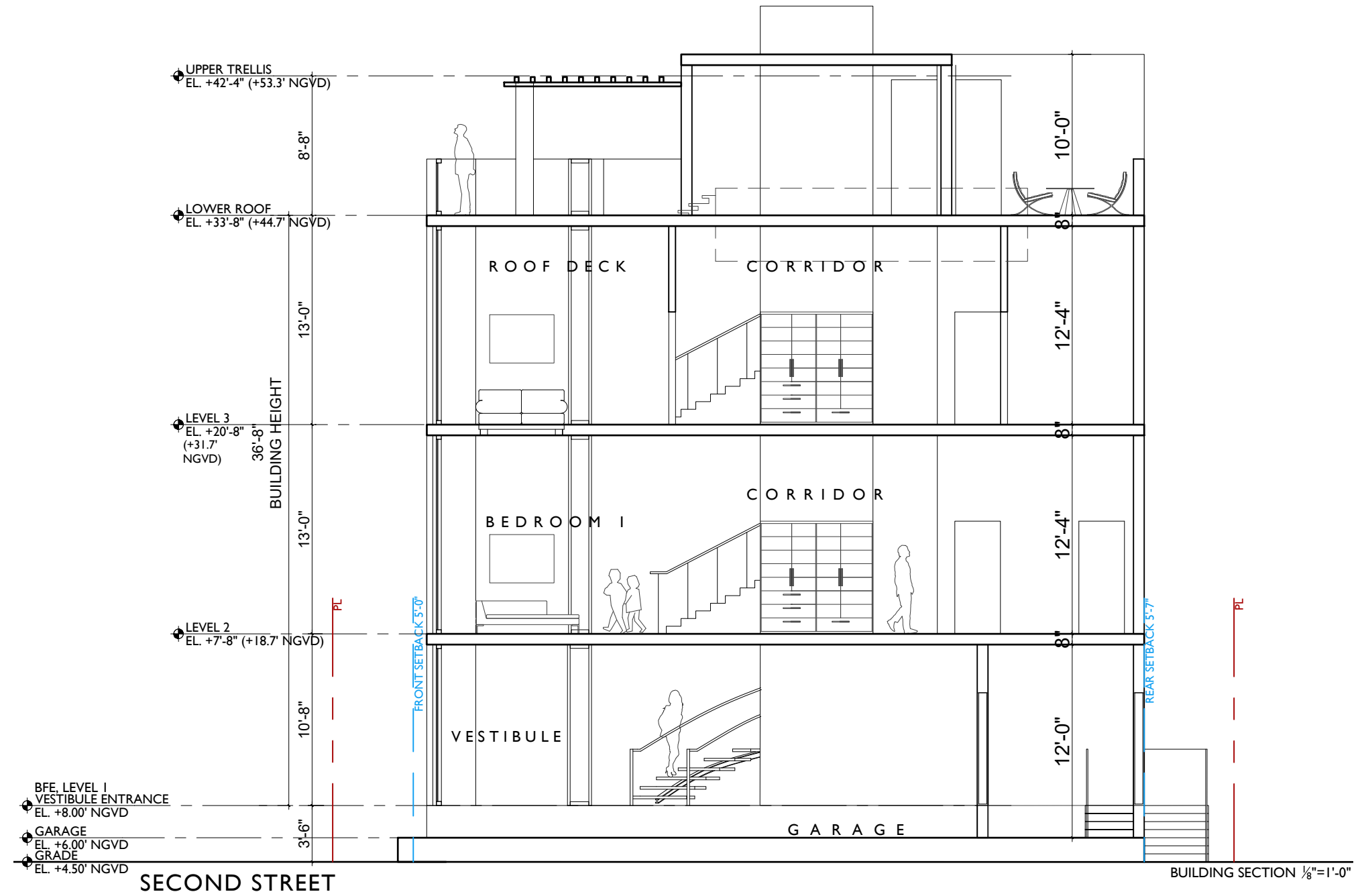
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SHEET NUMBER

A3.01



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C.M.B. HPB LANDSCAPE FINAL SUBMITTAL 09.06.22
 NEW RESIDENCE | 803 2ND STREET | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
 803 2ND STREET
 MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

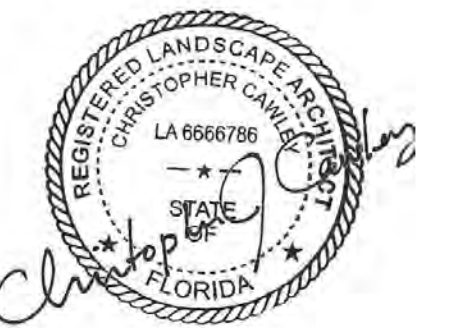
The existing vegetation located on the property is composed mostly of palms and two canopy trees in the R.O.W. Please note that the landscape architect is proposing to preserve + protect the large Calophyllum tree on Meridian Ave. In addition the landscape architect is proposing to preserve the bridal veil and two palms in the ROW and requesting to remove the remaining vegetation of small palms on site. Please note that the landscape architect intends to provide an improved landscape design that shall mitigate for the palm loss by introducing new native trees to the site and meet all landscape requirements set forth by C.M.B. Chapter 126.

SCOPE OF WORK

- New landscape design to complement new Residence

INDEX OF SHEETS

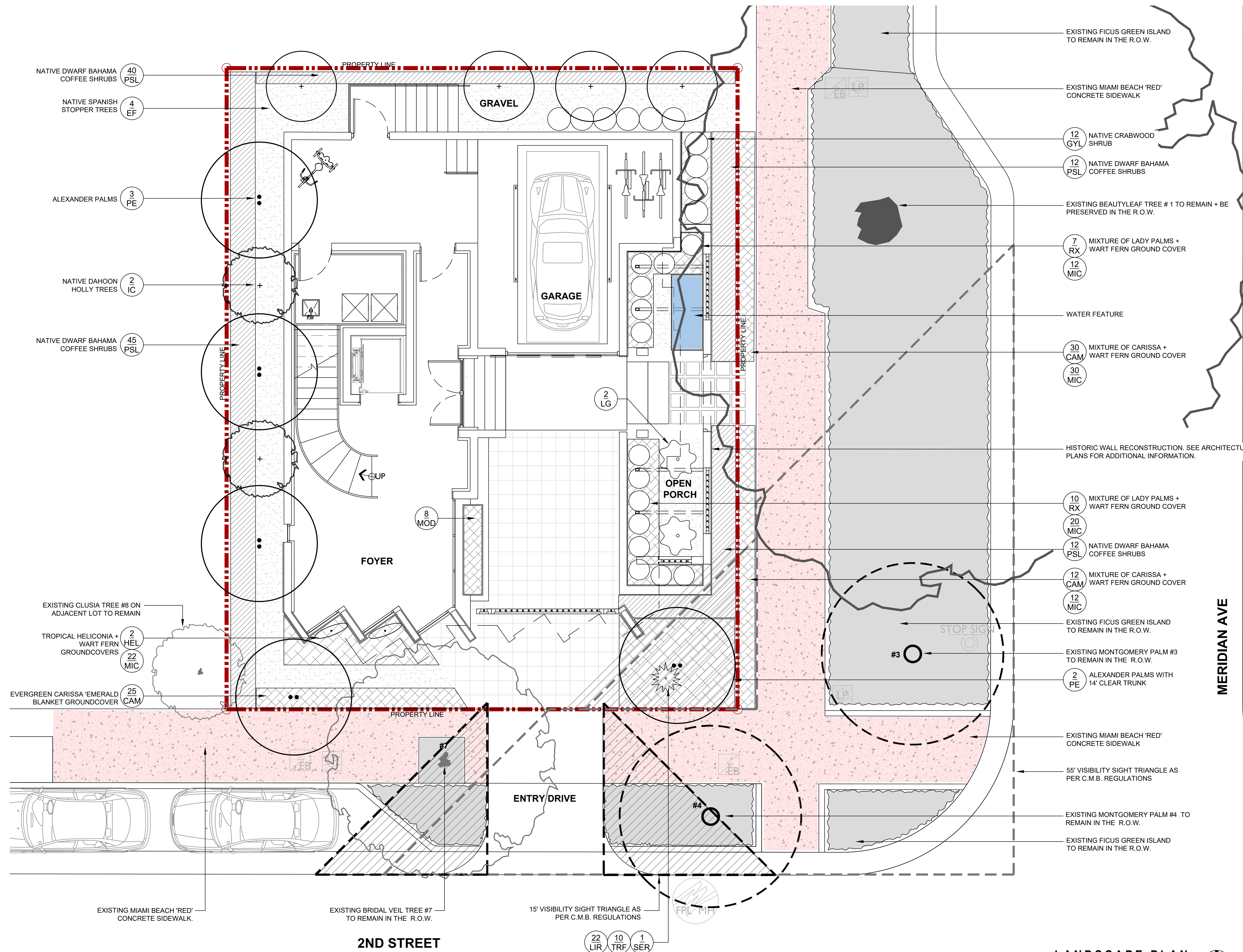
- L0.00 Landscape Cover + Sheet Index
- L1.00 Landscape Plan
- L2.00 Plant List, Landscape Code + Details
- L3.00 Existing Tree Survey + Disposition Plan
- L3.01 Existing Tree Chart + Mitigation Summary



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MERIDIAN AVE

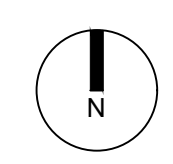


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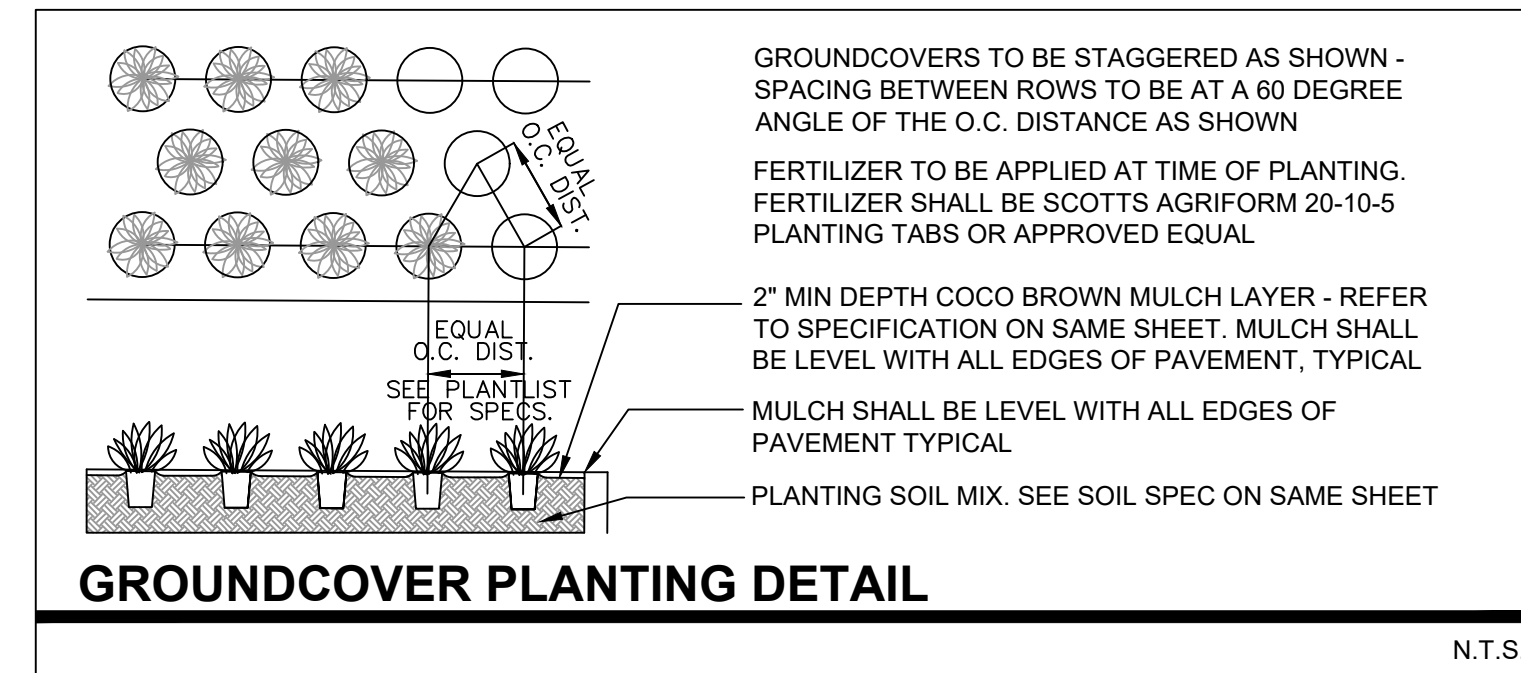
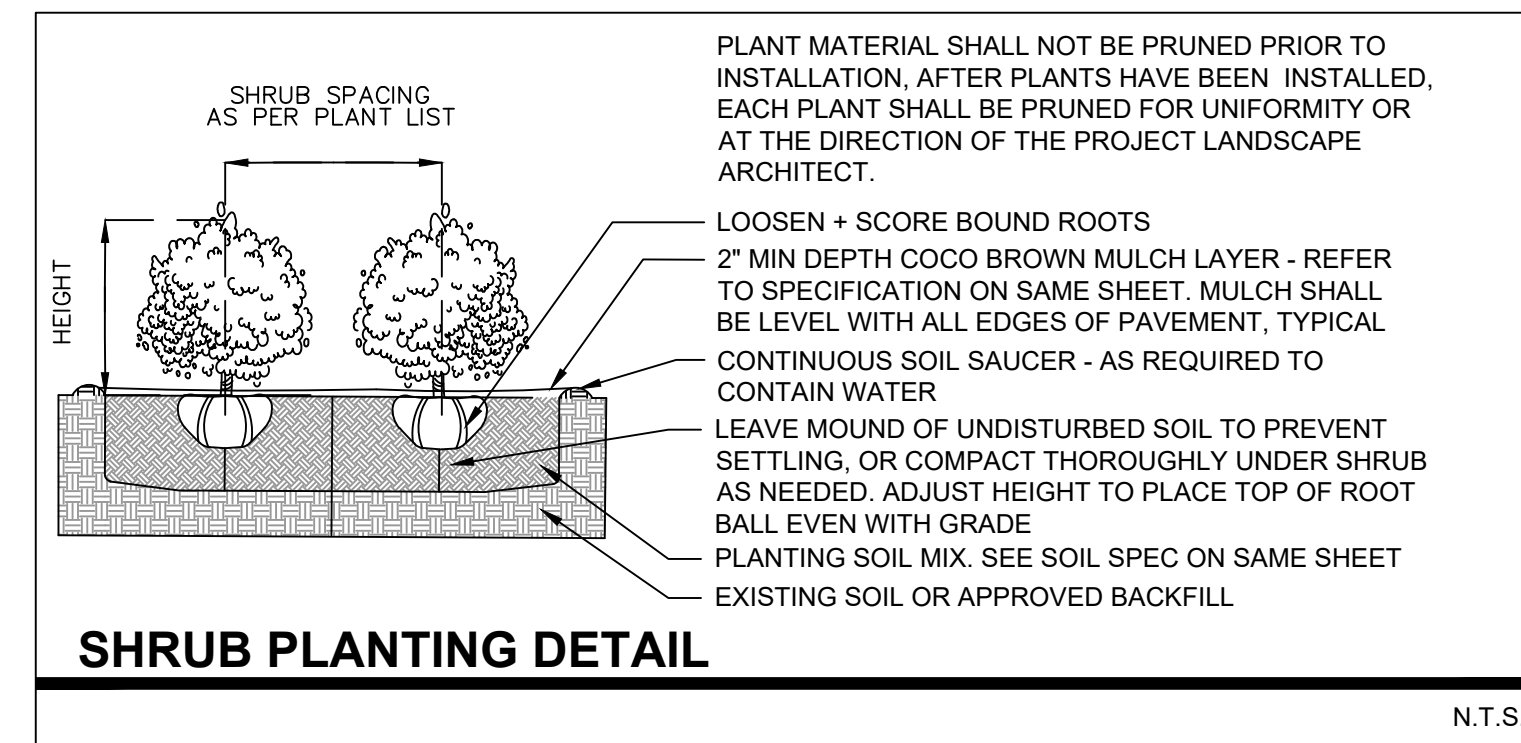
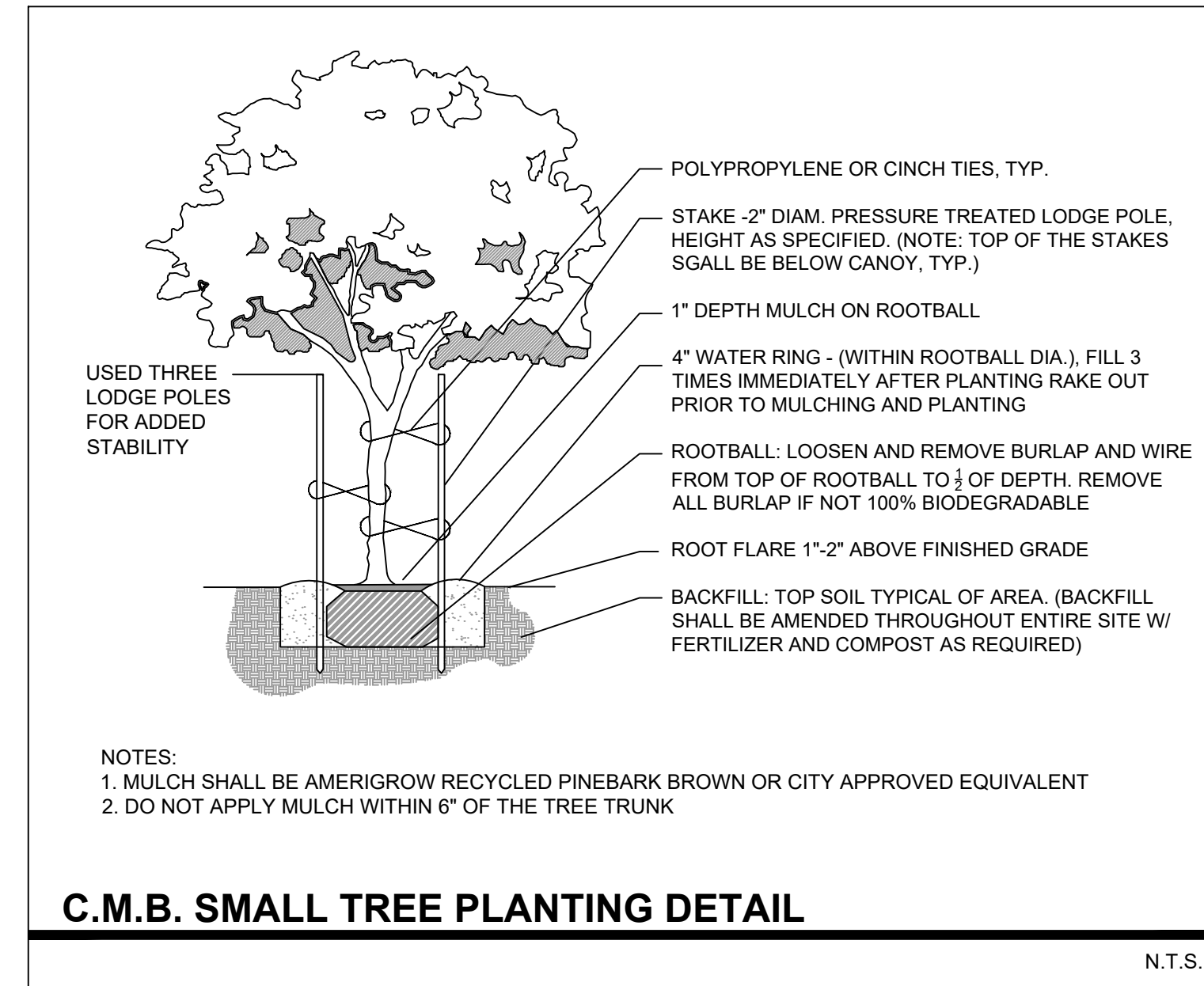
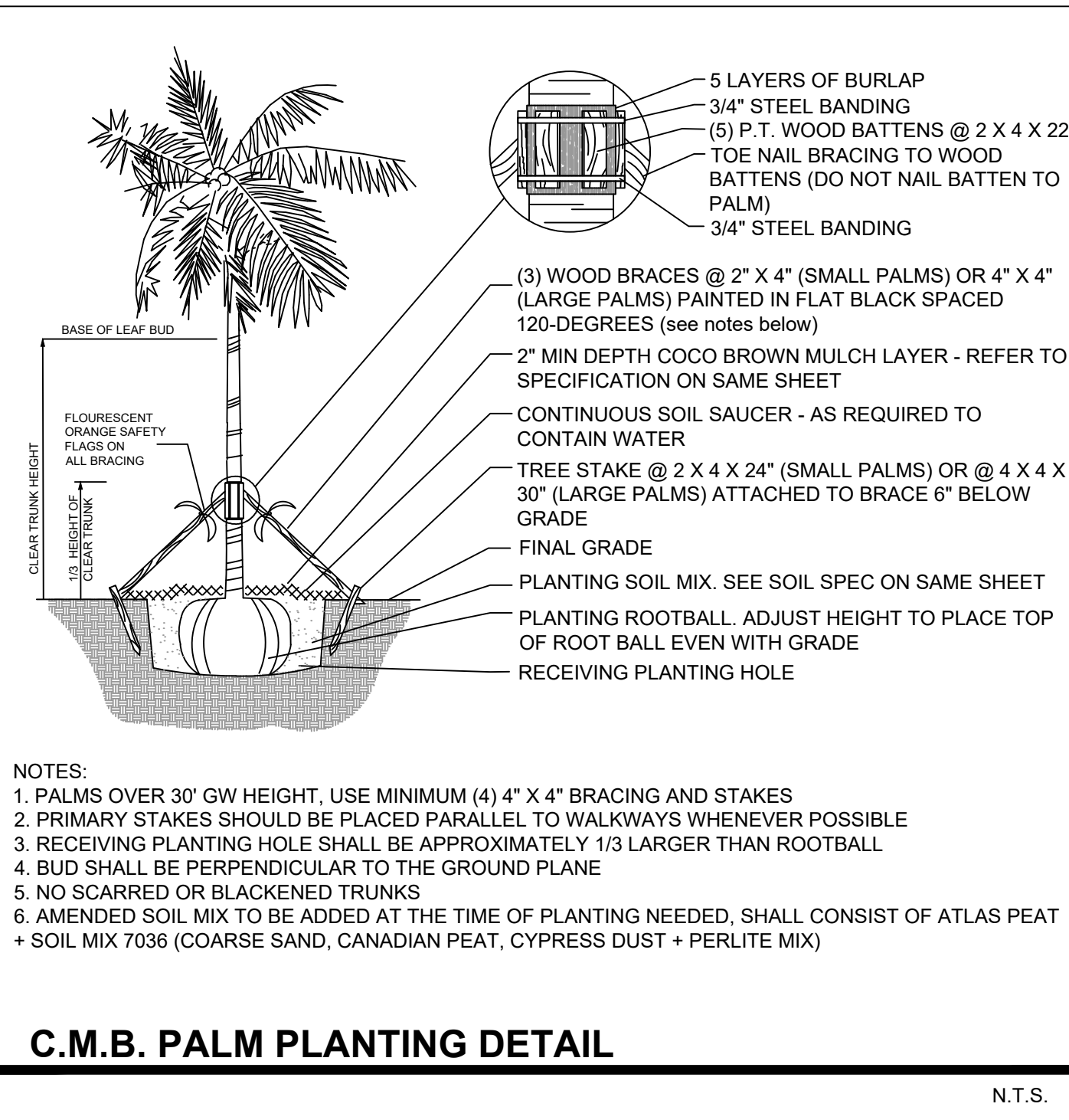
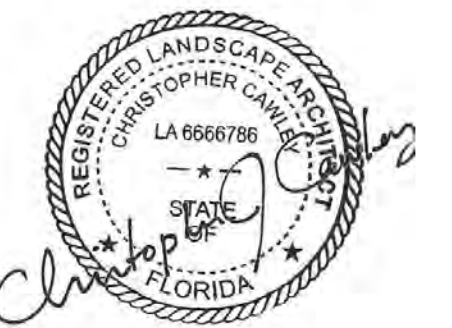
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LANDSCAPE PLAN
 1/4" = 1'-0"
 0' 4' 8' 12'



CHRISTOPHER
 CAWLEY
 LANDSCAPE
 ARCHITECTURE
 7500 NE 4th Court, Suite 102 Miami, Florida 33138
 P 786.538.2961 M 305.979.1585
 CHRISTOPHERCAWLEY.COM | LC 20000460

L1.00



PLANT LIST - 803 2ND STREET

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
EF	4	YES	SPANISH STOPPER TREE	Eugenia foetida	12' ht min, 6' spread min, 2" dbh, standard trunk, equal to Treeworld Wholesale
IC	2	YES	DAHOON HOLLY	Ilex cassine	65 gallon, 13' height min, 5' spread min, 2" dbh, 4' clear trunk
PALMS					
PE	5	NO	ALEXANDER PALM	Ptychosperma elegans	10-14' gray wood, Florida Fancy, double trunk
LG	2	NO	LICUALA PALM	Licuala grandis	15 gallon, 5' height, full + shade grown
RX	17	NO	LADY PALM	Rhapis excelsa	7 gallon, 3' - 4' height, full + shade grown
SHRUBS					
CAC	ALT	YES	JAMAICAN CAPER	Capparis cynophallophora	7 gallon, full, 18" on center
GYL	12	YES	CRABWOOD	Gymnanthes lucida	15 gallon, 5' height, 2' spread, 30" on center
PSL	110	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 2' height, 30" spread
GROUNDCOVERS					
CAM	50	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa	3 gallon, 12" on center, full
HEL	2	NO	HELICONIA 'LOBSTER CLAW'	Heliconia rostrata	15 gallon, 5' - 6' height, full
LIR	22	NO	LILYTURF	Liriope muscari	3 gallon, 12" on center, full
MIC	--	NO	WART FERN	Microsorium scolopendrium	3 gallon, 18" on center, full
MOD	8	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, 3' - 4' height, full + shade grown
SER	1	YES	SILVER SAW PALMETTO	Serenoa repens 'Georgia Silver'	7 gallon, 3' height x 4' width, full
TRF	10	YES	DWARF FAKAHATCHEE	Tripsacum floridana	3 gallon, 18" on center, full

CONTRACTOR TO PROVIDE IMAGES OF ALL MAJOR PLANT MATERIAL TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE PURCHASE + INSTALLATION. LANDSCAPE CONTRACTOR TO MEET WITH LANDSCAPE ARCHITECT AND OWNER ON SITE TO REVIEW THE PROPOSED DESIGN PRIOR TO SUBMITTING A BID FOR THE PROJECT. THE LANDSCAPE CONTRACTOR IS TO PROVIDE AN ADDITIONAL ALLOWANCE OF \$15,000 DOLLARS FOR POTTED PLANTS + MISCELLANEOUS VEGETATION TO BE SELECTED DURING THE INSTALLATION OF THE PROJECT

LANDSCAPE LEGEND
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 126 (RS1 - RS4 Single Family Home Residential)

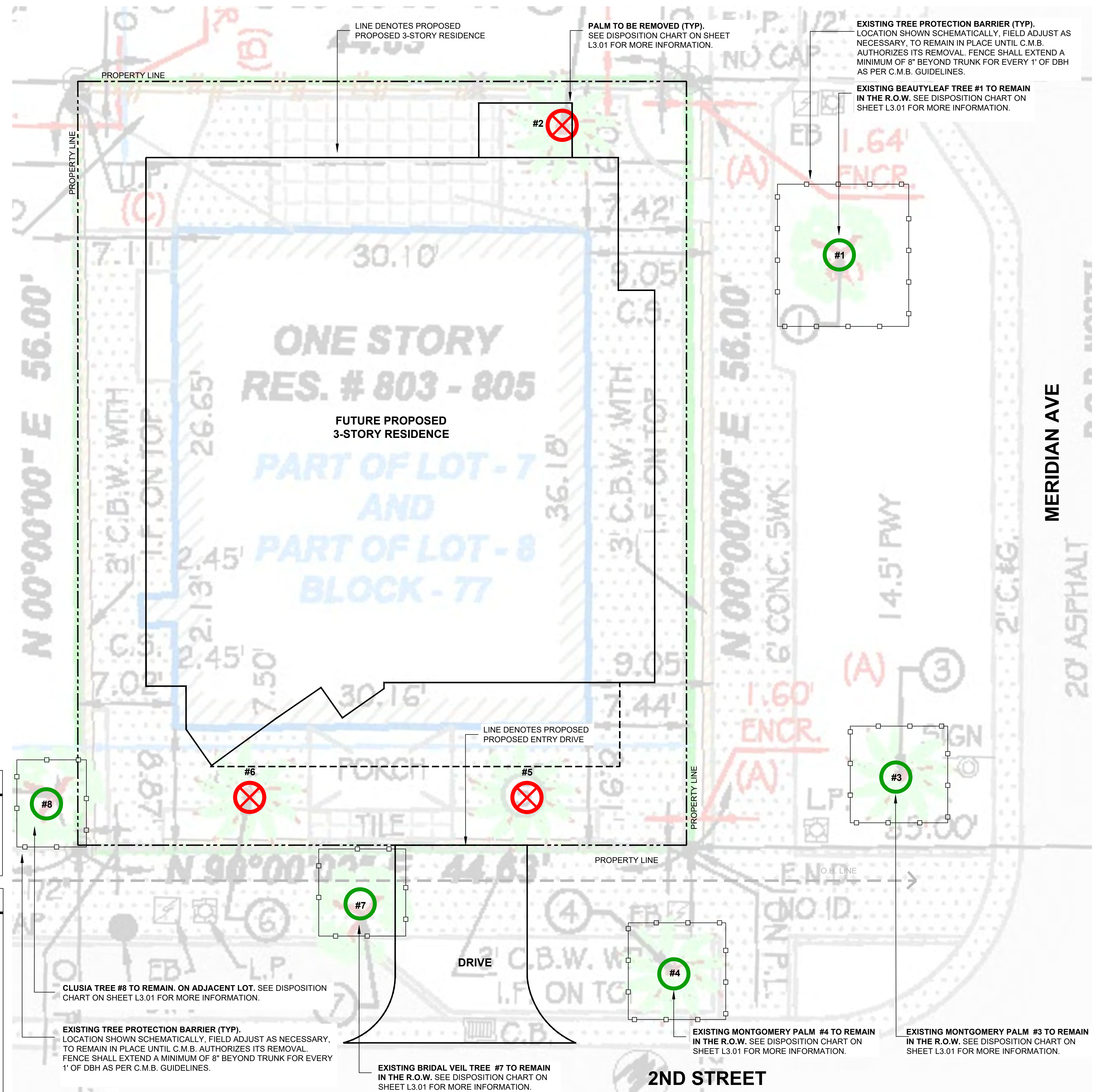
ZONING:	R-PS2	LOT SIZE:	2,499 SF	ACRES:	.06
MINIMUM STANDARDS	REQUIRED	PROVIDED			
TREES					
22 TREES PER NET ACRE LOT	22 TREES X .06 ACRES = 1.32 TOTAL TREES REQUIRED	6 TOTAL TREES PROVIDED			
MIN 30% OF REQUIRED TREES SHALL BE NATIVE SPECIES	30% x 2 = 0.6 TREES OF NATIVE SPECIES REQUIRED	6 TOTAL NATIVE TREES PROVIDED			
MIN 50% OF REQUIRED TREES SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT SPECIES	50% x 2 = 1 TREES OF LOW MAINTENANCE + DROUGHT TOLERANT SPECIES REQUIRED	6 TOTAL LOW MAINTENANCE TREES PROVIDED			
DIVERSITY OF 11 - 15 TOTAL TREES REQUIRED : 4 TREE SPECIES	2 TREE SPECIES REQUIRED	2 TREE SPECIES PROVIDED			
STREET TREES					
AVERAGE STREET TREE SPACING 20' ON CENTER	2ND STREET 44 LINEAR FEET / 20 = 3 STREET TREES REQUIRED	3 STREET TREES PROVIDED			
	MERIDIAN AVE 56 LINEAR FEET / 20 = 3 STREET TREES REQUIRED	3 STREET TREES PROVIDED			
SHRUBS					
12 SHRUBS PER THE NUMBER OF REQUIRED LOT AND STREET TREES	12 x (TOTAL LOT + STREET TREES) = 96 TOTAL SHRUBS REQUIRED	122 TOTAL SHRUBS PROVIDED			
MIN 50% OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES	50% x 96 = 48 SHRUBS OF NATIVE SPECIES REQUIRED	122 TOTAL NATIVE SHRUBS PROVIDED			
MIN 10% OF REQUIRED SHRUBS SHALL BE LARGE SHRUBS or SMALL TREES	10% x 96 = 10 TOTAL LARGE SHRUBS REQUIRED	12 TOTAL LARGE SHRUBS PROVIDED			
MIN 50% OF REQUIRED LARGE SHRUBS SHALL BE NATIVE SPECIES	50% x 10 = 5 LARGE SHRUBS OF NATIVE SPECIES	12 TOTAL NATIVE LARGE SHRUBS			
LAWN					
LAWN SHALL BE MAXIMUM OF 50 % OF REQUIRED LANDSCAPE AREA	LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA				
IRRIGATION SYSTEM					
LANDSCAPE SHALL BE WATERED BY A PERMANENT IRRIGATION SYSTEM		100% IRRIGATION COVERAGE PROVIDED			



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C.M.B. EXISTING TREE SURVEY LEGEND

	TREE or PALM TO BE REMOVED. SEE CHART L3.01.
	TREE or PALM TO REMAIN. PRESERVE + PROTECT
	TREE or PALM PROTECTION FENCE

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY JOHN IBARRA & ASSOCIATES, INC. DATED 03.23.21
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 04.16.22
4. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 6" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
5. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 6" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
6. THERE ARE NO TREES OR PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

CLUSIA TREE #8 TO REMAIN. ON ADJACENT LOT. SEE DISPOSITION CHART ON SHEET L3.01 FOR MORE INFORMATION.

EXISTING TREE PROTECTION BARRIER (TYP). LOCATION SHOWN SCHEMATICALLY. FIELD ADJUST AS NECESSARY. TO REMAIN IN PLACE UNTIL C.M.B. AUTHORIZES ITS REMOVAL. FENCE SHALL EXTEND A MINIMUM OF 8" BEYOND TRUNK FOR EVERY 1' OF DBH AS PER C.M.B. GUIDELINES.

EXISTING BRIDAL VEIL TREE #7 TO REMAIN IN THE R.O.W. SEE DISPOSITION CHART ON SHEET L3.01 FOR MORE INFORMATION.

EXISTING MONTGOMERY PALM #4 TO REMAIN IN THE R.O.W. SEE DISPOSITION CHART ON SHEET L3.01 FOR MORE INFORMATION.

EXISTING MONTGOMERY PALM #3 TO REMAIN IN THE R.O.W. SEE DISPOSITION CHART ON SHEET L3.01 FOR MORE INFORMATION.

LINE DENOTES PROPOSED PROPOSED 3-STORY RESIDENCE

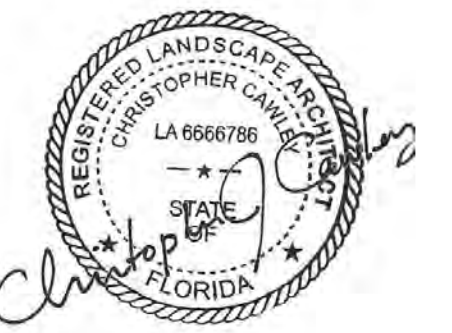
PALM TO BE REMOVED (TYP). SEE DISPOSITION CHART ON SHEET L3.01 FOR MORE INFORMATION.

EXISTING TREE PROTECTION BARRIER (TYP). LOCATION SHOWN SCHEMATICALLY. FIELD ADJUST AS NECESSARY. TO REMAIN IN PLACE UNTIL C.M.B. AUTHORIZES ITS REMOVAL. FENCE SHALL EXTEND A MINIMUM OF 8" BEYOND TRUNK FOR EVERY 1' OF DBH AS PER C.M.B. GUIDELINES.

EXISTING BEAUTYLEAF TREE #1 TO REMAIN IN THE R.O.W. SEE DISPOSITION CHART ON SHEET L3.01 FOR MORE INFORMATION.

EXISTING TREE SURVEY + DISPOSITION PLAN



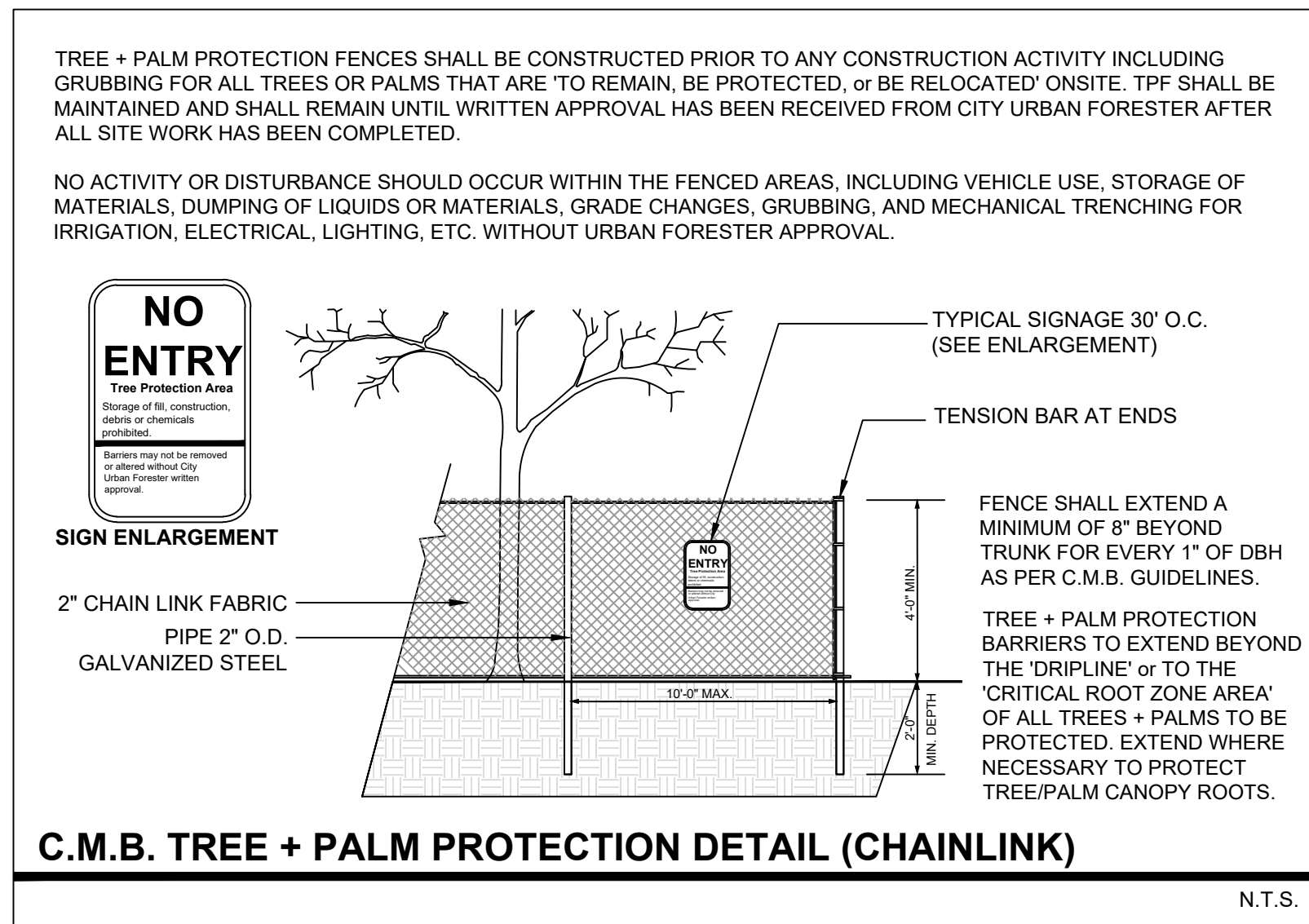


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C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 803 2ND STREET										
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
#1	BEAUTYLEAF TREE	Calophyllum antillarum	YES	+/- 50"	+/- 45'	+/- 65'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#2	CHRISTMAS PALM	Veitchia merillii	NO	+/- 30"	+/- 25'	+/- 20'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#3	MONTGOMERY PALM	Veitchia arecina	NO	+/- 8"	+/- 40'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#4	MONTGOMERY PALM	Veitchia arecina	NO	+/- 7"	+/- 25'	+/- 15'	FAIR	REMAIN	N/A	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#5	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 40'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#6	COCONUT PALM	Cocos nucifera	NO	+/- 7"	+/- 40'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#7	BRIDAL VEIL	Caesalpinia granadillo	NO	+/- 15"	+/- 25'	+/- 30'	FAIR	REMAIN	N/A	PRESERVE + PROTECT DURING CONSTRUCTION
#8	PITCH APPLE	Clusia rosea	NO	+/- 7"	+/- 15'	+/- 8'	FAIR	REMAIN	N/A	NOT LOCATED ON SITE. PRESERVE + PROTECT

TOTAL PALM LOSS: REMOVAL OF (3) PALMS
PALM MITIGATION REQUIRED: (3) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD

CH 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 46 ENVIRONMENT		
PALMS		
REMOVED (TOTAL PALMS)	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROVIDED
3	3 @ 12' HEIGHT + 2" DBH + 6' SPREAD OR 2 @ 16' HEIGHT + 4" DBH + 8' SPREAD	6 REPLACEMENT TREES PROVIDED @ 12' HEIGHT + 2" DBH + 6' SPREAD BREAKDOWN: (4) NATIVE SPANISH STOPPER TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 4 REPLACEMENT TREES (2) NATIVE DAHOONY LILLY TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 2 REPLACEMENT TREES

TREE DISPOSITION SUMMARY				
	TOTAL	REMAIN	REMOVE	RELOCATE
TREES	3	3	0	0
PALMS	5	2	3	0