



- LEGEND**
- PROPERTY LINE
 - 25' FPL EASEMENT
 - PAVING, SEE HARDSCAPE PLAN
 - PLANTED AREA
 - LAWN
 - EXISTING PALM RELOCATED
 - EXISTING PALM TO BE PRESERVED
 - EXISTING TREE RELOCATED
 - EXISTING TREE TO BE PRESERVED
 - PROPOSED TREE
 - PROPOSED PALM

Gianno Feoli
Digitally signed by Gianno Feoli
 DN: cn=Gianno Feoli,
 o=Gianno Feoli and Associates Inc.,
 c=US
 Date: 2026.02.06 07:16:40 -0500

1" = 50'

GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNO A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LANDSCAPE PLAN

WA WJ ARCHITECTS
 (727) 822-5566
 www.wjarc.com
 AR94244

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
 299 72ND STREET
 MIAMI BEACH, FLORIDA. 33141

DRB26-1161
 FIRST SUBMITTAL
 FEBRUARY 6, 2026

LA01



- LEGEND**
- PROPERTY LINE
 - 25' FPL EASEMENT
 - STANDARD SIDEWALK
 - EXPOSED AGG CONCRETE
 - CRUSHED OYSTER SHELL
 - FITNESS LOOP ROADLOCK PAVERS
 - SHELLOCK PAVERS
 - PLANTED AREA
 - LAWN
 - SPORTS FIELD FENCE
 - BIKE RACK
 - FITNESS BENCH

Digitally signed by Gianni Feoli
 DN: cn=Gianni Feoli, o=Gianni Feoli, ou=Gianni Feoli, email=gianni@gianni-feoli.com, c=US
 Digitally signed by Gianni Feoli, R.L.A. ON THE DATE INDICATED HERE.
 Date: 2026.02.06 07:16:56-0500

Gianni Feoli

1" = 50'

GIANNI A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNI A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HARDSCAPE PLAN

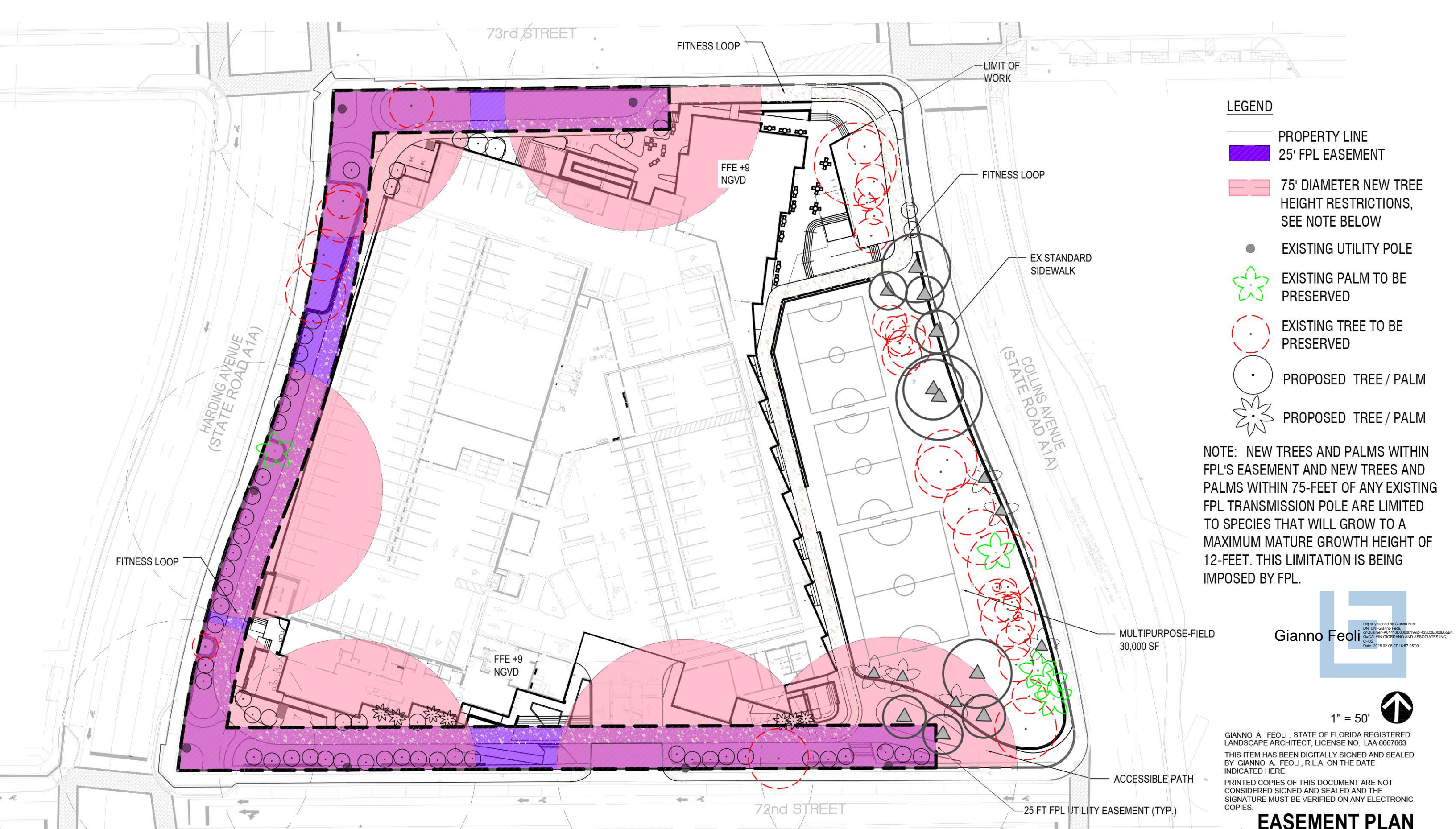
WA WJ ARCHITECTS
 (727) 822-5566
 www.wjarc.com
 AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
 299 72ND STREET
 MIAMI BEACH, FLORIDA. 33141

DRB26-1161
 FIRST SUBMITTAL
 FEBRUARY 6, 2026

LA02



- LEGEND**
- PROPERTY LINE
 - 25' FPL EASEMENT
 - 75' DIAMETER NEW TREE HEIGHT RESTRICTIONS, SEE NOTE BELOW
 - EXISTING UTILITY POLE
 - ★ EXISTING PALM TO BE PRESERVED
 - EXISTING TREE TO BE PRESERVED
 - PROPOSED TREE / PALM
 - ★ PROPOSED TREE / PALM

NOTE: NEW TREES AND PALMS WITHIN FPL'S EASEMENT AND NEW TREES AND PALMS WITHIN 75-FEET OF ANY EXISTING FPL TRANSMISSION POLE ARE LIMITED TO SPECIES THAT WILL GROW TO A MAXIMUM MATURE GROWTH HEIGHT OF 12-FEET. THIS LIMITATION IS BEING IMPOSED BY FPL.

Digitally signed by Gianni Feoli
 DN: cn=Gianni Feoli, o=Gianni Feoli and Associates Inc., ou=Gianni Feoli and Associates Inc., c=US
 Date: 2026.02.06 07:16:57 -0500

Gianni Feoli

1" = 50'

GIANNI A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNI A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

EASEMENT PLAN

WA WJ ARCHITECTS
 (727) 822-5566
 www.wjarc.com
 AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
 299 72ND STREET
 MIAMI BEACH, FLORIDA. 33141

DRB26-1161
 FIRST SUBMITTAL
 FEBRUARY 6, 2026

LA03



MANUFACTURER: STEPLOCK
STYLE: SHELLOCK
COLOR: SILVER SAM
FINISH: POLISHED, ANTIQUED



MANUFACTURER: STEPLOCK
STYLE: SHELLOCK
COLOR: TAN
FINISH: POLISHED, ANTIQUED

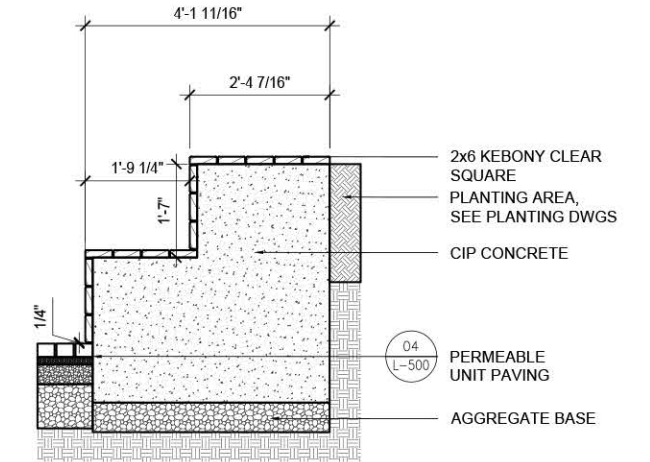
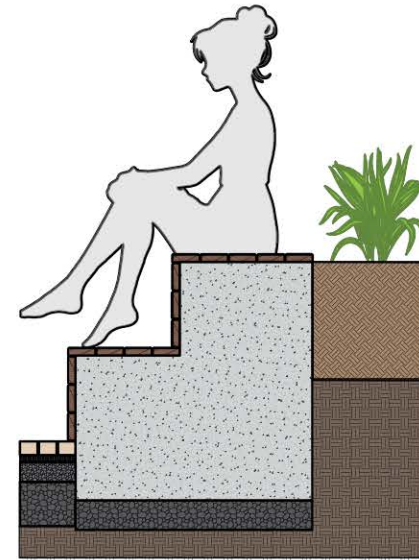


MANUFACTURER: STEPLOCK
STYLE: SHELLOCK
COLOR: IVORY
FINISH: POLISHED, ANTIQUED



KEBONY
2x6 CLEAR
BOARDWALK
DECKING #2522

EXAMPLE OF WEATHERING

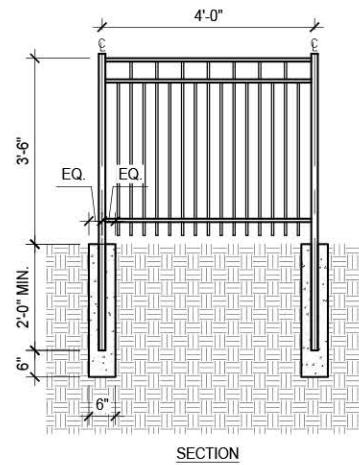


1 SOCIAL SEATING RETAINING WALL

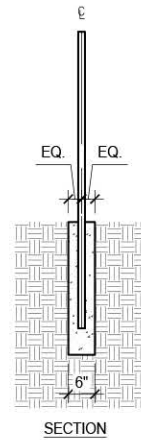
NTS



ANODIZED ALUMINUM FINISH



SECTION



SECTION

NOTES
1. FENCE DESIGNED BASED ON PROVINCIAL ALUMINUM FENCE FROM SUPERIOR FENCE AND RAIL

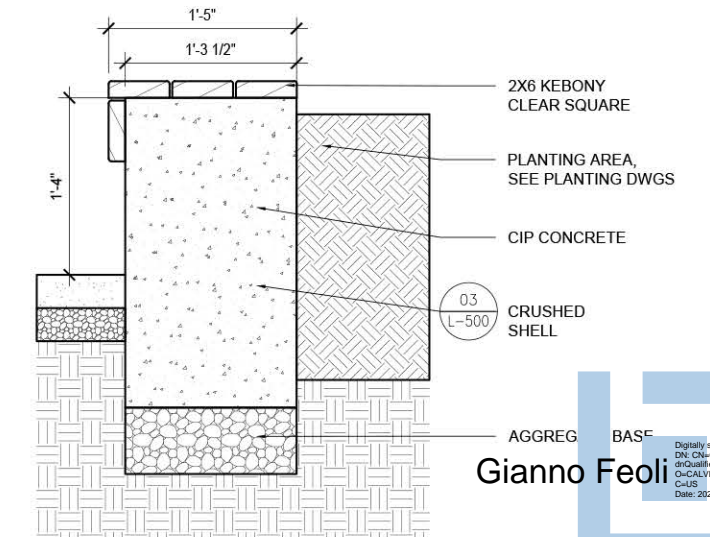
2 SITE FENCE

NTS



KEBONY
2x6 CLEAR
BOARDWALK
DECKING #2522

EXAMPLE OF WEATHERING



3 RETAINING WALL WITH INTEGRATED SEATING

NTS

GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNO A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SITE DETAILS

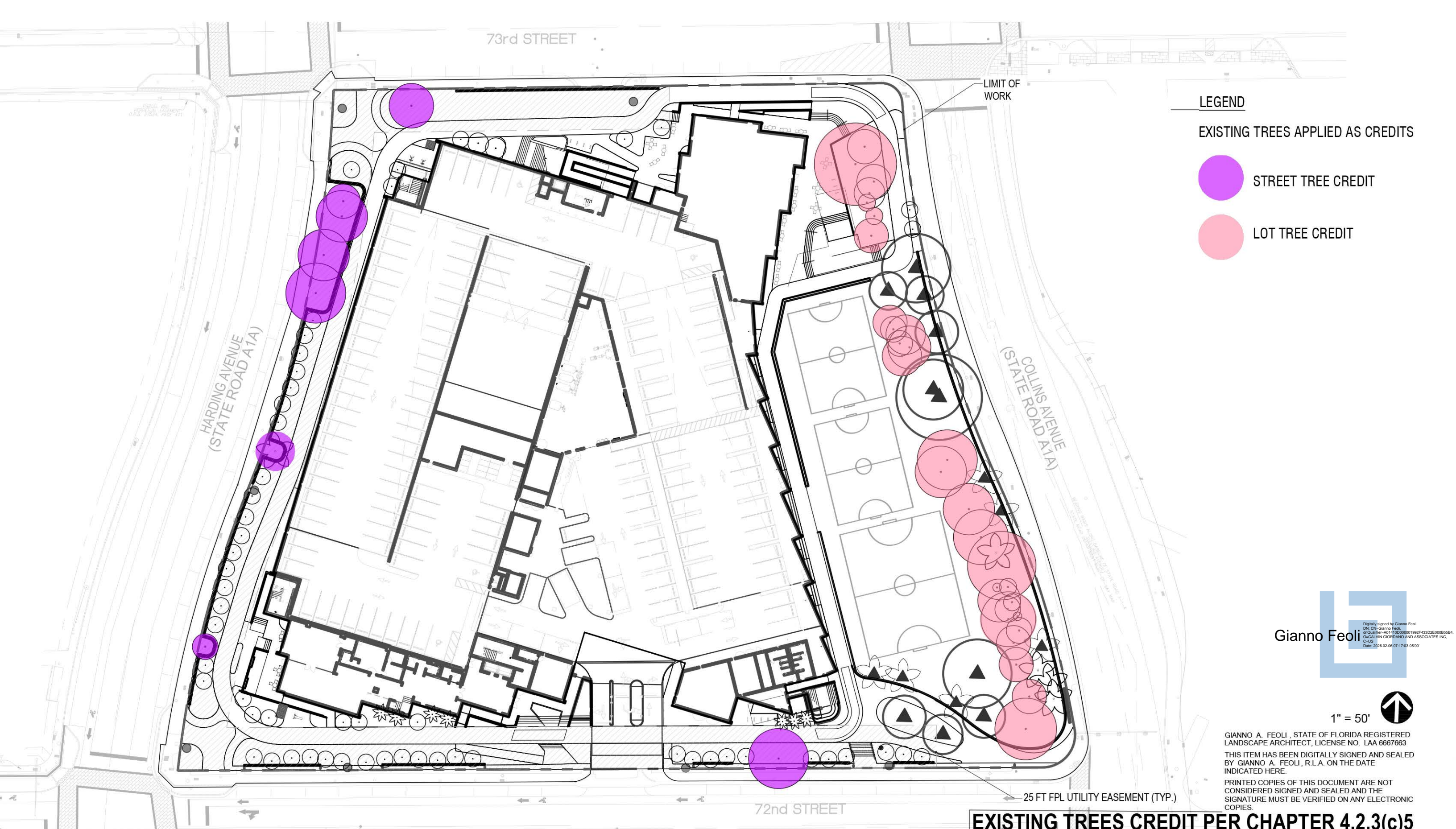
LANDSCAPE PLANTING - ZONING DATA TABLE

LOT DATA			
Zoning Category	GU		
Lot Area	3.83 Acres	(166834.8	Square Feet)
Lot Frontage	1,666 Adjusted Linear Feet	(1665.56	Actual Linear Feet)
MINIMUM REQUIREMENTS			
	LOT TREES	STREET TREES	SHRUBS
Applicable Standard	22 per Acre	1 per 20 LF	12 per req'd Tree
Calculated Min Req't's	84.26 Lot Trees	83.3 Street Trees	2028 Shrubs
Adjusted Min Req't's	85 Lot Trees	84 Street Trees	
Credit for Existing Trees	30 Lot Trees	7 Street Trees	
	T-007	T-001	
	T-008	T-056	
	T-010	T-061	
	T-011	T-063	
	T-012	T-064	
	T-013	T-065	
	T-014	T-066	
	T-023		
	T-024		
	T-025		
	T-026		
	T-027		
	T-028		
	T-033		
	T-034		
	T-035		
	T-036		
	T-038		
	T-039		
	T-040		
	T-041		
	T-042		
	T-043		
	T-044		
	T-045		
	T-046		
	T-047		
	T-048		
	T-051		
	T-054		
Total Minimum Req'ts	78 Lot Trees Req'd	76 Street Trees Req'd	2028 Shrubs Req'd
Provided	2 Lot Trees	2 Street Trees	6158 Shrubs Provided
Deficiency	76 Lot Trees	74 Street Trees	0 Shrubs Deficient
Sum of Tree Deficiency	150 Trees		50% Min Native Req't
Tree Fund Compliance Options (Per Sec. 4.2.4)	\$2,500 per Tree		1017 Min Native Req't
Total Tree Fund Contribution	\$375,000		2097 Provided
			203 Lg Shrubs Req'd
			157 Shrubs Provided
			46 Shrubs Deficient
			50% Min Native Req't
			102 Min Native Req't
			76 Provided



GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNO A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MINIMUM REQUIREMENTS PER CHAPTER 4



LEGEND

EXISTING TREES APPLIED AS CREDITS

- STREET TREE CREDIT
- LOT TREE CREDIT



Gianno Feoli
Digitally signed by Gianno Feoli
 DN: cn=Gianno Feoli,
 o=Gianno Feoli, ou=Gianno Feoli, email=gianno@giannofeoli.com,
 c=US

1" = 50'

GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED
 LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
 BY GIANNO A. FEOLI, R.L.A. ON THE DATE
 INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT
 CONSIDERED SIGNED AND SEALED AND THE
 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
 COPIES.

EXISTING TREES CREDIT PER CHAPTER 4.2.3(c)5

WA WJ ARCHITECTS
 (727) 822-5566
 www.wjarc.com
 AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
 299 72ND STREET
 MIAMI BEACH, FLORIDA. 33141

DRB26-1161
 FIRST SUBMITTAL
 FEBRUARY 6, 2026

LA06

TREE FUND CALCULATIONS SCHEDULE				
TREES				
Total Contribution for Non-Specimen Trees		\$20,000.00		
Total Contribution for Specimen Trees		\$560,000.00		
PALMS				
Total number of Palms to be Mitigated		23.0	Palms	
			* Palms to be repaced at a 1:1 with other palms or trees	
DBH Inches conversion per Palm: 1 palm =		2.0 equivalent inches DBH (Sec 4.2.3(a))		
Total sum of Palm-equivalent DBH required		46.0 Inches		
Total Contribution for Palms		\$20,000.00		
TOTAL SUM TREE FUND CONTRIBUTION		\$ 600,000.00		
Calculation Details for Tree Mitigation				
NON-SPECIMEN TREES				
TOTAL SUM OF NON-SPECIMEN TREE DBH TO BE REMOVED (Actual Sum)		49.2		
TOTAL SUM OF NON-SPECIMEN TREE DBH TO BE REMOVED (Adjusted Sum)		50.0		
RANGE		Applicable Inches		
0	60	60	\$	20,000.00
EQUIVALENT TREE FUND CONTRIBUTION		\$ 20,000.00		
SPECIMEN TREES				
TOTAL SUM OF NON-SPECIMEN TREE DBH TO BE REMOVED (Actual Sum)		788.5		
TOTAL SUM OF NON-SPECIMEN TREE DBH TO BE REMOVED (Adjusted Sum)		789.0		
RANGE		Applicable Inches	Per Code, Specimen trees shall be replaced at a ratio of 2x	
0	60	60	\$	20,000.00 x 2 \$ 40,000.00
60	120	60	\$	20,000.00 x 2 \$ 40,000.00
120	180	60	\$	20,000.00 x 2 \$ 40,000.00
180	240	60	\$	20,000.00 x 2 \$ 40,000.00
240	300	60	\$	20,000.00 x 2 \$ 40,000.00
300	360	60	\$	20,000.00 x 2 \$ 40,000.00
360	420	60	\$	20,000.00 x 2 \$ 40,000.00
420	480	60	\$	20,000.00 x 2 \$ 40,000.00
480	540	60	\$	20,000.00 x 2 \$ 40,000.00
540	600	60	\$	20,000.00 x 2 \$ 40,000.00
600	660	60	\$	20,000.00 x 2 \$ 40,000.00
660	720	60	\$	20,000.00 x 2 \$ 40,000.00
720	780	60	\$	20,000.00 x 2 \$ 40,000.00
780	840	9	\$	20,000.00 x 2 \$ 40,000.00
EQUIVALENT TREE FUND CONTRIBUTION		\$ 560,000.00		

TREE REPLACEMENT CHART & TREE FUND CONTRIBUTIONS

Total diameter of tree(s) to be removed (sum of inches at DBH)	Total number of replacement trees required (where each replacement tree is a minimum of 2" DBH x 6' spread in canopy x 12' in height)	OR	Total number of replacement trees required (where each replacement tree is a minimum of 4" DBH x 8' spread in canopy x 16' in height)	OR	Contribution to Tree Trust Fund
2"—3"	1	or	0	or	\$1,000.00
4"—6"	2	or	1	or	\$2,000.00
7"—12"	4	or	2	or	\$4,000.00
13"—18"	6	or	3	or	\$6,000.00
19"—24"	8	or	4	or	\$8,000.00
25"—30"	10	or	5	or	\$10,000.00
31"—36"	12	or	6	or	\$12,000.00
37"—42"	14	or	7	or	\$14,000.00
43"—48"	16	or	8	or	\$16,000.00
49"—60"	20	or	10	or	\$20,000.00



GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNO A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

OVERALL TREE FUND CALCULATIONS

TREE MITIGATION SCHEDULE

TREE NO.		BOTANICAL NAME	COMMON NAME	NATIVE	SIZE				ACTION	CONDITION	DBH OF INDIVIDUAL TRUNKS				
					TRUNK#	DBH (IN)	HT (FT)	SPRD (FT)			AREA (SF)	#1	#2	#3	#4
NON-SPECIMEN PALMS															
002	(P)	Veitchia arecina	Montgomery Palm		1	7.9"	25'	10'	78.5 Sq. Ft.	REMOVE	Poor	7.9"			
003	(P)	Veitchia arecina	Montgomery Palm		1	6.8"	20'	10'	78.5 Sq. Ft.	REMOVE	Fair	6.8"			
004	(P)	Veitchia arecina	Montgomery Palm		1	9.8"	20'	12'	113 Sq. Ft.	REMOVE	Fair	9.8"			
029	(P)	Cocos nucifera	Coconut Palm		1	9.1"	28'	20'	314 Sq. Ft.	REMOVE	Fair	9.1			
030	(P)	Cocos nucifera	Coconut Palm		1	10.3"	28'	20'	314 Sq. Ft.	REMOVE	Fair	10.3			
031	(P)	Cocos nucifera	Coconut Palm		1	10"	24'	15'	176 Sq. Ft.	REMOVE	Fair	10"			
032	(P)	Cocos nucifera	Coconut Palm		1	8.9"	20'	18'	254 Sq. Ft.	REMOVE	Fair	8.9"			
068	(P)	Veitchia arecina	Montgomery Palm		1	7.6"	25'	8'	50 Sq. Ft.	REMOVE	Fair	7.6"			
069	(P)	Veitchia arecina	Montgomery Palm		1	7"	22'	15'	176 Sq. Ft.	REMOVE	Fair				
070	(P)	Veitchia arecina	Montgomery Palm		1	7.3"	22'	15'	176 Sq. Ft.	REMOVE	Fair				
072	(P)	Veitchia arecina	Montgomery Palm		1	7.3"	17'	12'	113 Sq. Ft.	REMOVE	Fair	7.3"			
073	(P)	Veitchia arecina	Montgomery Palm		1	6.5"	17'	12'	113 Sq. Ft.	REMOVE	Fair	6.5"			
074	(P)	Veitchia arecina	Montgomery Palm		1	6.1"	17'	12'	113 Sq. Ft.	REMOVE	Fair	6.1"			
110	(P)	Cocos nucifera	Coconut Palm		1	8.7"	24'	15'	176 Sq. Ft.	REMOVE	Fair	8.7"			
111	(P)	Cocos nucifera	Coconut Palm		1	9.6"	15'	3'	7 Sq. Ft.	REMOVE	Very Poor	9.6"			
112	(P)	Cocos nucifera	Coconut Palm		1	8.7"	28'	15'	176 Sq. Ft.	REMOVE	Fair	8.7"			
113	(P)	Cocos nucifera	Coconut Palm		1	8.2"	24'	15'	176 Sq. Ft.	REMOVE	Fair	8.2"			
114	(P)	Cocos nucifera	Coconut Palm		1	7.9"	30'	15'	176 Sq. Ft.	REMOVE	Fair	7.9"			
120	(P)	Cocos nucifera	Coconut Palm		1	9.7"	30'	8'	50 Sq. Ft.	REMOVE	Fair	9.7"			
121	(P)	Veitchia arecina	Montgomery Palm		1	6"	14'	12'	113 Sq. Ft.	REMOVE	Poor	6"			
122	(P)	Veitchia arecina	Montgomery Palm		1	6"	14'	12'	113 Sq. Ft.	REMOVE	Poor	6"			
TOTAL NUMBER OF NON-SPECIMEN PALMS TO BE REMOVED						22.0									
TOTAL NON-SPECIMEN PALMS MITIGATION REQUIRED (1 Palm = 1 Tree Equiv)						22.0									
SPECIMEN PALMS															
060	(P)	Sabal palmetto	Cabbage Palm		1	12.8"	15'	15'	176 Sq. Ft.	REMOVE	Poor	12.8"			
TOTAL NUMBER OF SPECIMEN PALMS TO BE REMOVED						1.0									
TOTAL SPECIMEN PALMS MITIGATION REQUIRED (1 Palm = 2 Tree Equiv)						2.0									



GIANNI A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNI A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TREE FUND CALCULATIONS (1/3)

DRB26-1161
 FIRST SUBMITTAL
 FEBRUARY 6, 2026

LA08



WJ ARCHITECTS
 (727) 822-5566
 www.wjarc.com
 AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
 299 72ND STREET
 MIAMI BEACH, FLORIDA. 33141

TREE MITIGATION SCHEDULE															
TREE NO.		BOTANICAL NAME	COMMON NAME	NATIVE	SIZE				ACTION	CONDITION	DBH OF INDIVIDUAL TRUNKS				
					TRUNK#	DBH (IN)	HT (FT)	SPRD (FT)			AREA (SF)	#1	#2	#3	#4
NON-SPECIMEN TREES															
097	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	8.0	20'	15'	176 Sq. Ft.	REMOVE	Poor	8.0			
099	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	9.8	15'	18'	255 Sq. Ft.	REMOVE	Fair	9.8			
103	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	10.3	15'	18'	255 Sq. Ft.	REMOVE	Very Poor	10.3			
105	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	11.9	15'	18'	255 Sq. Ft.	REMOVE	Poor	11.9			
115	(T)	Delonix regia	Royal Poinciana Tree		1	9.2	12'	20'	314 Sq. Ft.	REMOVE	Very Poor	9.2			
					TOTAL SUM OF NON-SPECIMEN TREE DBH TO BE REMOVED				49.2						
					TOTAL NON-SPECIMEN TREE DBH MITIGATION REQUIRED				49.2						
SPECIMEN TREES															
005	(T)	Coccoloba uvifera	Seagrape Tree	Y	1	31.2	25'	32'	803 Sq. Ft.	REMOVE	Fair	31.2			
015	(T)	Coccoloba uvifera	Seagrape Tree	Y	1	41.3	25'	50'	1,963 Sq. Ft.	REMOVE	Poor	41.3			
017	(T)	Coccoloba uvifera	Seagrape Tree	Y	3	32.7	18'	24'	452 Sq. Ft.	REMOVE	Poor	10.5	11.0	11.2	
053	(T)	Coccoloba uvifera	Seagrape Tree	Y	2	31.4	25'	45'	1,590 Sq. Ft.	REMOVE	Fair	17.0	14.4		
055	(T)	Coccoloba uvifera	Seagrape Tree	Y	3	14.2	13'	18'	255 Sq. Ft.	REMOVE	Fair	5.3	2.8	6.1	
057	(T)	Coccoloba uvifera	Seagrape Tree	Y	4	43.1	25'	23'	415 Sq. Ft.	REMOVE	Poor	9.4	10.6	9.7	13.4
059	(T)	Coccoloba uvifera	Seagrape Tree	Y	1	26.9	25'	36'	1,018 Sq. Ft.	REMOVE	Poor	26.9			
067	(T)	Delonix regia	Royal Poinciana Tree		1	12.1	15'	30'	706.5 Sq. Ft.	REMOVE	Fair	12.1			
071	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	20.6	35'	40'	1,256 Sq. Ft.	REMOVE	Fair	20.6			
075	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	14.7	24'	30'	706.5 Sq. Ft.	REMOVE	Poor	14.7			
076	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	14.2	22'	25'	490 Sq. Ft.	REMOVE	Poor	14.2			
077	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	20.3	25'	36'	1,017 Sq. Ft.	REMOVE	Fair	20.3			
078	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	17.3	35'	35'	962 Sq. Ft.	REMOVE	Fair	17.3			
079	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	18.6	35'	35'	962 Sq. Ft.	REMOVE	Fair	18.6			
080	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	17.5	25'	35'	962 Sq. Ft.	REMOVE	Poor	17.5			
081	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	12.0	19'	25'	490 Sq. Ft.	REMOVE	Fair	12.0			
082	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	17.0	25'	25'	490 Sq. Ft.	REMOVE	Poor	17.0			
084	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	14.2	25'	25'	490 Sq. Ft.	REMOVE	Poor	14.2			
085	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	17.5	28'	36'	1,017 sq. ft.	REMOVE	Fair	17.5			
086	(T)	Conocarpus erectus	Buttonwood Tree	Y	1	18.1	20'	40'	1,256 Sq. Ft.	REMOVE	Fair	18.1			
087	(T)	Coccoloba uvifera	Seagrape Cluster	Y	1	27.0	12'-16'	20'	314 Sq. Ft.	REMOVE	Fair	27.0			
088	(T)	Conocarpus erectus	Buttonwood Tree	Y	2	44.6	25'	35'	962 Sq. Ft.	REMOVE	Fair	28.1	16.5		
089	(T)	Conocarpus erectus	Buttonwood Tree	Y	3	50.4	25'	45'	1,590 Sq. Ft.	REMOVE	Fair	20.4	16.3	13.7	
090	(T)	Conocarpus erectus	Buttonwood Tree	Y	2	24.4	10'	20'	314 Sq. Ft.	REMOVE	Poor	10.1	14.3		
094	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	20.5	27'	36'	1,017 Sq. Ft.	REMOVE	Poor	20.5			
095	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	14.7	27'	25'	490 Sq. Ft.	REMOVE	Fair	14.7			
096	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	14.8	25'	25'	490 Sq. Ft.	REMOVE	Fair	14.8			
098	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	18.4	27'	30'	706.5 Sq. Ft.	REMOVE	Fair	18.4			
102	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	16.0	25'	30'	706.5 Sq. Ft.	REMOVE	Poor	16.0			
104	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	15.3	27'	35'	962 Sq. Ft.	REMOVE	Fair	15.3			
106	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	15.5	25'	25'	490 Sq. Ft.	REMOVE	Fair	15.5			
107	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	15.1	27'	30'	706.5 Sq. Ft.	REMOVE	Poor	15.1			
116	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	16.5	30'	25'	490 Sq. Ft.	REMOVE	Fair	16.5			
117	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	23.8	28'	36'	1,107 Sq. Ft.	REMOVE	Fair	23.8			
118	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	19.9	28'	36'	1,107 Sq. Ft.	REMOVE	Fair	19.9			
119	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	16.7	24'	25'	490 Sq. Ft.	REMOVE	Poor	16.7			
					TOTAL SUM OF SPECIMEN TREE DBH TO BE REMOVED				788.5						



Digitally signed by Gianni Feoli
 DN: cn=Gianni Feoli,
 o=CALVIN GIORDANO AND ASSOCIATES INC.,
 ou=CALVIN GIORDANO AND ASSOCIATES INC.,
 Date: 2024.02.06 07:17:09 -0500

GIANNI A. FEOLI, STATE OF FLORIDA REGISTERED
 LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
 BY GIANNI A. FEOLI, R.L.A. ON THE DATE
 INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT
 CONSIDERED SIGNED AND SEALED AND THE
 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
 COPIES.

TREE FUND CALCULATIONS (2/3)



WJ ARCHITECTS
 (727) 822-5566
 www.wjarc.com
 AR94244

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
 299 72ND STREET
 MIAMI BEACH, FLORIDA. 33141

DRB26-1161
 FIRST SUBMITTAL
 FEBRUARY 6, 2026

LA09

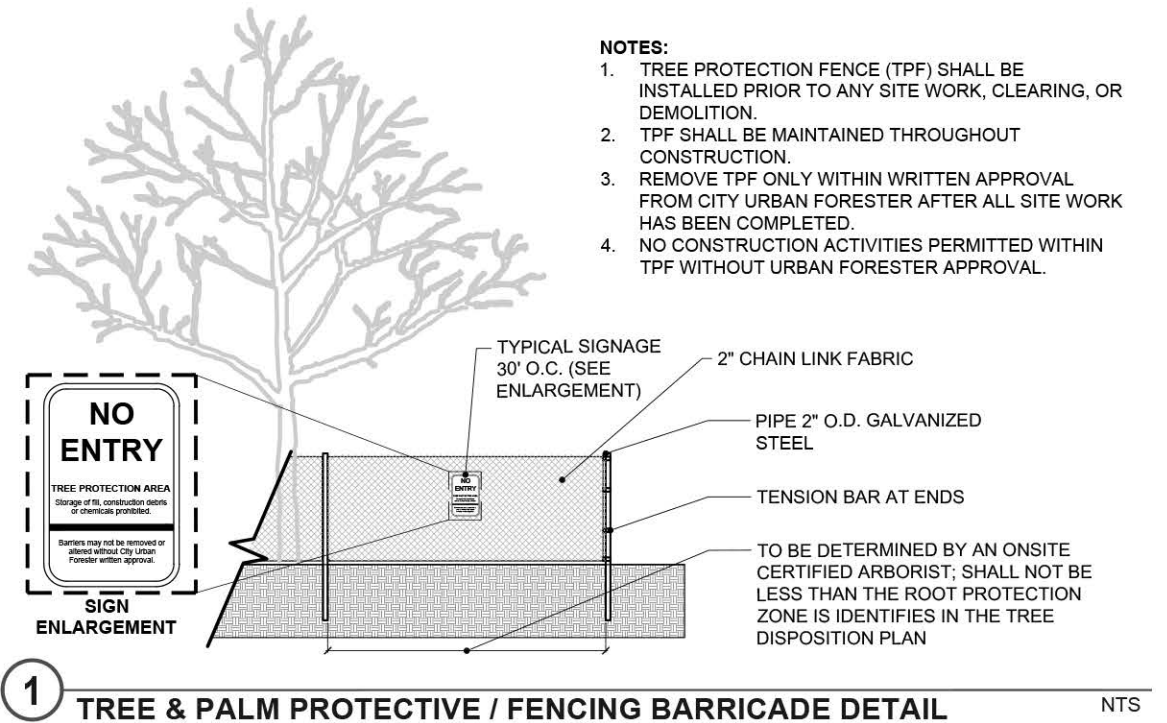
PRESERVATION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE CONDITION AND TAG ALL MATERIAL TO BE RELOCATED OR REMOVED PRIOR TO ANY CONSTRUCTION ACTIVITY AND SHALL BE VERIFIED BY THE CITY'S URBAN FORESTER.
2. CONTRACTOR SHALL BE REQUIRED TO STAKE ALL WALKWAYS AND IDENTIFY ALL TREES WITHIN 5 FEET OF PROPOSED IMPROVEMENTS THAT WILL REQUIRE ROOT-PRUNING FOR COORDINATION WITH THE CITY OF MIAMI BEACH'S URBAN FORESTRY DEPARTMENT PRIOR TO ANY EXCAVATION OR DEMOLITION.
3. ALL TREES NOTED ON THE PLAN TO BE RELOCATED SHALL BE ROOT PRUNED AND MOVED PRIOR TO INITIATING ANY CLEARING OF THE SITE. ALL TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 45 DAYS PRIOR TO BEING RELOCATED. ALL ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST. MINIMAL TREE BRANCH AND CANOPY TRIMMING SHALL BE DONE. ALL ROOT PRUNING SHALL BE DONE BY HAND DIGGING. NO MECHANICAL EQUIPMENT SHALL BE USED WHICH WOULD DAMAGE THE ROOT SYSTEM (SUCH AS A BACKHOE). THE LANDSCAPE CONTRACTOR SHALL INCLUDE IN THE BID A WATERING CONTRACT FOR THE ROOT PRUNED TREES TO INSURE THAT THEY ARE ADEQUATELY WATERED THREE TIMES A WEEK FOR A MINIMUM OF A SIX WEEK PERIOD.
4. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING ALL EXISTING TREES NOTED ON THIS PLAN BY USING 4 FOOT HIGH CONTINUOUS CHAIN LINK FENCE AS A TEMPORARY BARRIER CONSISTENT WITH THE PROTECTIVE FENCING BARRICADE DETAIL, WHERE PROVIDED.
5. EXACT LOCATIONS FOR FENCING SHALL BE MADE IN THE FIELD BY A CERTIFIED ARBORIST IN ORDER TO DETERMINE THE ACTUAL DRIP LINE LOCATIONS FOR THE EXISTING TREES NOTED TO REMAIN.
6. CONSULT THE OWNER DESIGNATED REPRESENTATIVE AND REMOVE AGREED-ON ROOTS AND BRANCHES WHICH INTERFERE WITH CONSTRUCTION WORK AREA PRIOR TO INITIATING ANY SITE CLEARING.
7. CONTRACTOR SHALL EMPLOY AN ISA-CERTIFIED ARBORIST TO REMOVE ANY BRANCHES AND TREAT ANY CUTS.
8. PRESERVED TREES SHALL BE BARRICADED BEFORE AND DURING CONSTRUCTION. IF DURING THE COURSE OF CONSTRUCTION ANY OF THE PROTECTED VEGETATION DIES, IT SHALL BE REPLACED AS REQUIRED BY THE LOCAL JURISDICTION BY THE CONTRACTOR WITH EQUAL SIZE AND CALIPER. THE TREES, SHRUBS AND GROUND-COVERS SHALL BE INCLUDED WITHIN THE PRESERVATION AREAS AND SHALL BE RETAINED. WHERE SUPPLEMENTAL LANDSCAPING INFRINGES ON THIS AREA, DISTURBANCE SHALL BE MINIMIZED.
9. CRITICAL ROOT ZONES (CRZ) AND TREE PROTECTION ZONES (TPZ) SHALL BE DEFINED BY A CERTIFIED ARBORIST AND SHALL BE CONSISTENT WITH ANY LOCAL REGULATIONS THAT MAY DEFINE THEIR EXTENTS.
10. PROTECT ROOT ZONES OF TREES AND PLANTS TO REMAIN. DO NOT ALLOW TRAFFIC AND PARKING WITHIN ANY PROTECTED AREAS. DO NOT STORE MATERIALS OR PRODUCTS NEAR TREES. PREVENT DUMPING OF REFUSE OR CHEMICALLY INJURIOUS MATERIALS OR LIQUIDS NEAR PLANTS.
11. CONTRACTOR SHALL PREVENT PUDDLING OR CONTINUOUS RUNNING WATER THAT MAY ERODE OR IMPACT CONSTRUCTION SITE AND PLANTING AREAS.
12. CONTRACTOR SHALL CAREFULLY SUPERVISE ALL WORK TO PREVENT DAMAGE TO EXISTING VEGETATION.
13. CONTRACTOR SHALL COMPLETELY REMOVE BARRICADES WHEN CONSTRUCTION HAS PROGRESSED TO THE POINT THAT THEY ARE NO LONGER NEEDED AND WHEN APPROVED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.
14. CONTRACTOR SHALL INCLUDE A FOLLOW-UP MAINTENANCE PLAN FOR A PERIOD OF 1 YEAR TO PREVENT RE-INVASION OF INVASIVE VEGETATION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH CITY REPRESENTATIVE TO CONDUCT A WALK-THROUGH TO ASSESS AND DETERMINE SPECIAL PRESERVATION ACTIVITIES FOR SENSITIVE HABITAT PLANTING, OR RELOCATION OF THESE, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
16. CONTRACTOR IS ADVISED THAT ALL REQUIREMENTS AND STANDARDS EXPRESSED IN THE CITY OF MIAMI BEACH'S CODE OF GENERAL ORDINANCES, DIV. 2 TREE PRESERVATION AND PROTECTION SHALL BE ABIDED BY WITHOUT EXCEPTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL CITY-STANDARD PROCEDURES IN THE REMOVAL, RELOCATION AND PRESERVATION OF ANY AND ALL TREES.

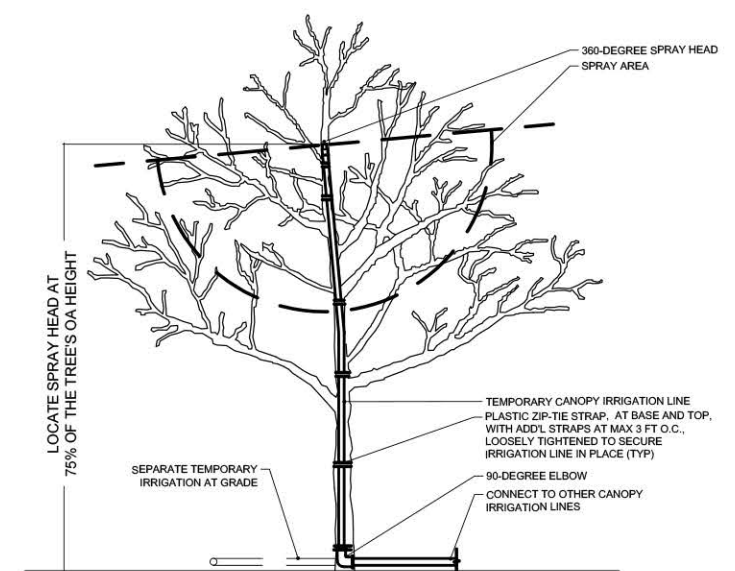
17. THE CONTRACTOR SHALL MAKE ALL ATTEMPTS TO, WHERE REASONABLE, PRUNE AND REMOVE ONLY THOSE PORTIONS OF EXISTING CANOPIES IN CONFLICT WITH PROPOSED IMPROVEMENTS IN AN EFFORT TO KEEP AND PROTECT AS MUCH OF THE EXISTING CANOPY AS POSSIBLE. ALL PRUNING SHALL BE SUPERVISED AND CONDUCTED BY AN ISA-CERTIFIED ARBORIST.
18. CONTRACTOR SHALL INCLUDE IN SCOPE OF WORK AN ASSESSMENT BY AN ISA-CERTIFIED ARBORIST OF ALL EXISTING TREES TO BE PRESERVED THROUGH SELECTIVE PRUNING.

TREE RELOCATION NOTES:

1. ALL ROOT-PRUNING, UP-ROOTING AND RESETTING OF ALL TREES TO BE RELOCATED SHALL BE SUPERVISED AND DIRECTED BY A CERTIFIED ARBORIST AT ALL TIMES, WITHOUT EXCEPTION.
2. CONTRACTOR SHALL RESET AND/OR REPLANT ANY TREE IDENTIFIED FOR RELOCATION ON THE DAY OF IT BEING UP-ROOTED AND PRIOR TO CLOSING OUT THE SITE TO CONSTRUCTION ACTIVITIES ON A DAILY BASIS. CONTRACTOR SHALL PROTECT ALL ROOTBALLS FROM DIRECT SUN EXPOSURE AND SHALL KEEP THEM HYDRATED CONSISTENT WITH HORTICULTURAL BEST PRACTICES AND STANDARDS.
3. CONTRACTOR SHALL PROVIDE TREE PROTECTION FENCING AND/OR BARRICADES CONSISTENT WITH THE CORRESPONDING BARRICADE DETAIL FOR ALL TREES TO BE RELOCATED DURING ON-SITE CONSTRUCTION ACTIVITIES FOR ALL TREES PENDING RELOCATION AND THOSE THAT HAVE BEEN RELOCATED.
4. ALL TREES AND PALMS SHALL BE PLACED TO ENSURE CANOPY AND FRUIT DROPS OCCUR WITHIN A SAFE DISTANCE FREE OF WALKWAYS OR PUBLIC USE AREAS.
5. CONTRACTOR SHALL WARRANTEE THE SURVIVAL OF ALL TREES BEING RELOCATED FOR A PERIOD OF 2 YEARS. CONTRACTOR SHALL PROVIDE AN ALLOWANCE FUND TO MITIGATE ALL TREES THAT DO NOT SURVIVE RELOCATION CONSISTENT WITH ANY MITIGATION REQUIREMENTS ADOPTED BY THE CITY OF MIAMI BEACH. FUND AMOUNT TO BE DETERMINED BY THE CITY.
6. IRRIGATION MUST BE PRESENT AND APPLIED EFFECTIVELY FOR TWO TO FOUR WEEKS PRIOR TO ROOT PRUNING, THROUGH THE PERIOD OF ROOT PRUNING, AND AFTER ROOT PRUNING AND TRANSPLANTATION UNTIL THE TREE HAS BEEN COMPLETELY RE-ESTABLISHED AT THE NEW PLANTING LOCATION. IRRIGATION SHALL BE OPERATED AUTOMATICALLY WITH WATER BEING APPLIED DIRECTLY TO AND JUST OUTSIDE OF THE REMAINING INTACT ROOT SYSTEM. WATERING FREQUENCY SHALL BE SUCH SO AS TO ENSURE THAT FREE WATER IS AVAILABLE TO THE ROOT SYSTEM AT ALL TIMES. ANY TEMPORARY DISRUPTION IN AUTOMATIC OPERATION SHALL BE SUPPLEMENTED BY HAND WATERING.
7. THERE SHOULD BE NO CANOPY PRUNING OR A MINIMUM OF CANOPY PRUNING BEFORE OR AFTER ROOT PRUNING. DEAD, DISEASED OR DAMAGED BRANCHES SHALL BE PRUNED AT THIS TIME.
8. THE ROOT SYSTEM OF A TREE TO BE RELOCATED SHALL BE WELL-WATERED BEFORE THE TREE IS DUG AND LIFTED TO ENSURE THAT THE TREE IS PROPERLY HYDRATED, AND TO IMPROVE COHESIVENESS OF THE ROOT BALL.
9. ALL TRANSPLANTING AND RELOCATING OF TREES OR PALMS SHALL BE DONE IN COMPLIANCE WITH STANDARDS SET FORTH IN THE MOST RECENTLY PUBLISHED EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE ANSI A-300 STANDARDS. THIS REQUIREMENT INCLUDES ALL PROCEDURES, TECHNIQUES, STANDARDS FOR MINIMUM ROOT BALL SIZE, AND ANY OTHER STANDARDS INCLUDED IN ANSI A-300 STANDARDS.
10. RELOCATED TREES SHALL BE BRACED IN SUCH A FASHION AS TO NOT SCAR PENETRATE PERFORATE OR OTHERWISE INFLICT DAMAGE TO THE TREE.
11. CONTRACTOR SHALL INCLUDE IRRIGATION OF CANOPIES FOR ALL TRANSPLANTED TREES. WATERING SHALL BE CONDUCTED 2 TIMES PER WEEK PER TREE, FOR A PERIOD OF 4 WEEKS MINIMUM.



1 TREE & PALM PROTECTIVE / FENCING BARRICADE DETAIL NTS



2 RELOCATED TREE - TEMPORARY CANOPY IRRIGATION DETAIL NTS

- NOTES:**
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION.
 2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 3. REMOVE TPF ONLY WITHIN WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
 4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL.

- NOTES:**
1. CONTRACTOR SHALL INSTALL ALL CANOPY IRRIGATION LINES AS A SEPARATE ZONE(S) SO THEY MAY BE CONTROLLED SEPARATELY FROM ALL OTHER IRRIGATION ZONES AND SO THEY MAY BE REMOVED, IF NEEDED, WITHOUT IMPACTING OTHER IRRIGATION ZONES FEEDING ANY AT-GRADE IRRIGATION.
 2. CANOPY IRRIGATION INSTALLATION SHALL REQUIRE APPROVAL BY THE CITY'S URBAN FORESTER (OR DESIGNEE) UPON INSTALLATION.

Digitally signed by Gianni Feoli
 DN: cn=Gianni Feoli, o=Gianni Feoli, ou=Gianni Feoli, email=gianni.feoli@gianni-feoli.com, c=US
 Date: 2026.02.06 07:17:11 -0500

Gianni Feoli

GIANNIO A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNIO A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TREE DISPOSITION NOTES

73rd STREET

ANY ROOT PRUNING WITHIN THE CRITICAL ROOT ZONE OR ROOT PROTECTION ZONE SHALL BE PERFORMED UNDER VISUAL INSPECTION AND DIRECTION OF AN ISA-CERTIFIED ARBORIST. ARBORIST SHALL BE PRESENT AT ALL TIMES WHILE ANY WORK WITHIN OR IMPACTING ANY CRZ IS BEING PERFORMED. ROOT PRUNING WITHIN THE ROOT ZONE SHALL BE MINIMIZED WHERE POSSIBLE. (TYP.)

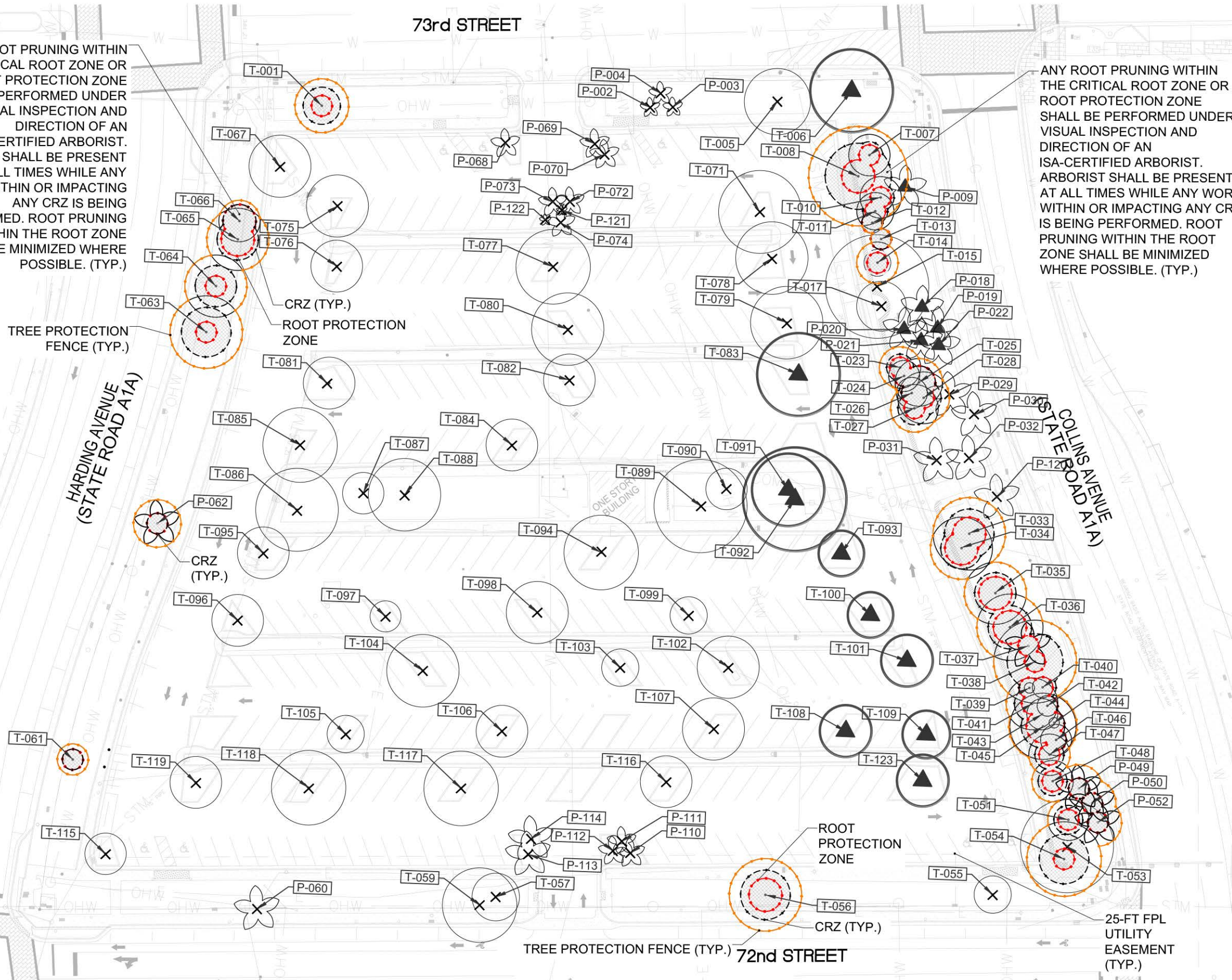
ANY ROOT PRUNING WITHIN THE CRITICAL ROOT ZONE OR ROOT PROTECTION ZONE SHALL BE PERFORMED UNDER VISUAL INSPECTION AND DIRECTION OF AN ISA-CERTIFIED ARBORIST. ARBORIST SHALL BE PRESENT AT ALL TIMES WHILE ANY WORK WITHIN OR IMPACTING ANY CRZ IS BEING PERFORMED. ROOT PRUNING WITHIN THE ROOT ZONE SHALL BE MINIMIZED WHERE POSSIBLE. (TYP.)

- LEGEND**
- EXISTING PALM TO BE DEMOLISHED
 - EXISTING PALM TO BE RELOCATED
 - EXISTING PALM TO BE PRESERVED
 - EXISTING TREE TO BE DEMOLISHED
 - EXISTING TREE TO BE RELOCATED
 - EXISTING TREE TO BE PRESERVED

MINIMUM CRITICAL ROOT ZONE (CRZ) AREA: SHOWN AT 2/3 THE DIAMETER OF THE DRIP LINE; CONTRACTOR SHALL RELY ON THE ON-SITE DETERMINATION OF AN ISA-CERTIFIED ARBORIST FOR THE FINAL DETERMINATION OF THE MINIMAL CRITICAL ROOT ZONE AREAS

MINIMUM ROOT PROTECTION ZONE: DBH > 16" = 8' RADIUS CRZ DBH < 16" = 5' RADIUS CRZ

SHOWN TO MATCH THE APPROXIMATE DRIP LINE. TREE PROTECTION FENCE SHALL BE INSTALLED UNDER THE SUPERVISION OF AN ISA-CERTIFIED ARBORIST PER DETAIL 1, SHEET LD100. ANY CONSTRUCTION WORK PERFORMED THAT IS IN CONFLICT WITH THESE AREAS SHALL REQUIRE THE ON-SITE SUPERVISION OF AN ISA-CERTIFIED ARBORIST.



HARDING AVENUE (STATE ROAD A1A)

COLLINS AVENUE (STATE ROAD A1A)

72nd STREET



GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNO A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TREE DISPOSITION PLAN

TREE DISPOSITION SCHEDULE

TREE NO.		BOTANICAL NAME	COMMON NAME	NATIVE	SIZE				ACTION	CONDITION	DBH OF INDIVIDUAL TRUNKS					
					TRUNK#	DBH (IN)	HT (FT)	SPRD (FT)			AREA (SF)	#1	#2	#3	#4	#5
051	(T)	Coccoloba uvifera	Seagrape Cluster	Y	4	15.3"	15'	20'	314 Sq. Ft.	PROTECT	Poor	3"	3.4"	3.4"	5.5"	
052	(P)	Bismarckia nobilis	Bismarck Palm		1	15.3"	25'	15'	176 Sq. Ft.	PROTECT	Fair	15.3"				
053	(T)	Coccoloba uvifera	Seagrape Tree	Y	2	31.4"	25'	45'	1,590 Sq. Ft.	REMOVE	Fair	17"	14.4"			
054	(T)	Coccoloba uvifera	Seagrape Tree	Y	1	14.5"	25'	36'	1,018 Sq. Ft.	PROTECT	Fair	14.5"				
055	(T)	Coccoloba uvifera	Seagrape Tree	Y	3	14.2"	13'	18'	255 Sq. Ft.	REMOVE	Fair	5.3"	2.8"	6.1"		
056	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	18"	27'	35'	962 Sq. Ft.	PROTECT	Fair	18"				
057	(T)	Coccoloba uvifera	Seagrape Tree	Y	4	43"	25'	23'	415 Sq. Ft.	REMOVE	Poor	9"	10.6"	9.7"	13.4"	
058																
059	(T)	Coccoloba uvifera	Seagrape Tree	Y	1	26.9"	25'	36'	1,018 Sq. Ft.	REMOVE	Poor	26.9"				
060	(P)	Sabal palmetto	Cabbage Palm	Y	1	12.8"	15'	15'	176 Sq. Ft.	REMOVE	Poor	12.8"				
061	(T)	Lysiloma latisiliquum	Wild Tamarind	Y	2	8"	13'	15'	176 Sq. Ft.	PROTECT	Good	4"	3.9"			
062	(P)	Sabal palmetto	Cabbage Palm	Y	1	10.2"	12'	10'	78.5 Sq. Ft.	PROTECT	Fair	10.2"				
063	(T)	Delonix regia	Royal Poinciana Tree		1	13.3"	15'	35'	962 Sq. Ft.	PROTECT	Fair	13.3"				
064	(T)	Delonix regia	Royal Poinciana Tree		1	13.4"	18'	30'	706.5 Sq. Ft.	PROTECT	Poor	13.4"				
065	(T)	Coccoloba uvifera	Seagrape Tree	Y	2	25.4"	25'	30'	706.5 Sq. Ft.	PROTECT	Fair	12.2"	13.2"			
066	(T)	Coccoloba uvifera	Seagrape Tree	Y	1	23.2"	30'	20'	314 Sq. Ft.	PROTECT	Fair	23.2"				
067	(T)	Delonix regia	Royal Poinciana Tree		1	12.1"	15'	30'	706.5 Sq. Ft.	REMOVE	Fair	12.1"				
068	(P)	Veitchia arecina	Montgomery Palm		1	7.6"	25'	8'	50 Sq. Ft.	REMOVE	Fair	7.6"				
069	(P)	Veitchia arecina	Montgomery Palm		1	7"	22'	15'	176 Sq. Ft.	REMOVE	Fair	7"				
070	(P)	Veitchia arecina	Montgomery Palm		1	7.3"	22'	15'	176 Sq. Ft.	REMOVE	Fair	7.3"				
071	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	20.6"	35'	40'	1,256 Sq. Ft.	REMOVE	Fair	20.6"				
072	(P)	Veitchia arecina	Montgomery Palm		1	7.3"	17'	12'	113 Sq. Ft.	REMOVE	Fair	7.3"				
073	(P)	Veitchia arecina	Montgomery Palm		1	6.5"	17'	12'	113 Sq. Ft.	REMOVE	Fair	6.5"				
074	(P)	Veitchia arecina	Montgomery Palm		1	6.1"	17'	12'	113 Sq. Ft.	REMOVE	Fair	6.1"				
075	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	14.7"	24'	30'	706.5 Sq. Ft.	REMOVE	Poor	14.7"				
076	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	14.2"	22'	25'	490 Sq. Ft.	REMOVE	Poor	14.2"				
077	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	20.3"	25'	36'	1,017 Sq. Ft.	REMOVE	Fair	20.3"				
078	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	17.3"	35'	35'	962 Sq. Ft.	REMOVE	Fair	17.3"				
079	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	18.6"	35'	35'	962 Sq. Ft.	REMOVE	Fair	18.6"				
080	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	17.5"	25'	35'	962 Sq. Ft.	REMOVE	Poor	17.5"				
081	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	12"	19'	25'	490 Sq. Ft.	REMOVE	Fair	12"				
082	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	17"	25'	25'	490 Sq. Ft.	REMOVE	Poor	17"				
083	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	22.6"	35'	40'	1,256 Sq. Ft.	RELOCATE	Fair	22.6"				
084	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	14.2"	25'	25'	490 Sq. Ft.	REMOVE	Poor	14.2"				
085	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	17.5"	28'	36'	1,017 sq. ft.	REMOVE	Fair	17.5"				
086	(T)	Conocarpus erectus	Buttonwood Tree	Y	1	18.1"	20'	40'	1,256 Sq. Ft.	REMOVE	Fair	18.1"				
087	(T)	Coccoloba uvifera	Seagrape Cluster	Y	1	27"	12'-16'	20'	314 Sq. Ft.	REMOVE	Fair	27"				
088	(T)	Conocarpus erectus	Buttonwood Tree	Y	2	44.6"	25'	35'	962 Sq. Ft.	REMOVE	Fair	28"	16.5"			
089	(T)	Conocarpus erectus	Buttonwood Tree	Y	3	50.4"	25'	45'	1,590 Sq. Ft.	REMOVE	Fair	20"	16.3"	13.7"		
090	(T)	Conocarpus erectus	Buttonwood Tree	Y	2	24.4"	10'	20'	314 Sq. Ft.	REMOVE	Poor	10"	14.3"			
091	(T)	Coccoloba uvifera	Seagrape Tree	Y	3	41.6"	30'	35'	962 Sq. Ft.	RELOCATE	Fair	13"	14.5"	13.9"		
092	(T)	Coccoloba uvifera	Seagrape Tree	Y	3	60.3"	38'	50'	1962.5 Sq. Ft.	RELOCATE	Fair	15"	17.7"	28"		
093	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	12.4"	30'	22'	380 Sq. Ft.	RELOCATE	Fair	12.4"				
094	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	20.5"	27'	36'	1,017 Sq. Ft.	REMOVE	Poor	20.5"				
095	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	14.7"	27'	25'	490 Sq. Ft.	REMOVE	Fair	14.7"				
096	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	14.8"	25'	25'	490 Sq. Ft.	REMOVE	Fair	14.8"				
097	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	8"	20'	15'	176 Sq. Ft.	REMOVE	Poor	8"				
098	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	18.4"	27'	30'	706.5 Sq. Ft.	REMOVE	Fair	18.4"				
099	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	9.8"	15'	18'	255 Sq. Ft.	REMOVE	Fair	9.8"				
100	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	10.4"	22'	22'	380 Sq. Ft.	RELOCATE	Fair	10.4"				



GIANNI A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNI A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TREE DISPOSITION SCHEDULE (2/3)



MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
 299 72ND STREET
 MIAMI BEACH, FLORIDA. 33141

DRB26-1161
 FIRST SUBMITTAL
 FEBRUARY 6, 2026

LA13

TREE DISPOSITION SCHEDULE

TREE NO.		BOTANICAL NAME	COMMON NAME	NATIVE	SIZE					ACTION	CONDITION	DBH OF INDIVIDUAL TRUNKS				
					TRUNK#	DBH (IN)	HT (FT)	SPRD (FT)	AREA (SF)			#1	#2	#3	#4	#5
101	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	15.3"	25'	25'	490 Sq. Ft.	RELOCATE	Poor	15.3"				
102	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	16"	25'	30'	706.5 Sq. Ft.	REMOVE	Poor	16"				
103	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	10.3"	15'	18'	255 Sq. Ft.	REMOVE	Very Poor	10.3"				
104	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	15.3"	27'	35'	962 Sq. Ft.	REMOVE	Fair	15.3"				
105	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	11.9"	15'	18'	255 Sq. Ft.	REMOVE	Poor	11.9"				
106	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	15.5"	25'	25'	490 Sq. Ft.	REMOVE	Fair	15.5"				
107	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	15.1"	27'	30'	706.5 Sq. Ft.	REMOVE	Poor	15.1"				
108	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	13.3"	25'	25'	490 Sq. Ft.	RELOCATE	Fair	13.3"				
109	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	10.9"	20'	23'	416 Sq. Ft.	RELOCATE	Fair	10.9"				
110	(P)	Cocos nucifera	Coconut Palm		1	8.7"	24'	15'	176 Sq. Ft.	REMOVE	Fair	8.7"				
111	(P)	Cocos nucifera	Coconut Palm		1	9.6"	15'	3'	7 Sq. Ft.	REMOVE	Very Poor	9.6"				
112	(P)	Cocos nucifera	Coconut Palm		1	8.7"	28'	15'	176 Sq. Ft.	REMOVE	Fair	8.7"				
113	(P)	Cocos nucifera	Coconut Palm		1	8.2"	24'	15'	176 Sq. Ft.	REMOVE	Fair	8.2"				
114	(P)	Cocos nucifera	Coconut Palm		1	7.9"	30'	15'	176 Sq. Ft.	REMOVE	Fair	7.9"				
115	(T)	Delonix regia	Royal Poinciana Tree		1	9.2"	12'	20'	314 Sq. Ft.	REMOVE	Very Poor	9.2"				
116	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	16.5"	30'	25'	490 Sq. Ft.	REMOVE	Fair	16.5"				
117	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	23.8"	28'	36'	1,107 Sq. Ft.	REMOVE	Fair	23.8"				
118	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	19.9"	28'	36'	1,107 Sq. Ft.	REMOVE	Fair	19.9"				
119	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	16.7"	24'	25'	490 Sq. Ft.	REMOVE	Poor	16.7"				
120	(P)	Cocos nucifera	Coconut Palm		1	9.7"	30'	8'	50 Sq. Ft.	REMOVE	Fair	9.7"				
121	(P)	Veitchia arecina	Montgomery Palm		1	6"	14'	12'	113 Sq. Ft.	REMOVE	Poor	6"				
122	(P)	Veitchia arecina	Montgomery Palm		1	6"	14'	12'	113 Sq. Ft.	REMOVE	Poor	6"				
123	(T)	Swietenia mahagoni	Mahogany Tree	Y	1	12.8"	25'	25'	490 Sq. Ft.	RELOCATE	Fair	12.8"				



GIANNI A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNI A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TREE DISPOSITION SCHEDULE (3/3)



MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
 299 72ND STREET
 MIAMI BEACH, FLORIDA. 33141

DRB26-1161
 FIRST SUBMITTAL
 FEBRUARY 6, 2026

LA14

GENERAL PLANTING NOTES

- SEE TYPICAL PLANTING DETAILS SHEET FOR ADDITIONAL PLANTING SPECIFICATIONS.
- LANDSCAPE CONTRACTOR TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE WHERE CALLED FOR & MAINTAINING A 50% MIN. OVERLAP TO ALL LANDSCAPED AREAS EAST OF THE EROSION CONTROL LINE WHERE IDENTIFIED AND WEST OF ALL PROPOSED HARDSCAPE IMPROVEMENTS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED. IRRIGATION SHALL ENSURE NO OVERSPRAY ONTO SIDEWALKS OR HARDSCAPE AREAS.
- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 QUALITY OR BETTER. ALL PLANTS SHALL BE TRUE TO THE GROWTH BAIT OF THE SPECIES, AND ARE TO BE FULLY ROOTED IN THE CONTAINER, HEALTHY, VIGOROUS, WELL-BRANCHED, AND DENSELY FOLIATED. PLANTS SHALL BE FREE FROM PHYSICAL DAMAGE, OR CONDITIONS THAT WOULD INTERFERE WITH THRIVING GROWTH, AND FREE OF DISEASE, INSECTS, OR INSECT EGGS AND LARVAE. THE CITY MAY INSPECT ALL PLANTS SUPPLIED BY THE CONTRACTOR AND MAY REJECT PLANTS THAT DO NOT MEET THESE SPECIFICATIONS.
- PIONEER SPECIES SHALL BE INSTALLED WITH THE TOP OF THE ROOT-BALL NO LESS THAN SIX INCHES BELOW FINISH GRADE. FERTILIZER MUST BE PLACED INTO THE HOLE BEFORE THE PLANT IS INTRODUCED. PLANTS WILL BE WATERED IMMEDIATELY TO SET THE ROOTS BEFORE BACKFILLING THE HOLE TO GRADE. NO HYDROPHILIC GELS MAY BE USED.
- STRAND SPECIES AND SAW PALMETTOS SHALL BE TREATED AFTER DELIVERY AND PRIOR TO INSTALLATION WITH APPLICATION OF VAPOR GUARD ANTI-TRANSPIRANT OR APPROVED EQUIVALENT, AT THE MANUFACTURER'S RECOMMENDED APPLICATION RATE. SAW PALMETTOS AND STRAND SPECIES SHALL BE INSTALLED WITH THE TOP OF THE ROOT-BALL NO LESS THAN FOUR INCHES BELOW FINISH GRADE. PLANTS SHALL BE REMOVED FROM THE CONTAINER BY INVERTING THE CONTAINER AND SUPPORTING THE ROOT-BALL AS THE CONTAINER IS PULLED OFF. POTS SHOULD BE CUT AS NECESSARY TO MINIMIZE DISTURBANCE OF ALL FRAGILE ROOTS. PULLING THE PLANTS OUT OF THE CONTAINERS BY THE STEMS WILL BE CAUSE FOR REJECTION OF THE PLANT. AFTER DIGGING A HOLE TO THE NECESSARY DEPTH, ADD ONE HALF OF THE FERTILIZER AND INCORPORATE IT INTO THE SOIL BEFORE INSERTING THE PLANT. PLANTS SHALL BE PLACED IMMEDIATELY INTO THE HOLE ONCE REMOVED FROM POTS AND ROOT-BALL SHALL NOT BE EXPOSED TO UNREASONABLE DIRECT SUNLIGHT. ONCE PLACED, TWIST THE ROOT-BALL TO SEAT IT BEFORE BACKFILLING. AFTER BACKFILLING TO COVER TWO THIRDS OF THE ROOT-BALL, ADD THE REMAINING FERTILIZER IN A RING BEFORE COMPLETELY FILLING THE PLANTING HOLE.
- ALL LANDSCAPE MATERIALS SHALL BE FERTILIZED AT THE TIME OF INSTALLATION WITH EVERRIS SUNCOAT 16-9-12 W MINORS 90-DAY RELEASE OR A PROPOSED EQUIVALENT, IF APPROVED BY THE CITY. SEVEN (7) GRAMS (1 TEASPOON) SHALL BE PLACED INTO THE PLANTING HOLE OF PIONEER SPECIES BEFORE INITIAL WATERING. STRAND ZONE SPECIES SHALL BE FERTILIZED AT THE TIME OF PLANTING BY INCLUSION OF 210 GRAMS (ONE-HALF CUP), ONE-HALF INTO THE PLANTING HOLE BEFORE INSTALLATION OF THE PLANT AND ONE-HALF DISTRIBUTED IN A RING AROUND THE NURSERY ROOT-BALL AFTER BACKFILLING THE HOLE TO COVER TWO-THIRDS OF THE ROOT-BALL'S HEIGHT.
- CONTRACTOR SHALL GUARANTEE ALL PLANTS, TREES AND PALMS IN ACCORDANCE TO THE FOLLOWING TERMS. PLANTS NOT LIVING AT THE END OF 30 DAYS SHALL BE REJECTED AND SHALL BE REPLACED. THE CONTRACTOR SHALL GUARANTEE THAT AT LEAST 90% OF ALL PIONEER ZONE SPECIES AND DIVERSITY SPECIES, AND SEPARATELY 90% OF ALL STRAND ZONE SPECIES AND SAW PALMETTOS SURVIVE AND ARE IN GOOD, HEALTHY CONDITION FOR A PERIOD OF ONE (1) YEAR FROM THE TIME OF ACCEPTANCE. PLANTS SHALL BE DEEMED SURVIVING IF THEY PRESENT VIGOROUS NEW LEAF GROWTH AND INSPECTION OF THE ROOT ZONE DEMONSTRATES THAT NEW ROOTS HAVE MIGRATED INTO THE SURROUNDING SOIL BY NO LESS THAN FOUR (4) INCHES.
- THE FDOT REP OR THE CITY SHALL PERIODICALLY INSPECT ALL INSTALLED PLANTS AND NOTIFY THE CONTRACTOR IF IT IS DETERMINED THAT THE SURVIVAL RATE IS NOT ACCEPTABLE. MINIMALLY, INSPECTIONS WILL BE CONDUCTED APPROXIMATELY ONE (1) MONTH, THREE (3) MONTHS, AND TEN (10) MONTHS AFTER PLANTING. WITHIN THIRTY (30) DAYS OF RECEIPT OF NOTIFICATION BY THE CITY, THE CONTRACTOR SHALL REMOVE ANY DEAD OR DYING PLANTS AND SHALL INSTALL ADDITIONAL PLANTS TO ACHIEVE THE ACCEPTABLE LEVEL OF PLANT SURVIVAL.
- XERISCAPE LANDSCAPE PRINCIPLES SHALL BE APPLIED TO ALL SITES AS SPECIFIED IN THE "SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S XERISCAPE PLANT GUIDE II", UPDATED EDITION RESPECTIVELY.
- ALL TREES SHALL HAVE A 4 1/2' MIN. CLEAR TRUNK HEIGHT AND CALIPER SHALL BE MEASURED AT D.B.H. AT TIME OF PLANTING.
- ALL TRANSFORMERS, IRRIGATION PUMP HOUSES & MECHANICAL EQUIPMENT INCLUDING BACKFLOW PREVENTERS, ETC., SHALL BE SCREENED WITH HEDGE MATERIAL TO THE HEIGHT OF EACH ABOVE GROUND ELEMENT FOR COMPLETE SCREENING ON THREE (3) SIDES. (NOTE: THE QUANTITY OF SCREENING SHRUBS IS IN ADDITION TO ANY REQUIRED NUMBER OF SHRUBS AS PROVIDED IN THE PLANTING SCHEDULE. ALL SCREENING SHRUBS SHALL BE PLANTED FOR PROPER OPERATION OF EQUIPMENT BEING SCREENED AND/OR PER THE REQUIREMENTS OF THE UTILITY AS NECESSARY. ALL HEDGE MATERIAL REQUIRED FOR SCREENING PURPOSES SHALL BE PLANTED SO AS TO BE TIP TO TIP WITHIN SIX MONTHS OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOUS VISUAL SCREEN. ADJUST SPACING AS NECESSARY AND/OR PROVIDE ADDITIONAL PLANTS TO PROVIDE AN ADEQUATE SCREEN. SHRUBS USED AS HEDGES SHALL BE CHRYSOBALANUS ICACO 'RED TIP' (RED TIP COCOPLUM), WITH A MINIMUM HEIGHT OF 24" AND A MINIMUM SPREAD OF 18", WHEN MEASURED IMMEDIATELY AFTER PLANTING & SHALL BE A MINIMUM OF 3" HEIGHT WITHIN 2 YRS. FROM THE DATE OF PLANTING.
- FOR AREAS EAST OF THE EROSION CONTROL LINE, ALL SAND COMPRISING ANY PERCENTAGE OF REQUIRED SOIL MIXES TO BE USED FOR BACKFILL IN PLANTING AREAS SHALL BE CONSISTENT WITH NATIVE DUNE SANDS OF THE IMMEDIATE AREA OR LIKE QUALITY. CONTRACTOR SHALL PROVIDE PROOF OF SAND SOURCE AND PROOF OF MIXTURE VIA LAB TEST RESULTS TO ENSURE CONSISTENCY WITH EXISTING SAND MATERIAL.

- LANDSCAPE CONTRACTOR SHALL NOT INSTALL ANY SOD WITHIN THE PROJECT AREA EAST OF THE EROSION CONTROL LINE.
- CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING, PAYING, PROCESSING AND PERMITTING ANY TREE REMOVALS, RELOCATIONS AND MITIGATION CONSISTENT WITH ANY AND ALL APPLICABLE AGENCIES HAVING JURISDICTION. THESE SHALL BE REQUIRED PRIOR TO THE REMOVAL OR RELOCATION OF ANY PLANT MATERIAL OR FOR LANDSCAPE PLANTING INSTALLATIONS. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED WITHOUT A PERMIT FROM THE CITY. THE CITY MAY WAIVE ANY CITY PERMIT FEES OR PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY PERMITS; HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE TO PAY FOR ANY MIAMI-DADE CODE COMPLIANCE FEES.
- ALL PLANTING SHALL BE CLEAR 7 1/2 FT. IN FRONT & SIDES WITH 4 FT. IN REAR AROUND ALL FIRE HYDRANTS, CHECK VALVES, FIRE DEPT. EQUIPMENT, ETC. AS REQUIRED.
- GENERAL CONTRACTOR TO REMOVE ALL EXISTING NON-DUNE NATIVE MATERIAL EAST OF THE EROSION CONTROL LINE WHEREVER THEY OCCUR, INCLUDING BUT NOT LIMITED TO NON-NATIVE SPECIES OF SCAEVOLA TACCADA, BRAZILIAN PEPPER, AUSTRALIAN PINE; ALL EXOTIC NUISANCE AND INVASIVE MATERIAL, AS DEFINED BY THE MIAMI-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT, INCLUDING TROPICAL ALMOND, SANSEVERIA, AND OTHERS ELSEWHERE IN THE PROJECT AREA ARE TO BE REMOVED. CONTRACTOR SHALL CONDUCT A SITE VISIT TO DOCUMENT ANY INVASIVE EXOTIC VEGETATION IN NEED OF REMOVAL NOT SHOWN ON THE PLANS PRIOR TO SUBMITTING A BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH CITY REPRESENTATIVES AND CITY-APPROVED COMMUNITY ACTIVISTS TO CONDUCT A WALK-THROUGH TO ASSESS AND DETERMINE SPECIAL PRESERVATION ACTIVITIES FOR SENSITIVE HABITAT PLANTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE FDOT REP, THE CITY OR CITY'S REPRESENTATIVE SHALL BE NOTIFIED OF ANY POSSIBLE CHANGES FOR APPROVAL IN THE MATERIAL PRIOR TO INSTALLATION OF THE SAME.
- LANDSCAPE CONTRACTOR TO CONTACT THE FDOT REP, THE CITY OR CITY'S REPRESENTATIVE TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO INSTALLATION AS REQUIRED.
- LANDSCAPE CONTRACTOR TO RETURN TO JOB SITE 12 MONTHS AFTER SUBSTANTIAL COMPLETION AND REMOVE ALL TREE BRACES.
- ALL SYNTHETIC BURLAP, SYNTHETIC STRINGS OR CORDS, OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE (I.E. TAGGING TAPE, NURSERY TAPE) SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE THE TREES ARE BACK FILLED.
- CONTRACTOR TO SET TREES NO DEEPER THAN THEY WERE IN THEIR ORIGINAL GROWING CONDITIONS WITH THE ROOT BALLS EVEN WITH, OR SLIGHTLY HIGHER (+/- 1"), THAN THE FINISHED GRADE. ALL RECEPTOR SITES SHALL BE MARKED WITH FINAL GRADE STAKES TO FACILITATE THE DIGGING OF THE TREE PIT TO THE CORRECT DEPTH FOR THE SIZE OF THE ROOTBALL.
- PLANTING IN OR NEAR ANY VEHICULAR USE AREAS ARE NOT A PART OF THIS PROJECT. AS SUCH, ANY INCLUSION OF VEGETATION WITHIN OR NEAR ANY VEHICULAR USE AREAS SHALL REQUIRE A REVISION TO THESE NOTES TO ADDRESS SPECIFIC SAFETY CONSIDERATIONS PARTICULAR TO THOSE CIRCUMSTANCES.
- ALL PLANTING AREAS WITHIN 24 INCHES OF ANY ABUTTING BUILDING WALL SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND REPLACED WITH SPECIFIED SOIL MIX. SOIL MIX SHALL BE FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES.
- TREES AND PALMS SHALL RECEIVE 12 INCHES MIN. OF SPECIFIED PLANT MIX USED AS BACKFILL PLANTING AROUND THE ROOT BALL.
- ALL TREES AND PALMS SHALL BE INSTALLED A MINIMUM OF 6' FROM CURBS, SIDEWALKS, PROPOSED BOLLARDS, UNDERGROUND UTILITIES, AS WELL AS 6' FROM ANY HARDSCAPE OR PAVED SURFACE, PROPOSED OR EXISTING.
- THE LANDSCAPE ARCHITECT OF RECORD MAY PROVIDE A CERTIFICATION LETTER TO THE CITY CERTIFYING THAT THE LANDSCAPING WAS INSTALLED IN ACCORDANCE TO THE PLANS AND SPECIFICATIONS. THIS WILL REQUIRE THAT THE LANDSCAPE ARCHITECT, OR AN ASSIGNED REPRESENTATIVE OF THE LANDSCAPE ARCHITECT OF RECORD, BE PRESENT FOR THE MAJORITY OF THE TIME DURING LANDSCAPE CONSTRUCTION TO OBSERVE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR. IT IS THEREFORE THE RESPONSIBILITY OF THE CONTRACTOR TO COMMUNICATE IN WRITING ANY EXPECTED OR ANTICIPATED CONSTRUCTION TO THE LANDSCAPE ARCHITECT WITH NO LESS THAN 1 WEEKS' TIME PRIOR TO THE COMMENCEMENT OF SAID ACTIVITY.
- CONTRACTOR SHALL CONTACT THE COUNTY, CITY AND/OR UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGES TO UNDERGROUND UTILITIES. ANY ADDITIONAL EXPENSES, INCLUDING DESIGN, ENGINEERING, CONSTRUCTION AND CLIENT-MANDATED INSPECTIONS CAUSED BY CONTRACTOR-GENERATED DAMAGES, SHALL BE SOLELY AT THE CONTRACTOR'S EXPENSE AND SHALL BE AT NO ADDITIONAL COST TO THE CITY.
- CONTRACTOR SHALL VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING ANY BID - CHANGE ORDERS RESULTING FROM MIS-CALCULATIONS, OMISSIONS, OR DISCREPANCIES SHALL NOT BE ALLOWED. PLANTING LIST OR SCHEDULE SHALL TAKE PRECEDENCE OVER PLANTING PLAN.
- ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLAN SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY THE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS.
- ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM.

- SITE PREPARATION SHALL INCLUDE THE ERADICATION & REMOVAL OF ANY NON-DUNE INVASIVE AND EXOTIC SPECIES, WEEDS, GRASS, CLEAN-UP OF ANY DEAD MATERIAL, DEBRIS, AND RUBBISH.
- UPON FINALIZATION OF THE PROJECT, CONTRACTOR SHALL FURNISH AND PROVIDE AT HIS/HER EXPENSE AS-BUILT DIGITAL FILES IN AUTOCAD VERSION 2007 OR LATER AND PDF AND HARDCOPY PRINTS AT THE SAME DIMENSIONAL DRAWING SCALE AND SHEET SIZE AS THE PROVIDED PLANS. AS-BUILT INFORMATION SHALL REFLECT ALL FINAL CONSTRUCTED CONDITIONS, INCLUDING HARDSCAPE, PLANTING (INCLUDING SPECIES AND LOCATIONS) AND ANY OTHER IMPROVEMENTS TO ITS NEAREST TRUE ON-SITE LOCATION AND CONDITION. THE CITY MAY FURNISH A DESIGN AUTOCAD FILE FOR CONTRACTOR TO UTILIZE AS A BASE FOR DEVELOPING AS-BUILT DRAWINGS. AS-BUILT FILES AND PRINTS SHALL BE DISTRIBUTED TO BOTH THE CITY AND THE ENGINEER/LANDSCAPE ARCHITECT OF RECORD.
- WHERE GROUNDCOVER OR SHRUBS ARE NOT CALLED OUT, CONTRACTOR SHALL BE RESPONSIBLE FOR SITE RESTORATION AS FOLLOWS:
 - FOR ALL ABUTTING AREAS EAST OF THE WALK EXCEPT WHERE NOTED, CONTRACTOR SHALL COVER BARE SAND OR DISTURBED AREAS AT A MINIMUM OF 5 FEET MEASURED FROM THE EDGE OF THE WALK WITH A VARIETY OF TYPICAL DUNE PIONEER SPECIES (SPECS: 72 CELL LINER SIZE @ 18" O.C., 6-12" VARIED HEIGHT) PLANTS RANDOMLY PLACED TO ACHIEVE A NATURALIZED LOOK;
 - FOR ALL ABUTTING AREAS WEST OF THE WALK EXCEPT WHERE NOTED, CONTRACTOR SHALL COVER BARE SAND OR DISTURBED AREAS AT A MINIMUM OF 5 FEET MEASURED FROM THE EDGE OF THE WALK WITH A VARIETY OF TYPICAL DUNE STRAND SPECIE (SPECS: 72 CELL LINER SIZE @ 18" O.C., 6-12" VARIED HEIGHT) PLANTS RANDOMLY PLACED TO ACHIEVE A NATURALIZED LOOK.
 - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PLANTED WITH BEACH-NATIVE VEGETATION.
- CONTRACTOR SHALL INSTALL ALL NEW TREES WITH A MAX OF 72 HOURS OF RECEIPT OF DELIVERY TO THE PROJECT SITE. WHEN STORED ONSITE, CONTRACTOR SHALL PROTECT ALL ROOTBALLS FROM DIRECT EXPOSURE AND SHALL KEEP ALL ROOTBALLS PROPERLY HYDRATED, CONSISTENT WITH HORTICULTURAL BEST PRACTICES AND STANDARDS.
- CONTRACTOR SHALL RESET AND/OR REPLANT ANY TREE IDENTIFIED FOR RELOCATION WITHIN A MAX OF 72 HOURS AFTER BEING UP-ROOTED. CONTRACTOR SHALL PROTECT ALL ROOTBALLS FROM DIRECT SUN EXPOSURE AND SHALL KEEP THEM HYDRATED CONSISTENT WITH HORTICULTURAL BEST PRACTICES AND STANDARDS.
- TREES AND PALMS WITH GIRDLING ROOTS SHALL NOT BE ACCEPTED.
- ALL COCONUT PALMS SHALL BE PLACED TO ENSURE CANOPY AND FRUITS DROPS OCCUR WITHIN A SAFE DISTANCE FREE OF WALKWAYS.
- ALL UNDERGROUND UTILITIES SHALL BE PLACED AND/OR INSTALLED OUTSIDE OF THE AREAS DEFINED BY ANY TREE PROTECTION BARRIERS.
- LOCK TAGS SHALL BE INSTALLED ON ALL TREES/PALMS THAT ARE TO BE RELOCATED. TAGS WILL BE REQUIRED TO BE REPLACED IF THEY ARE BROKEN OR REMOVED.
- CONTRACTOR IS ADVISED THAT ALL REQUIREMENTS AND STANDARDS EXPRESSED IN THE CITY OF MIAMI BEACH'S CODE OF GENERAL ORDINANCES, DIV. 2 TREE PRESERVATION AND PROTECTION SHALL BE ABIDED BY WITHOUT EXCEPTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL CITY-STANDARD PROCEDURES IN THE REMOVAL, RELOCATION AND PRESERVATION OF ANY AND ALL TREES.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PRUNING ALL TREES IN ACCORDANCE WITH DETAIL 1 SHEET L-903. CONTRACTOR SHALL ESTIMATE AND INCLUDE ALL COSTS IN THEIR LANDSCAPING LINE ITEM IN THE BID FORM.
- NURSERY SUPPORT POLES SHALL BE REMOVED AT THE NURSERY, PRIOR TO DELIVERY, AND THAT TREES DELIVERED WITH THE NURSERY POLES WILL NOT BE ACCEPTED; AND THEREFORE REJECTED, WITH THE EXCEPTION OF THE FOLLOWING TREE SPECIES: CLUSIA ROSEA AND SILVER BUTTONWOOD TREES.

ENVIRONMENTAL NOTES

- NO STAGING OR ANY OTHER ACTIVITIES FOR THIS PROJECT TO OCCUR WITHIN OR ADJACENT TO ANY EXISTING WETLANDS OR ANY OTHER ENVIRONMENTALLY SENSITIVE AREAS.
- CONTRACTOR SHALL NOT STAGE OR OPERATE EQUIPMENT WITHIN THE DRIP-LINE OF ANY TREES OR WITHIN THE TREE PROTECTION AREAS.
- CONTRACTOR SHALL REVIEW ENVIRONMENTAL REQUIREMENTS OF ANY PROPOSED STAGING AREAS WITH THE PROJECT ENGINEER AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO USE.
- ANY MATERIAL TO BE STOCKPILED FOR PERIODS GREATER THAN 24 HOURS SHALL BE PROTECTED BY APPROPRIATE EROSION CONTROL DEVICES. COST TO BE INCLUDED IN THE RELATED BID ITEM.

NOTE: ALL LANDSCAPE AREAS OF THE PARK MUST BE MAINTAINED REGULARLY, AS NEEDED, AND MUST BE DELIVERED AT PROJECT COMPLETION IN A CONDITION EQUAL TO OR BETTER THAN PRIOR TO PROJECT COMMENCEMENT. DETAILED PRE-CONSTRUCTION PHOTOS AND VIDEOS WILL BE REQUIRED.

WATERING NOTE:

ALL NEW PLANT MATERIAL, IRRESPECTIVE OF PLANTING PHASE, SHALL HAVE AN ESTABLISHMENT PERIOD OF 12 MONTHS FROM THE TIME OF FINAL ACCEPTANCE AT SUBSTANTIAL COMPLETION. DURING THE ESTABLISHMENT PERIOD THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING ITEMS: WATERING PER THE SCHEDULE ATTACHED, RE-SETTING OF PLANTS, REPLACEMENT OF SICK OR DEAD PLANTS, AND ALL OTHER CARE REQUIRED FOR PROPER GROWTH. ANY PLANT MATERIAL NOT IN HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CLIENT. THE 12 MONTH WARRANTEE/ESTABLISHMENT PERIOD SHALL BE EXTENDED BY 45 DAYS FOR ALL REPLACEMENT PLANT MATERIAL. AT THE CLIENT'S EXPENSE, THE CONTRACTOR WILL REPLACE ANY PLANT MATERIAL DAMAGED AS A RESULT OF AUTOMOBILE ACCIDENTS OR "ACTS OF GOD" LIMITED TO HAIL, FREEZE, LIGHTNING, AND WINDS EXCEEDING 75 MPH AS DEFINED BY THE MIAMI HURRICANE CENTER.

WATERING SCHEDULE (FIRST 6 MONTHS)	
WEEKS	FREQUENCY
1-2	MON., TUES., THURS., SAT.
3-4	MON., TUES., THURS., SAT.
5-6	MON., TUES., THURS., SAT.
7-8	MON., TUES., THURS., SAT.
9-10	MON., THURS., SAT.
11-12	MON., THURS., SAT.
13-14	MON., THURS., SAT.
15-16	MON., THURS., SAT.
17-18	THURS., SUN.
19-20	THURS., SUN.
21-22	THURS., SUN.
23-24	THURS., SUN.

* WATERING CONTRACT SHALL BE INCLUDED IN CONTRACTORS BID FOR ANY PLANT MATERIAL THAT HAS BEEN ROOT PRUNED, DISTURBED BY CONSTRUCTION, OR WHERE PROPOSED OR EXISTING IRRIGATION SYSTEMS ARE NOT FUNCTIONAL. ALL WARRANTIES SHALL BE IN PLACE BY CONTRACTOR REGARDLESS OF NON-OPERATIONAL IRRIGATION SYSTEMS OR AREAS WHERE NO IRRIGATION IS PROPOSED.



GIANNI A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNI A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PLANTING NOTES



MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
 299 72ND STREET
 MIAMI BEACH, FLORIDA. 33141

DRB26-1161
 FIRST SUBMITTAL
 FEBRUARY 6, 2026



CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District GU Lot Area 166,835 sf Acres 3.83 ac

NOTES

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:
Lot Area = 166,835 s.f. x 0 % = 0 s.f.

B. Square feet of parking lot open space required as indicated on site plan:
Number of parking spaces 0 x 10 s.f. parking space =

C. Total square feet of landscaped open space required: A+B=

REQUIRED/
ALLOWED PROVIDED

0 49,257 sf

0 - --- No parking lot proposed

0 49,257 sf

LAWN AREA CALCULATION

A. Square feet of landscaped open space required

B. Maximum lawn area (sod) permitted= 20 % x 0 s.f.

0 49,257 sf

0 0 --- All lawn areas shown on plans are designated for sports use

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

22 trees x 3.83 net lot acres - number of existing trees=

B. % Natives required: Number of trees provided x 30% =

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%=

D. Street Trees (maximum average spacing of 20' o.c.)

1 linear feet along street divided by 20'=

E. Street tree species allowed directly beneath power lines:
(maximum average spacing of 20' o.c.):

1,048 linear feet along street divided by 20'=

78 (*1) 2 --- (*1): 85 Req'd minus 7 Credit for existing trees

24 2

39 2

76 (*2) 2 --- (*2): 84 Req'd minus 8 Credit for existing trees

53 (*3) 0 --- (*3): Because these are 'Transmission Lines,' FPL has limited all vegetation to 12' Max ht at maturity, no trees allowed

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=

B. % Native shrubs required: Number of shrubs provided x 50%=

2028 6158 --- All shrub counts reflect shrubs over 18" tall and with a spacing of less than 30-inches; groundcover quantities are not reflected

1014 2097

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=

B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=








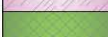

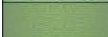


203 157






102 76





GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNO A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LANDSCAPE LEGEND FORM

UNDERSTORY SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
SHRUB AREAS						
	CR	32	Chamaedorea cataractarum Cat Palm	3 G, Full to Base, 2' OA Ht, 18" Sprd	48" o.c.	
	DV	849	Dianella tasmanica 'Variegata' Variegated Flax Lily	1 G, Full to Base, 12" OA Ht, 12" Sprd	12" o.c.	
	FG	1,350	Ficus microcarpa 'Green Island' Green Island Indian Laurel Fig	3 G, Full to Base, 2' OA Ht, 18" Sprd	24" o.c.	
	HD	270	Helianthus debilis Dune Sunflower	1 G, Full to Base, 12" OA Ht, 12" Sprd	18" o.c.	FL Native
	JJ	801	Jasminum volubile Wax Jasmine	3 G, Full to Base, 2' OA Ht, 18" Sprd	24" o.c.	FL Native
	LM	2,578	Liriope muscari Lilyturf	1 G, Full to Base, 12" OA Ht, 12" Sprd	12" o.c.	
	MD	41	Monstera deliciosa Split-leaf Philodendron	3 G, Full to Base, 2' OA Ht, 18" Sprd	24" o.c.	
	MC	603	Muhlenbergia capillans Pink Muhly Grass	3 G, Full to Base, 2' OA Ht, 18" Sprd	24" o.c.	FL Native
	NM	86	Nephrolepis biserrata Macho Fern	3 G, Full to Base, 2' OA Ht, 18" Sprd	24" o.c.	FL Native
	PP	561	Podocarpus macrophyllus 'Pringles' Pringles Dwarf Yew Podocarpus	3 G, Full to Base, 2' OA Ht, 18" Sprd	24" o.c.	
	TF	337	Tripsacum dactyloides Fakahatchee Grass	3 G, Full to Base, 2' OA Ht, 18" Sprd	24" o.c.	FL Native
SOD						
	SSF	26,958 sf	Stenotaphrum secundatum St. Augustine Grass	Sod		

TREE/PALM CANOPY SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS	
TREES / SMALL TREES						
	BS	1	Bursera simaruba Gumbo Limbo	FG, 14' Min OAH, 4" Min DBH, 8' Min Spread, Florida No. 1	FL Native	
	LL	37	Ligustrum lucidum Glossy Privet	FG, 10' Min OAH, 3 Multi-trunk, 2.5" Min DBH, Florida No. 1	FL Native	
	LV	17	Ligustrum lucidum 'Variegata' Variegated Privet	FG, 10' Min OAH, 3 Multi-trunk, 2.5" Min DBH, Florida No. 1	FL Native	
	SP	9	Sabal palmetto Cabbage Palmetto	FG, 14'-16' OAH, Candle-cut	FL Native	
	SM	1	Swietenia mahagoni Mahogany	FG, 14' Min OAH, 4" Min DBH, 8' Min Spread, 6' Min CT, Florida No. 1	FL Native	

LARGE SHRUB / SMALL TREE SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS	
SHRUBS						
	IC	76	Ilex cassine Dahoon Holly	FG, 6' Min OAH, 4' Min Spread, 2' Clear Trunk, Single Trunk, Florida No. 1		
	JI	81	Jatropha integerrima Spicy Jatropha	FG, 6' Min OAH, 4' Min Spread, 2' Clear Trunk, Single Trunk, Florida No. 1		



GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED
LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY GIANNO A. FEOLI, R.L.A. ON THE DATE
INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

PLANTING SCHEDULE

73rd STREET

LIMIT OF WORK

PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES / SMALL TREES				
	BS	1	Bursera simaruba Gumbo Limbo	FL Native
	LL	37	Ligustrum lucidum Glossy Privet	FL Native
	LV	17	Ligustrum lucidum 'Variegata' Variegated Privet	FL Native
	SP	9	Sabal palmetto Cabbage Palmetto	FL Native
	SM	1	Swietenia mahagoni Mahogany	FL Native
SHRUBS				
	IC	76	Ilex cassine Dahoon Holly	
	JI	81	Jatropha integerrima Spicy Jatropha	

LEGEND

- EXISTING PALM RELOCATED
- EXISTING TREE RELOCATED
- EXISTING PALM
- EXISTING TREE



Gianno Feoli

1" = 50'

GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNO A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TREE/PALM CANOPY PLAN

WA WJ ARCHITECTS
 (727) 822-5566
 www.wjarc.com
 AR94244

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
 299 72ND STREET
 MIAMI BEACH, FLORIDA. 33141

DRB26-1161
 FIRST SUBMITTAL
 FEBRUARY 6, 2026

LA18



- LEGEND**
- PROPERTY LINE
 - - - 25' FPL EASEMENT
 - ROOT BARRIER
 - CU STRUCTURAL SOILS
 - SOIL CELLS (SILVA CELLS OR EQUAL)

Digitally signed by Gianni Feoli
 DN: cn=Gianni Feoli,
 o=Gianni Feoli,
 ou=CALVIN GIORDANO AND ASSOCIATES INC.,
 c=US
 Date: 2026.02.06 07:17:30 -0500

Gianni Feoli

1" = 50' 

GIANNI A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNI A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LANDSCAPE INFRASTRUCTURE PLAN

WA WJ ARCHITECTS
 (727) 822-5566
 www.wjarc.com
 AR94244

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
 299 72ND STREET
 MIAMI BEACH, FLORIDA. 33141

DRB26-1161
 FIRST SUBMITTAL
 FEBRUARY 6, 2026

LA19



PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES / SMALL TREES				
	BS	1	Bursera simaruba Gumbo Limbo	FL Native
	LL	37	Ligustrum lucidum Glossy Privet	FL Native
	LV	17	Ligustrum lucidum 'Variegata' Variegated Privet	FL Native
	SP	9	Sabal palmetto Cabbage Palmetto	FL Native
	SM	1	Swietenia mahagoni Mahogany	FL Native
SHRUBS				
	IC	76	Ilex cassine Dahoon Holly	
	JI	81	Jatropha integerrima Spicy Jatropha	

- LEGEND**
- EXISTING PALM RELOCATED
 - EXISTING TREE RELOCATED
 - EXISTING PALM
 - EXISTING TREE



1" = 50'

GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNO A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LARGE SHRUB PLAN

WA WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB26-1161
FIRST SUBMITTAL
FEBRUARY 6, 2026

LA20

©Wannemacher Jensen Architects, Inc.



PLANT SCHEDULE				
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
SHRUB AREAS				
	CR	32	Chamaedorea cataractarum Cat Palm	
	DV	849	Dianella tasmanica 'Variegata' Variegated Flax Lily	
	FG	1,350	Ficus microcarpa 'Green Island' Green Island Indian Laurel Fig	
	HD	270	Helianthus debilis Dune Sunflower	FL Native
	JJ	801	Jasminum volubile Wax Jasmine	FL Native
	LM	2,578	Liriope muscari Lilyturf	
	MD	41	Monstera deliciosa Split-leaf Philodendron	
	MC	603	Muhlenbergia capillaris Pink Muhly Grass	FL Native
	NM	86	Nephrolepis biserrata Macho Fern	FL Native
	PP	561	Podocarpus macrophyllus 'Pringles' Pringles Dwarf Yew Podocarpus	
	TF	337	Tripsacum dactyloides Fakahatchee Grass	FL Native
SOD				
	SSF	26,958 sf	Stenotaphrum secundatum St. Augustine Grass	



1" = 50'

GIANNI A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LA 6667663
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNI A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

UNDERSTORY PLANTING PLAN



MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
 299 72ND STREET
 MIAMI BEACH, FLORIDA. 33141

DRB26-1161
 FIRST SUBMITTAL
 FEBRUARY 6, 2026



©Wannemacher Jensen Architects, Inc.



Bursera simaruba
GUMBO LIMBO



Ligustrum lucidum 'Variegata'
VARIEGATED PRIVET



Ligustrum lucidum
GLOSSY PRIVET



Sabal palmetto
CABBAGE PALM



Swietenia mahagoni
MAHOGANY

Gianno Feoli
Digitally signed by Gianno Feoli
DN: cn=Gianno Feoli,
o=Qualifier=A01416D000001992F4332E000B5B4,
ou=CALVIN GIORDANO AND ASSOCIATES INC,
c=US
Date: 2026.02.06 07:17:36-0500

GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED
LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY GIANNO A. FEOLI, R.L.A. ON THE DATE
INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

TREE/PALM CANOPY PALETTE

WA WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB26-1161
FIRST SUBMITTAL
FEBRUARY 6, 2026

LA22



Ilex cassine
DAHOON HOLLY



Jatropha integerrima
SPICY JATROPHA

Gianno Feoli
Digitally signed by Gianno Feoli
DN: cn=Gianno Feoli,
o=Gianno Feoli, ou=Gianno Feoli,
c=US
Date: 2026.02.06 07:17:38 -0500

GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED
LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY GIANNO A. FEOLI, R.L.A. ON THE DATE
INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

LARGE SHRUB PALETTE

WA WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB26-1161
FIRST SUBMITTAL
FEBRUARY 6, 2026

LA23



Chamaedorea cataractarum
CAT PALM



Dianella tasmanica 'Variegata'
VARIEGATED FLAX LILY



Ficus microcarpa 'Green Island'
GREEN ISLAND INDIAN LAUREL FIG



Helianthus debilis
DUNE SUNFLOWER



Jasminum volubile
WAX JASMINE



Liriope muscari
LILYTURF



Monstera deliciosa
SPLIT-LEAF PHILODENDRON



Muhlenbergia capillaris
PINK MUHLY GRASS



Nephrolepis biserrata
MACHO FERN



Podocarpus macrophyllus 'Pringles'
PRINGLES DWARF YEW PODOCARPUS



Tripsacum dactyloides
FAKAHATCHEE GRASS



Stenotaphrum secundatum
ST. AUGUSTINE GRASS

Gianno Feoli
Digitally signed by Gianno Feoli
DN: cn=Gianno Feoli,
o=Gianno Feoli, ou=Gianno Feoli,
c=US, email=gianno@giannofeoli.com,
ou=CALVIN GIORDANO AND ASSOCIATES INC.,
c=US
Date: 2026.02.06 07:17:40-0500

GIANNO A. FEOLI, STATE OF FLORIDA REGISTERED
LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY GIANNO A. FEOLI, R.L.A. ON THE DATE
INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

UNDERSTORY PLANTING PALETTE

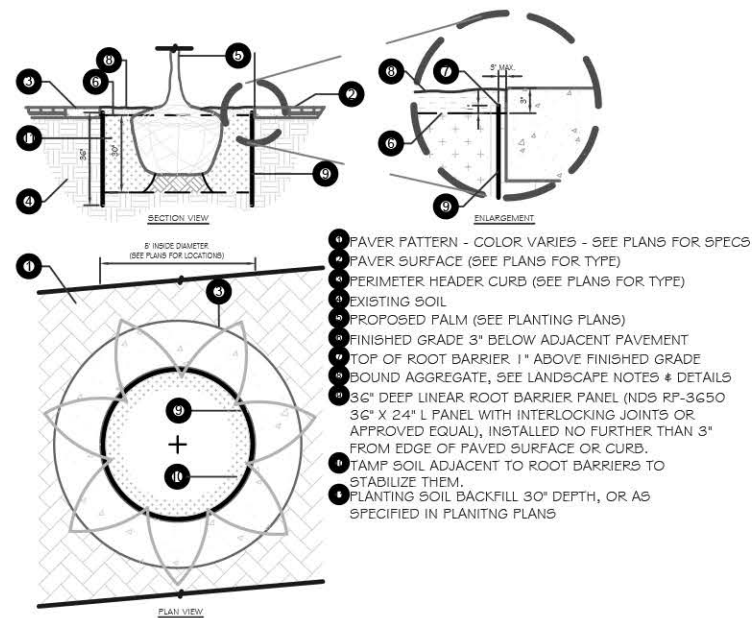
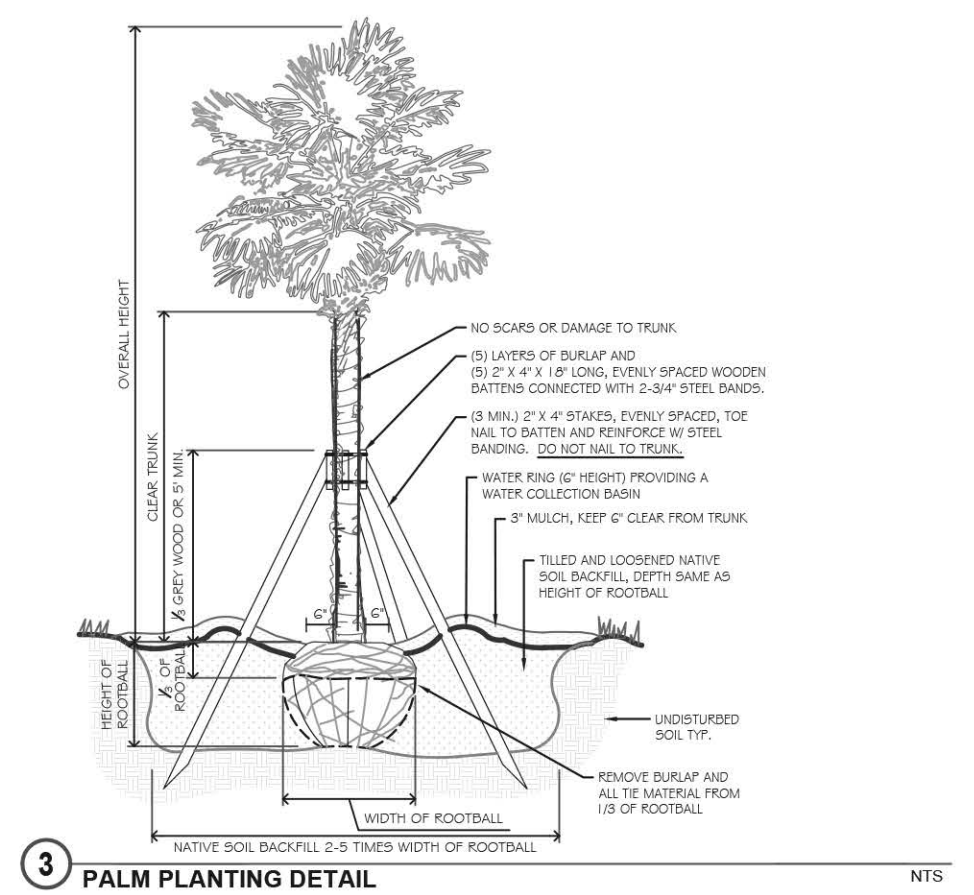
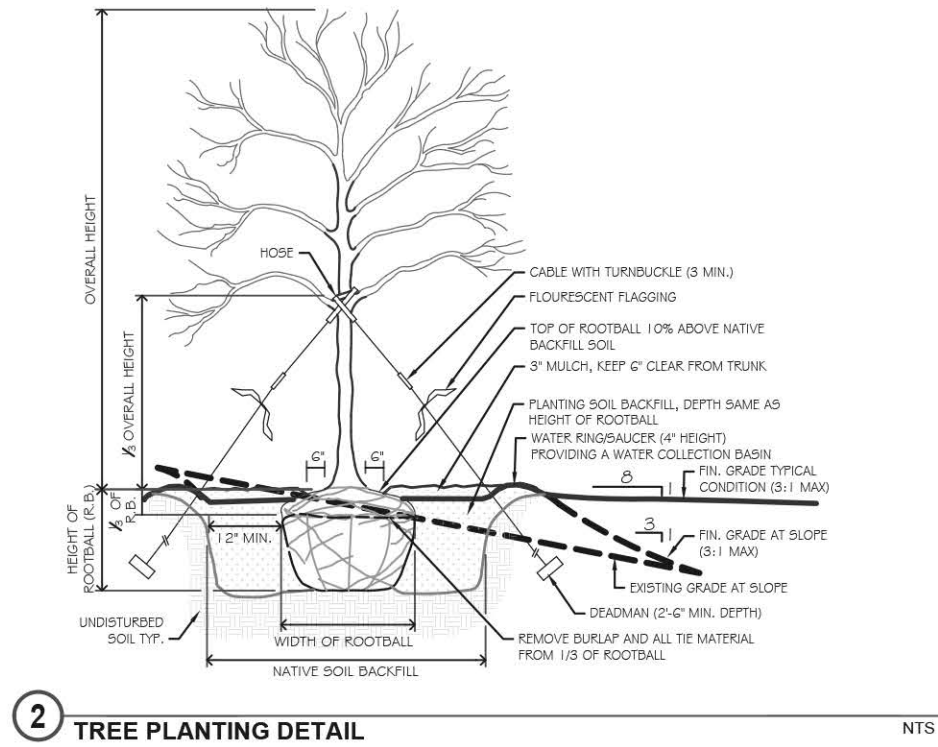
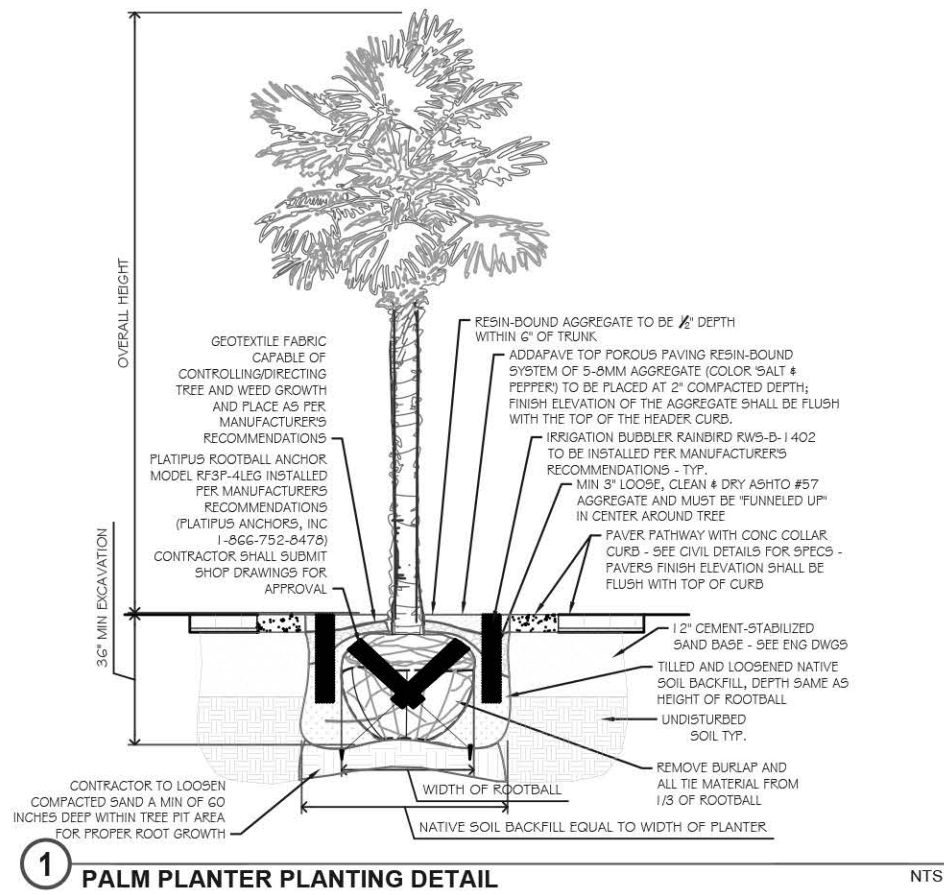
WA WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

©Wannemacher Jensen Architects, Inc.

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

DRB26-1161
FIRST SUBMITTAL
FEBRUARY 6, 2026

LA24



- NOTES:
1. ROOT BARRIER BY: NDS, 851 N. HARVARD AVENUE LINDSAY, CA 93247 PHONE: 800-726-1994 WEBSITE: WWW.NDSPRO.COM
 2. ROOT BARRIER SUBSTITUTIONS FOR APPROVED EQUAL PRODUCTS REQUIRE WRITTEN APPROVAL BY OWNER'S REPRESENTATIVE.
 3. ROOT BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
 4. ROOT BARRIERS SHALL BE INSTALLED WHEN ROOT BALL IS LOCATED WITHIN 6" OF PAVEMENT (WALKS, CURBS & PAVERS)



GIANNI A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNI A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TYPICAL PLANTING DETAILS

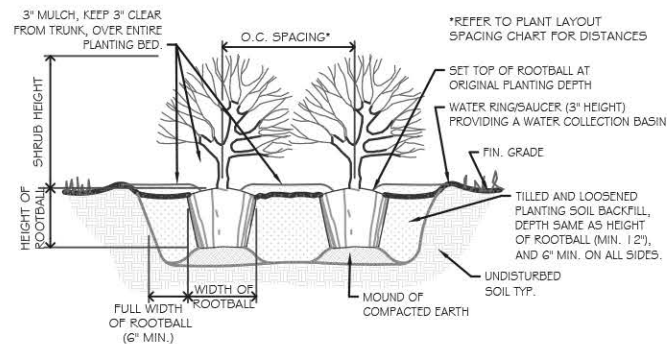


WJ ARCHITECTS
(727) 822-5566
www.wjarc.com
AR94244

MIAMI BEACH - 72ND STREET COMMUNITY COMPLEX
299 72ND STREET
MIAMI BEACH, FLORIDA. 33141

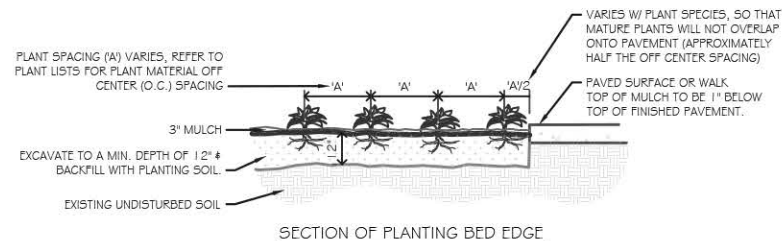
DRB26-1161
FIRST SUBMITTAL
FEBRUARY 6, 2026

LA25



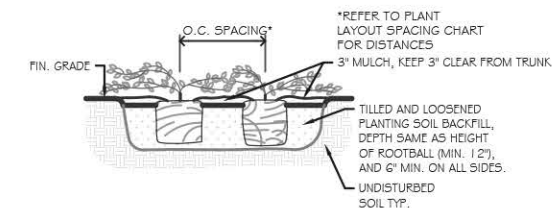
1 SHRUB PLANTING DETAIL

NTS



2 SPACING & LAYOUT DETAIL

NTS



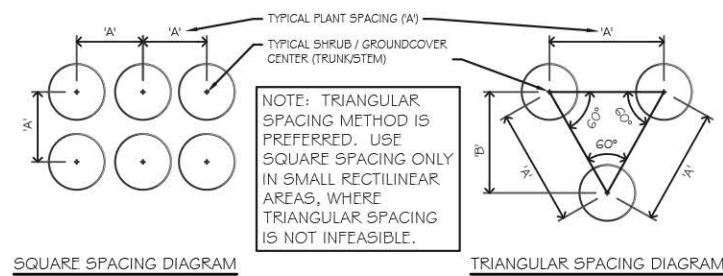
3 GROUNDCOVER PLANTING DETAIL

NTS

GROUNDCOVER / SHRUB SPACING CHART

PLANT SPACING (A)	ROW SPACING (B)
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	9 IN. O.C.
12 IN. O.C.	10 IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	15 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	31 IN. O.C.
48 IN. O.C.	41 IN. O.C.
54 IN. O.C.	46 IN. O.C.
60 IN. O.C.	52 IN. O.C.

ROW SPACING = PLANT SPACING X 0.86



4 GROUNDCOVER & SHRUB DETAIL (ALL AREAS)

NTS



GIANNI A. FEOLI, STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT, LICENSE NO. LAA 6667663
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GIANNI A. FEOLI, R.L.A. ON THE DATE INDICATED HERE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

TYPICAL PLANTING DETAILS