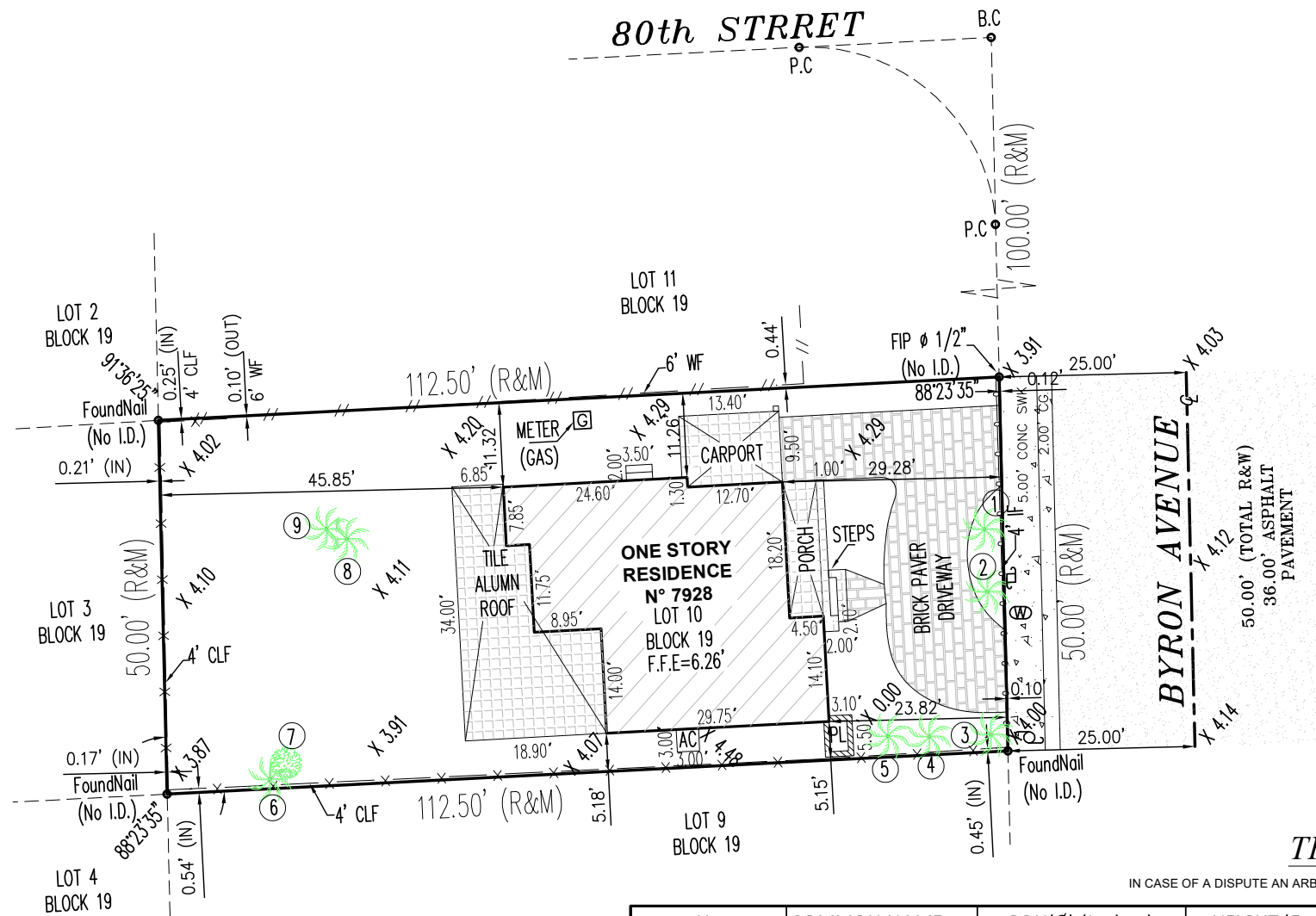


# TOPOGRAPHIC AND TREE SURVEY

JOB N°: 260113



PROPERTY ADDRESS:  
7928 BYRON AVE, MIAMI BEACH, FLORIDO. 33141

FOLIO # 02-3202-007-1490

LEGAL DESCRIPTION:  
LOT 10, BLOCK 19, "ALTOS DEL MAR NO 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, AT PAGE 41, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

CERTIFIED TO: LOEN LULLABY ESTATE CORP

**SURVEYOR'S NOTES:**

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- 5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon. Underground encroachments not located.
- 6) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 7) Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 8) Underground utilities are not depicted hereon; contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 9) Area of the Property: 5,650 Sq.Ft(10)
- 10) This survey does not reflect or determine ownership. Ownership subject to opinion of title.
- 11) Type of Survey: TOPOGRAPHIC AND TREE SURVEY
- 12) The survey depicted here is covered by professional liability insurance. The liability of this survey is limited to the cost of the survey.
- 13) Elevations when shown refer to 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).

**PROJECT SITE LOCATION MAP**



BM USED: D-180  
Elev(NGVD29): 3.51

**TREE TABLE:**

IN CASE OF A DISPUTE AN ARBORIST REPORT WILL GOVERN.

No	COMMON NAME	DBH(Ø) (Inches)	HEIGHT (Feet)	CANOPY (Feet)
1	PALM	0.3	20	5
2	PALM	0.3	20	5
3	PALM	0.3	20	5
4	PALM	0.3	20	5
5	PALM	0.3	20	5
6	PALM	0.3	20	5
7	TREE	0.5	25	15
8	PALM	0.3	20	5
9	PALM	0.3	20	5

COMMUNITY NAME AND NUMBER: CITY OF MIAMI BEACH: 120651	PANEL NUMBER AND SUFFIX: 12086 C 0326 L	FIRM PANEL EFFECTIVE DATE: 09 / 11 / 2009
COUNTY NAME: MIAMI-DADE	FLOOD ZONE: AE	BASE FLOOD ELEVATION: 8.00'
STATE: FLORIDA		

**VIZCAYA SURVEYING & MAPPING, INC.**

13217 S.W. 46th LANE  
MIAMI, FLORIDA 33175  
PHONE: (305) 223-6060  
E-Mail: RVIZCAYA.13@GMAIL.COM LB.# 8000

**LEGEND AND ABBREVIATIONS:**

- |  |   |                  |
|--|---|------------------|
| A. = ARC                                 | F.I.R. 1/2" = FOUND IRON REBAR 1/2"           | R/W=RIGHT OF WAY |
| A/C = AIR CONDITIONER PAD                | F.N. = FOUND NAIL                             | M.F.=METAL FENCE |
| B.S. = BUILDING SETBACK                  | F.N.&D. = FOUND NAIL AND DISC                 |                  |
| C.B. = CATCH BASIN                       | N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM   |                  |
| C.L.F. = CHAIN LINK FENCE                | OIL = ON LINE                                 |                  |
| ☉ = CENTER LINE                          | P.C. = POINT OF CURVATURE                     |                  |
| CL. = CLEAR                              | P.C.P. = PERMANENT CONTROL POINT              |                  |
| CONC. = CONCRETE                         | F.P.R.M. = FOUND PERMANENT REFERENCE MONUMENT |                  |
| C.B.S. = CONCRETE BLOCK STRUCTURE        | P.T. = POINT OF TANGENCY                      |                  |
| ▲ = DELTA                                | R.P. = RADIUS POINT                           |                  |
| D.E. = DRAINAGE EASEMENT                 | R.&M. = RECORD AND MEASURE                    |                  |
| ENC. = ENCROACHMENT                      | S.N.&D. = SET NAIL & DISC                     |                  |
| F.P.C.P. = FOUND PERMANENT CONTROL POINT | TYP. = TYPICAL                                |                  |
| F.I.P. 1/2" = FOUND IRON PIPE 1/2"       | U.E. = UTILITY EASEMENT                       |                  |
|  | WM = WATER METER                              |                  |

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ARTURO R. TOIRAC P.L.S.  
PROFESSIONAL SURVEYOR AND MAPPER # 3102

**SURVEYOR'S SEAL**



Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

FIELD DATE : 02-09-2026  
DATE : 02-11-2026

**REVISIONS :**

- |   |       |          |       |
|---|-------|----------|-------|
| 1 | _____ | DRAWN    | Y.C.  |
| 2 | _____ | DESIGNED | _____ |
| 3 | _____ | CHECKED  | A.T.  |
| 4 | _____ |          |       |

7928 Byron Ave., Miami Beach, FL 33141



Digitally signed by Miguel Hastings  
Date: 2026.04.03  
13:11:15 -04'00'

TREE SURVEY

DRB FINAL SUBMITTAL

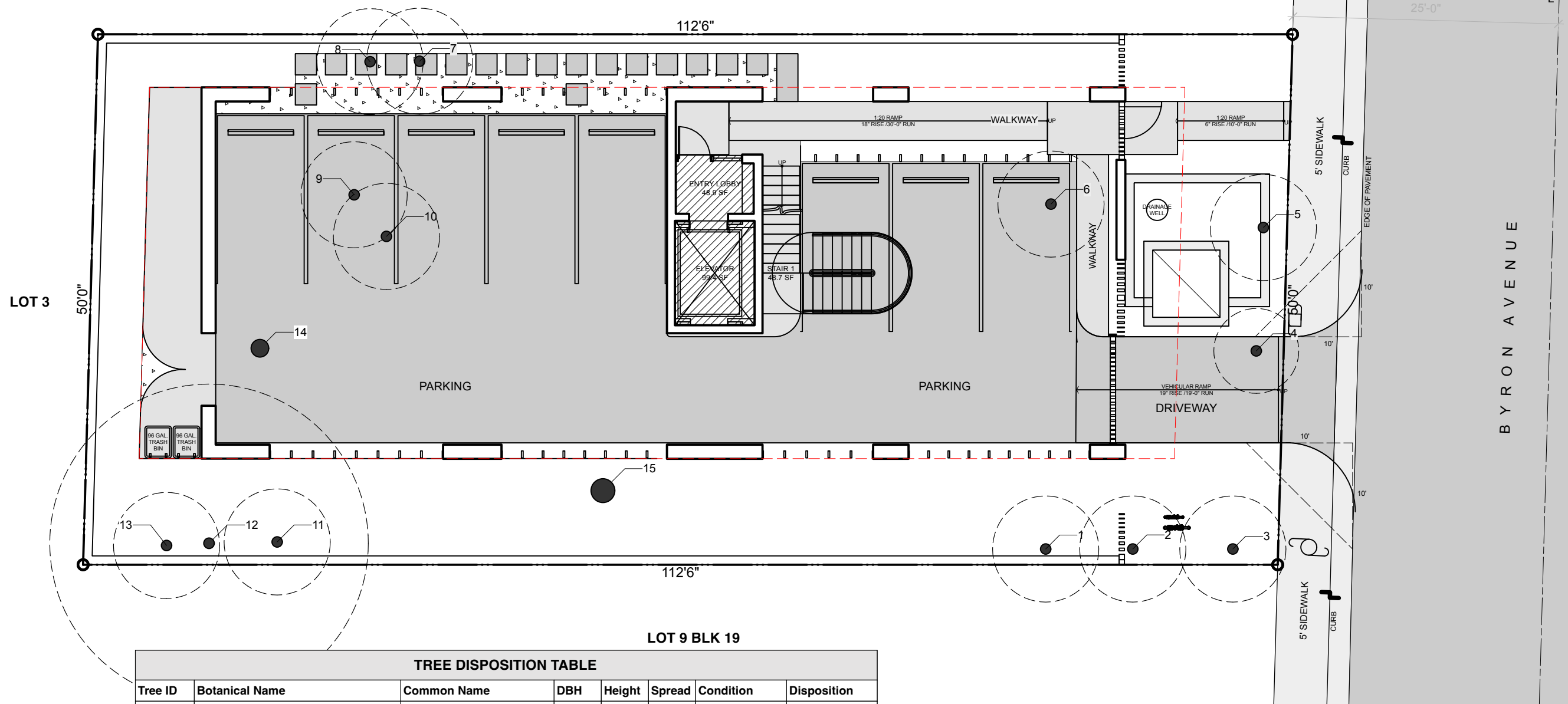
04/05/2026

L100

LULLABY

ALL IDEAS, PLANS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED, USED ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESSLY WRITTEN PERMISSION OF PLANTAYSIA, LLC. - MICHAEL THIEL, DESIGNER



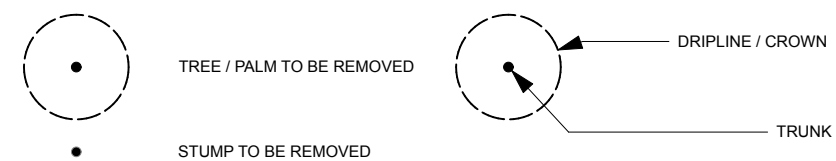


LOT 9 BLK 19

TREE DISPOSITION TABLE

Tree ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Disposition
1	Archontophoenix alexandrae	Alexander Palm	0"	25'0"	10'0"	Fair	Remove
2	Archontophoenix alexandrae	Alexander Palm	0"	20'0"	10'0"	Fair	Remove
3	Archontophoenix alexandrae	Alexander Palm	0"	25'0"	10'0"	Fair	Remove
4	Adonidia merrillii	Christmas Palm	0"	10'0"	8'0"	Fair	Remove
5	Archontophoenix alexandrae	Alexander Palm (double)	0"	9'0"	10'0"	Good	Remove
6	Dypsis lutescens	Areca Palm cluster	0"	5'0"	10'0"	Poor	Remove
7	Archontophoenix alexandrae	Alexander Palm	0"	12'0"	10'0"	Fair	Remove
8	Archontophoenix alexandrae	Alexander Palm	0"	15'0"	10'0"	Good	Remove
9	Archontophoenix alexandrae	Alexander Palm	0"	30'0"	10'0"	Poor	Remove
10	Archontophoenix alexandrae	Alexander Palm (triple)	0"	13'0"	10'0"	Fair	Remove
11	Archontophoenix alexandrae	Alexander Palm	0"	30'0"	10'0"	Good	Remove
12	Cyrtomium falcatum	Holly (invasive)	1'0"	40'0"	30'0"	Good	Remove
13	Archontophoenix alexandrae	Alexander Palm	0"	10'0"	10'0"	Fair	Remove
14	Persea americana	Avocado (stump)	1'8"	1"	40'0"	Missing	Removed
15	Ficus aurea	Strangler Fig (stump)	2'3"	1"	50'0"	Missing	Removed

LEGEND



TREE MITIGATION CHART

	DBH Removed	Required Replacements		Proposed Replacements
		Size	Quantity	
Trees	0	2" DBH x 6' Sp. x 12' Ht.	8	0
		4" DBH x 8' Sp. x 16' Ht.	4	4
Quantity Removed				
Palms	8	0		0

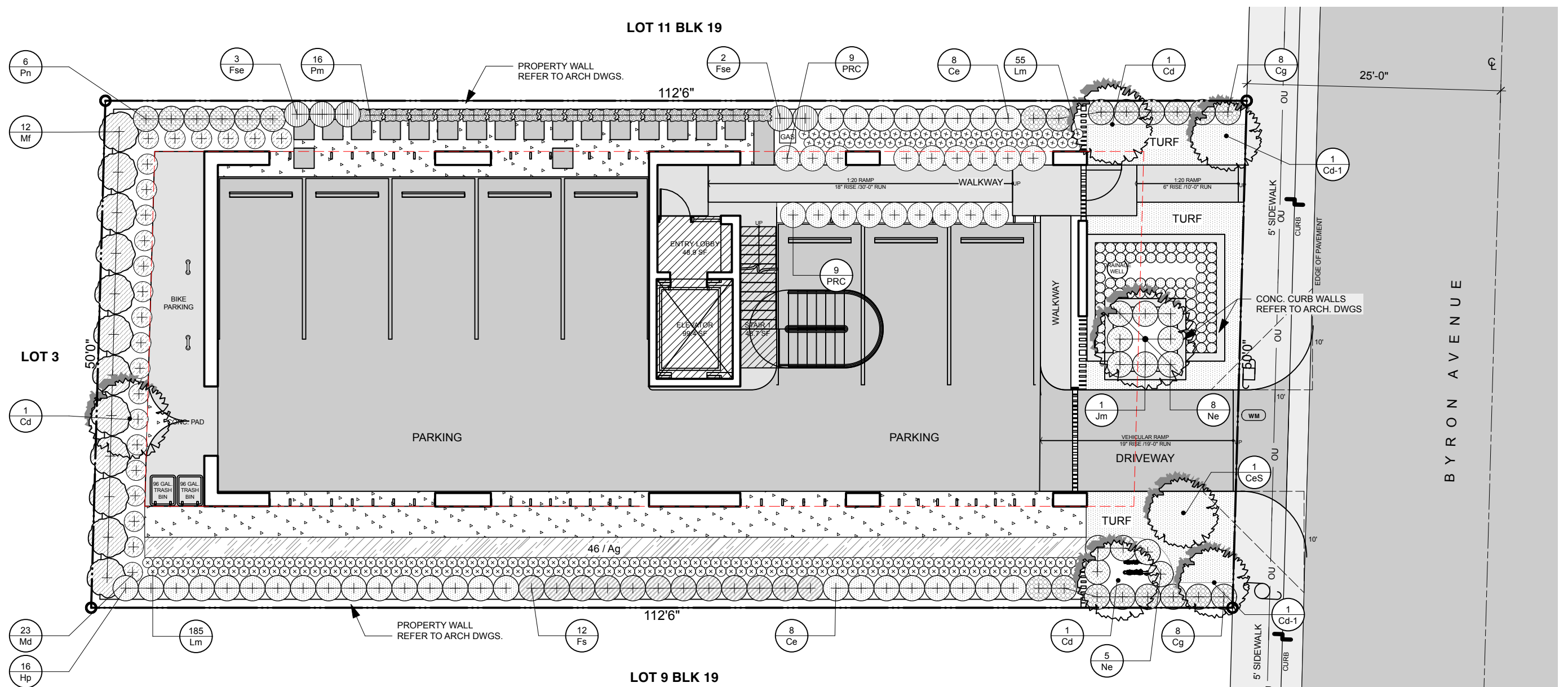
NOTE: DBH LISTED AS 0" INDICATES INFORMATION NOT PROVIDED IN ARBORIST'S INVENTORY

TREE DISPOSITION INFORMATION IS BASED ON AN INVENTORY CONDUCTED BY SETH MACDONALD, CERTIFIED ARBORIST S0-1139A

SAFARI TREE PROFESSIONALS  
5075 SW 64TH AVE.  
DAVIE, FL 33314  
PH. 954-731-7532  
info@safaritreepros.com



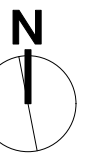
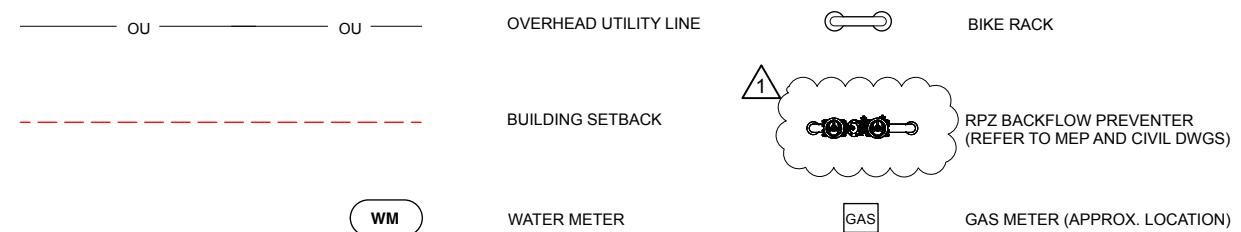
SCALE: 3/32" = 1'-0"



**LANDSCAPE NOTES**

1. ALL PLANT MATERIALS SHALL BE FLORIDA NO.1 GRADE OR BETTER, PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS.
2. ALL EXISTING TREES DESIGNATED FOR PRESERVATION MUST BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS.
3. AN EFFICIENT IRRIGATION SYSTEM SHOULD BE INSTALLED TO COVER ALL LANDSCAPED AREAS.
4. TREES SHALL BE PLANTED AT LEAST (5) FEET FROM ANY UTILITY LINE, WALLS, OVERHEADS, WALKS, CURBS & OTHER TREES WITHIN THE PROJECT.
5. MULCH SHALL BE SHREDDED PINE, EUCALYPTUS OR FLORIMULCH (100% MELALEUCA MULCH) 3" DEEP.
6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITIONS FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
7. IMPORTANT NOTE: CALL BEFORE YOU DIG. PER FLORIDA LAW, ALL EXCAVATION ACTIVITIES REQUIRE CONTACTING SUNSHINE 811 BEFORE STARTING ANY DIGGING, PLANTING OR EXCAVATION WORK AND MARKING ALL UNDERGROUND UTILITIES.
8. REFER TO SHEET L200 FOR PLANTING DETAILS AND INSTALLATION NOTES.

**LEGEND**



SCALE: 3/32" = 1'-0"

**MIAMI BEACH**

Planning Department  
1700 Convention Center Drive, 2nd Floor  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

**LANDSCAPE LEGEND**

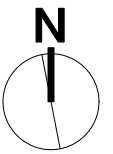
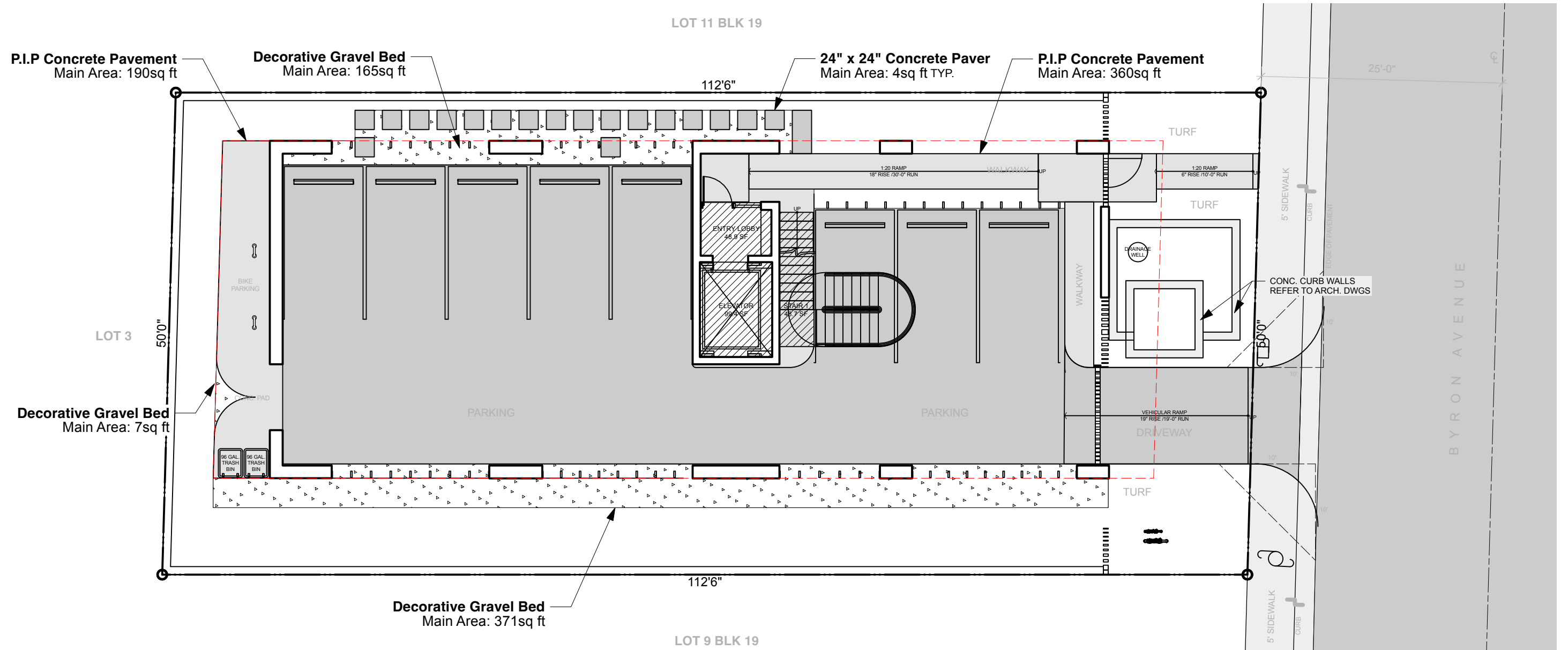
ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW  
(Refer to the Chapter 4 Landscape Ordinance in the Resiliency Code for additional information)  
<https://codehub.gridics.com/us/fl/miami-beach>

ITEM #	Property Address 7928 BYRON AVE. MIAMI BEACH, FL 33141	Required Fields	Minimum Required	Provided
	Zoning District RM-1 Historic Lot Area 5,650 SF Acres 0.130			
<b>A</b>	<b>OPEN SPACE</b> (**The below open space requirements are intended only for RS and RPS zoning districts)			
<b>RS Districts</b>				
1	Square feet of required front yard open space as indicated on site plan: Total front yard area: NA s.f. x NA % (50% minimum without an Understory or 70% minimum with an Understory)	X	NA	NA
2	Square feet of required rear yard open space as indicated on site plan: Total rear yard area: NA s.f. x 70% minimum =	X	NA	NA
<b>RPS Districts:</b>				
3	Residential Performance Standard Districts (RPS) open space requirements; the project architect shall provide calculation in accordance with the criteria per section 7.2.15.5. of the Resiliency Code	X	NA	NA
<b>B</b>	<b>LAWN AREA CALCULATION</b>			
1	Total square feet of landscaped open space required (sum of A.1. and A.2. or per A.3.) =	X	NA	NA
2	Maximum lawn area (sod) permitted per Chapter 4.2.3. "Table A" = 30 % x 1,401 s.f. =	X	420	310 s.f.
3	Total artificial turf area proposed as shown on plans (if applicable) =	X	NA	0 s.f.
<b>C</b>	<b>TREES</b>			
1	*Number of trees required per lot or net lot acre, meeting minimum zoning district requirements (not including street trees) = 28 trees x 0.130 net lot acres (not applicable to RS districts) - number of existing trees = (100% percent of the required trees shall be low maintenance or drought and salt tolerant species)	X	4	4
2	Street Trees: Number of street trees at a maximum average spacing of 20 feet on center =	X	3	3
3	Total number of trees: Sum of required lot and street trees =	X	7	7
4	% Natives required: Number of trees provided x 50% =	X	4	6
5	Tree Diversity: Based on number of required lot and street trees =	X	3	3
<b>D</b>	<b>SHRUBS</b>			
1	Number of shrubs required: Number of lot and street trees required x 12 = (100% of shrubs or small trees shall be low maintenance, drought tolerant, and salt tolerant)	X	84	112
2	% Native shrubs required: Number of shrubs provided x 50% =	X	56	96
3	Shrub Diversity: Based on number of required shrubs = (No one species of shrub shall constitute more than 20% of the shrubs required)	X	5	9
<b>E</b>	<b>LARGE SHRUBS/SMALL TREES</b>			
1	Number of large shrubs or small trees required: 10% of number of required shrubs = (100% of large shrubs or small trees shall be low maintenance, drought tolerant, and salt tolerant)	X	9	12
2	% Native large shrubs or small trees required: 50% of provided large shrubs or small trees =	X	5	12
<b>NOTES:</b>				
* The number of required trees listed in "Table A" for category 1 residential zoning districts (RS) are intended for properties up to 6,000 square feet lot area. Provide one additional tree for each additional 1,000 square feet of lot area. If the total lot area is a fraction over the additional 1,000 square feet then, the number of required trees will be rounded up. The net lot acre multiplier does not apply to RS zoning districts.				
* Tree mitigation credits as provided by the Urban Forestry Division shall only apply to those trees counting towards mitigation, and not used to independently satisfy the Chapter 4 Landscape Ordinance minimum lot and street tree requirements.				
** For all other districts, there are applicable minimum setback requirements. For multi-family residential districts (RM), the minimum setback areas must consist of pervious landscape, unless an allowable encroachment / projection is provided (e.g. walkway, driveway, etc.). After considering the allowable encroachments, what remains within the setback must be landscape. This remaining landscape area can have a maximum lawn area of 20% - 30% per "Table A" of Chapter 4.2.3. Place "N/A" if field is not applicable.				
Applicant Signature:		X		



**PLANTING SCHEDULE**

STREET TREES				
ID	Latin Name	Common Name	Quantity	Scheduled Size
Cd-1	Coccoloba diversifolia,	Pigeon plum	2	3" dbh, 12' height, 4' CT min.
CeS	Conocarpus erectus 'Serceus'	Silver bttonwood	1	3" dbh, 12' height, 4' CT min.
LOT TREES				
ID	Latin Name	Common Name	Quantity	Scheduled Size
Cd	Coccoloba diversifolia,	Pigeon plum	3	4" dbh, 16' height, 8' spread min.
Jm	Jacaranda mimosifolia	Jacaranda	1	4" dbh, 18' height, 10' spread min.
SHRUBS				
ID	Latin Name	Common Name	Quantity	Scheduled Size
Pm	Podocarpus macrophyllus 'Maki'	Podocarpus	16	3 gal., 18" - 24" height, 30" spread
Cg	Clusia guttifera 'Nana'	Clusia bush	16	7 gal., 18" - 24" height min.
Ce	Conocarpus erectus	Green buttonwood	16	7 gal., 18"-24" height
Fs	Forestiera segregata	Florida Privet	12	7gal., 18" - 24" height.
Fse	Forestiera segregata	Marlberry	5	7 gal., 18" - 24" height min.
Hp	Hamelia patens	Fire Bush	16	7 gal., 18"-24" height
Mf	Myrcianthes fragrans	Simpson's stopper	12	6' height, 4' spread min., large shrub
Ne	Nephrolepis exaltata	Boston Fern	13	3 gal., 18" - 24" height
Pn	Psychotria nervosa	Wild coffee	6	7 gal., 18"-24" height
HERBACEOUS ORNAMENTALS				
ID	Latin Name	Common Name	Quantity	Scheduled Size
Md	Monstera deliciosa	Monstera	23	3 gal., 18" - 24" height min.
PRC	Philodendron 'Rojo Congo'	Red Congo	18	3 gal., 18"-24" height min.
GROUNDCOVERS				
ID	Latin Name	Common Name	Quantity	Scheduled Size
Lm	Liriope muscari	Liriope	240	1 gal., spacing 12" o.c.
Ag	Arachis glabrata	Perennial peanut	46	1 gal.
Eg	Evolvulus glomeratus	Blue Daze	74	1 Gal., space 12" o.c.



SCALE: 3/32" = 1'-0"

