11/09/2025

P I E R P A R K

ONE OCEAN DRIVE, MIAMI BEACH, FL, 33139

FINAL SUBMITTAL - DRB 25-1146

Rev.	Date	Rev.	Date

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PB25-0792/
DRB25-1146

FIINAL SUBMITTAL

PIER PARK
ONE OCEAN DRIVE
MIAMI BEACH, FLORIDA. 33139

Owner:
Name Major Food Group. LLC
Address 4100 NE 1st Avenue, Suite 300
Address Miami FL 33137 | USA
Tel: +1(585) 414 1908
Email will@majorfood.com

INTERIOR DESIGNER:
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Address Miami FL 33138 | USA
Tel: +1(305) 546 1122
Email info@wearebishopdesign.com

MEP ENGINEER:
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Address 4607 North Meridian Avenue
Address Miami Beach, Florida 33140 USA
Tel: +1(305) 607 4925
Email

STRUCTURAL ENGINEER:
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Address 99 NW 27 Ave
Address Miami FL 33125 | USA
Tel: +1(305) 969 9423
Email yh@yhengineering.com

LANDSCAPE ARCHITECT:
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Address 7636 NE 4th Court, Suite 102
Address Miami FL 33138 | USA
Tel: +1(305) 576 6702
Email info.miami@enea.ch

CIVIL ENGINEER:
Name Langan
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Address Miami FL 33131 | USA
Tel: Tel: +1(786) 264 7200
Email Fax: +1(786) 264 7201

ARCHITECT:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA
KOBI KARP
REGISTERED ARCHITECT
Digitally signed by Kobi Karp
Date: 2025.11.09 07:49:05 -05'00'

ONE OCEAN DRIVE

Date		Sheet No.
Scale	AS NOTED	A0.00
Project	2521	

11/09/2025

ARCHITECTURAL SHEETS

SHEET	TITLE
A0.00	PIER PARK COVER
A0.01	SHEET INDEX
1	COVER/BOUNDARY
2	TOPO SURVEY
3	ADD TOTPO
4	TREE SURVEY
5	TREE SURVEY
6	TREE SURVEY
7	CROSS SECTION
A0.02	ZONING DATA SHEET
A0.03	PARKING EXHIBIT
A0.04	LOCATION PLAN
A1.02	ENLARGED AERIAL
A1.03	NIKKI BEACH CLUB
A1.04	PROJECT OVERLAY
D1.00	DEMOLITION PLAN
A2.00	PROPOSED SITE PLAN
A2.01	PROPOSED LOT COVERAGE
A2.02	SETBACKS EXHIBIT
A3.00	UNDERSTORY PLAN
A3.01	FIRST LEVEL PLAN
A3.02	ROOF LEVEL PLAN
A3.03	ENLARGED MED REST
A3.04	ENLARGED JAP REST
A3.05	ENLARGED POOL AREA
A3.06	ENLARGED SADELLE'S
A4.00	ELEVATIONS
A4.01	ENLARGED EAST ELEV
A4.02	ENLARGED WEST ELEV
A4.03	ENLARGED SOUTH ELEV
A4.04	ENLARGED NORTH ELEV
A5.00	SECTION A-A
A5.01	SECTION B-B
A5.02	SECTION MECHANICAL WELL
A6.01	PROPOSED RENDERING 1
A6.02	PROPOSED RENDERING 2
A6.03	PROPOSED RENDERING 3
A6.04	PROPOSED RENDERING 4
A6.05	PROPOSED RENDERING 5
A6.06	PROPOSED RENDERING 6
A6.07	PROPOSED RENDERING 7
A6.08	PROPOSED RENDERING 8
A6.09	PROPOSED RENDERING 9
A6.10	PROPOSED RENDERING 10
A6.11	PROPOSED RENDERING 11
A6.12	PROPOSED RENDERING 12

Rev.	Date	Rev.	Date

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PB25-0792/
DRB25-1146

FIINAL SUBMITTAL

PIER PARK

ONE OCEAN DRIVE
MIAMI BEACH, FLORIDA. 33139

Owner:
Name Major Food Group. LLC
Address 4100 NE 1st Avenue, Suite 300
Address Miami FL 33137 | USA
Tel: +1(585) 414 1908
Email will@majorfood.com

MAJOR FOOD GROUP

INTERIOR DESIGNER:
Name Bishop Design
Address 7520 NE 4th Ct, Unit 102
Address Miami FL 33138 | USA
Tel: +1(305) 546 1122
Email info@wearebishopdesign.com

BISHOP DESIGN
DUBAI • MIAMI

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Address Miami FL 33125 | USA
Tel: +1(305) 969 9423
Email yh@yhengineering.com

LANDSCAPE ARCHITECT:
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Tel: +1(305) 576 6702
Email info.miami@enea.ch

CIVIL ENGINEER:
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Address Miami FL 33131 | USA
Tel: Tel: +1(786) 264 7200
Email Fax: +1(786) 264 7201

ARCHITECT:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

STATE OF FLORIDA
KOBI KARP
No. AR0012701
REGISTERED ARCHITECT

Digitally signed by Kobi Karp
Date: 2025.11.09 09:27:55-05'00'

KOBI KARP

ONE OCEAN DRIVE
SHEET INDEX

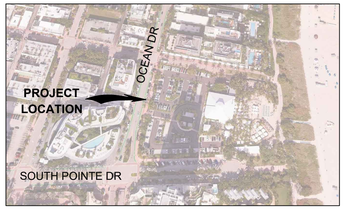
Date	10/19/2025	Sheet No.
Scale	AS NOTED	A0.01
Project	2521	

BOUNDARY, TOPOGRAPHIC & TIDAL WATER SURVEY

LYING IN PLAT OCEAN BEACH, FLA ADDITION NO. 4, AS RECORDED IN PLAT BOOK 3, PAGE 151
AND BEING A PART OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST, DADE COUNTY, FLORIDA

INDEX OF SHEETS

SHEET 1	COVER/BOUNDARY
SHEET 2	TOPO SURVEY
SHEET 3	ADD TOPO
SHEET 4-6	TREE SURVEY
SHEET 7	CROSS SECTIONS



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

LOTS 1, 2 ,3, 4, 5, 6, 7 AND 8, BLOCK 112, OCEAN BEACH FLA. ADDITION NO 4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 151, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
2. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED BY R.T.K.-G.P.S. USING THE TRIMBLE R-10 WITH THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE PROJECT CONTROL POINTS.
3. THE BASIS OF BEARING REFERS TO A MEASURED BEARING OF N 89°39'31" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH POINTE DRIVE.
4. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICA VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING MIAMI BEACH CITY PUBLISHED BENCHMARKS:
   BENCHMARK: "CMB BISC 01 R"
   DESCRIPTION: "PK N&W IN LIGHT POLE CONC BASE"
   N: 522470.18'
   E: 941463.98'
   ELEVATION: 5.84' (N.A.V.D. 88)
5. THIS SURVEY WAS PEZRFORMED UTILIZING R.T.K.-G.P.S. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF 0.10 FEET.
6. NO UNDERGROUND UTILITIES WERE LOCATED AS A PART OF THIS SURVEY.
7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE MEASURED DISTANCES, UNLESS OTHERWISE NOTED.
8. SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
10. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "AE" (BASE FLOOD ELEVATION 9) PER FLOOD INSURANCE RATE MAP NUMBER 12086C0319L, DATED SEPTEMBER 11, 2009
11. THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE WORK. ENCUMBRANCES, EASEMENTS OR OTHER MATTERS THAT MIGHT BE DISCLOSED IN TITLE WORK MAY EXIST FOR THIS PARCEL.
12. THIS "TIDAL WATER SURVEY" IS BASED ON MEAN HIGH WATER OF (0.26', MEAN LOW WATER (-)2.25, MEAN LOWER LOW WATER OF (-)2.36', AND SEASONAL HIGH WATER LINE OF 3.95', MEAN HIGH WATER, ALL BEING NAVD '88, BASED ON THE APPROXIMATE TIDAL DATUM ELEVATIONS REPORT PREPARED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED 3/18/25.
13. THE BOUNDARY CORNERS HAVE NOT BEEN SET AT THIS TIME DUE TO SPRING BREAK VISITORS AND SECURITY NOT ALLOWING ACCESS TO THE SITE.
14. VEGETATION SURVEY BASED ON FIELD VERIFIED AND COLLECTED DATA FROM MARCH 4, 2025 BY BOWMAN'S ENVIRONMENTAL CONSULTANT: SHAILAH STECK (PHONE NUMBER: 954-884-5264 EMAIL: SSTECK@BOWMAN.COM)
15. SUBJECT PARCEL CONTAINING 152.332 SQUARE FEET OR 3.49 ACRES, MORE OR LESS

GENERAL NOTES:

BOWMAN EXERCISED THE PROFESSIONAL STANDARD OF CARE IN THE PROPER SELECTION AND APPLICATION OF SURFACE GEOPHYSICAL TECHNIQUES FOR MAPPING THE SUBSURFACE UTILITIES WITHIN THE PROJECT LIMITS AS SHOWN ON THIS DRAWING.

BOWMAN DOES NOT GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES WITHIN THE PROJECT AREA.UTILITY INFORMATION IS BASED ON AVAILABLE FIELD AND RECORD INFORMATION. LOCATION, SIZE, OR DEPTH MAY NOT BE ACCURATE IN ALL AREAS AS THESE MAY HAVE BEEN MODIFIED AT SEGMENTS THAT HAVE NOT BEEN VERIFIED.

DESIGNATED UTILITIES MEET ASCE AND THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION DEFINITION FOR "QUALITY LEVEL B" STANDARDS.

ASCE C-I 38-02 STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA:

QUALITY LEVEL B **(QLB)** INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THESE FIELD LOCATED UTILITIES ARE SURVEYED.

TITLE SEARCH REPORT
FUND FILE NUMBER: 1366801
RESTRICTIONS/EASEMENTS
PREPARED DATE: FEBRUARY 21, 2023

1. ALL MATTERS CONTAINED ON THE PLAT OF OCEAN BEACH FLA. ADDITION NO 4, AS RECORDED IN PLAT BOOK 3, PAGE 151, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
   SURVEYED PARCEL IS INCLUDED IN THIS DOCUMENT.
2. LEASE FROM CITY OF MIAMI BEACH TO PENROD BROTHERS, INC., A FLORIDA CORPORATION, AS EVIDENCED BY DOCUMENT RECORDED APRIL 22, 1988, UNDER O.R. BOOK 13654, PAGE 829, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
   DESCRIBED PARCEL IN THIS DOCUMENT IS A PORTION OF SURVEYED PARCEL.
3. AGREEMENT AS TO REDEVELOPMENT RECORDED IN O.R. BOOK 16987, PAGE 1197, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
   SURVEYED PARCEL IS INCLUDED IN THIS DOCUMENT, MORE SPECIFIC AS PIER PARK PARCEL.
4. DESIGN REVIEW BOARD ORDER RECORDED IN O.R. BOOK 29852, PAGE 4818, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
   NOT A SURVEY MATTER
5. AFFIDAVIT AS TO ABANDONED WELLS RECORDED IN O.R. BOOK 31335, PAGE 3734, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
   NOT A SURVEY MATTER
6. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
   NOT A SURVEY MATTER

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LEGEND

= CABBAGE PALM TREE WITH DIAMETER	UNDERGROUND STORM	= CLEANOUT	= BRICK PAVER BLOCKS
= GUMBO LIMBO WITH DIAMETER	HAND RAIL	= DRAINAGE GRATE INLET	= BUILDING
= MISCELLANEOUS TREE WITH DIAMETER	FENCE	= ROUND GRATE DRAIN	= ADA PAD
= PALM TREE WITH DIAMETER	TREE DRIPLINE	= ELECTRIC BOX	= ASPHALT PAVEMENT
= ROYAL PALM TREE WITH DIAMETER	UNDERGROUND ELECTRIC (QLB)	= HANDICAPPED PARKING	= CONCRETE
= SEAGRAPE TREE WITH DIAMETER	UNDERGROUND FIBER OPTIC (QLB)	= HAND HOLE	= JUCTION BOX
= BLACK OLIVE	UNDERGROUND GAS (QLB)	= IRRIGATION VALVE	= UTILITY RISER
	UNDERGROUND TELEPHONE (QLB)	= IRRIGATION BOX	= SPEAKER
	UNDERGROUND WATER (QLA)	= LIGHT POLE	

= UTILITY POST	CONTOUR ELEVATION	BM = BENCHMARK
= GREASE TRAP	= FIRE HYDRANT	BTM = BOTTOM
= PARKING METER	= BACKFLOW PREVENTER	CB = CATCH BASIN
= PARKING SPACES	= WATER METER	DMH = DRAIN MANHOLE
= SIGN	= DRAINAGE MANHOLE	W.F. = WOOD FENCE
= WELLHEAD	= FIRE DEPARTMENT CONNECTION	W.G. = WOOD GATE
= ANTENNA	= SANITARY SEWER MANHOLE	M.G. = METAL GATE
= BIKE LANE	= HAMMOCK	SMH = SANITARY MANHOLE
= FIBER OPTIC VAULT	= COASTAL STAND	EL. = ELEVATION
	= BEACH DUNE	
	=SEA GRAPES	
	= SILVER BUTTONWOOD	

SURVEYOR'S CERTIFICATION:

TO: BOUCHER BROTHERS PIER PARK LLC

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

11/07/2025

NICHOLAS MESSINA JR.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6559
NMESSINA@BOWMAN.COM

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

JULY 18, 2025
DATE OF LAST FIELDWORK

Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30482

Bowman Consulting Group, Ltd., Inc.
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Phone: (813) 474-7424
www.bowmanconsulting.com

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NIKKI BEACH CLUB
1 OCEAN DR,
MIAMI BEACH, FL.
MIAMI-DADE COUNTY **FLORIDA**

PROJECT NO
300518-01-001

PLAN STATUS	
08/20/25	SUE SURVEY
11/07/25	LOT/AREA SURVEY

DATE	DESCRIPTION

FIELD BOOK	PAGE
FTL-01	09-14

FIELD CREW: B.G.

M.I.B.	N.M.
DRAWN	CHKD

SCALE H: 1": 30' V: N/A

JOB No. 300518-01-001

DATE 07/18/2025

FILE No. 300518-01-001

SHEET 1 OF 7

Cad file name: V:\300518 - 1 Ocean Drive-Nikki Beach\300518-01-001 (SUR) - 1 Ocean Drive-Nikki Beach\Survey\Topo Boundary\Ocean Drive-Nikki Beach Topo+SUE 08-20-25.DWG 11/7/2025

TOPOGRAPHIC SURVEY

SHEET 1 COVER/BOUNDARY
SHEET 2 TOPO SURVEY
SHEET 3 ADD TOPO
SHEET 4-6 TREE SURVEY
SHEET 7 CROSS SECTIONS

SEE SHEET 3

0 20 40 FEET

THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20'

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Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

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NIKKI BEACH CLUB
1 OCEAN DR,
MIAMI BEACH, FL.

MIAMI-DADE COUNTY FLORIDA

PROJECT NO
300518–01–001

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DATE	DESCRIPTION

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FTL–01	09–14

FIELD CREW: B.G.

M.I.B.	N.M.
DRAWN	CHKD

SCALE H: 1":20' V:N/A

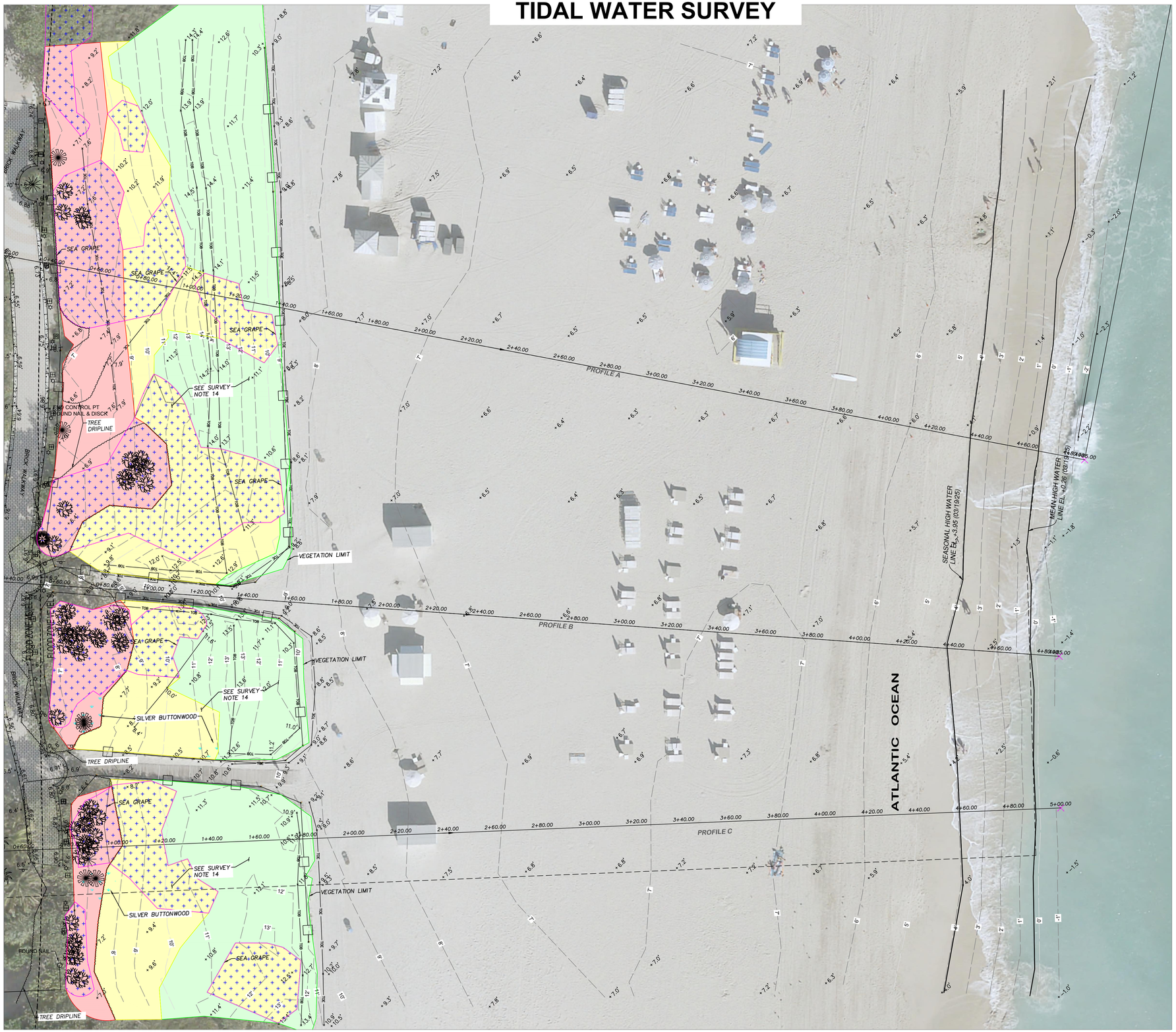
JOB No.300518–01–001

DATE 07/18/2025

FILE No.
300518–01–001

SHEET 2 OF 7

TIDAL WATER SURVEY



THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20'

0 20 40 FEET

INDEX OF SHEETS

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SHEET 3	ADD TOPO
SHEET 4-6	TREE SURVEY
SHEET 7	CROSS SECTIONS

FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Alexis A. Lambert
Secretary

Approximate Tidal Datum Elevations

Date: 3/19/2025 County: Miami-Dade Waterbody: Atlantic Ocean

Project Vicinity: 1 Ocean Drive, Miami Beach Sec. 3 Twp. 54S Rge. 42E

Job No./Name: _____ Client Name: _____

USGS 7.5 Minute Quad Map Name: Miami

Comments: FOR PERMITTING PURPOSES - SEE NOTE AT BOTTOM OF PAGE

Requestor Name: Nicholas Messina, Jr., PSM

Business Name: Bowman Consulting Group, Ltd., Inc.

Mailing Address: 900 Southeast 3rd Avenue, Suite 300
Fort Lauderdale, FL 33316

Phone: 954.314.8481 Fax: _____ Email: nmessina@bowman.com

(To be completed by BSM)

Nearest Tide Station: 872-3170 Nearest Data Point: _____ Elevation Datum: NAVD88 Tidal Epoch: NTDE: 1983-2001

Mean High Water	0.26 ft
Range of Tide _____ Feet	
Mean Low Water	-2.20 ft
Other (Specify) Mean Lower Low Water	-2.36 ft
Seasonal High Water Line (SHWL = MHW + (MR x 1.5)) Ch. 161.053 F.S.	3.95 ft
Safe Upland Line (SUL) Elevation, at or above Mean High Water Line	

Contact Kevin Mears, Bureau of Survey and Mapping, (850) 245-2640 or Kevin.Mears@FloridaDEP.gov.
Retain this form for record keeping.

M. Kevin Mears, P.S.M.
Digitally signed by M. Kevin Mears, P.S.M.
Date: 2025.03.19 16:37:46 -04'00'
For the Bureau of Survey and Mapping

3/19/2025
Date

NOTE:
An operative Erosion Control Line (ECL2513) is recorded in Plat Book 105, Page 62.15 of the Public Records of Miami-Dade County and may fix the waterward boundary of the subject parcel.

Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

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NIKKI BEACH CLUB
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MIAMI-DADE COUNTY FLORIDA

PROJECT NO
300518-01-001

PLAN STATUS	
08/20/25	SUE SURVEY
11/07/25	LOT/AREA SURVEY

DATE	DESCRIPTION

FIELD BOOK FTL-01	PAGE 09-14
FIELD CREW: B.G.	
M.I.B. DRAWN	N.M. CHKD
SCALE H: 1": 20' V: N/A	
JOB No. 300518-01-001	
DATE 07/18/2025	
FILE No. 300518-01-001	

SHEET 3 OF 7

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TREE SURVEY

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SHEET 3	ADD TOPO
SHEET 4-6	TREE SURVEY
SHEET 7	CROSS SECTIONS

Bowman

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FLORIDA

PROJECT NO
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DATE	DESCRIPTION

FIELD BOOK	PAGE
FTL-01	09-14

FIELD CREW: B.G.

M.I.B.	N.M.
DRAWN	CHKD

SCALE H: 1":20' V:N/A

JOB No.300518-01-001

DATE 07/18/2025

FILE No. 300518-01-001

SHEET 4 OF 7

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TREE LIST

TREE #	COMMON NAME	GENUS SPECIES	DBH (INCHES)	HEIGHT OVERALL (FEET)	PALM HEIGHT (CT/GW)(FEET)	CANOPY SPREAD (FEET)	CONDITION RATING (PERCENTAGE)
1	WILD TAMARIND	LYSILOMA LATISILIQUUM	8"	20'		25'	70%
2	COCONUT PALM	COCOS NUCIFERA	9"	23'	16'	25'	80%
3	COCONUT PALM	COCOS NUCIFERA	9"	29'	14'	25'	80%
4	COCONUT PALM	COCOS NUCIFERA	9"	32'	17'	25'	80%
5	COCONUT PALM	COCOS NUCIFERA	8"	31'	16'	25'	80%
6	COCONUT PALM	COCOS NUCIFERA	7"	39'	24'	25'	70%
7	CABBAGE PALM	SABAL PALMETTO	10"	29'	22'	15'	90%
8	WILD TAMARIND	LYSILOMA LATISILIQUUM	7"	16'		20'	50%
9	CABBAGE PALM	SABAL PALMETTO	12"	26'	19'	15'	90%
10	CABBAGE PALM	SABAL PALMETTO	23"	30'	23'	15'	90%
11	CABBAGE PALM	SABAL PALMETTO	12"	29'	22'	15'	90%
12	COCONUT PALM	COCOS NUCIFERA	11"	30'	18'	25'	50%
13	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	15"	12'		15'	50%
14	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	15"	15'		20'	50%
15	COCONUT PALM	COCOS NUCIFERA	10"	34'	19'	25'	50%
16	COCONUT PALM	COCOS NUCIFERA	8"	32'	17'	25'	90%
17	GUMBO	BUSERA SIMARUBA	9"	20'		20'	40%
18	COCONUT PALM	COCOS NUCIFERA	9"	35'	20'	25'	90%
19	COCONUT PALM	COCOS NUCIFERA	9"	28'	13'	25'	80%
20	COCONUT PALM	COCOS NUCIFERA	9"	33'	18'	25'	90%
21	CRAPE MYRTLE	LAGERSTROEMIA INDICA	9"	15'		10'	75%
22	CABBAGE PALM	SABAL PALMETTO	10"	26'	19'	15'	80%
23	CABBAGE PALM	SABAL PALMETTO	12"	30'	23'	15'	90%
24	SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	7"	10'		8'	75%
25	CABBAGE PALM	SABAL PALMETTO	10"	34'	27'	15'	80%
26	CRAPE MYRTLE	LAGERSTROEMIA INDICA	9"	12'		10'	80%
27	CABBAGE PALM	SABAL PALMETTO	10"	30'	23'	15'	90%
28	CABBAGE PALM	SABAL PALMETTO	9"	29'	22'	15'	90%
29	CABBAGE PALM	SABAL PALMETTO	9"	29'	22'	15'	90%
30	SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	6"	10'		10'	70%
31	CABBAGE PALM	SABAL PALMETTO	16"	20'	13'	15'	90%
33	CABBAGE PALM	SABAL PALMETTO	12"	28'	21'	15'	90%
34	CABBAGE PALM	SABAL PALMETTO	14"	29'	22'	15'	90%
35	SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	5"	6'		5'	60%
36	CABBAGE PALM	SABAL PALMETTO	12"	31'	24'	15'	80%
37	CABBAGE PALM	SABAL PALMETTO	12"	27'	20'	15'	90%
38	COCONUT PALM	COCOS NUCIFERA	11"	43'	28'	25'	70%
39	SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	6"	10'		7'	70%
40	CABBAGE PALM	SABAL PALMETTO	8"	32'	25'	15'	80%
41	SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	8"	8'		8'	80%
42	CABBAGE PALM	SABAL PALMETTO	8"	24'	17'	15'	90%
43	CABBAGE PALM	SABAL PALMETTO	12"	30'	23'	15'	90%
44	CABBAGE PALM	SABAL PALMETTO	9"	26'	19'	15'	90%
45	CABBAGE PALM	SABAL PALMETTO	15"	32'	25'	15'	90%
46	CABBAGE PALM	SABAL PALMETTO	8"	26'	19'	15'	90%
47	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	13"	15'		25'	70%
48	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	16"	18'		25'	70%
49	COCONUT PALM	COCOS NUCIFERA	14"	46'	31'	35'	90%
50	GUMBO	BUSERA SIMARUBA	11"	28'		30'	55%
51	CABBAGE PALM	SABAL PALMETTO	12"	29'	22'	15'	90%
52	CABBAGE PALM	SABAL PALMETTO	12"	34'	27'	15'	90%
53	CABBAGE PALM	SABAL PALMETTO	10"	28'	21'	15'	90%
54	GUMBO	BUSERA SIMARUBA	9"	18'		20'	40%
55	CABBAGE PALM	SABAL PALMETTO	8"	25'	18'	15'	90%
56	CABBAGE PALM	SABAL PALMETTO	10"	25'	18'	15'	90%
57	GUMBO	BUSERA SIMARUBA	10"	20'		25'	60%
58	CABBAGE PALM	SABAL PALMETTO	11"	29'	22'	15'	90%
59	GUMBO	BUSERA SIMARUBA	8"	23'		30'	65%
60	CABBAGE PALM	SABAL PALMETTO	10"	28'	21'	15'	90%
61	CABBAGE PALM	SABAL PALMETTO	11"	30'	23'	15'	90%
62	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	10"	15'		20'	75%
63	CABBAGE PALM	SABAL PALMETTO	10"	30'	23'	15'	90%
64	CABBAGE PALM	SABAL PALMETTO	10"	24'	17'	15'	90%
65	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	5"	12'		15'	60%
66	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	18"	20'		25'	70%
67	GUMBO	BUSERA SIMARUBA	10"	25'		25'	65%
68	CABBAGE PALM	SABAL PALMETTO	8"	26'	19'	15'	90%
69	CABBAGE PALM	SABAL PALMETTO	9"	29'	22'	15'	90%
70	CABBAGE PALM	SABAL PALMETTO	8"	31'	24'	15'	90%
74	COCONUT PALM	COCOS NUCIFERA	8"	30'	15'	25'	90%
75	COCONUT PALM	COCOS NUCIFERA	8"	30'	15'	25'	90%
76	SILVER BOTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	6"	16'		15'	50%
77	GUMBO	BUSERA SIMARUBA	7"	15'		20'	50%
78	COCONUT PALM	COCOS NUCIFERA	8"	30'	15'	25'	80%
79	SEA GRAPE	COCCOLOBA UVIFERA	10"	20'		20'	20%
80	COCONUT PALM	COCOS NUCIFERA	8"	30'	18'	20'	40%
81	COCONUT PALM	COCOS NUCIFERA	8"	30'	18'	25'	50%
82	COCONUT PALM	COCOS NUCIFERA	10"	30'	18'	20'	40%
83	COCONUT PALM	COCOS NUCIFERA	7"	19'	13'	10'	10%
84	COCONUT PALM	COCOS NUCIFERA	7"	24'	14'	20'	40%
85	COCONUT PALM	COCOS NUCIFERA	8"	28'	18'	20'	40%
86	COCONUT PALM	COCOS NUCIFERA	8"	22'	16'	5'	20%
87	COCONUT PALM	COCOS NUCIFERA	9"	34'	19'	25'	70%
88	COCONUT PALM	COCOS NUCIFERA	7"	36'	21'	25'	80%
89	CABBAGE PALM	SABAL PALMETTO	11"	37'	30'	15'	90%
90	CABBAGE PALM	SABAL PALMETTO	13"	34'	27'	15'	90%

TREE LIST

TREE #	COMMON NAME	GENUS SPECIES	DBH (INCHES)	HEIGHT OVERALL (FEET)	PALM HEIGHT (CT/GW)(FEET)	CANOPY SPREAD (FEET)	CONDITION RATING (PERCENTAGE)
91	CABBAGE PALM	SABAL PALMETTO	12"	25'	18'	15'	90%
92	CABBAGE PALM	SABAL PALMETTO	12"	27'	20'	15'	85%
93	SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	9"	10'		10'	85%
94	SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	7"	10'		10'	80%
95	CABBAGE PALM	SABAL PALMETTO	12"	35'	28'	15'	90%
96	CABBAGE PALM	SABAL PALMETTO	8"	26'	19'	15'	90%
97	CABBAGE PALM	SABAL PALMETTO	12"	32'	25'	15'	90%
98	CRAPE MYRTLE	LAGERSTROEMIA INDICA	10"	14'		15'	80%
99	COCONUT PALM	COCOS NUCIFERA	8"	36'	21'	25'	70%
100	COCONUT PALM	COCOS NUCIFERA	8"	36'	21'	25'	80%
101	COCONUT PALM	COCOS NUCIFERA	8"	35'	20'	25'	85%
102	COCONUT PALM	COCOS NUCIFERA	8"	33'	18'	25'	80%
103	CRAPE MYRTLE	LAGERSTROEMIA INDICA	7"	11'		10'	70%
104	CABBAGE PALM	SABAL PALMETTO	10"	28'	21'	15'	90%
105	CABBAGE PALM	SABAL PALMETTO	8"	23'	16'	15'	90%
106	CABBAGE PALM	SABAL PALMETTO	10"	32'	25'	15'	90%
107	SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	8"	10'		7'	75%
108	CABBAGE PALM	SABAL PALMETTO	9"	27'	20'	15'	90%
109	CABBAGE PALM	SABAL PALMETTO	14"	29'	22'	15'	90%
110	CABBAGE PALM	SABAL PALMETTO	10"	29'	22'	15'	90%
111	COCONUT PALM	COCOS NUCIFERA	8"	30'	15'	25'	80%
112	COCONUT PALM	COCOS NUCIFERA	9"	29'	14'	25'	69%
113	COCONUT PALM	COCOS NUCIFERA	9"	43'	28'	25'	70%
114	COCONUT PALM	COCOS NUCIFERA	7"	24'	16'	15'	30%
115	COCONUT PALM	COCOS NUCIFERA	6"	23'	8'	25'	70%
116	COCONUT PALM	COCOS NUCIFERA	8"	39'	24'	25'	70%
117	COCONUT PALM	COCOS NUCIFERA	8"	38'	23'	25'	75%
118	PITCH APPLE	CLAUDIA ROSEA	5"	15'		15'	50%
119	CABBAGE PALM	SABAL PALMETTO	14"	33'	26'	15'	90%
120	CABBAGE PALM	SABAL PALMETTO	12"	24'	17'	15'	75%
121	PITCH APPLE	CLAUDIA ROSEA	5"	12'		15'	70%
122	COCONUT PALM	COCOS NUCIFERA	9"	35'	20'	25'	75%
123	SEA GRAPE	COCCOLOBA UVIFERA	4"	15'		10'	40%
124	PITCH APPLE	CLAUDIA ROSEA	4"	18'		15'	70%
125	COCONUT PALM	COCOS NUCIFERA	7"	36'	21'	25'	80%
126	PITCH APPLE	CLAUDIA ROSEA	4"	12'		15'	40%
127	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	5"	15'		15'	30%
128	CABBAGE PALM	SABAL PALMETTO	10"	22'	15'	15'	80%
129	CABBAGE PALM	SABAL PALMETTO	8"	29'	22'	15'	80%
130	CABBAGE PALM	SABAL PALMETTO	12"	22'	15'	15'	80%
131	CABBAGE PALM	SABAL PALMETTO	13"	22'	15'	15'	80%
132	CABAGGE PALM	SABAL PALMETTO	8"	21'	14'	15'	80%
133	SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	4"	12'		15'	50%
134	PITCH APPLE	CLAUDIA ROSEA	6"	22'		15'	60%
135	COCONUT PALM	COCOS NUCIFERA	12"	33'	18'	25'	80%
136	COCONUT PALM	COCOS NUCIFERA	6"	33'	18'	25'	70%
137	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	10"	18'		15'	70%
138	PITCH APPLE	CLAUDIA ROSEA	5"	20'		25'	
139	PITCH APPLE	CLAUDIA ROSEA	5"	18'		15'	75%
140	CABBAGE PALM	SABAL PALMETTO	11"	32'	25'	15'	90%
141	CABBAGE PALM	SABAL PALMETTO	10"	30'	23'	15'	90%
142	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	11"	15'		20'	70%
143	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	16"	15'		20'	70%
144	CABBAGE PALM	SABAL PALMETTO	12"	26'	19'	15'	80%
145	CABBAGE PALM	SABAL PALMETTO	13"	31'	24'	15'	80%
146	CABBAGE PALM	SABAL PALMETTO	13"	28'	21'	15'	90%
147	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	7"	25'		20'	75%
148	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	7"	25'		25'	75%
149	CABBAGE PALM	SABAL PALMETTO	12"	32'	25'	15'	85%
150	CABBAGE PALM	SABAL PALMETTO	13"	25'	18'	15'	90%
151	CABBAGE PALM	SABAL PALMETTO	10"	31'	24'	15'	90%
152	CABBAGE PALM	SABAL PALMETTO	11"	29'	22'	15'	90%
153	CABBAGE PALM	SABAL PALMETTO	8"	25'	18'	15'	75%
154	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	10"	18'		20'	60%
155	CABBAGE PALM	SABAL PALMETTO	12"	27'	20'	15'	80%
156	CABBAGE PALM	SABAL PALMETTO	12"	31'	24'	15'	70%
157	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	8"	25'		20'	70%
158	CABBAGE PALM	SABAL PALMETTO	13"	29'	22'	15'	90%
159	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	8"	20'		20'	75%
160	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	9"	12'		18'	65%
161	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	13"	15'		20'	65%
162	CABBAGE PALM	SABAL PALMETTO	10"	28'	21'	15'	80%
163	CABBAGE PALM	SABAL PALMETTO	14"	29'	22'	15'	90%
164	CABBAGE PALM	SABAL PALMETTO	12"	27'	20'	15'	80%
165	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	6"	12'		15'	60%
166	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	22"	22'		30'	60%
167	PONYTAIL PLANT	BEAUCARNEA RECURVATA	17"	17'		15'	90%
168	COCONUT PALM	COCOS NUCIFERA	8"	42'	27'	25'	70%
169	COCONUT PALM	COCOS NUCIFERA	10"	37'	22'	25'	75%
170	COCONUT PALM	COCOS NUCIFERA	8"	41'	26'	25'	75%
171	COCONUT PALM	COCOS NUCIFERA	8"	34'	19'	25'	60%
172	COCONUT PALM	COCOS NUCIFERA	11"	36'	21'	25'	80%
173	COCONUT PALM	COCOS NUCIFERA	19"	32'	19'	25'	50%
174	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	14"	18'		20'	65%
175	CABBAGE PALM	SABAL PALMETTO	11"	24'	17'	15'	90%
176	CABBAGE PALM	SABAL PALMETTO	13"	26'	19'	15'	90%

TREE LIST

TREE #	COMMON NAME	GENUS SPECIES	DBH (INCHES)	HEIGHT OVERALL (FEET)	PALM HEIGHT (CT/GW)(FEET)	CANOPY SPREAD (FEET)	CONDITION RATING (PERCENTAGE)
177	CABBAGE PALM	SABAL PALMETTO	10"	25'	18'	15'	80%
178	COCONUT PALM	COCOS NUCIFERA	9"	30'	15'	25'	60%
179	SEA GRAPE	COCCOLOBA UVIFERA	13"	18'		25'	45%
180	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	7"	25'		20'	40%
181	SEA GRAPE	COCCOLOBA UVIFERA	14"	20'		15'	50%
182	COCONUT PALM	COCOS NUCIFERA	11"	42'	27'	25'	90%
183	CABBAGE PALM	SABAL PALMETTO	10"	30'	23'	15'	90%
184	CABBAGE PALM	SABAL PALMETTO	11"	27'	20'	15'	90%
185	CABBAGE PALM	SABAL PALMETTO	10"	25'	18'	15'	75%
186	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	9"	15'		20'	50%
187	COCONUT PALM	COCOS NUCIFERA	9"	32'	17'	25'	50%
189	COCONUT PALM	COCOS NUCIFERA	10"	41'	26'	25'	80%
190	CRAPE MYRTLE	LAGERSTROEMIA INDICA	7"	15'		10'	70%
191	CABBAGE PALM	SABAL PALMETTO	8"	23'	16'	15'	90%
192	CABBAGE PALM	SABAL PALMETTO	9"	24'	17'	15'	90%
193	CABBAGE PALM	SABAL PALMETTO	9"	24'	17'	15'	85%
194	CABBAGE PALM	SABAL PALMETTO	10"	26'	19'	15'	90%
195	CRAPE MYRTLE	LAGERSTROEMIA INDICA	7"	12'		10'	75%
196	CABBAGE PALM	SABAL PALMETTO	12"	24'	17'	15'	90%
197	SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	7"	8'		10'	75%
198	COCONUT PALM	COCOS NUCIFERA	10"	34'	19'	25'	50%
199	CABBAGE PALM	SABAL PALMETTO	12"	31'	24'	15'	90%
200	CABBAGE PALM	SABAL PALMETTO	10"	27'	20'	15'	90%
201	GUMBO	BUSERA SIMARUBA	13"	23'		25'	60%
202	COCONUT PALM	COCOS NUCIFERA	9"	38'	23'	25'	90%
203	CABBAGE PALM	SABAL PALMETTO	12"	33'	26'	15'	75%
204	CABBAGE PALM	SABAL PALMETTO	13"	29'	22'	15'	90%
205	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	9"	25'		25'	55%
206	GUMBO	BUSERA SIMARUBA	9"	22'		25'	50%
207	CABBAGE PALM	SABAL PALMETTO	10"	29'	22'	15'	55%
208	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	5"	10'		12'	60%
209	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	7"	15'		18'	65%
210	PITCH APPLE	CLAUDIA ROSEA	5"	15'		15'	50%
211	CABBAGE PALM	SABAL PALMETTO	11"	30'	23'	15'	90%
212	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	6"	25'		25'	70%
213	CABBAGE PALM	SABAL PALMETTO	13"	25'	18'	15'	90%
214	CABBAGE PALM	SABAL PALMETTO	10"	33'	26'	15'	90%
215	SIMPSON'S STOPPER	MYRCIANTHES FRAGRANS	5"	7'		8'	70%
216	CABBAGE PALM	SABAL PALMETTO	11"	27'	20'	15'	90%
217	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	13"	12'		15'	75%
218	CABBAGE PALM	SABAL PALMETTO	11"	26'	19'	15'	90%
219	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	7"	18'		20'	40%
220	COCONUT PALM	COCOS NUCIFERA	8"	34'	23'	25'	50%
221	COCONUT PALM	COCOS NUCIFERA	8"	27'	17'	20'	40%
222	COCONUT PALM	COCOS NUCIFERA	8"	38'	24'	25'	50%
223	CABBAGE PALM	SABAL PALMETTO	11"	25'	18'	15'	80%
224	CABBAGE PALM	SABAL PALMETTO	9"	22'	15'	15'	80%
225	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	6"	30'		12'	50%
226	COCONUT PALM	COCOS NUCIFERA	7"	35'	20'	25'	80%
227	COCONUT PALM	COCOS NUCIFERA	7"	33'	18'	25'	90%
228	COCONUT PALM	COCOS NUCIFERA	9"	44'	29'	25'	80%
229	SEA GRAPE	COCCOLOBA UVIFERA	36"	30'		35'	30%
230	SEA GRAPE	COCCOLOBA UVIFERA	34"	28'		35'	30%
231	COCONUT PALM	COCOS NUCIFERA	8"	45'	30'	25'	80%
232	SEA GRAPE	COCCOLOBA UVIFERA	12"	20'		25'	30%
233	COCONUT PALM	COCOS NUCIFERA	6"	39'	24'	25'	60%
234	COCONUT PALM	COCOS NUCIFERA	7"	37'	22'	25'	80%
235	COCONUT PALM	COCOS NUCIFERA	8"	48'	33'	25'	80%
236	SEA GRAPE	COCCOLOBA UVIFERA	10"	25'		40'	55%
237	SEA GRAPE	COCCOLOBA UVIFERA	11"	25'	PALM NO TAG	40'	55%
240	PIGEON	COCCOLOBA DIVERSIFOLIA	9"	22'		20'	50%
241	PIGEON	COCCOLOBA DIVERSIFOLIA	10"	25'		25'	50%
242	FLORIDA THATCH PALM	THRINAX RADIATA	5"	15'	8'	8'	90%
243	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	12"	10'		15'	40%
244	PIGEON	COCCOLOBA DIVERSIFOLIA	3"	12'		8'	50%
245	FLORIDA THATCH PALM	THRINAX RADIATA	4"	15'	8'	8'	90%
246	COCONUT PALM	COCOS NUCIFERA	7"	32'	17'	25'	80%
247	COCONUT PALM	COCOS NUCIFERA	5"	23'	8'	25'	70%
248	SEA GRAPE	COCCOLOBA UVIFERA	21"	25'		35'	35%
249	COCONUT PALM	COCOS NUCIFERA	12"	43'	28'	25'	80%
250	SEA GRAPE	COCCOLOBA UVIFERA	7"	12'		15'	50%
251	SEA GRAPE	COCCOLOBA UVIFERA	7"	25'		20'	60%
252	COCONUT PALM	COCOS NUCIFERA	8"	43'	28'	25'	80%
253	COCONUT PALM	COCOS NUCIFERA	6"	28'	16'	20'	45%
254	COCONUT PALM	COCOS NUCIFERA	9"	30'	15'	25'	80%
255	COCONUT PALM	COCOS NUCIFERA	12"	35'	20'	25'	90%
256	COCONUT PALM	COCOS NUCIFERA	9"	28'	13'	25'	80%
257	COCONUT PALM	COCOS NUCIFERA	6"	29'	17'	25'	50%
258	SEA GRAPE	COCCOLOBA UVIFERA	9"	18'		20'	
259	SEA GRAPE	COCCOLOBA UVIFERA	19"	22'		25'	40%
260	SEA GRAPE	COCCOLOBA UVIFERA	28"	20'		30'	40%
261	COCONUT PALM	COCOS NUCIFERA	8"	35'	20'	25'	70%
262	COCONUT PALM	COCOS NUCIFERA	6"	35'	21'	25'	50%
263	COCONUT PALM	COCOS NUCIFERA	11"	45'	30'	25'	75%
264	COCONUT PALM	COCOS NUCIFERA	12"	55'	40'	25'	70%
265	COCONUT PALM	COCOS NUCIFERA	7"	29'	14'	25'	70%

INDEX OF SHEETS

SHEET 1	COVER/BOUNDARY
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SHEET 3	ADD TOPO
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SHEET 7	CROSS SECTIONS

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NIKKI BEACH CLUB
1 OCEAN DR,
MIAMI BEACH, FL.

MIAMI-DADE COUNTY FLORIDA

PROJECT NO
300518-01-001

PLAN STATUS	
08/20/25	SUE SURVEY
11/07/25	LOT/AREA SURVEY

DATE	DESCRIPTION

FIELD BOOK FTL-01 PAGE 09-14

FIELD CREW: B.G.

M.I.B. N.M.
DRAWN CHKD

SCALE H: 1":20' V:N/A

JOB No.300518-01-001

DATE 07/18/2025

FILE No. 300518-01-001

TREE SURVEY

SHEET 5 OF 7

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TREE LIST

TREE #	COMMON NAME	GENUS SPECIES	DBH (INCHES)	HEIGHT OVERALL (FEET)	PALM HEIGHT (CT/GW)(FEET)	CANOPY SPREAD (FEET)	CONDITION RATING (PERCENTAGE)
269	COCONUT PALM	COCOS NUCIFERA	9"	30'	17'	20'	50%
270	COCONUT PALM	COCOS NUCIFERA	9"	23'	11'	20'	50%
271	COCONUT PALM	COCOS NUCIFERA	6"	21'	9'	20'	50%
272	COCONUT PALM	COCOS NUCIFERA	11"	25'	15'	20'	35%
273	COCONUT PALM	COCOS NUCIFERA	10"	39'	24'	25'	70%
274	COCONUT PALM	COCOS NUCIFERA	9"	33'	18'	25'	65%
275	COCONUT PALM	COCOS NUCIFERA	8"	36'	21'	25'	70%
276	COCONUT PALM	COCOS NUCIFERA	9"	38'	23'	25'	60%
277	COCONUT PALM	COCOS NUCIFERA	6"	34'	19'	25'	50%
278	COCONUT PALM	COCOS NUCIFERA	7"	25'	10'	25'	70%
279	COCONUT PALM	COCOS NUCIFERA	7"	26'	11'	25'	75%
280	COCONUT PALM	COCOS NUCIFERA	6"	28'	13'	25'	50%
281	COCONUT PALM	COCOS NUCIFERA	9"	37'	22'	25'	70%
282	COCONUT PALM	COCOS NUCIFERA	10"	35'	20'	25'	50%
283	COCONUT PALM	COCOS NUCIFERA	9"	35'	20'	25'	70%
284	COCONUT PALM	COCOS NUCIFERA	8"	30'	18'	15'	40%
285	COCONUT PALM	COCOS NUCIFERA	6"	20'	8'	25'	50%
286	COCONUT PALM	COCOS NUCIFERA	8"	31'	16'	25'	75%
287	COCONUT PALM	COCOS NUCIFERA	10"	35'	20'	25'	80%
288	COCONUT PALM	COCOS NUCIFERA	8"	27'	15'	10'	20%
289	COCONUT PALM	COCOS NUCIFERA	9"	20'	11'	10'	25%
290	COCONUT PALM	COCOS NUCIFERA	8"	31'	16'	25'	80%
291	COCONUT PALM	COCOS NUCIFERA	8"	31'	16'	25'	70%
292	COCONUT PALM	COCOS NUCIFERA	7"	35'	20'	25'	70%
293	COCONUT PALM	COCOS NUCIFERA	10"	31'	16'	25'	50%
294	COCONUT PALM	COCOS NUCIFERA	6"	22'	14'	15'	25%
295	COCONUT PALM	COCOS NUCIFERA	12"	40'	25'	25'	80%
296	COCONUT PALM	COCOS NUCIFERA	7"	22'	14'	10'	10%
297	COCONUT PALM	COCOS NUCIFERA	7"	22'	14'	10'	10%
298	COCONUT PALM	COCOS NUCIFERA	12"	33'	19'	25'	50%
299	COCONUT PALM	COCOS NUCIFERA	6"	20'	13'	15'	25%
300	COCONUT PALM	COCOS NUCIFERA	7"	31'	16'	25'	70%
301	COCONUT PALM	COCOS NUCIFERA	8"	22'	15'	10'	10%
302	COCONUT PALM	COCOS NUCIFERA	8"	30'	15'	25'	60%
303	COCONUT PALM	COCOS NUCIFERA	11"	30'	18'	15'	40%
304	COCONUT PALM	COCOS NUCIFERA	8"	35'	20'	25'	70%
305	COCONUT PALM	COCOS NUCIFERA	9"	37'	22'	25'	70%
306	COCONUT PALM	COCOS NUCIFERA	8"	32'	17'	25'	75%
307	COCONUT PALM	COCOS NUCIFERA	10"	31'	16'	25'	80%
308	COCONUT PALM	COCOS NUCIFERA	9"	34'	19'	25'	75%
309	COCONUT PALM	COCOS NUCIFERA	9"	36'	21'	25'	75%
310	COCONUT PALM	COCOS NUCIFERA	9"	30'	18'	20'	40%
311	COCONUT PALM	COCOS NUCIFERA	7"	26'	11'	25'	80%
312	COCONUT PALM	COCOS NUCIFERA	7"	28'	13'	25'	50%
313	COCONUT PALM	COCOS NUCIFERA	9"	37'	22'	25'	75%
314	COCONUT PALM	COCOS NUCIFERA	8"	36'	21'	25'	70%
315	COCONUT PALM	COCOS NUCIFERA	8"	20'	14'	10'	10%
316	COCONUT PALM	COCOS NUCIFERA	9"	28'	13'	25'	70%
317	COCONUT PALM	COCOS NUCIFERA	8"	36'	21'	20'	45%
318	COCONUT PALM	COCOS NUCIFERA	9"	34'	19'	25'	65%
319	COCONUT PALM	COCOS NUCIFERA	9"	37'	22'	25'	65%
320	COCONUT PALM	COCOS NUCIFERA	10"	39'	24'	25'	80%
321	COCONUT PALM	COCOS NUCIFERA	9"	36'	21'	25'	50%
322	COCONUT PALM	COCOS NUCIFERA	7"	33'	18'	25'	80%
323	COCONUT PALM	COCOS NUCIFERA	6"	30'	15'	25'	80%
324	COCONUT PALM	COCOS NUCIFERA	9"	38'	23'	25'	70%
325	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	18"	25'		25'	50%
326	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	17"	25'		25'	50%
328	GOLDEN TRUMPET TREE	HANDROTHANUS CHRYSOTRICHUS	9"	18'		20'	50%
329	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	19"	25'		30'	60%
330	PITCH APPLE	CLAUDIA ROSEA	8"	15'		20'	40%
331	COCONUT PALM	COCOS NUCIFERA	9"	33'	18'	25'	80%
335	COCONUT PALM	COCOS NUCIFERA	9"	42'	27'	25'	80%
336	COCONUT PALM	COCOS NUCIFERA	9"	36'	21'	25'	70%
337	COCONUT PALM	COCOS NUCIFERA	9"	39'	24'	25'	75%
338	COCONUT PALM	COCOS NUCIFERA	8"	36'	24'	25'	40%
339	COCONUT PALM	COCOS NUCIFERA	10"	39'	24'	25'	75%
340	COCONUT PALM	COCOS NUCIFERA	9"	33'	18'	25'	50%
341	COCONUT PALM	COCOS NUCIFERA	9"	46'	31'	25'	70%
342	COCONUT PALM	COCOS NUCIFERA	11"	36'	21'	25'	65%
343	STRANGLER FIG	FISUS AUREA	9"	25'		25'	60%
344	COCONUT PALM	COCOS NUCIFERA	11"	44'	29'	25'	70%
346	COCONUT PALM	COCOS NUCIFERA	12"	47'	32'	25'	75%
348	COCONUT PALM	COCOS NUCIFERA	10"	35'	20'	25'	50%
349	COCONUT PALM	COCOS NUCIFERA	9"	35'	20'	25'	70%
350	COCONUT PALM	COCOS NUCIFERA	10"	41'	26'	25'	70%
351	COCONUT PALM	COCOS NUCIFERA	8"	31'	16'	20'	40%
352	COCONUT PALM	COCOS NUCIFERA	8"	30'	15'	25'	75%
353	COCONUT PALM	COCOS NUCIFERA	6"	16'	9'	10'	25%
354	COCONUT PALM	COCOS NUCIFERA	9"	17'	19'	20'	30%
355	COCONUT PALM	COCOS NUCIFERA	8"	31'	16'	25'	60%
356	COCONUT PALM	COCOS NUCIFERA	9"	32'	22'	20'	40%
357	COCONUT PALM	COCOS NUCIFERA	11"	32'	22'	20'	40%
359	COCONUT PALM	COCOS NUCIFERA	8"	28'	18'	20'	40%
360	COCONUT PALM	COCOS NUCIFERA	7"	31'	18'	25'	55%
361	COCONUT PALM	COCOS NUCIFERA	11"	35'	20'	25'	70%

TREE LIST

TREE #	COMMON NAME	GENUS SPECIES	DBH (INCHES)	HEIGHT OVERALL (FEET)	PALM HEIGHT (CT/GW)(FEET)	CANOPY SPREAD (FEET)	CONDITION RATING (PERCENTAGE)
362	COCONUT PALM	COCOS NUCIFERA	9"	34'	19'	25'	80%
363	COCONUT PALM	COCOS NUCIFERA	11"	38'	23'	25'	75%
364	COCONUT PALM	COCOS NUCIFERA	9"	33'	18'	25'	75%
365	COCONUT PALM	COCOS NUCIFERA	10"	37'	22'	25'	75%
366	COCONUT PALM	COCOS NUCIFERA	11"	36'	21'	25'	75%
367	COCONUT PALM	COCOS NUCIFERA	6"	22'	7'	25'	70%
368	COCONUT PALM	COCOS NUCIFERA	7"	23'	8'	25'	50%
369	COCONUT PALM	COCOS NUCIFERA	9"	37'	22'	25'	75%
370	COCONUT PALM	COCOS NUCIFERA	12"	25'	18'	10'	10%
371	COCONUT PALM	COCOS NUCIFERA	7"	22'	12'	20'	40%
372	COCONUT PALM	COCOS NUCIFERA	11"	36'	21'	25'	70%
374	SEA GRAPE	COCCOLOBA UVIFERA	13"	15'		25'	50%
375	COCONUT PALM	COCOS NUCIFERA	7"	23'	8'	25'	75%
376	COCONUT PALM	COCOS NUCIFERA	6"	23'	8'	25'	80%
377	COCONUT PALM	COCOS NUCIFERA	8"	25'	10'	25'	80%
378	COCONUT PALM	COCOS NUCIFERA	6"	23'	8'	25'	75%
379	COCONUT PALM	COCOS NUCIFERA	6"	24'	9'	25'	70%
380	COCONUT PALM	COCOS NUCIFERA	7"	18'	10'	15'	30%
381	COCONUT PALM	COCOS NUCIFERA	8"	24'	9'	25'	75%
382	COCONUT PALM	COCOS NUCIFERA	7"	24'	9'	25'	70%
383	COCONUT PALM	COCOS NUCIFERA	7"	28'	13'	25'	50%
384	COCONUT PALM	COCOS NUCIFERA	7"	23'	8'	25'	80%
385	COCONUT PALM	COCOS NUCIFERA	7"	24'	9'	25'	80%
386	COCONUT PALM	COCOS NUCIFERA	6"	25'	10'	25'	60%
387	COCONUT PALM	COCOS NUCIFERA	7"	26'	11'	25'	50%
388	COCONUT PALM	COCOS NUCIFERA	9"	35'	20'	25'	75%
389	COCONUT PALM	COCOS NUCIFERA	11"	39'	24'	25'	80%
391	COCONUT PALM	COCOS NUCIFERA	7"	23'	8'	25'	65%
392	COCONUT PALM	COCOS NUCIFERA	6"	22'	7'	25'	80%
393	SEA GRAPE	COCCOLOBA UVIFERA	11"	30'		35'	40%
394	COCONUT PALM	COCOS NUCIFERA	6"	35'	20'	25'	75%
395	SEA GRAPE	COCCOLOBA UVIFERA	6"	18'		25'	55%
396	COCONUT PALM	COCOS NUCIFERA	11"	37'	22'	25'	70%
397	SEA GRAPE	COCCOLOBA UVIFERA	5"	15'		15'	50%
398	COCONUT PALM	COCOS NUCIFERA	9"	35'	20'	25'	75%
399	SEA GRAPE	COCCOLOBA UVIFERA	6"	18'		20'	30%
400	COCONUT PALM	COCOS NUCIFERA	9"	42'	27'	25'	75%
401	COCONUT PALM	COCOS NUCIFERA	10"	38'	23'	25'	70%
402	COCONUT PALM	COCOS NUCIFERA	10"	37'	22'	25'	70%
403	SILVER BUTTOMWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	7"	22'		20'	50%
404	SEA GRAPE	COCCOLOBA UVIFERA	8"	10'		15'	10%
405	SEA GRAPE	COCCOLOBA UVIFERA	6"	15'		20'	60%
406	SEA GRAPE	COCCOLOBA UVIFERA	16"	12'		15'	50%
407	SEA GRAPE	COCCOLOBA UVIFERA	5"	12'		15'	50%
408	SEA GRAPE	COCCOLOBA UVIFERA	11"	12'		15'	50%
409	SEA GRAPE	COCCOLOBA UVIFERA	8"	12'		15'	50%
410	SEA GRAPE	COCCOLOBA UVIFERA	9"	10'		20'	40%
411	SEA GRAPE	COCCOLOBA UVIFERA	5"	8'		10'	40%
412	SEA GRAPE	COCCOLOBA UVIFERA	8"	10'		20'	50%
413	SEA GRAPE	COCCOLOBA UVIFERA	11"	18'		20'	50%
414	SEA GRAPE	COCCOLOBA UVIFERA	14"	18'		20'	60%
415	COCONUT PALM	COCOS NUCIFERA	9"	32'	17'	25'	80%
416	COCONUT PALM	COCOS NUCIFERA	7"	34'	19'	25'	80%
417	COCONUT PALM	COCOS NUCIFERA	10"	35'	20'	25'	80%
418	COCONUT PALM	COCOS NUCIFERA	10"	32'	17'	25'	80%
419	COCONUT PALM	COCOS NUCIFERA	7"	36'	21'	25'	75%
420	COCONUT PALM	COCOS NUCIFERA	8"	39'	24'	25'	80%
421	COCONUT PALM	COCOS NUCIFERA	8"	28'	13'	25'	75%
422	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	12"	40'		30'	40%
423	COCONUT PALM	COCOS NUCIFERA	9"	36'	21'	25'	75%
424	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	13"	35'		35'	55%
425	COCONUT PALM	COCOS NUCIFERA	7"	28'	13'	25'	80%
426	COCONUT PALM	COCOS NUCIFERA	7"	8'	8'		
427	COCONUT PALM	COCOS NUCIFERA	8"	32'	17'	25'	80%
428	COCONUT PALM	COCOS NUCIFERA	10"	53'	38'	25'	80%
429	COCONUT PALM	COCOS NUCIFERA	14"	50'	35'	25'	80%
430	COCONUT PALM	COCOS NUCIFERA	8"	32'	17'	25'	80%
431	COCONUT PALM	COCOS NUCIFERA	9"	47'	32'	25'	80%
432	COCONUT PALM	COCOS NUCIFERA	9"	47'	32'	25'	80%
433	COCONUT PALM	COCOS NUCIFERA	13"	48'	33'	25'	70%
434	SEA GRAPE	COCCOLOBA UVIFERA	38"	30'		45'	50%
435	COCONUT PALM	COCOS NUCIFERA	12"	48'	33'	25'	80%
436	COCONUT PALM	COCOS NUCIFERA	11"	47'	32'	25'	80%
437	WILD TAMARIND	LYSILOMA LATISILIQUUM	7"	22'		25'	65%
438	COCONUT PALM	COCOS NUCIFERA	10"	45'	30'	25'	70%
439	COCONUT PALM	COCOS NUCIFERA	10"	44'	29'	25'	75%
440	WILD TAMARIND	LYSILOMA LATISILIQUUM	8"	23'		25'	50%
441	COCONUT PALM	COCOS NUCIFERA	10"	30'	15'	25'	90%
442	COCONUT PALM	COCOS NUCIFERA	13"	54'	39'	25'	70%
443	COCONUT PALM	COCOS NUCIFERA	8"	30'	15'	25'	90%
444	FLORIDA THATCH PALM	THRINAX RADIATA	5"	15'	5'	8'	90%
447	COCONUT PALM	COCOS NUCIFERA	10"	41'	26'	25'	75%
448	COCONUT PALM	COCOS NUCIFERA	10"	48'	33'	25'	75%
449	COCONUT PALM	COCOS NUCIFERA	10"	39'	24'	25'	75%
450	COCONUT PALM	COCOS NUCIFERA	12"	47'	32'	25'	70%
451	COCONUT PALM	COCOS NUCIFERA	11"	55'	40'	25'	70%

TREE LIST

TREE #	COMMON NAME	GENUS SPECIES	DBH (INCHES)	HEIGHT OVERALL (FEET)	PALM HEIGHT (CT/GW)(FEET)	CANOPY SPREAD (FEET)	CONDITION RATING (PERCENTAGE)
452	COCONUT PALM	COCOS NUCIFERA	8"	48'	33'	25'	70%
453	COCONUT PALM	COCOS NUCIFERA	9"	46'	31'	25'	60%
454	COCONUT PALM	COCOS NUCIFERA	8"	47'	32'	25'	75%
455	CABBAGE PALM	SABAL PALMETTO	10"	23'	16'	15'	90%
456	CABBAGE PALM	SABAL PALMETTO	10"	23'	16'	15'	70%
457	CABBAGE PALM	SABAL PALMETTO	12"	22'	15'	15'	80%
458	SEA GRAPE	COCCOLOBA UVIFERA	28"	25'		30'	50%
459	SEA GRAPE	COCCOLOBA UVIFERA	20"	28'		35'	50%
460	SEA GRAPE	COCCOLOBA UVIFERA	28"	25'		30'	50%
461	COCONUT PALM	COCOS NUCIFERA	9"	47'	32'	25'	60%
462	COCONUT PALM	COCOS NUCIFERA	8"	44'	29'	25'	60%
463	COCONUT PALM	COCOS NUCIFERA	8"	46'	31'	25'	75%
464	COCONUT PALM	COCOS NUCIFERA	8"	50'	35'	25'	65%
465	COCONUT PALM	COCOS NUCIFERA	10"	53'	38'	25'	70%
466	COCONUT PALM	COCOS NUCIFERA	9"	49'	34'	25'	60%
467	ROYAL PALM	ROYSTONEA REGIA	19"	70'	50'	30'	45%
468	ROYAL PALM	ROYSTONEA REGIA	20"	69'	49'	30'	45%
469	COCONUT PALM	COCOS NUCIFERA	10"	51'	36'	25'	70%
470	COCONUT PALM	COCOS NUCIFERA	10"	43'	28'	25'	75%
471	COCONUT PALM	COCOS NUCIFERA	11"	49'	34'	25'	75%
472	COCONUT PALM	COCOS NUCIFERA	9"	47'	32'	25'	60%
473	COCONUT PALM	COCOS NUCIFERA	10"	49'	34'	25'	70%
474	COCONUT PALM	COCOS NUCIFERA	10"	48'	33'	25'	75%
475	COCONUT PALM	COCOS NUCIFERA	11"	55'	40'	25'	70%
1901	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	5"	12'		15'	40%
1902	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	5"	12'		10'	40%
1903	SCREW PINE	PANDANUS UTILIS	19"	20'		25'	50%
1904	SEA GRAPE	COCCOLOBA UVIFERA	6"	12'		12'	25%
1905	SEA GRAPE	COCCOLOBA UVIFERA	12"	18'		20'	50%
1906	SEA GRAPE	COCCOLOBA UVIFERA	8"	20'		25'	50%
1907	SEA GRAPE	COCCOLOBA UVIFERA	7"	20'		20'	50%
1908	SEA GRAPE	COCCOLOBA UVIFERA	9"	20'		25'	
1909	SEA GRAPE	COCCOLOBA UVIFERA	5"	15'		15'	40%
1910	SEA GRAPE	COCCOLOBA UVIFERA	4"	20'		15'	40%
1911	SEA GRAPE	COCCOLOBA UVIFERA	7"	20'		25'	50%
1913	SEA GRAPE	COCCOLOBA UVIFERA	11"	20'		20'	50%
1914	SEA GRAPE	COCCOLOBA UVIFERA	8"	20'		20'	50%
1915	SEA GRAPE	COCCOLOBA UVIFERA	14"	20'		20'	50%
1916	SEA GRAPE	COCCOLOBA UVIFERA	17"	18'		20'	50%
1917	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	4"	15'		15'	20%
1918	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	9"	12'		15'	50%
1919	SEA GRAPE	COCCOLOBA UVIFERA	16"	15'		20'	40%
1920	SEA GRAPE	COCCOLOBA UVIFERA	5"	11'		15'	50%
1921	SEA GRAPE	COCCOLOBA UVIFERA	5"	12'		10'	30%
1922	SEA GRAPE	COCCOLOBA UVIFERA	4"	18'		10'	50%
1923	SEA GRAPE	COCCOLOBA UVIFERA	6"	15'		20'	50%
1924	SEA GRAPE	COCCOLOBA UVIFERA	5"	15'		10'	50%
1925	SEA GRAPE	COCCOLOBA UVIFERA	5"	20'		12'	59%
1926	SEA GRAPE	COCCOLOBA UVIFERA	4"	20'		12'	50%
1927	SEA GRAPE	COCCOLOBA UVIFERA	17"	25'		20'	40%
1928	SEA GRAPE	COCCOLOBA UVIFERA	20"	25'		25'	50%
1929	SEA GRAPE	COCCOLOBA UVIFERA	11"	18'		20'	50%
1930	SEA GRAPE	COCCOLOBA UVIFERA	7"	18'		20'	40%
1931	SEA GRAPE	COCCOLOBA UVIFERA	33"	25'		30'	50%
1932	SEA GRAPE	COCCOLOBA UVIFERA	9"	20'		25'	35%
1933	SEA GRAPE	COCCOLOBA UVIFERA	8"	22'		25'	50%
1934	SEA GRAPE	COCCOLOBA UVIFERA	6"	20'		20'	50%
1935	SEA GRAPE	COCCOLOBA UVIFERA	7"	20'		20'	50%
1936	CABBAGE PALM	SABAL PALMETTO	12"	19'	12'	12'	90%
1937	SEA GRAPE	COCCOLOBA UVIFERA	12"	18'		20'	50%
1938	SEA GRAPE	COCCOLOBA UVIFERA	34"	18'		25'	50%
1939	SEA GRAPE	COCCOLOBA UVIFERA	5"	15'		20'	40%
1940	SEA GRAPE	COCCOLOBA UVIFERA	8"	20'		30'	40%
1941	SEA GRAPE	COCCOLOBA UVIFERA	9"	20'		20'	50%
1942	SEA GRAPE	COCCOLOBA UVIFERA	9"	20'		20'	30%
1943	SEA GRAPE	COCCOLOBA UVIFERA	5"	20'		25'	50%
1944	SEA GRAPE	COCCOLOBA UVIFERA	7"	20'		20'	50%
1945	SEA GRAPE	COCCOLOBA UVIFERA	3"	15'		15'	40%
1946	SEA GRAPE	COCCOLOBA UVIFERA	5"	18'		20'	50%
1947	HOPBUSH	DODONAEA VISCOSA	6"	11'		10'	40%
1948	SCREW PINE	PANDANUS UTILIS	16"	22'		20'	75%
1949	SEA GRAPE	COCCOLOBA UVIFERA	12"	22'		25'	50%
1950	SEA GRAPE	COCCOLOBA UVIFERA	9"	15'		8'	20%
1951	SEA GRAPE	COCCOLOBA UVIFERA	13"	25'		20'	45%
1952	SEA GRAPE	COCCOLOBA UVIFERA	10"	25'		20'	50%
1953	SEA GRAPE	COCCOLOBA UVIFERA	24"	25'		30'	40%
1954	SEA GRAPE	COCCOLOBA UVIFERA	8"	20'		25'	60%
1955	SEA GRAPE	COCCOLOBA UVIFERA	7"	25'		20'	50%
1956	SEA GRAPE	COCCOLOBA UVIFERA	4"	18'		15'	50%
1957	SEA GRAPE	COCCOLOBA UVIFERA	6"	20'		20'	50%
1958	SEA GRAPE	COCCOLOBA UVIFERA	14"	20'		25'	50%
1959	SEA GRAPE	COCCOLOBA UVIFERA	7"	18'		15'	35%
1960	HOPBUSH	DODONAEA VISCOSA	4"	10'		15'	50%

INDEX OF SHEETS

SHEET 1 COVER/BOUNDARY
SHEET 2 TOPO SURVEY
SHEET 3 ADD TOPO
SHEET 4-6 TREE SURVEY
SHEET 7 CROSS SECTIONS

Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

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NIKKI BEACH CLUB
1 OCEAN DR,
MIAMI BEACH, FL.

MIAMI-DADE COUNTY FLORIDA

PROJECT NO
300518-01-001

PLAN STATUS	
08/20/25	SUE SURVEY
11/07/25	LOT/AREA SURVEY
DATE	DESCRIPTION

FIELD BOOK FTL-01 PAGE 09-14

FIELD CREW: B.G.

M.I.B. DRAWN N.M. CHKD

SCALE H: 1"=20' V:N/A

JOB No.300518-01-001

DATE 07/18/2025

FILE No. 300518-01-001

TREE SURVEY

SHEET 6 OF 7

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.
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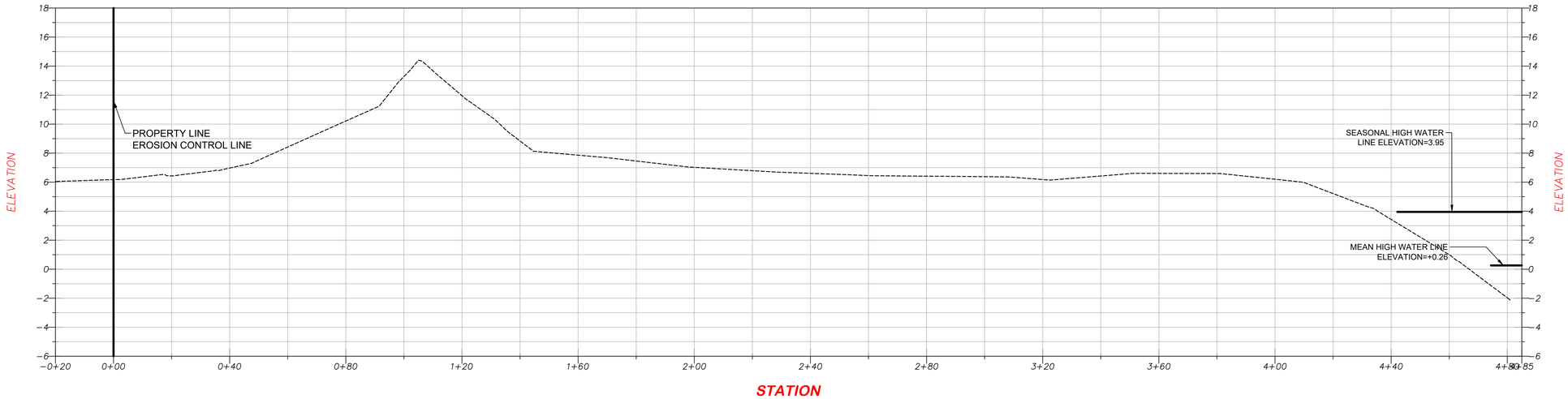
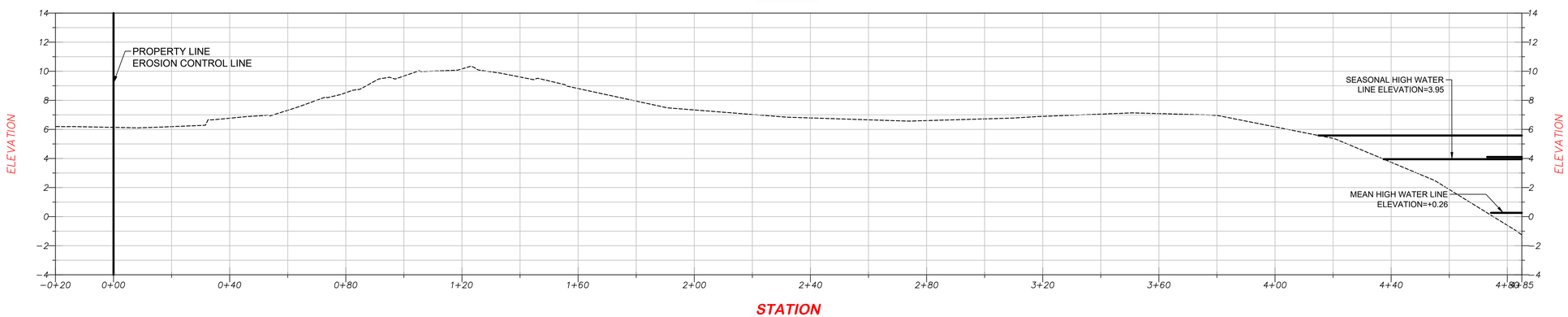
INDEX OF SHEETS

SHEET 1	COVER/BOUNDARY
SHEET 2	TOPO SURVEY
SHEET 3	ADD TOPO
SHEET 4-6	TREE SURVEY
SHEET 7	CROSS SECTIONS

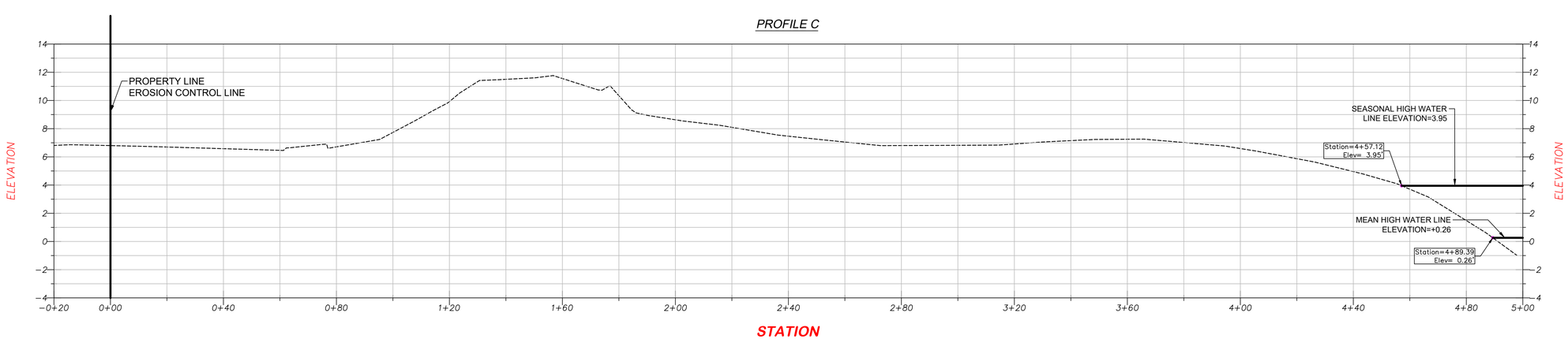
PROFILE A



PROFILE B



PROFILE C



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CROSS SECTIONS

Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
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NIKKI BEACH CLUB
1 OCEAN DR,
MIAMI BEACH, FL.
MIAMI-DADE COUNTY FLORIDA

PROJECT NO
300518–01–001

PLAN STATUS	
08/20/25	SUE SURVEY
11/07/25	LOT/AREA SURVEY

DATE	DESCRIPTION

FIELD BOOK	PAGE
FTL–01	09–14

FIELD CREW: B.G.

M.I.B. DRAWN	N.M. CHKD

SCALE H: 1":20' V:N/A

JOB No.300518–01–001

DATE 07/18/2025

FILE No. 300518–01–001

SHEET 7 OF 7

11/09/2025

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	1 OCEAN DRIVE			
2	Board and File numbers:				
3	Folio number(s):	0242030120010 & 0242030120011			
4	Year constructed:	1988	Zoning District:	**GU (Adjacent to RPS-4 & CPS-1)**	
5	Overlay Districts	Oceanfront Overlay		FAR: **2.00**	
		Dune Preservation Overlay			
6	Flood Zone:	AE			
7	Base Flood Elevation:	8.0' NGVD	6.44' NAVD		
8	Design Flood Elevation:	10.0' NGVD	7.44' NAVD		
9	Min. Wave Crest Elevation:	9000	375		
10	Lot Area:	3.49 ACRES	**152,332 SF**		
11	Lot Width:	VARIES (AVG. 333')	Lot Depth:	VARIES (AVG. 458')	
12	Minimum Unit Size	N/A	Average Unit Size:	N/A	
13	Existing Use:	COMMERCIAL / RESTAURANT	Proposed Use:	COMMERCIAL / RESTAURANT	
14					
		ALLOWED	**EXISTING**	**PROPOSED**	
	Height #				
15	Architectural District-New Construction	65'		65'-0"	
	Number of Stories	N/A	2 STORIES	2 STORIES	
16	FAR ##	**304,664 SF**	**23,243 SF**	**24,000 SF**	
17	Gross Square Footage	N/A	N/A		
	At-Grade Parking Lot				
24	Front Setback (OCEAN DRIVE):	N/A	N/A	N/A	
25	Side Setback (SOUTH POINT DRIVE):	N/A	N/A	N/A	
26	Side Setback (FIRST STREET):	N/A	N/A	N/A	
27	Rear Setback (East):	N/A	N/A	N/A	
	Subterranean/ Pedestal and tower			**Sub. / Pedestal and Tower**	
28	Front Setback (OCEAN DRIVE):	2'6"	N/A	OPEN COURT PROVIDED	
29	Side Setback (SOUTH POINT DRIVE):	2'6"	N/A	9'11" to 16'10"	
30	Side Setback (FIRST STREET):	2'6"	N/A	2'6"	
31	Rear Setback (East):	50'-0" (FROM BULKHEAD)	N/A	62'-4" (FROM BULKHEAD)	
	See Survey for existing conditions				
	PARKING DISTRICT No 1	**REQUIRED PRIVATE**	**EXISTING**	**PROPOSED PRIVATE**	
28	Parking District No 7				
29	Total # of parking spaces	**109**	**72 CITY REQUIRED**	**96**	
31	Valet Drop off and pick up		ON SITE	ON SITE	
32	Loading zones and Trash collection are	2	ON SITE	2	
33	Bike Racks	2 SHORT TERM & 2 LONG TERM	N/A	20 Short Term + 25 Long Term	**-9**
34	Scooter Parking	N/A	N/A	15	**-5**
	Shower Facilities	N/A	N/A	8	**-8**
35	Drop off for transportation & Compensation Vehicles	N/A	N/A	3	**-9**
36	Is this a contributing building?		N/A		
37	Located within a Local Historic District?		N/A		
	Notes: If not applicable write N/A				

TIER 1 PARKING REQUIREMENTS & O.C.C.

AREA	USE	CODE USE DEFINITION	CODE PARKING REQUIREMENT	REQUIRED RATE	CALCULATIONS	SPACES
	Beach Area	Not Provided for in the Code.	Not Provided for in the Code.			
	Cabanas	"Cabana means an accessory structure used as a bathhouse or a shelter directly associated	"One space per every two cabanas."	1 space per 2 cabanas	16 cabanas	8
1	Mediterranean Restaurant	"Restaurant means a commercial establishment where refreshments or meals may be purchased by the public and which conducts the business of serving of food to be consumed on or off the premises"	"One space per every four seats; take out restaurant with no seats: One space per every 300 square feet of floor area; take out restaurant and home delivery with no seats"	1 space / 4 seats	150 seats /4	38
1	* Mediterranean Rest Outdoor Cafe	"Café, outdoor means a use characterized by outdoor table service of food and beverages prepared for service in an adjacent or attached main structure for consumption on the premises."	"One space per every four seats."	1 space / 4 seats	*110 seats /4	28
	Med. Rest. Kitchen BOH	Not Provided for in the Code.	Not Provided for in the Code.	0	0	0
2	* Beach Club Pool	See Outdoor Café definition for 01.2, above.	For outdoor café, "[O]ne space per every four seats."	1 space / 4 seats	*394 seats / 4	99
3	Lawn Event Beach Club Café	"Café, beachfront means a permanent structure located on the beach in the dune overlay district where food and beverages are served."	Beachfront cafes, "[s]hall have no parking requirement."	0	101 seats /0	0
4	Sadelles Beach Front Café	See Beachfront Café definition for 03, above.	Beachfront cafes, "[s]hall have no parking requirement."	0	64 seats/0	0
1	Japanese Restaurant	"Restaurant means a commercial establishment where refreshments or meals may be purchased by the public"	One space per every four seats	1 space / 4 seats	125 seats /4	31
1	*Japanese Restaurant Outdoor Café	"Restaurant means a commercial establishment where refreshments or meals may be purchased by the public"	One space per every four seats	1 space / 4 seats	*67 seats /4	17
5	Fitness Club	"Fitness Club"	Fitness club, "[o]ne space per 750 square feet of floor area."	"Fitness Club" = one space per 750 sq. ft.	2974 sq. ft. /750	4
6	Kids' Club	"Day care facility means any establishment other than a family day care facility providing care during the day"	Daycare: Junior high, elementary, nursery school, pre-school or daycare, "	0		0
7	Retail	"Retail use means the use of a building or a structure for the sale of merchandise to the consumer of the merchandise."	Retail stores, "[o]ne space per every 300 square feet of floor area."		807 sq. ft. / 300	3
	TOTAL REQUIRED					**228**
	Bike racks				-9	
	Scooter parking				-5	
	Shower facilities				-8	
	Drop off & compensation vehicles				-9	Total Deductions 31 spaces
	* Fee in Lieu of Parking available				144	

	REQUIRED	PROVIDED
TOTAL PRIVATE REQUIRED	228	
ALTERNATE TRANSPORTATION DEDUCTIONS	31	
NEW TOTAL PRIVATE REQUIRED	197	
TOTAL PRIVATE PROVIDED ON SITE		96
TOTAL UTILIZED PRIVATE VIA PAYMENT IN LIEU		101
TOTAL CITY REQUIRED ON SITE	72	72
TOTAL CITY RESERVED ONSITE AND PRIVATE PROVIDED ON SITE		168

Rev.	Date	Rev.	Date

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PB25-0792/
DRB25-1146

FIINAL SUBMITTAL

PIER PARK

ONE OCEAN DRIVE
MIAMI BEACH, FLORIDA. 33139

Owner:
Name Major Food Group. LLC
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Email will@majorfood.com

MAJOR FOOD GROUP

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STATE OF FLORIDA KOBI KARP LICENSED ARCHITECT

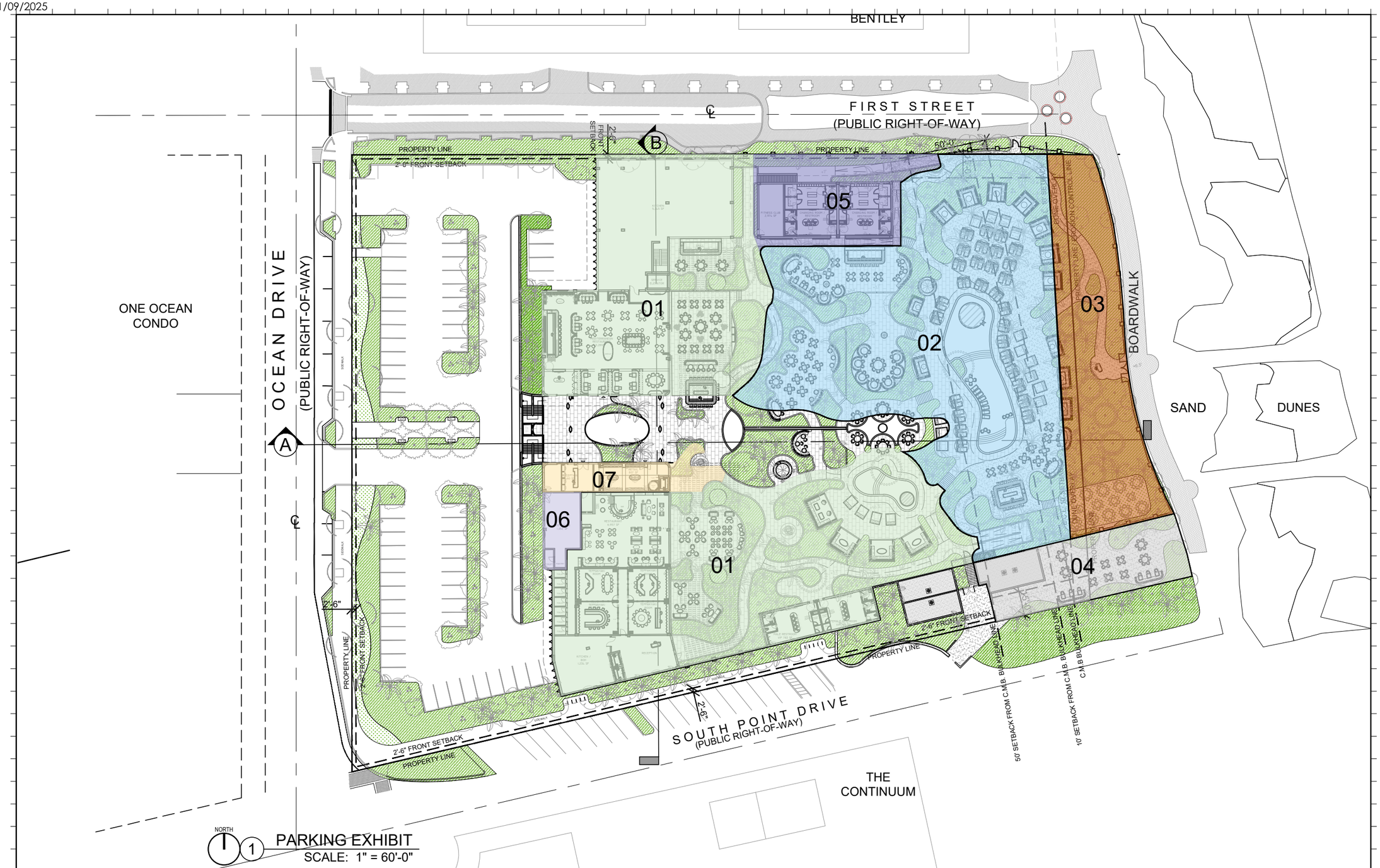
Digitally signed by Kobi Karp
Date: 2025.11.09 21:55:05 -05'00'

KOBI KARP

ONE OCEAN DRIVE
PROJECT ZONING DATA

Date	10/19/2025	Sheet No.
Scale	AS NOTED	A0.02
Project	2521	

11/09/2025



1 PARKING EXHIBIT
SCALE: 1" = 60'-0"

1. RESTAURANT / OUTDOOR DINING
2. BEACH CLUB POOL AREA
3. BEACH CLUB OUTDOOR CAFE AREA
4. SADELLE'S BEACH CLUB FRONT CAFE
5. WELLNESS & SPA LOCKERS
6. KID'S CLUB AREA
7. RETAIL AREA

Rev.	Date	Rev.	Date

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PB25-0792/
DRB25-1146

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ONE OCEAN DRIVE
MIAMI BEACH, FLORIDA. 33139

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STATE OF FLORIDA
KOBI KARP
LICENSED ARCHITECT

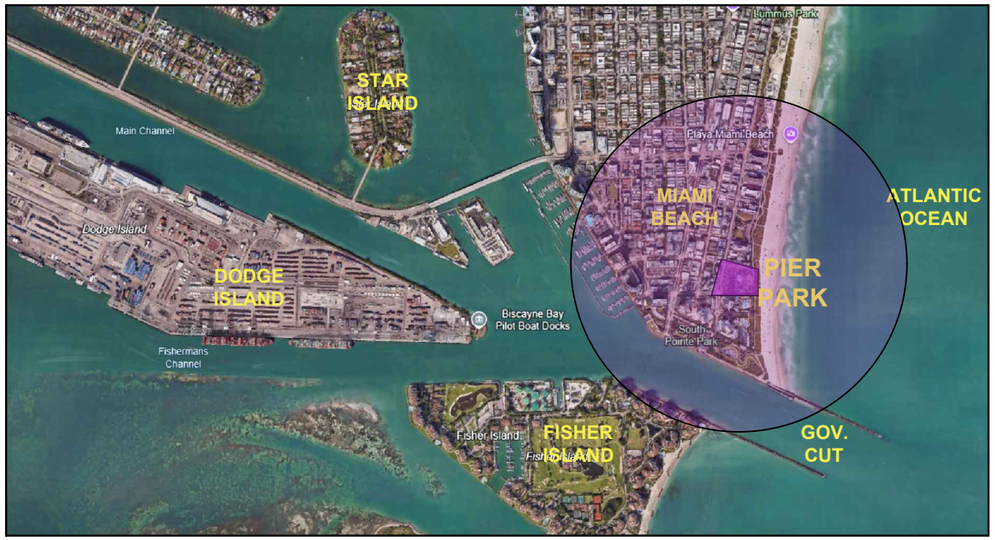
Digitally signed by Kobi Karp
Date: 2025.11.09 22:03:05 -05'00'

KOBI KARP

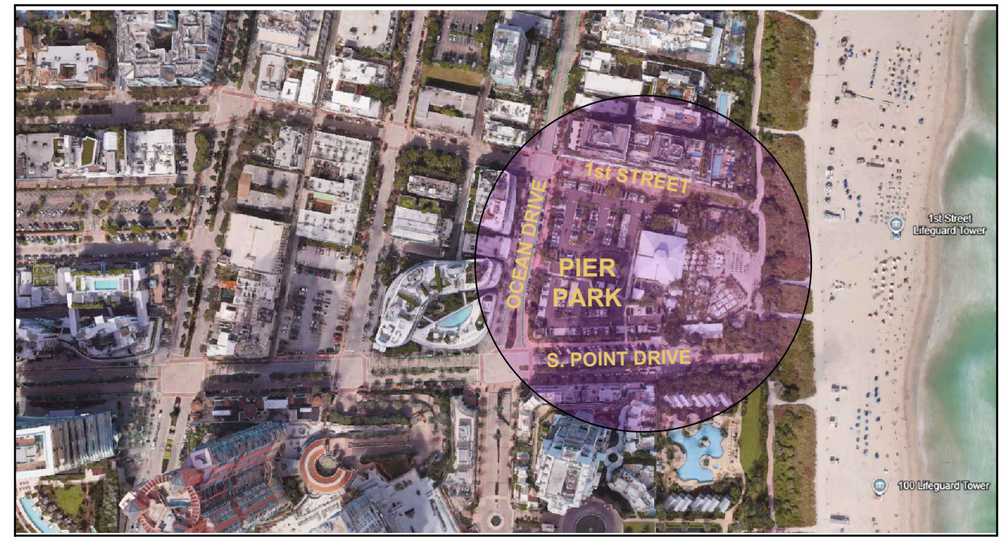
ONE OCEAN DRIVE
PARKING EXHIBIT

Date	10/19/2025	Sheet No.
Scale	AS NOTED	A0.03
Project	2521	

11/09/2025



1 SITE LOCATION MAP
SCALE: N.T.S.



2 PROPERTY LOCATION MAP
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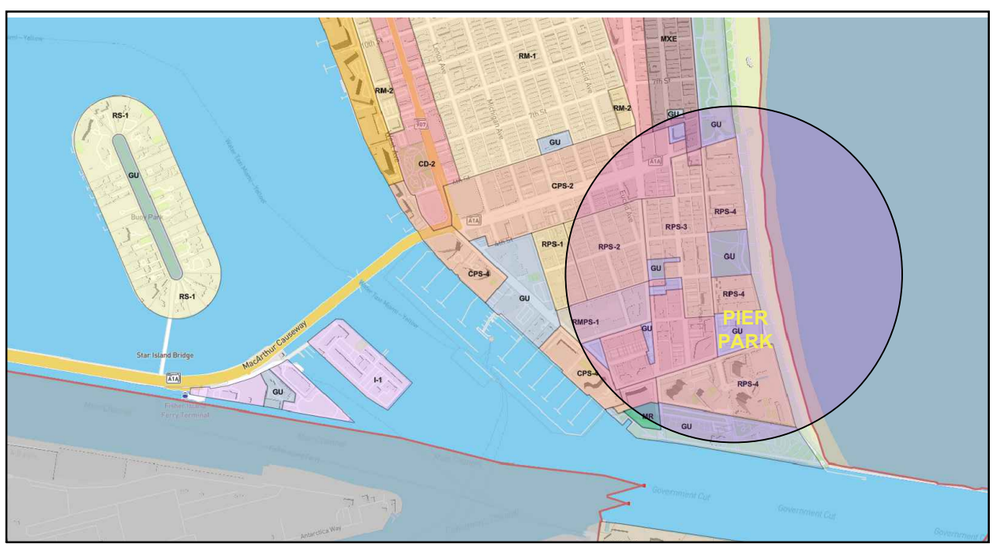

3 LOCATION LAND USE MAP
SCALE: N.T.S.

4 GOVERNMENT USE ZONING
SCALE: N.T.S.

Rev.	Date	Rev.	Date

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Fax: +1(305) 573 3766

STATE OF FLORIDA
KOBI KARP
LICENSED ARCHITECT

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Date: 2025.11.09 22:09:05 -05'00'

ONE OCEAN DRIVE
ZONING LOCATION MAPS

Date	10/19/2025	Sheet No.
Scale	AS NOTED	A0.04
Project	2521	

11/09/2025

Rev.	Date	Rev.	Date

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PB25-0792/
DRB25-1146

FIINAL SUBMITTAL

PIER PARK

ONE OCEAN DRIVE
MIAMI BEACH, FLORIDA. 33139

Owner:
Name Major Food Group. LLC
Address 4100 NE 1st Avenue, Suite 300
Address Miami FL 33137 | USA
Tel: +1(585) 414 1908
Email will@majorfood.com

MAJOR FOOD GROUP

INTERIOR DESIGNER:
Name Bishop Design
Address 7520 NE 4th Ct, Unit 102
Address Miami FL 33138 | USA
Tel: +1(305) 546 1122
Email info@wearebishopdesign.com

BISHOP DESIGN
DUBAI • MIAMI

MEP ENGINEER:
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Address Miami Beach, Florida 33140 USA
Tel: +1(305) 607 4925
Email

STRUCTURAL ENGINEER:
Name YHCE
Address 99 NW 27 Ave
Address Miami FL 33125 | USA
Tel: +1(305) 969 9423
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LANDSCAPE ARCHITECT:
Name Enea Landscape Architecture, Inc.
Address 7636 NE 4th Court, Suite 102
Address Miami FL 33138 | USA
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Email info.miami@enea.ch

CIVIL ENGINEER:
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Address Miami FL 33131 | USA
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Email Fax: +1(786) 264 7201

ARCHITECT:
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STATE OF FLORIDA
KOBI KARP
LICENSED
REGISTERED ARCHITECT

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Date: 2025.11.09 22:15:05 -05'00'

KOBI KARP

PROJECT LOCATION MAP
ENLARGED AERIAL

Date	10/19/2025	Sheet No.
Scale	AS NOTED	A1.02
Project	2521	

11/09/2025

EXISTING CONDITIONS: PENROD'S - NIKKI BEACH
1 OCEAN DRIVE, MIAMI BEACH, FL 33139

1 ONE OCEAN DR - NIKKI BEACH CLUB
AERIAL VIEW

2 ONE OCEAN DR - NIKKI BEACH CLUB
MAIN ENTRANCE

3 ONE OCEAN DR - NIKKI BEACH CLUB
BEACHSIDE LOUNGING

4 ONE OCEAN DR - NIKKI BEACH CLUB
CURRENT CAR PARK

Rev.	Date	Rev.	Date

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DRB25-1146

FIINAL SUBMITTAL

PIER PARK
ONE OCEAN DRIVE
MIAMI BEACH, FLORIDA. 33139

Owner:
Name Major Food Group. LLC
Address 4100 NE 1st Avenue, Suite 300
Address Miami FL 33137 | USA
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BISHOP DESIGN
DUBAI • MIAMI

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STATE OF FLORIDA
KOBI KARP
No. AR 0011908
REGISTERED ARCHITECT

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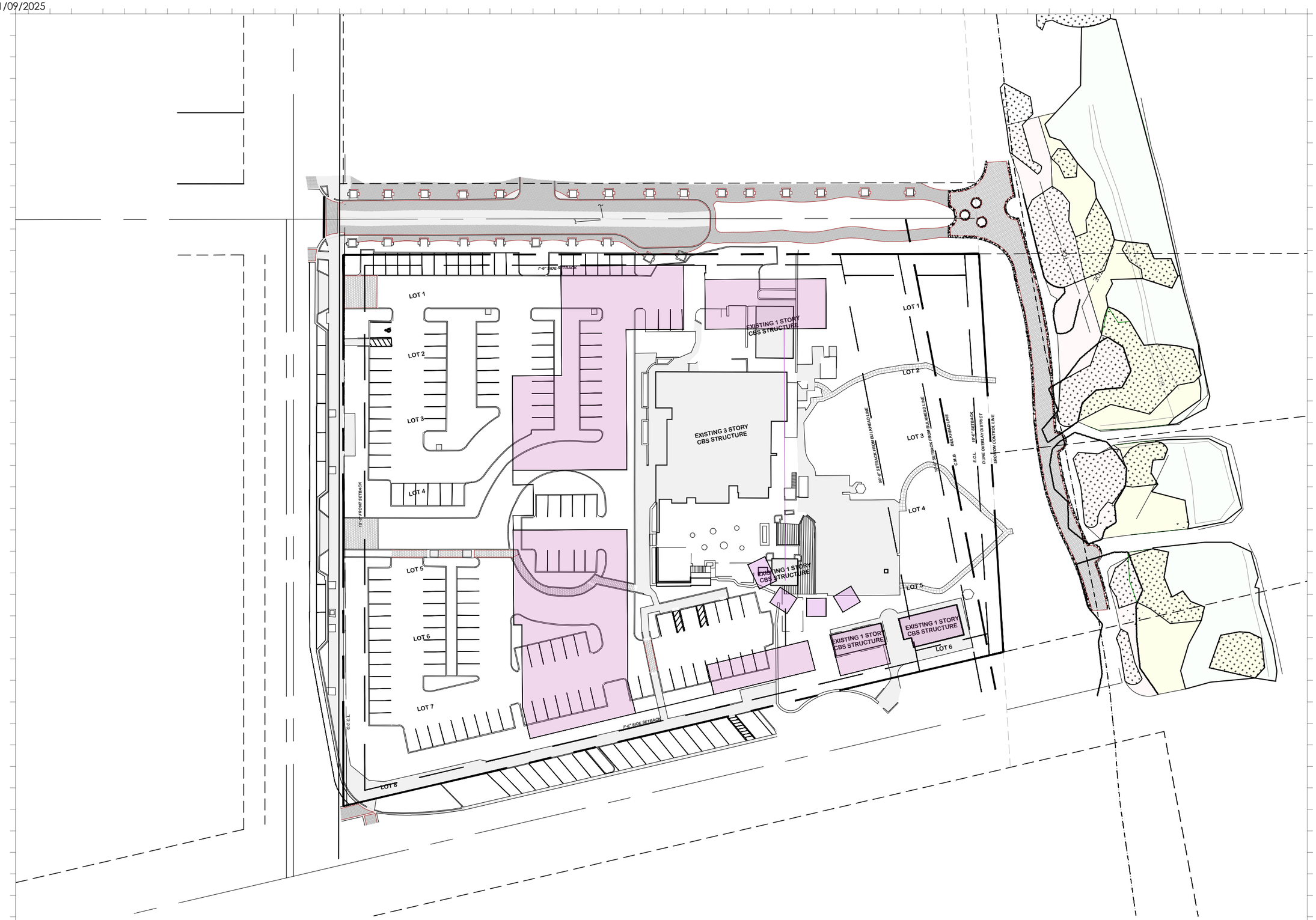
KOBI KARP

ONE OCEAN DRIVE
NIKKI BEACH CLUB

Date	10/19/2025	Sheet No.
Scale	AS NOTED	A1.03
Project	2521	

11/09/2025



NORTH

1 PROPOSED PROJECT OVERLAY
SCALE: 1" = 64'-0"

PROPOSED PROJECT

Rev.	Date	Rev.	Date

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DRB25-1146

FIINAL SUBMITTAL

PIER PARK

ONE OCEAN DRIVE
MIAMI BEACH, FLORIDA. 33139

Owner:
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Address 4100 NE 1st Avenue, Suite 300
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Email will@majorfood.com

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STATE OF FLORIDA
KOBI KARP
LICENSE NO. AR 0009788
REGISTERED ARCHITECT

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KOBI KARP

ONE OCEAN DRIVE
PROJECT OVERLAY

Date	10/19/2025	Sheet No.
Scale	AS NOTED	A1.05
Project	2521	