SHEET INDEX

HPB25-0676 FINAL SUBMITTAL 01/11/2026

Entitlements

	L0.0	COVER	
	L0.1	TREE DISPOSITION PLAN	
	L0.2	EXISTING TREE SCHEDULE - PART 1	
	L0.3	EXISTING TREE SCHEDULE - PART 2	
	L0.4	MITIGATION CALCULATIONS	
	L1.0	OVERALL LANDSCAPE PLAN - AS PERMITTED	
	L1.1	OVERALL LANDSCAPE PLAN - EXISTING CONDITIONS	
	L1.2	OVERALL LANDSCAPE PLAN - PROPOSED DESIGN	
	L1.3	OVERALL PLANTING SCHEDULE	
	L1.4	OVERALL HARDSCAPE PLAN - PROPOSED DESIGN	
	L1.5	HARDSCAPE MATERIALS	
	L2.0	ENLARGED FRONT ENTRY - AS PERMITTED	
	L2.1	ENLARGED FRONT ENTRY - EXISTING CONDITIONS	
	L2.2	ENLARGED FRONT ENTRY - PROPOSED DESIGN	
	L3.0	ENLARGED LOBBY (OUTDOOR) - AS PERMITTED	
	L3.1	ENLARGED LOBBY (OUTDOOR) - EXISTING CONDITIONS	
	L3.2	ENLARGED PATISSERIE (OUTDOOR) - PROPOSED DESIGN	
	L4.0	DROP OFF - AS PERMITTED	
	L4.1	DROP OFF - EXISTING CONDITIONS	
	L4.2	MEMBER'S CLUB LOUNGE DROP OFF - PROPOSED	
	L5.0	PRIVATE FUNCTION AREA & POOL	
	L5.1	PRIVATE FUNCTION AREA & POOL - EXISTING CONDITIONS	
	L5.2	BEACH RESTAURANT FOR MEMBERS CLUB AND HOTEL GUESTS …	
	L6.0	POOL AREA - AS PERMITTED	
	L6.1	POOL AREA - EXISTING CONDITIONS	
	L6.2	POOL AREA - PROPOSED DESIGN	
	L7.0	EASTERN BUFFER - AS PERMITTED	
	L7.1	EASTERN BUFFER - EXISTING CONDITIONS	
	L7.2	EASTERN BUFFER - PROPOSED DESIGN	
	L7.3	EASTERN BUFFER - TRANSPARENCY DIAGRAM	
	L8.0	PLANTING DETAILS	



2201 Collins Ave

Miami Beach, FL 33139

HPB25-0676 FINAL SUBMITTAL - **LANDSCAPE**

Nichols Architects

Justine Velez, Landscape Architect, LA6667391

REUBEN BROTHERS Kimley»Horn GT GreenbergTraurig

TREE DISPOSITION PLAN



TREE DISPOSITION PLAN
SCALE: 1" = 40'

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Justine Velez,
Landscape Architect,
LA6667391

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2201 Collins Ave
Miami Beach, FL

L0.1
01/11/2026

EXISTING TREE SCHEDULE - PART 1

Existing Tree Schedule

Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	Status	Notes
	1	Cocos nucifera	Coconut	0.8'	30'	15'	Good	N	PROTECT	
	2	Cocos nucifera	Coconut	0.6'	28'	15'	Good	N	PROTECT	
	3	Cocos nucifera	Coconut	0.6'	28'	15'	Good	N	PROTECT	
	4	Cocos nucifera	Coconut	0.6'	30'	15'	Good	N	PROTECT	
	5	Cocos nucifera	Coconut	0.7'	30'	15'	Good	N	PROTECT	
	6	Cocos nucifera	Coconut	0.8'	25'	20'	Good	N	PROTECT	
	7	Cocos nucifera	Coconut	0.7'	25'	20'	Good	N	PROTECT	
	8	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	PROTECT	
	9	Cocos nucifera	Coconut	0.5'	25'	15'	Good	N	PROTECT	
	10	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	PROTECT	
	11	Cocos nucifera	Coconut	0.7'	27'	20'	Good	N	PROTECT	
	12	Cocos nucifera	Coconut	0.8'	25'	20'	Good	N	PROTECT	
	13	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	14	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	PROTECT	
	15	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	16	Cocos nucifera	Coconut	0.6'	35'	20'	Good	N	PROTECT	
	17	Cocos nucifera	Coconut	0.7'	20'	20'	Good	N	PROTECT	
	18	Cocos nucifera	Coconut	0.6'	25'	20'	Good	N	PROTECT	
	19	Cocos nucifera	Coconut	0.8'	25'	20'	Good	N	PROTECT	
	20	Cocos nucifera	Coconut	0.8'	30'	15'	Good	N	PROTECT	
	21	Cocos nucifera	Coconut	0.8'	35'	20'	Good	N	PROTECT	
	22	Cocos nucifera	Coconut	0.7'	25'	20'	Good	N	PROTECT	
	23	Cocos nucifera	Coconut	0.7'	25'	20'	Good	N	PROTECT	
	24	Cocos nucifera	Coconut	0.5'	20'	20'	Good	N	PROTECT	
	25	Cocos nucifera	Coconut	0.7'	25'	20'	Good	N	PROTECT	
	26	Cocos nucifera	Coconut	0.6'	20'	20'	Good	N	PROTECT	
	27	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	28	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	PROTECT	
	29	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	PROTECT	
	30	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	31	Cocos nucifera	Coconut	0.8'	35'	20'	Good	N	PROTECT	
	32	Cocos nucifera	Coconut	0.7'	35'	20'	Good	N	REMOVE	
	33	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	34	Cocos nucifera	Coconut	0.4'	25'	20'	Good	N	PROTECT	

Existing Tree Schedule

Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	Status	Notes
	35	Cocos nucifera	Coconut	0.5'	25'	20'	Good	N	PROTECT	
	36	Cocos nucifera	Coconut	0.7'	25'	20'	Good	N	PROTECT	
	37	Cocos nucifera	Coconut	19"	25'	20'	Good	N	PROTECT	
	38	Cocos nucifera	Coconut	0.5'	20'	15'	Good	N	PROTECT	
	39	Cocos nucifera	Coconut	0.4'	20'	20'	Good	N	PROTECT	
	40	Cocos nucifera	Coconut	0.6'	25'	20'	Good	N	PROTECT	
	41	Cocos nucifera	Coconut	0.4'	20'	20'	Good	N	PROTECT	
	42	Cocos nucifera	Coconut	0.7'	25'	20'	Good	N	PROTECT	
	43	Cocos nucifera	Coconut	0.5'	20'	20'	Good	N	PROTECT	
	44	Cocos nucifera	Coconut	0.3'	20'	15'	Good	N	PROTECT	
	45	Cocos nucifera	Coconut	19"	20'	15'	Good	N	PROTECT	
	46	Conocarpus erectus	Buttonwood	0.5'	20'	25'	Good	Y	PROTECT	
	47	Conocarpus erectus	Buttonwood	1.8'	30'	30'	Good	Y	PROTECT	
	48	Conocarpus erectus	Buttonwood	1.3'	25'	20'	Good	Y	PROTECT	
	49	Conocarpus erectus	Buttonwood	1.5'	30'	30'	Good	Y	PROTECT	
	50	Conocarpus erectus	Buttonwood	1'	30'	25'	Good	Y	PROTECT	
	51	Conocarpus erectus	Buttonwood	0.8'	25'	30'	Fair	Y	PROTECT	
	52	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	53	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	PROTECT	
	54	Cocos nucifera	Coconut	0.6'	25'	20'	Good	N	PROTECT	
	55	Conocarpus erectus	Buttonwood	1.3'	30'	25'	Fair	Y	PROTECT	
	56	Conocarpus erectus	Buttonwood	1.2'	25'	25'	Fair	Y	PROTECT	
	57	Conocarpus erectus	Buttonwood	0.6'	25'	20'	Fair	Y	PROTECT	
	58	Phoenix dactylifera	Date Palm	1.3'	30'	20'	Good	N	PROTECT	
	59	Phoenix dactylifera	Date Palm	1.1'	30'	20'	Good	N	PROTECT	
	60	Conocarpus erectus	Buttonwood	0.4'	20'	15'	Fair	Y	PROTECT	Thin Canopy
	61	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	PROTECT	
	62	Cocos nucifera	Coconut	0.7'	35'	20'	Good	N	PROTECT	
	63	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	PROTECT	
	64	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	PROTECT	
	65	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	66	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	PROTECT	
	67	Sabal palmetto	Cabbage Palm	0.8'	25'	20'	Good	Y	PROTECT	
	68	Sabal palmetto	Cabbage Palm	0.8'	25'	20'	Good	Y	PROTECT	

Existing Tree Schedule

Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	Status	Notes
	69	Sabal palmetto	Cabbage Palm	1'	25'	20'	Good	Y	PROTECT	
	70	Conocarpus erectus	Buttonwood	1.3'	30'	30'	Good	Y	PROTECT	
	71	Conocarpus erectus	Buttonwood	0.4'	20'	25'	Fair	Y	PROTECT	Thin Canopy
	72	Cocos nucifera	Coconut	0.4'	30'	20'	Good	N	REMOVE	
	73	Cocos nucifera	Coconut	0.7'	30'	15'	Good	N	REMOVE	
	74	Cocos nucifera	Coconut	0.6'	30'	15'	Good	N	REMOVE	
	75	Cocos nucifera	Coconut	0.6'	25'	15'	Good	N	REMOVE	
	76	Cocos nucifera	Coconut	0.6'	30'	15'	Good	N	REMOVE	
	77	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	REMOVE	
	78	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	79	Cocos nucifera	Coconut	0.8'	30'	15'	Good	N	REMOVE	
	80	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	REMOVE	
	81	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	REMOVE	
	82	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	83	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	84	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	REMOVE	
	85	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	86	Cocos nucifera	Coconut	0.8'	30'	15'	Good	N	REMOVE	
	87	Cocos nucifera	Coconut	0.7'	30'	15'	Good	N	PROTECT	
	88	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	PROTECT	
	89	Cocos nucifera	Coconut	0.6'	30'	20'	Good	N	PROTECT	
	90	Cocos nucifera	Coconut	0.8'	32'	20'	Good	N	PROTECT	
	91	Cocos nucifera	Coconut	0.7'	32'	20'	Good	N	PROTECT	
	92	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	PROTECT	
	93	Cocos nucifera	Coconut	0.9'	35'	20'	Good	N	REMOVE	
	94	Cocos nucifera	Coconut	0.7'	35'	15'	Good	N	REMOVE	
	95	Cocos nucifera	Coconut	0.7'	35'	15'	Good	N	REMOVE	
	96	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	REMOVE	
	97	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	REMOVE	
	98	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	REMOVE	
	99	Cocos nucifera	Coconut	0.5'	30'	20'	Good	N	REMOVE	
	100	Coccoloba uvifera	Sea Grape Tree	0.3'	15'	10'	Good	Y	PROTECT	
	101	Cocos nucifera	Coconut	0.5'	30'	30'	Good	N	REMOVE	
	102	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	

EXISTING TREE SCHEDULE - PART 2

Existing Tree Schedule

Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	Status	Notes
	104	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	105	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	106	Coccoloba uvifera	Sea Grape Tree	0.4'	10'	10'	Fair	Y	PROTECT	Thin Canopy
	107	Coccoloba uvifera	Sea Grape Tree	0.3'	15'	15'	Fair	Y	PROTECT	Thin Canopy
	108	Coccoloba uvifera	Sea Grape Tree	0.4'	15'	15'	Fair	Y	PROTECT	Thin Canopy
	109	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	110	Cocos nucifera	Coconut	0.6'	25'	25'	Good	N	REMOVE	
	111	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	112	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	113	Cocos nucifera	Coconut	0.6'	25'	25'	Good	N	REMOVE	
	114	Cocos nucifera	Coconut	0.8'	30'	30'	Good	N	REMOVE	
	115	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	116	Cocos nucifera	Coconut	0.8'	30'	30'	Good	N	REMOVE	
	117	Cocos nucifera	Coconut	0.6'	30'	30'	Good	N	REMOVE	
	118	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	119	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	120	Cocos nucifera	Coconut	0.5'	30'	30'	Good	N	REMOVE	
	121	Cocos nucifera	Coconut	0.8'	25'	25'	Good	N	REMOVE	
	122	Cocos nucifera	Coconut	0.6'	30'	25'	Good	N	REMOVE	
	123	Cocos nucifera	Coconut	0.5'	25'	25'	Good	N	REMOVE	
	124	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	125	Cocos nucifera	Coconut	0.8'	25'	25'	Good	N	REMOVE	
	126	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	127	Cocos nucifera	Coconut	0.9'	30'	30'	Good	N	REMOVE	
	128	Bursera simaruba	Gumbo Limbo	1.5'	30'	30'	Good	Y	PROTECT	
	129	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	130	Coccoloba uvifera	Sea Grape Tree	1.3'	30'	30'	Good	Y	PROTECT	
	131	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	132	Coccoloba uvifera	Sea Grape Tree	1.2'	30'	25'	Good	Y	PROTECT	
	133	Coccoloba uvifera	Sea Grape Tree	2.5'	40'	45'	Good	Y	PROTECT	
	134	Coccoloba uvifera	Sea Grape Tree	1.7'	40'	45'	Good	Y	PROTECT	
	135	Cocos nucifera	Coconut	0.9'	30'	20'	Good	N	REMOVE	
	136	Cocos nucifera	Coconut	0.4'	25'	15'	Good	N	REMOVE	
	137	Cocos nucifera	Coconut	0.7'	35'	35'	Good	N	REMOVE	

Existing Tree Schedule

Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	Status	Notes
	139	Cocos nucifera	Coconut	0.5'	30'	30'	Good	N	PROTECT	
	140	Cocos nucifera	Coconut	0.8'	35'	35'	Good	N	REMOVE	
	141	Cocos nucifera	Coconut	0.8'	35'	35'	Good	N	REMOVE	
	142	Cocos nucifera	Coconut	0.7'	35'	35'	Good	N	REMOVE	
	143	Cocos nucifera	Coconut	0.8'	35'	35'	Good	N	REMOVE	
	144	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	145	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	146	Cocos nucifera	Coconut	0.8'	35'	35'	Good	N	REMOVE	
	147	Cocos nucifera	Coconut	0.8'	25'	25'	Good	N	REMOVE	
	148	Cocos nucifera	Coconut	0.5'	25'	25'	Good	N	REMOVE	
	149	Cocos nucifera	Coconut	0.7'	25'	25'	Good	N	REMOVE	
	150	Cocos nucifera	Coconut	0.7'	30'	30'	Good	N	REMOVE	
	151	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	REMOVE	
	152	Cocos nucifera	Coconut	0.6'	25'	15'	Good	N	REMOVE	
	153	Cocos nucifera	Coconut	0.6'	35'	20'	Good	N	REMOVE	
	154	Cocos nucifera	Coconut	0.7'	35'	20'	Good	N	REMOVE	
	155	Cocos nucifera	Coconut	0.8'	35'	20'	Good	N	REMOVE	
	156	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	157	Conocarpus erectus	Buttonwood	0.9'	25'	30'	Good	Y	PROTECT	
	158	Conocarpus erectus	Buttonwood	1.5'	30'	35'	Good	Y	PROTECT	
	159	Conocarpus erectus	Buttonwood	1.75'	30'	35'	Good	Y	PROTECT	
	160	Conocarpus erectus	Buttonwood	1.25'	25'	40'	Good	Y	PROTECT	
	161	Phoenix dactylifera	Date Palm	1'	30'	20'	Good	N	PROTECT	
	162	Dypsis lutescens	Areca Palm	0.3'	7'	10'	Good	N	REMOVE	
	163	Dypsis lutescens	Areca Palm	0.3'	7'	10'	Good	N	REMOVE	
	164	Phoenix dactylifera	Date Palm	0.8'	20'	20'	Good	N	PROTECT	
	165	Conocarpus erectus	Buttonwood	0.8'	25'	30'	Fair	Y	PROTECT	
	166	Conocarpus erectus	Buttonwood	0.3'	15'	20'	Fair	Y	PROTECT	
	167	Conocarpus erectus	Buttonwood	0.4'	15'	20'	Fair	Y	PROTECT	
	168	Syagrus romanzoffiana	Queen Palm	0.5'	25'	15'	Poor	Y	PROTECT	
	169	Conocarpus erectus	Buttonwood	0.3'	15'	20'	Fair	Y	PROTECT	
	170	Coccoloba uvifera	Sea Grape Tree	1.8'	35'	50'	Fair	Y	PROTECT	
	171	Coccoloba uvifera	Sea Grape Tree	1.3'	35'	40'	Fair	Y	PROTECT	
	172	Coccoloba uvifera	Sea Grape Tree	1.7'	35'	40'	Fair	Y	PROTECT	

Existing Tree Schedule

Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	Status	Notes
	173	Coccoloba uvifera	Sea Grape Tree	2.2'	35'	45'	Fair	Y	PROTECT	
	174	Coccoloba uvifera	Sea Grape Tree	1.5'	35'	45'	Fair	Y	PROTECT	
	175	Coccoloba uvifera	Sea Grape Tree	1.5'	25'	35'	Fair	Y	PROTECT	
	176	Cocos nucifera	Coconut	0.8'	30'	20'	Good	N	REMOVE	
	178	Cocos nucifera	Coconut	0.8'	35'	20'	Good	N	REMOVE	
	179	Coccoloba uvifera	Sea Grape Tree	0.6'	25'	35'	Good	Y	REMOVE	
	180	Coccoloba uvifera	Sea Grape Tree	1.8'	25'	30'	Good	Y	REMOVE	
	181	Coccoloba uvifera	Sea Grape Tree	1.2'	25'	30'	Fair	Y	REMOVE	
	182	Coccoloba uvifera	Sea Grape Tree	0.6'	25'	35'	Good	Y	REMOVE	
	183	Coccoloba uvifera	Sea Grape Tree	0.5'	25'	30'	Good	Y	PROTECT	
	184	Coccoloba uvifera	Sea Grape Tree	0.7'	25'	30'	Good	Y	PROTECT	
	185	Coccoloba uvifera	Sea Grape Tree	1.7'	25'	35'	Good	Y	PROTECT	
	186	Cocos nucifera	Coconut	0.6'	25'	15'	Good	N	PROTECT	
	187	Cocos nucifera	Coconut	0.7'	25'	15'	Good	N	PROTECT	
	188	Cocos nucifera	Coconut	0.5'	25'	15'	Good	N	PROTECT	
	189	Cocos nucifera	Coconut	0.5'	30'	15'	Good	N	PROTECT	
	190	Cocos nucifera	Coconut	0.5'	30'	15'	Good	N	PROTECT	
	191	Cocos nucifera	Coconut	0.7'	30'	15'	Good	N	PROTECT	
	192	Cocos nucifera	Coconut	0.5'	30'	15'	Good	N	PROTECT	
	193	Caryota spp.	Fishtail Palm	0.3'	15'	8'	Good	N	REMOVE	
	194	Caryota spp.	Fishtail Palm	0.3'	15'	10'	Good	N	REMOVE	
	195	Caryota spp.	Fishtail Palm	0.3'	20'	10'	Good	N	REMOVE	
	196	Caryota spp.	Fishtail Palm	0.3'	15'	10'	Good	N	REMOVE	
	197	Caryota spp.	Fishtail Palm	0.3'	10'	7'	Good	N	REMOVE	
	198	Cocos nucifera	Coconut	0.7'	30'	20'	Good	N	REMOVE	
	199	Caryota spp.	Fishtail Palm	0.4'	15'	8'	Good	N	REMOVE	
	200	Caryota spp.	Fishtail Palm	0.3'	10'	8'	Good	N	REMOVE	
	201	Caryota spp.	Fishtail Palm	0.3'	15'	8'	Good	N	REMOVE	
	202	Caryota spp.	Fishtail Palm	0.4'	15'	10'	Good	N	REMOVE	
	203	Ravenea rivularis	Majestic Palm	0.3'	10'	8'	Good	N	REMOVE	
	204	Ravenea rivularis	Majestic Palm	0.3'	6'	5'	Good	N	REMOVE	
	205	Ravenea rivularis	Majestic Palm	0.3'	10'	8'	Good	N	REMOVE	
	206	Ravenea rivularis	Majestic Palm	0.3'	10'	8'	Good	N	REMOVE	

LANDSCAPE LEGEND & MITIGATION CALCULATIONS

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RM-3 Lot Area 168,277 SF. Acres 3.86

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 168,277 s.f.x 30 % = 50,483 s.f.	50,483	
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces N/A x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	50,483	
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	50,483	
B. Maximum lawn area (sod) permitted= 30 % x 50,483 s.f.	15,144	N/A
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 28 trees x 3.86 net lot acres - number of existing trees (38) =	70	34
B. % Natives required: Number of trees provided x 30% =	10	13
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	17	34
D. Street Trees (maximum average spacing of 20' o.c.) 1,422 linear feet along street divided by 20'=	71	51
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): N/A linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	840	
B. % Native shrubs required: Number of shrubs provided x 50%=		
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	84	
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=		

NOTE: Many shrubs (including native) are proposed. Quantities will be finalized at the time of building permit. No shortfalls are anticipated.

TOTAL TREES AND PALMS TO BE REMOVED

TREES
4 Coccoloba uvifera
TOTAL 50" DBH

REQUIRED TREE MITIGATION
20 SMALL TREES (2" DBH x 6' SPREAD x 12' HEIGHT), OR
10 LARGE TREES (4" DBH x 8' SPREAD x 16' HEIGHT), OR
$20,000 CONTRIBUTION TO TREE TRUST FUND

PALMS
72 Cocos nucifera
7 Caryota Spp
TOTAL 79 PALMS

Sec. 46-61. (c) *The removal of a palm shall be replaced with one canopy tree at 12 feet overall height with a two-inch DBH.*

REQUIRED PALM MITIGATION
79 SMALL TREES (2" DBH x 12' HEIGHT), OR
39.5 LARGE TREES (4" DBH x 16' HEIGHT), OR
$79,000 CONTRIBUTION TO TREE TRUST FUND

PROPOSED TREES - SEE PLANTING PLANS

SMALL TREES: 10
10 Frangipani

LARGE TREES: 27
6 Conocarpus erectus *
3 Conocarpus erectus 'sericeus' *
1 Coccoloba uvifera*
9 Elaocarpus decipiens
5 Olea europea
3 Pimenta racemosa *

* Native trees

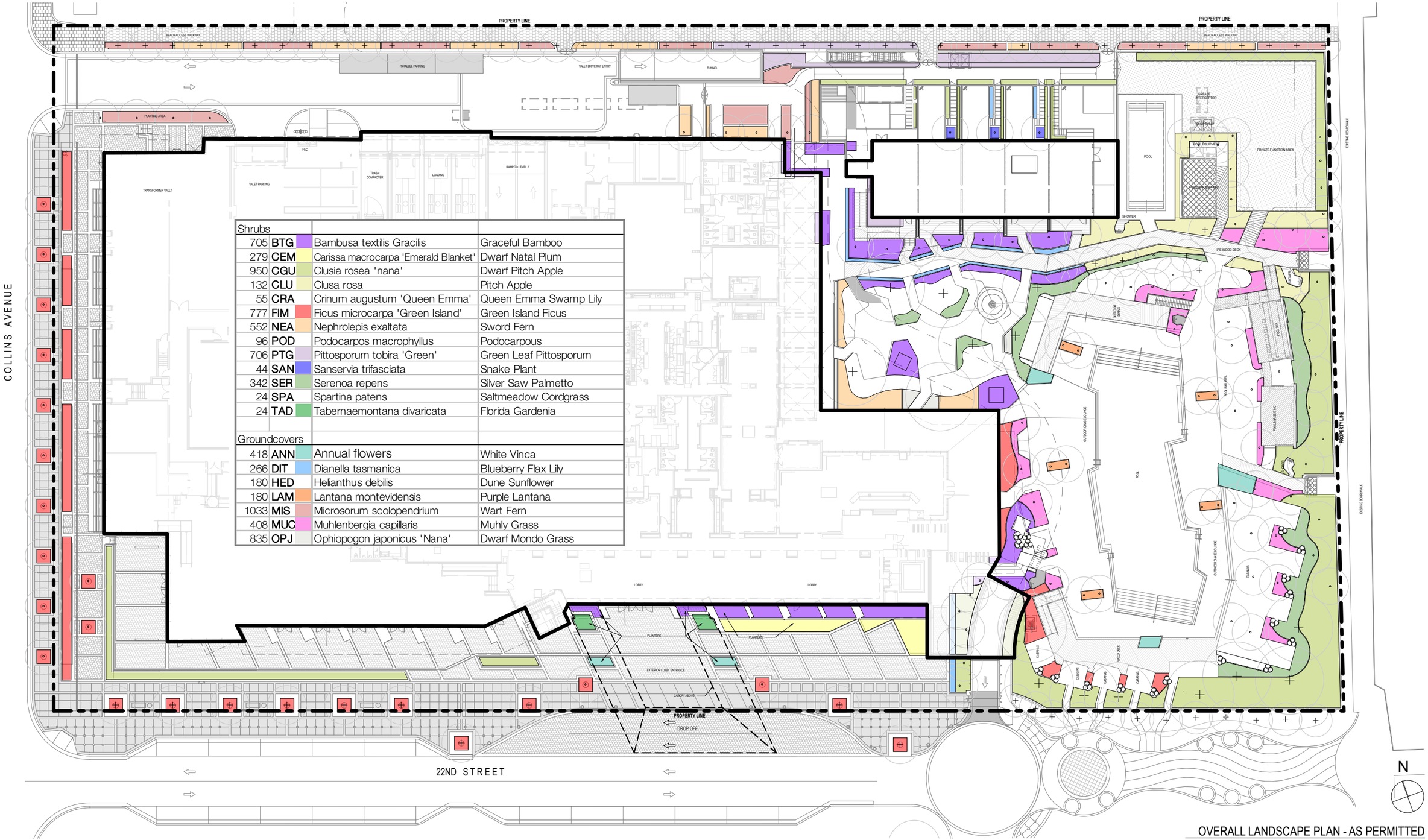
OVERALL REQUIRED MITIGATION
99 SMALL TREES, OR
44.5 LARGE TREES, OR
$99,000 CONTRIBUTION TO TREE TRUST FUND

PROPOSED MITIGATION
64 SMALL TREES OR 32 LARGE TREES

SHORTFALL
35 SMALL TREES OR 12.5 LARGE TREES

NOTE: Any shortfalls will be mitigated with a contribution to the tree trust fund per Sec. 46-61.(7)

OVERALL LANDSCAPE PLAN - AS PERMITTED



Shrubs			
705	BTG	Bambusa textilis Gracilis	Graceful Bamboo
279	CEM	Carissa macrocarpa 'Emerald Blanket'	Dwarf Natal Plum
950	CGU	Clusia rosea 'nana'	Dwarf Pitch Apple
132	CLU	Clusa rosa	Pitch Apple
55	CRA	Crinum augustum 'Queen Emma'	Queen Emma Swamp Lily
777	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus
552	NEA	Nephrolepis exaltata	Sword Fern
96	POD	Podocarpos macrophyllus	Podocarpous
706	PTG	Pittosporum tobira 'Green'	Green Leaf Pittosporum
44	SAN	Sanservia trifasciata	Snake Plant
342	SER	Serenoa repens	Silver Saw Palmetto
24	SPA	Spartina patens	Saltmeadow Cordgrass
24	TAD	Tabernaemontana divaricata	Florida Gardenia
Groundcovers			
418	ANN	Annual flowers	White Vinca
266	DIT	Dianella tasmanica	Blueberry Flax Lily
180	HED	Helianthus debilis	Dune Sunflower
180	LAM	Lantana montevidensis	Purple Lantana
1033	MIS	Microsorum scolopendrium	Wart Fern
408	MUC	Muhlenbergia capillaris	Muhly Grass
835	OPJ	Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass

OVERALL LANDSCAPE PLAN - AS PERMITTED
SCALE: 1" = 40'

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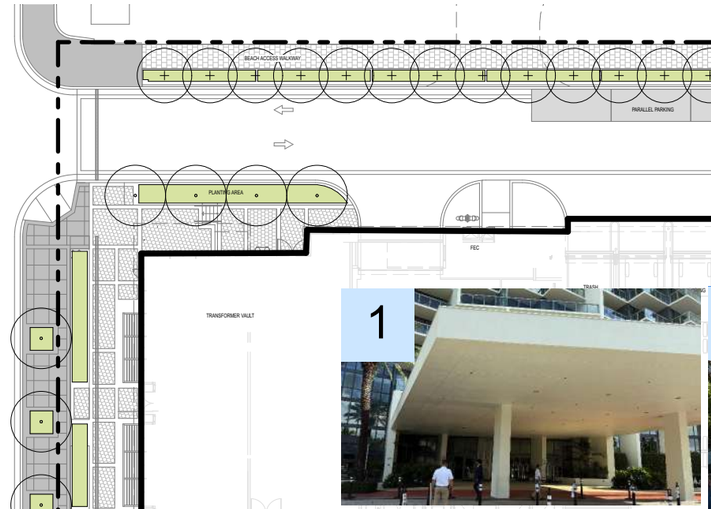
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LA6667391

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OVERALL LANDSCAPE PLAN - EXISTING











COLLINS AVENUE

22ND STREET

N

OVERALL LANDSCAPE PLAN - EXISTING CONDITIONS
SCALE: 1" = 40'

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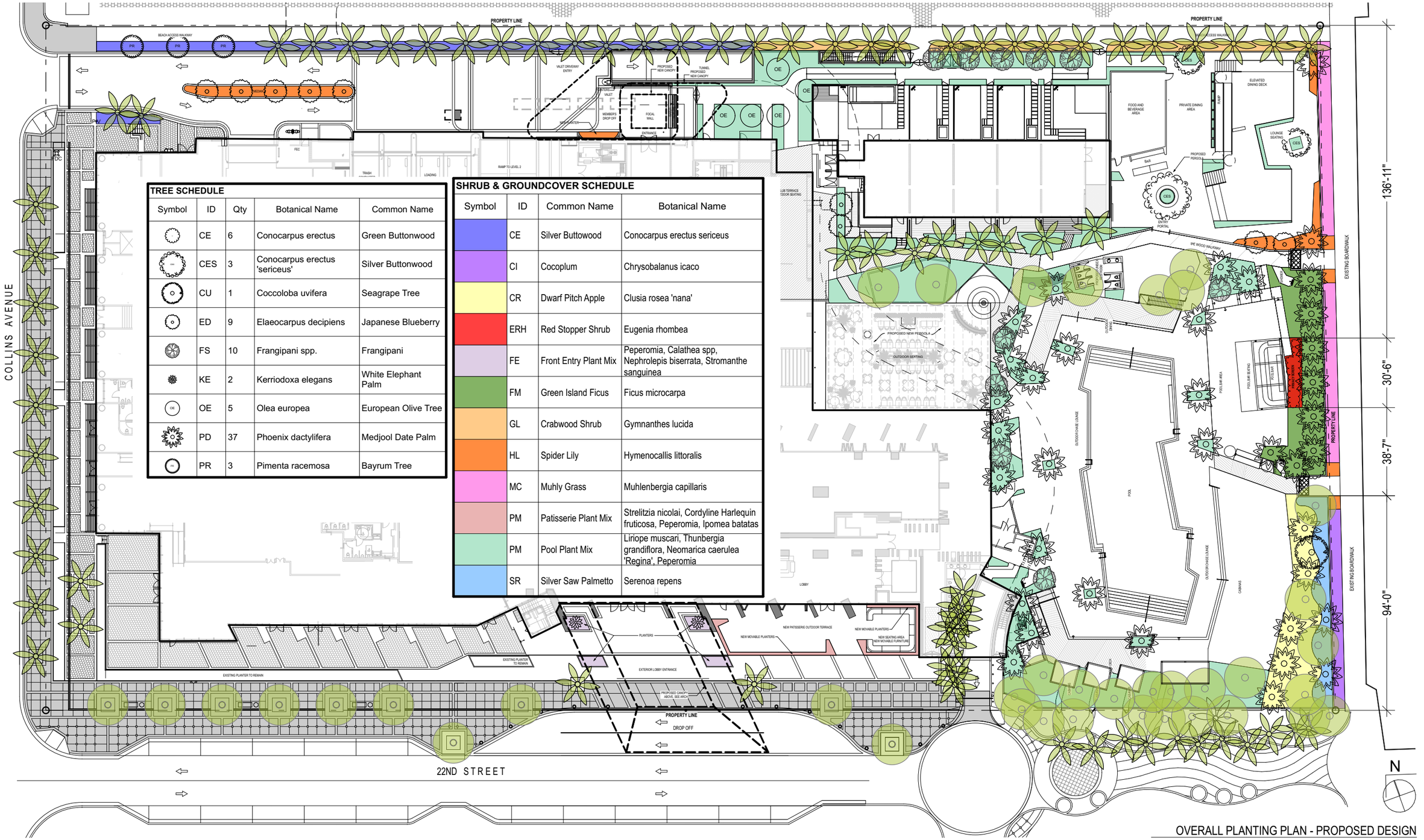
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OVERALL PLANTING PLAN - PROPOSED



TREE SCHEDULE

Symbol	ID	Qty	Botanical Name	Common Name
	CE	6	Conocarpus erectus	Green Buttonwood
CES	CES	3	Conocarpus erectus 'sericeus'	Silver Buttonwood
CU	CU	1	Coccoloba uvifera	Seagrape Tree
ED	ED	9	Elaeocarpus decipiens	Japanese Blueberry
	FS	10	Frangipani spp.	Frangipani
	KE	2	Kerriodoxa elegans	White Elephant Palm
OE	OE	5	Olea europea	European Olive Tree
	PD	37	Phoenix dactylifera	Medjool Date Palm
PR	PR	3	Pimenta racemosa	Bayrum Tree

SHRUB & GROUNDCOVER SCHEDULE

Symbol	ID	Common Name	Botanical Name
	CE	Silver Buttowood	Conocarpus erectus sericeus
	CI	Cocoplum	Chrysobalanus icaco
	CR	Dwarf Pitch Apple	Clusia rosea 'nana'
	ERH	Red Stopper Shrub	Eugenia rhombea
	FE	Front Entry Plant Mix	Peperomia, Calathea spp, Nephrolepis biserrata, Stromanthe sanguinea
	FM	Green Island Ficus	Ficus microcarpa
	GL	Crabwood Shrub	Gymnanthes lucida
	HL	Spider Lily	Hymenocallis littoralis
	MC	Muhly Grass	Muhlenbergia capillaris
	PM	Patisserie Plant Mix	Strelitzia nicolai, Cordyline Harlequin fruticosa, Peperomia, Ipomea batatas
	PM	Pool Plant Mix	Liriope muscari, Thunbergia grandiflora, Neomarica caerulea 'Regina', Peperomia
	SR	Silver Saw Palmetto	Serenoa repens

OVERALL PLANTING PLAN - PROPOSED DESIGN
SCALE: 1" = 40'

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Landscape Architect,
LA6667391

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PLANT SCHEDULES

TREE SCHEDULE

Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native
	CE	6	Conocarpus erectus	Green Buttonwood	4"	16'	10'	Y
CES	CES	3	Conocarpus erectus 'sericeus'	Silver Buttonwood	4"	16'	12'	N
	CU	1	Coccoloba uvifera	Seagrape Tree	4"	16'	16'	Y
	ED	9	Elaeocarpus decipiens	Japanese Blueberry	4"	16'	10'	N
	FS	10	Frangipani spp.	Frangipani	2"	12'	8'	N
	KE	2	Kerriodoxa elegans	White Elephant Palm		8'		N
OE	OE	5	Olea europea	European Olive Tree	4"	16'	12'	N
	PD	37	Phoenix dactylifera	Medjool Date Palm		25'	15'	N
PR	PR	3	Pimenta racemosa	Bayrum Tree	4"	16'	8'	Y

SHRUB & GROUNDCOVER SCHEDULE

Symbol	ID	Common Name	Botanical Name	Size	Height	Spread	**Native**
	CE	Silver Buttowood	Conocarpus erectus sericeus	15g	36"	36"	Y
	CI	Cocoplum	Chrysobalanus icaco	7g	24"	36"	Y
	CR	Dwarf Pitch Apple	Clusia rosea 'nana'	3g	12"	18"	Y
	ERH	Red Stopper Shrub	Eugenia rhombea	3g	12"	18"	N
MIX	FE	Front Entry Plant Mix	Peperomia, Calathea spp, Nephrolepis biserrata, Stromanthe sanguinea				N/A
	FM	Green Island Ficus	Ficus microcarpa	3g	12"	18"	N
	GL	Crabwood Shrub	Gymnanthes lucida	7g	24"	24"	Y
	HL	Spider Lily	Hymenocallis littoralis	3g	24"	12"	N
	MC	Muhly Grass	Muhlenbergia capillaris	7g	36"	24"	Y
MIX	PM	Patisserie Plant Mix	Strelitzia nicolai, Cordyline Harlequin fruticosa, Peperomia, Ipomea batatas				N/A
MIX	PM	Pool Plant Mix	Liriope muscari, Thunbergia grandiflora, Neomarica caerulea 'Regina', Peperomia				N/A
	SR	Silver Saw Palmetto	Serenoa repens	15g	24"	36"	Y

N

OVERALL HARDSCAPE PLAN - PROPOSED

HARDSCAPE SCHEDULE	
Symbol	Item
	FRONT HOTEL ENTRY CONCRETE PAVER
	MEMBER'S CLUB LOUNGE DROP OFF STONE PAVER
	OUTDOOR PATISSERIE BAR CERAMIC OR TERRAZZO TILE
	PERVIOUS STABILIZED SAND
	PLANTING
	POOL DECK STONE PAVER
	PUBLIC ROW CONCRETE SIDEWALK
	SYNTHETHIC GRASS
	WOOD DECK

NOTE: SEE HARDSCAPE MATERIAL MATRIX FOR MORE INFO

OVERALL HARDSCAPE PLAN - PROPOSED DESIGN
SCALE: 1" = 40'

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HARDSCAPE MATERIALS - PROPOSED

FRONT HOTEL ENTRANCE



Light Gray Concrete Paver



Dark Gray Concrete Paver

OUTDOOR PATISSERIE BAR



Ceramic or Terrazzo Tile

MEMBER'S CLUB LOUNGE DROP-OFF



Stone Paver



Stone Wall Covering

BEACH RESTAURANT FOR MEMBERS CLUB & HOTEL GUESTS

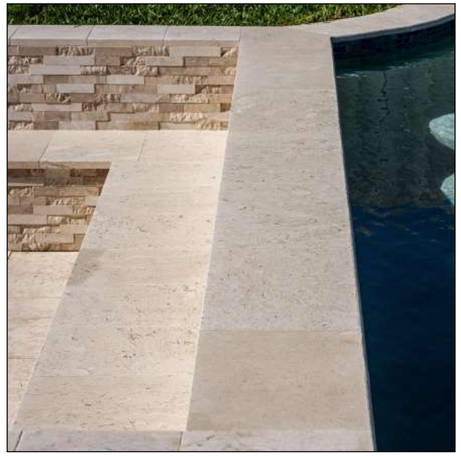


Wood Deck



Pervious Stabilized Sand

POOL DECK AND POOL BAR



Stone Paver

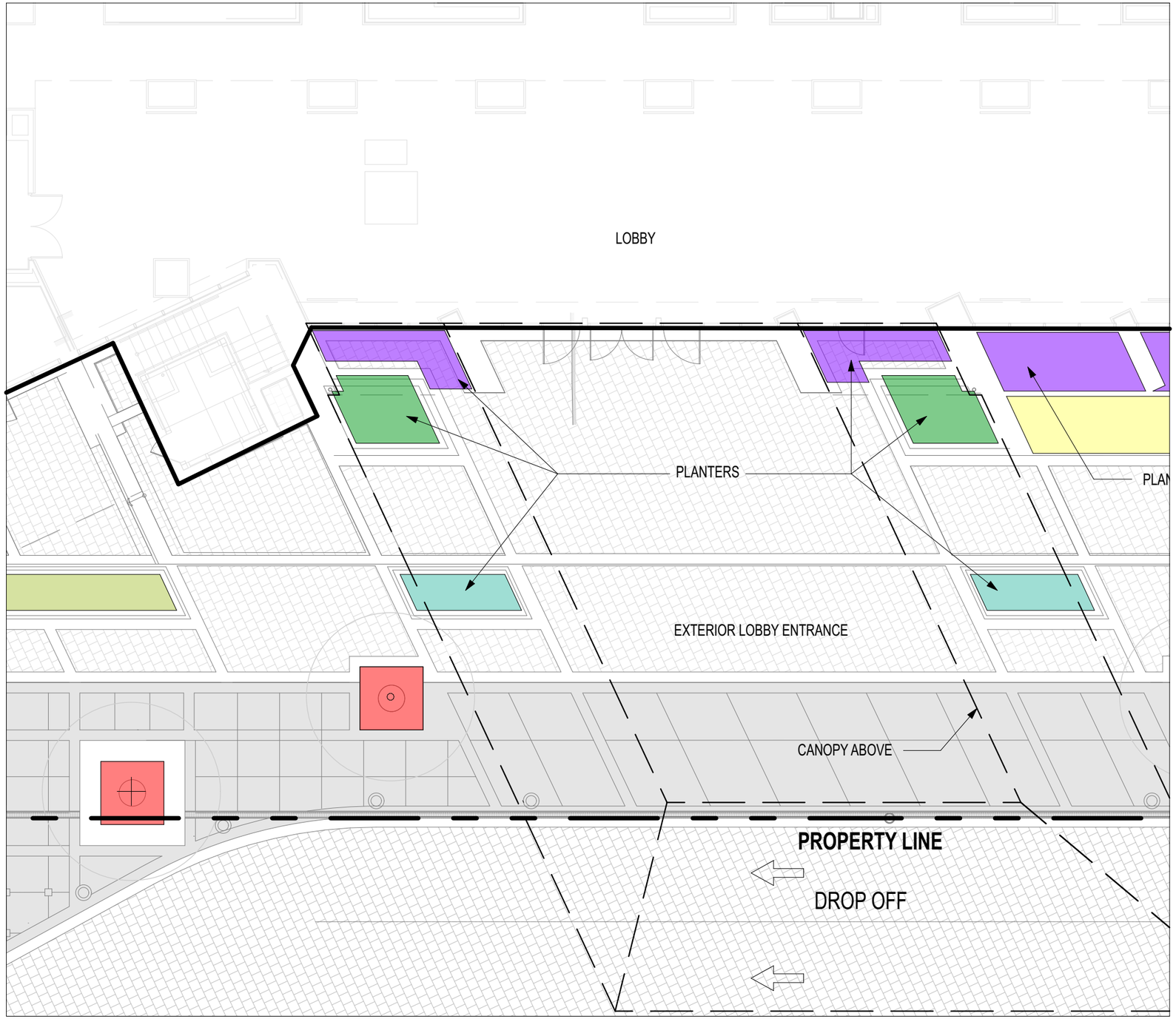


Wood Deck



Artificial Turf

FRONT ENTRY - AS PERMITTED

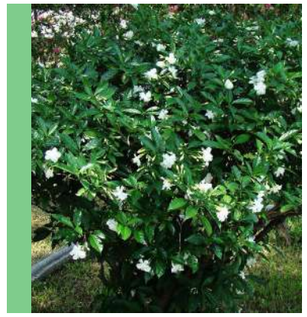


ENLARGED FRONT ENTRY - AS PERMITTED
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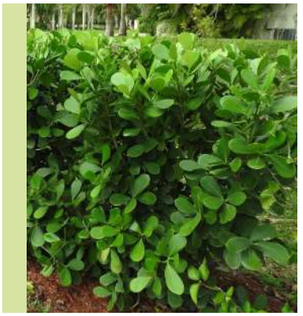
Ficus microcarpa 'green island'



Tabernaemontana divaricata



Clusia gutifera



Carissa macrocarpa

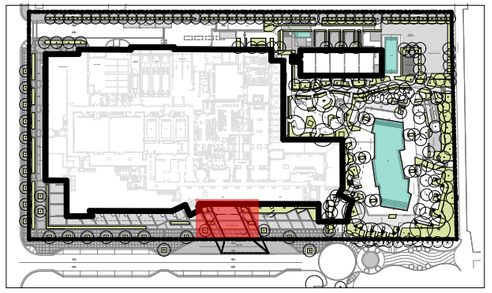


White vinca



Bambusa textilis gracilis





KEY PLAN
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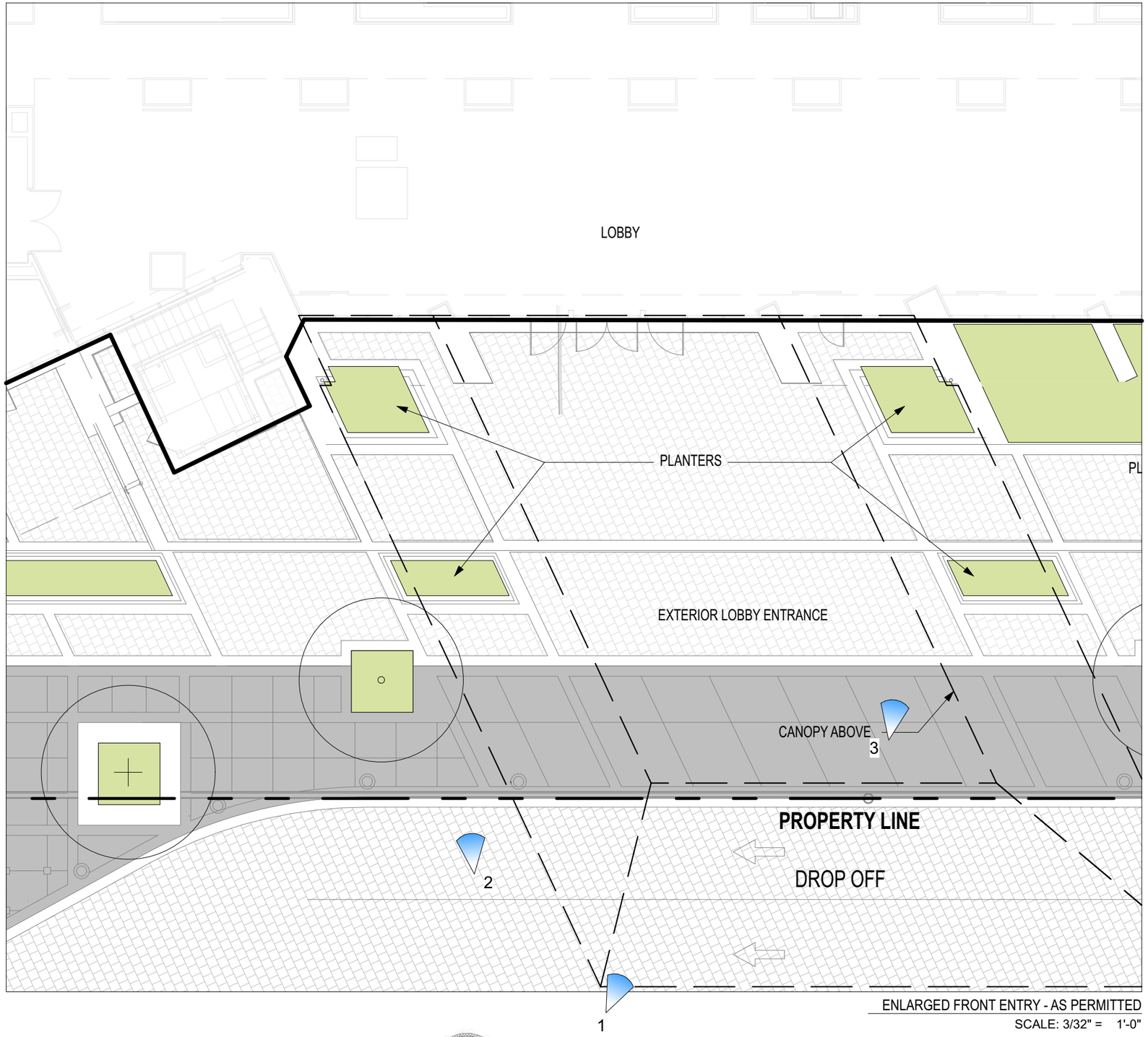
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FRONT ENTRY - EXISTING

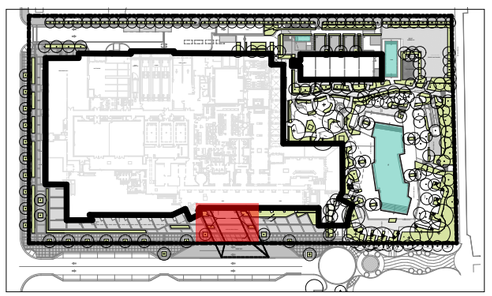


ENLARGED FRONT ENTRY - AS PERMITTED
SCALE: 3/32" = 1'-0"









KEY PLAN
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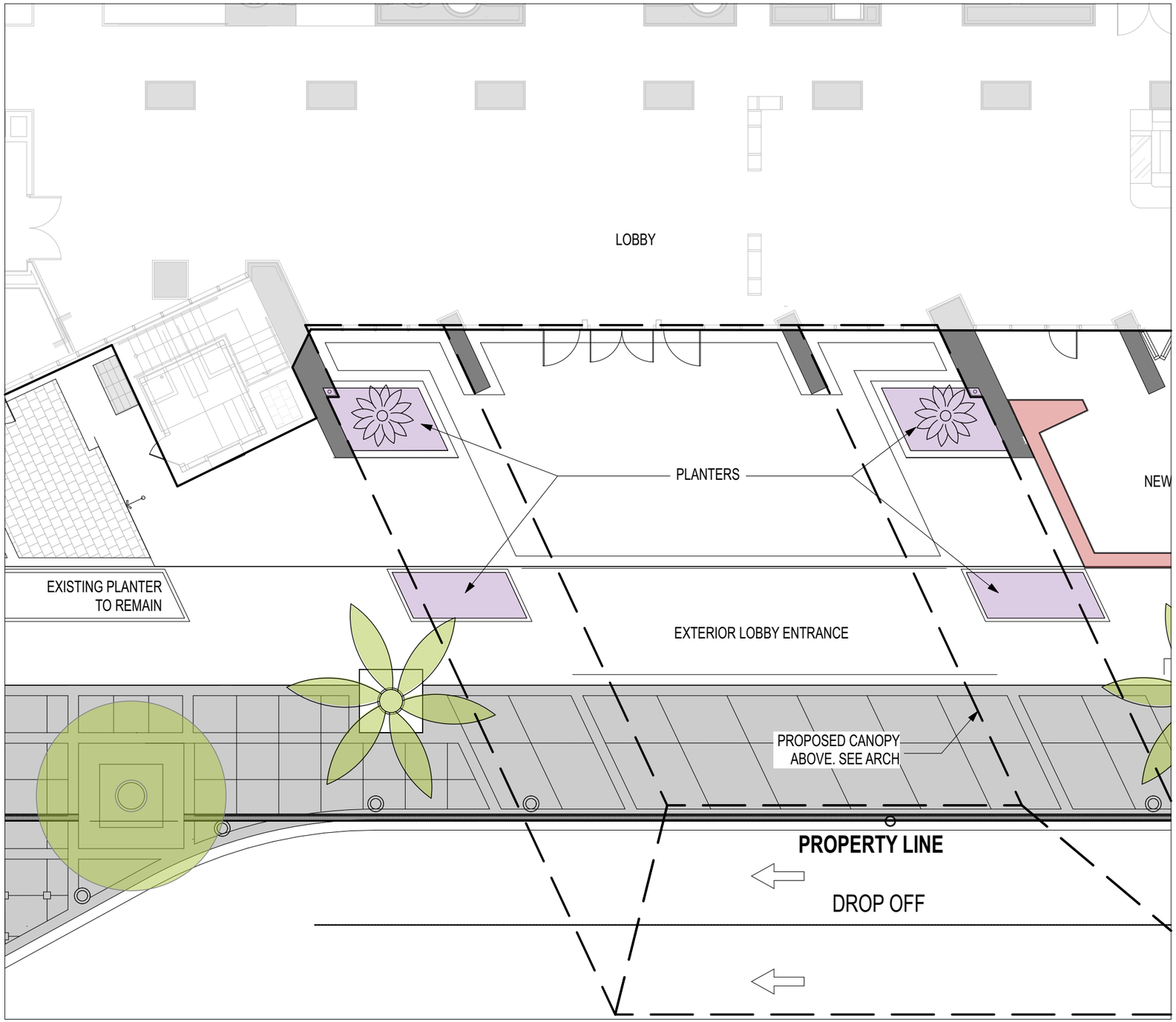
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FRONT ENTRY - PROPOSED



ENLARGED FRONT ENTRY - PROPOSED DESIGN
SCALE: 3/32" = 1'-0"

N

Kerriodoxa elegans



Nephrolepis biserrata



Stromanthe sanguinea

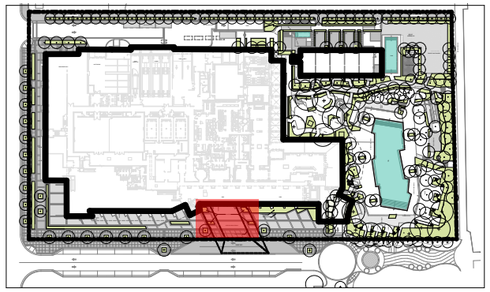


Peperomia obtusifolia



Calathea mix





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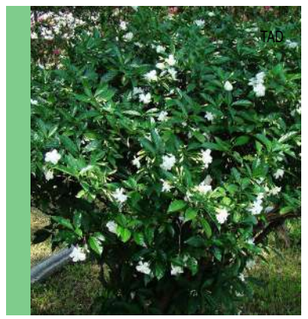
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LOBBY (OUTDOOR) - AS PERMITTED

Bambusa textilis gracilis



Tabernaemontana divaricata



Carissa macrocarpa

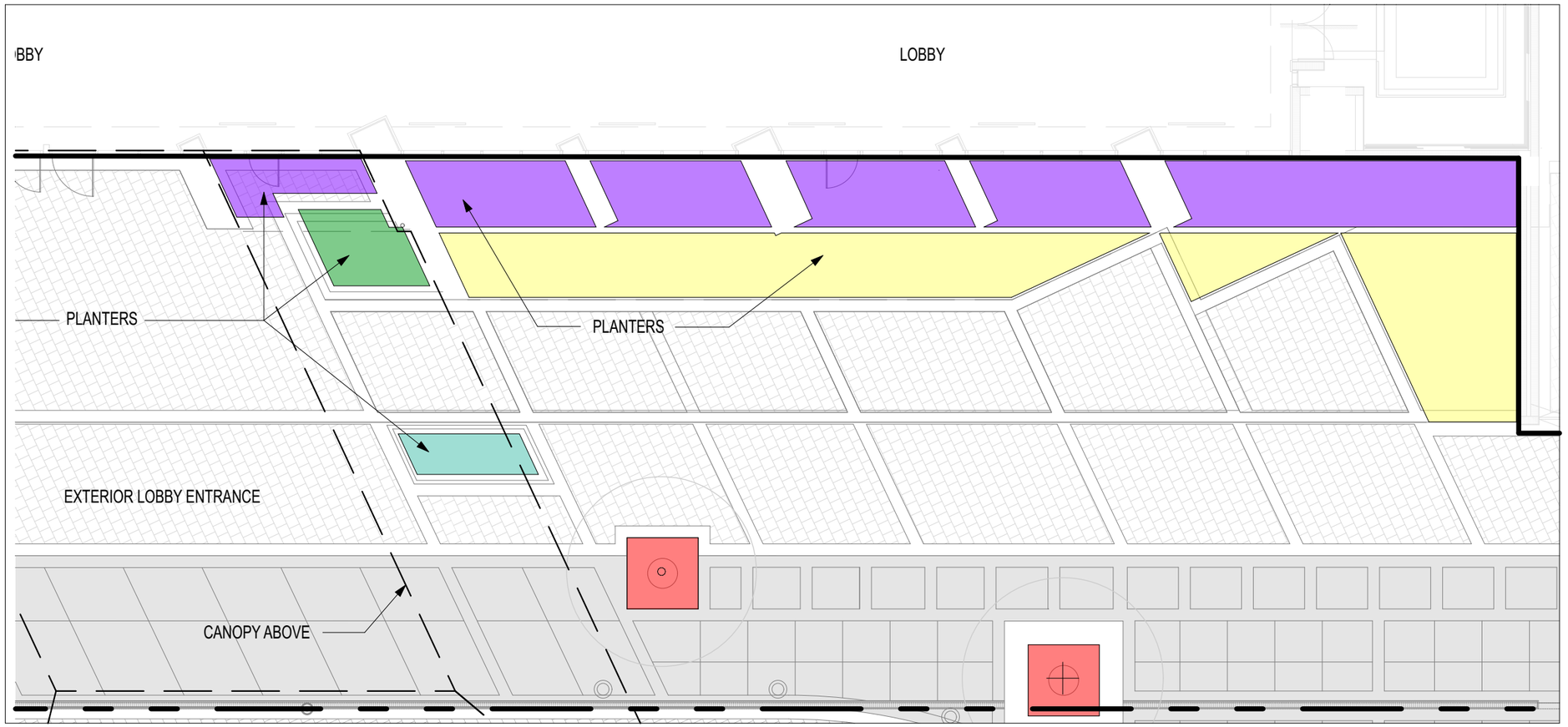


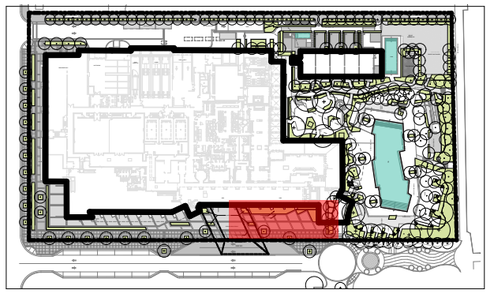
White vinca



Ficus microcarpa 'green island'







N

ENLARGED LOBBY (OUTDOOR) - AS PERMITTED
SCALE: 3/32" = 1'-0"

KEY PLAN
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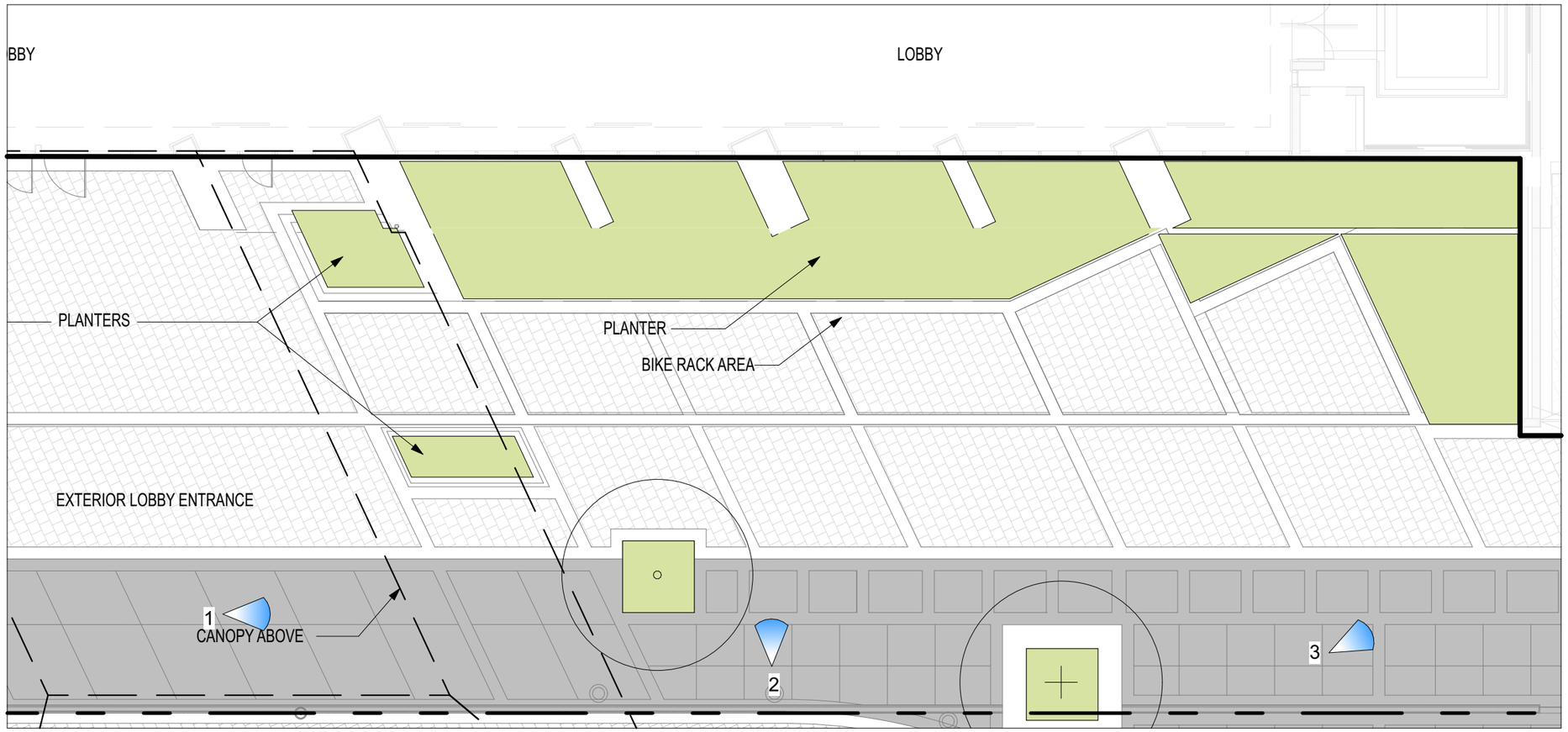
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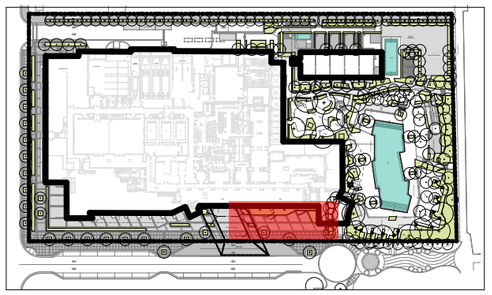
LOBBY (OUTDOOR) - EXISTING











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ENLARGED LOBBY (OUTDOOR) - EXISTING CONDITIONS
SCALE: 3/32" = 1'-0"

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PATISSERIE (OUTDOOR) - PROPOSED

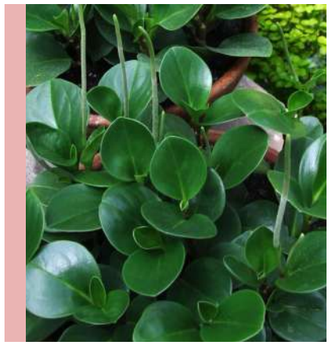
Strelitzia nicolai



Cordyline fruticosa



Peperomia obtusifolia

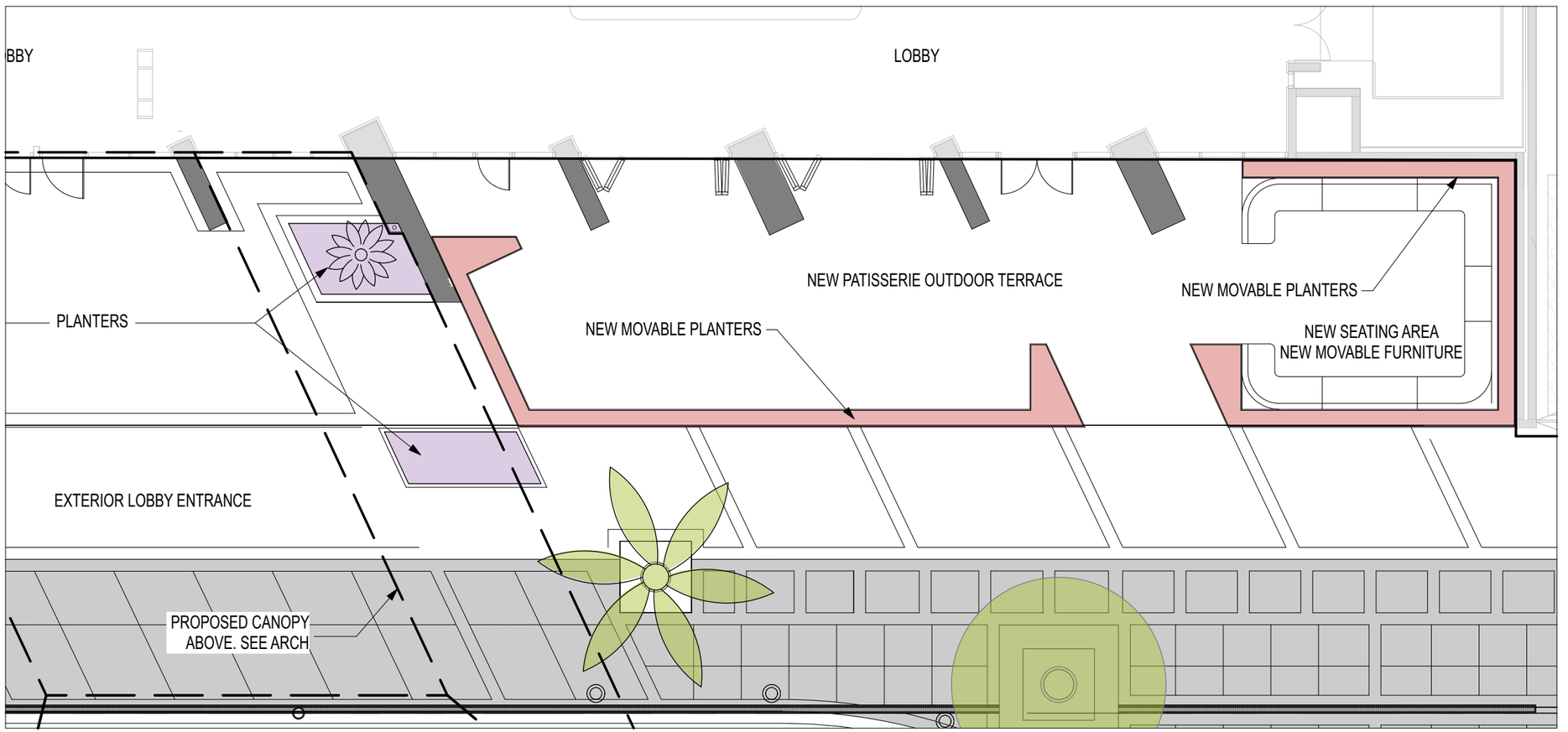


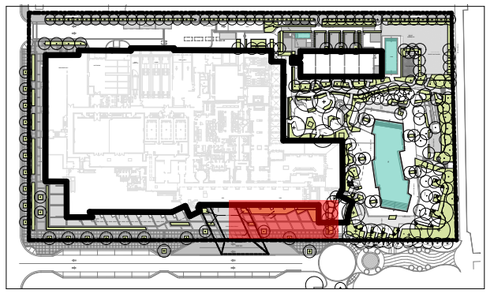
Myrcianthes fragrans



Ipomoea batatas







N

KEY PLAN
NTS

ENLARGED PATISSERIE (OUTDOOR) - PROPOSED DESIGN
SCALE: 3/32" = 1'-0"

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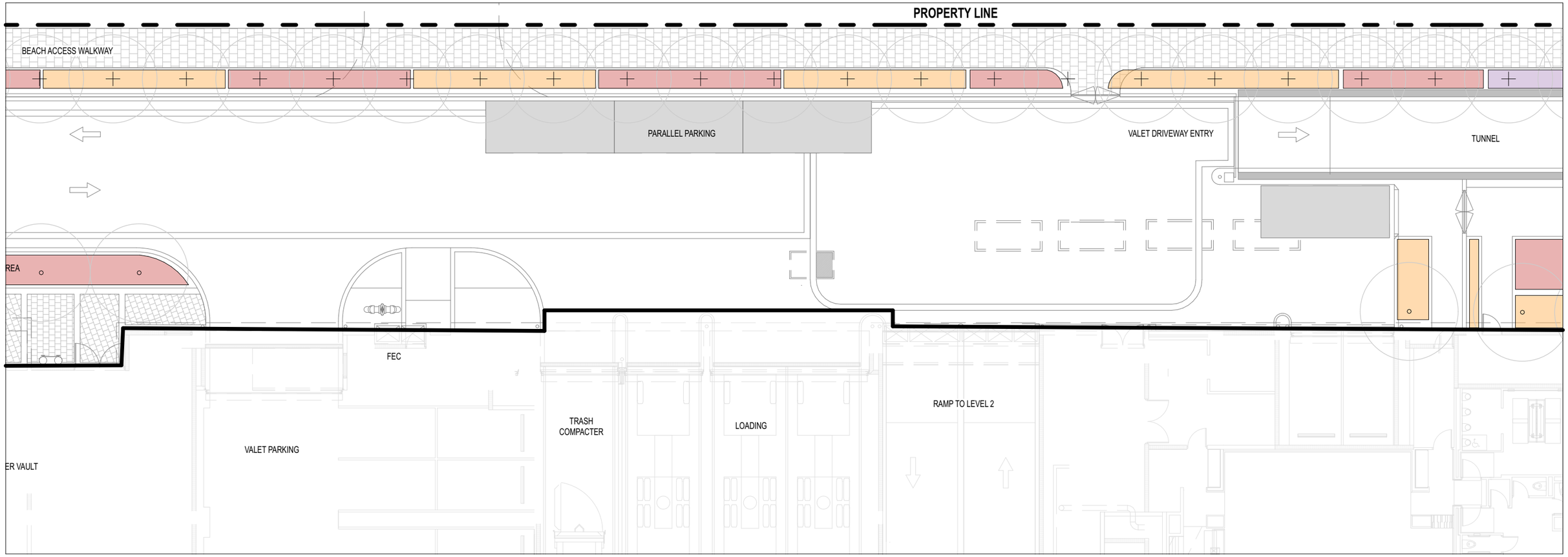
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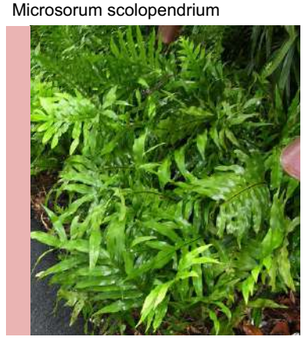
DROP OFF - AS PERMITTED



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DROP OFF - AS PERMITTED
SCALE: 1/16" = 1'-0"

Microsorum scolopendrium

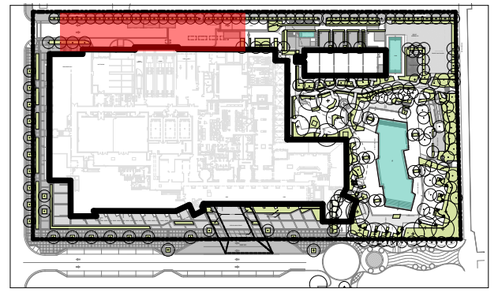


Nephrolepsis exaltata



Pittosporum tobira





KEY PLAN
NTS

Nichols Architects

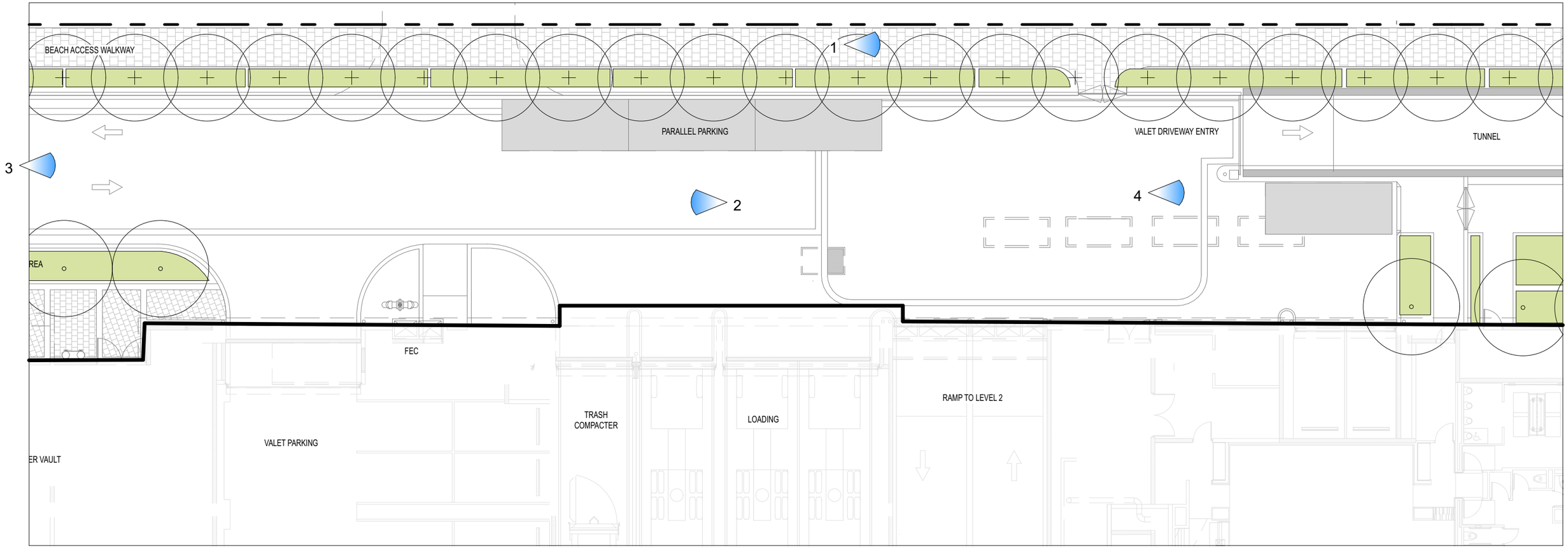
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DROP OFF - EXISTING







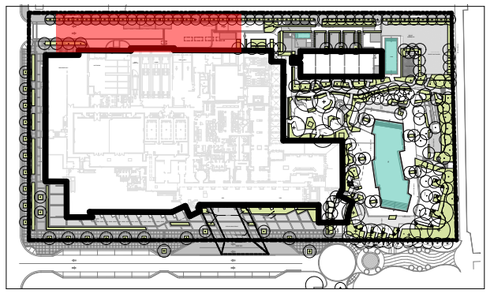




N

DROP OFF - EXISTING CONDITIONS

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



KEY PLAN

NTS

Nichols Architects

Justine Velez, Landscape Architect, LA6667391

REUBEN BROTHERS

Kimley»Horn

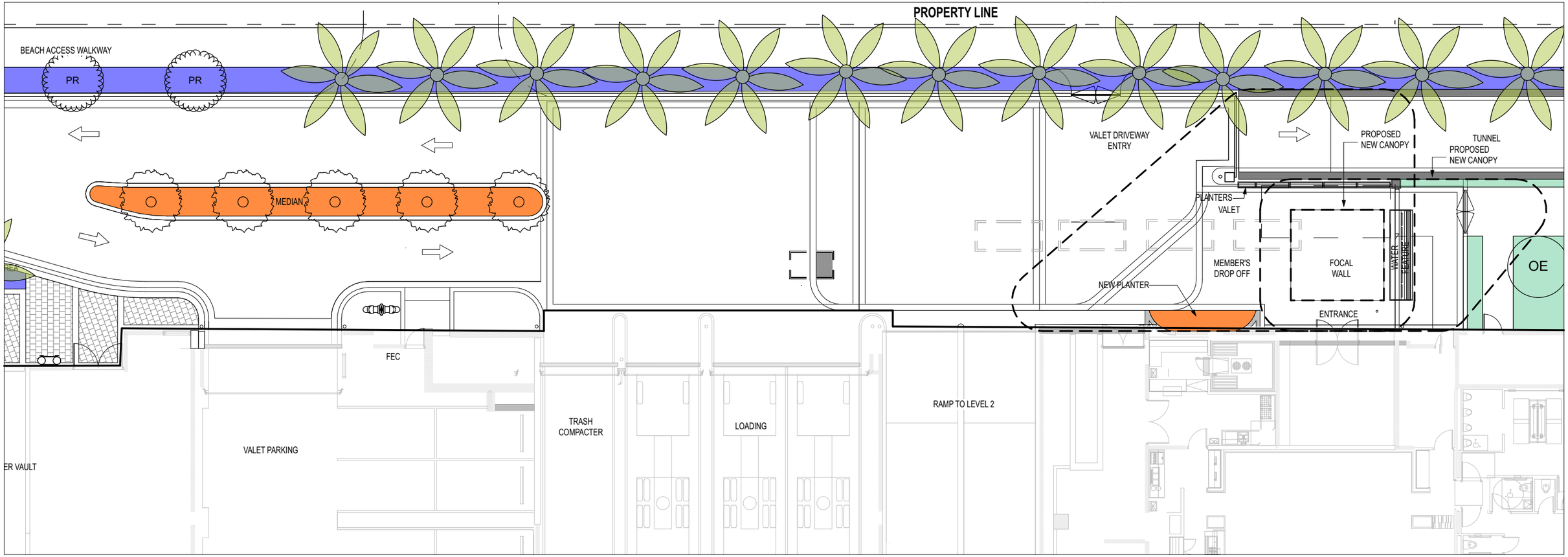
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MEMBER'S CLUB LOUNGE DROP OFF - PROPOSED



Elaeocarpus decipiens



Pimenta racemosa



Conocarpus erectus 'sericeus'



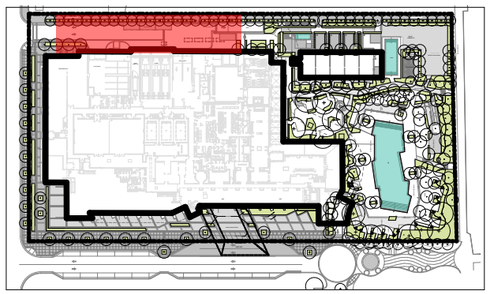
Hymenocallis littoralis



N

MEMBER'S CLUB LOUNGE DROP OFF - PROPOSED

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



KEY PLAN

NTS

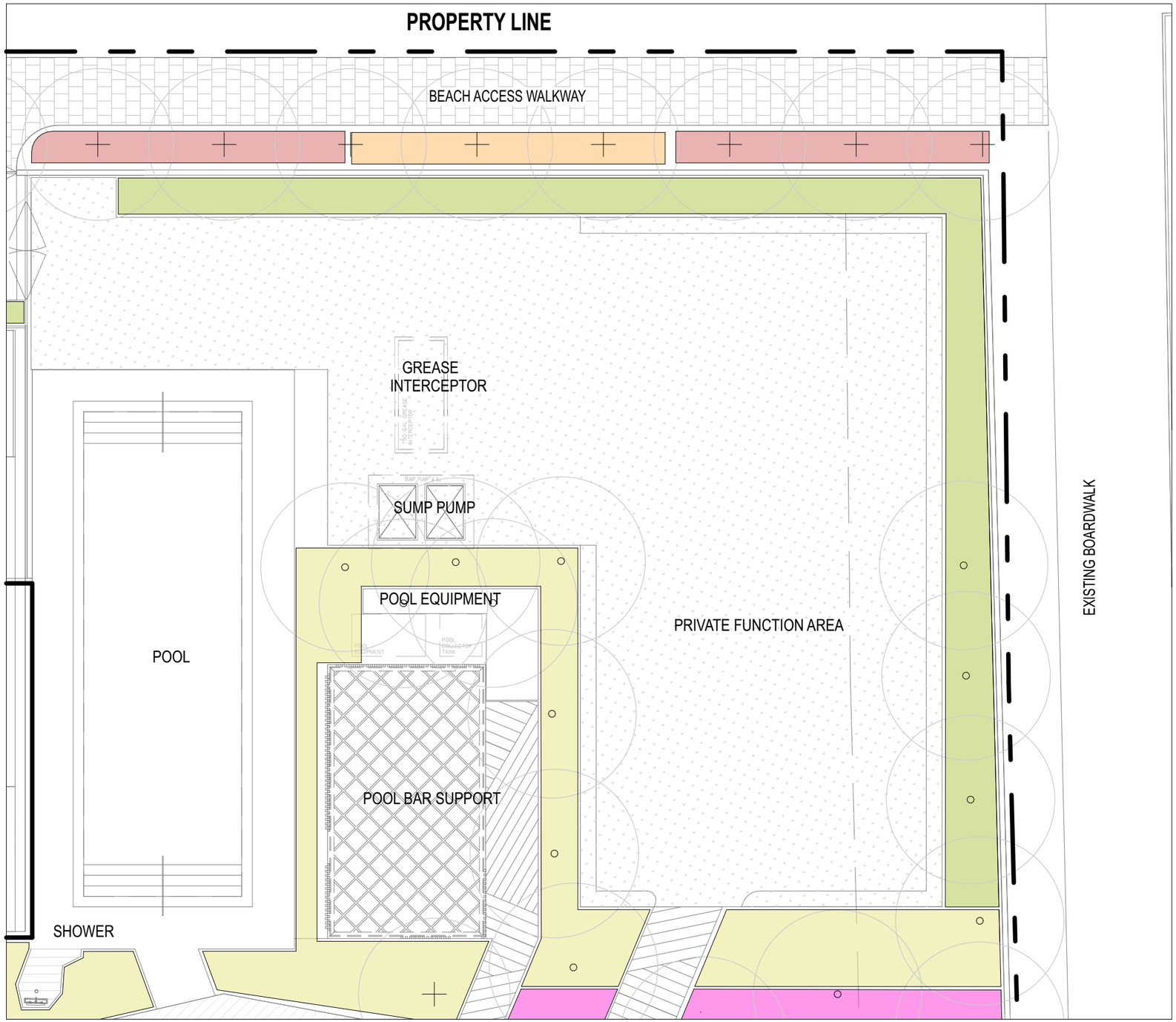
Nichols Architects

Justine Velez, Landscape Architect, LA6667391

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PRIVATE FUNCTION AREA AND POOL - AS PERMITTED



PRIVATE FUNCTION AREA & POOL - AS PERMITTED
SCALE: 3/32" = 1'-0"

N

Microsorum scolopendrium



Nephrolepsis exaltata



Clusia rosea 'nana'

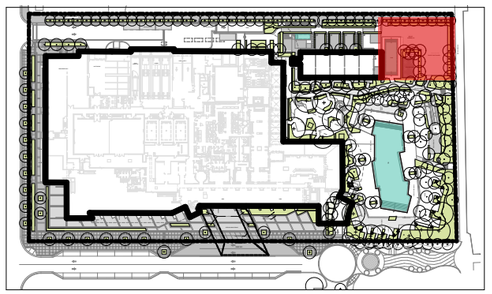


Clusia guttifera



Muhlenbergia cappilaris





KEY PLAN
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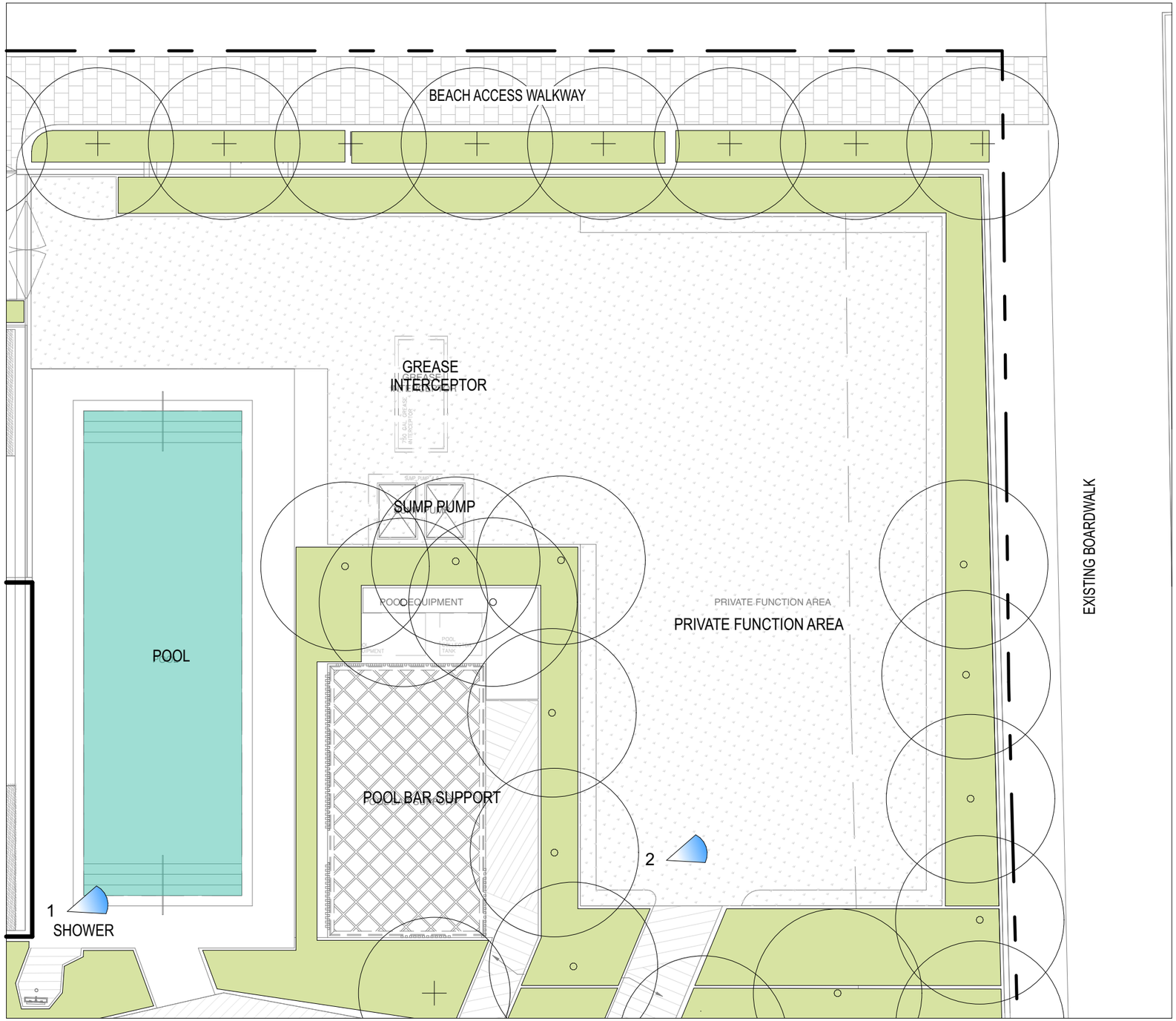
Kimley»Horn

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PRIVATE FUNCTION AREA AND POOL - EXISTING

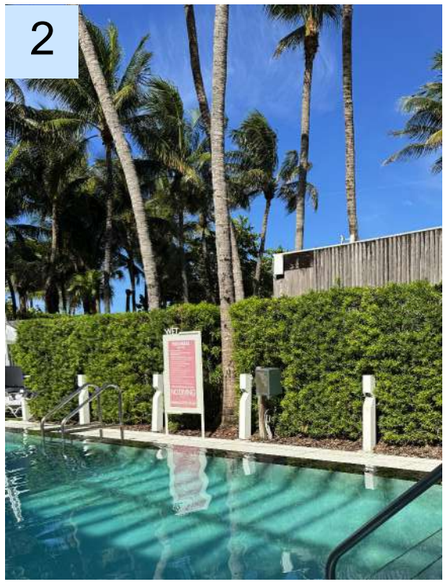


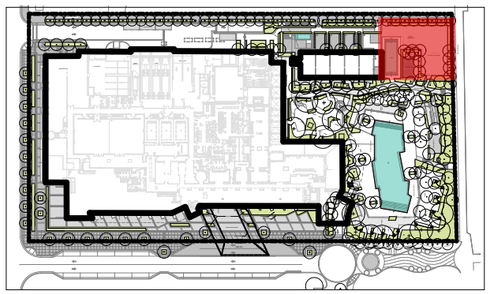
PRIVATE FUNCTION AREA & POOL - EXISTING CONDITIONS

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

N







KEY PLAN

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Landscape Architect,
LA6667391

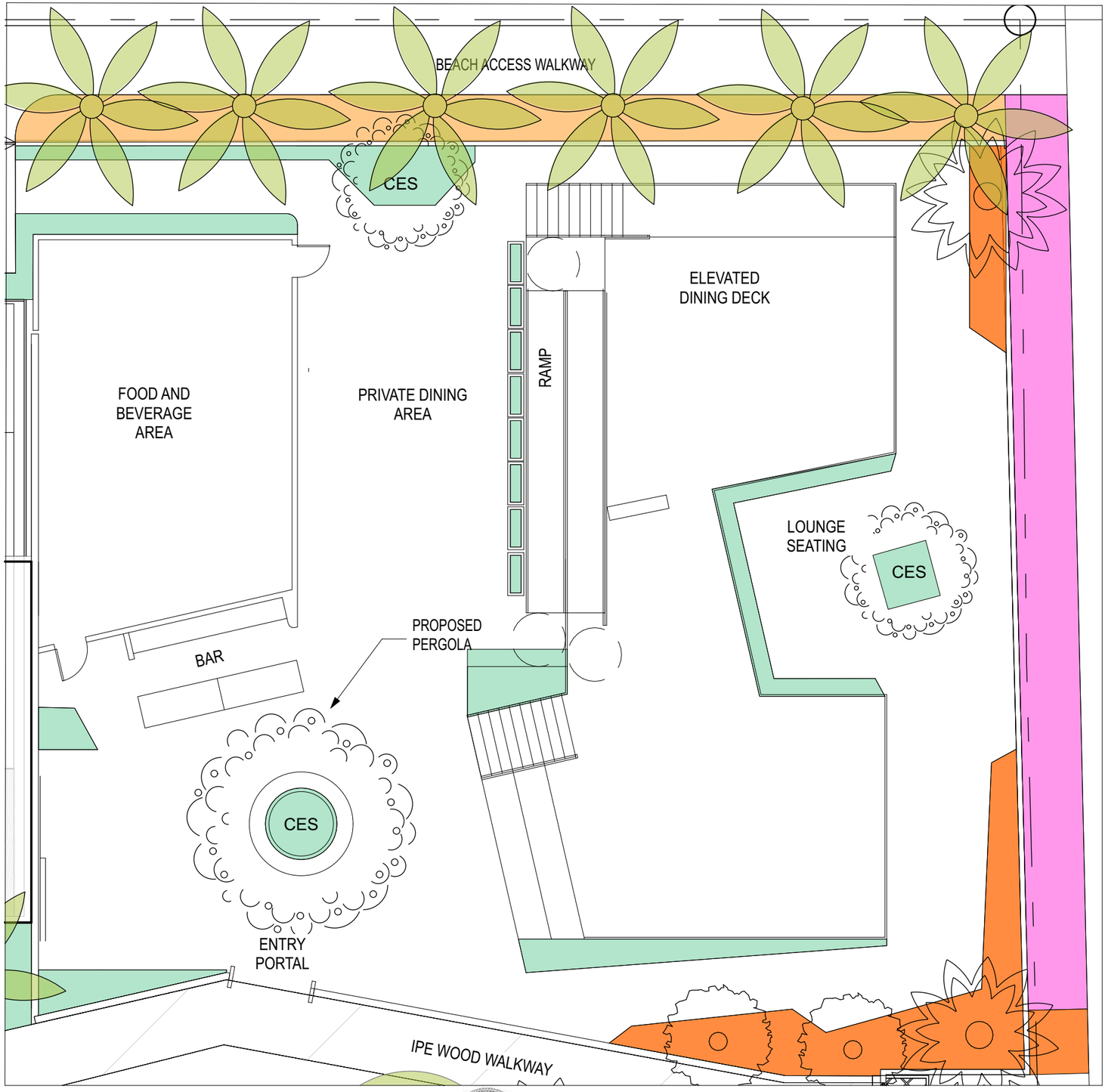
REUBEN BROTHERS Kimley»Horn GT GreenbergTraurig

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01/11/2026

BEACH RESTAURANT FOR MEMBERS CLUB AND HOTEL GUESTS - PROPOSED



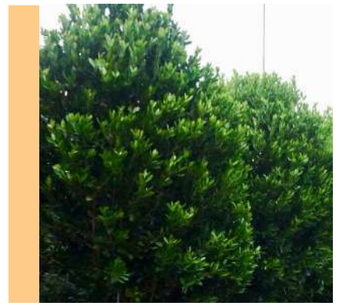
Conocarpus erectus 'sericeus'



Muhlenbergia capillaris



Gymnanthes lucida



Hymenocallis littoralis



Peperomia obtusifolia



Thunbergia grandiflora

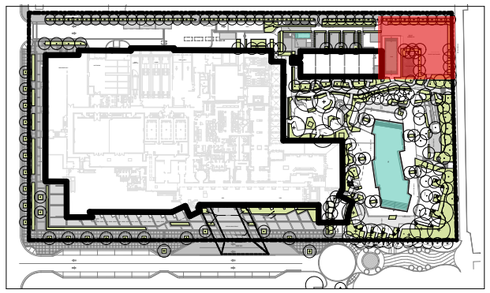


Neomarica caerulea



Lirope muscari





N

KEY PLAN
NTS

BEACH RESTAURANT FOR MEMBERS CLUB AND HOTEL GUESTS - PROPOSED
SCALE: 3/32" = 1'-0"

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Landscape Architect,
LA6667391

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POOL AREA- AS PERMITTED



Muhlenbergia cappilaris



Bambusa textilis gracilis



Ficus microcarpa 'green island'



Lantana montevidensis



Clusia rosea 'nana'



Clusia guttifera

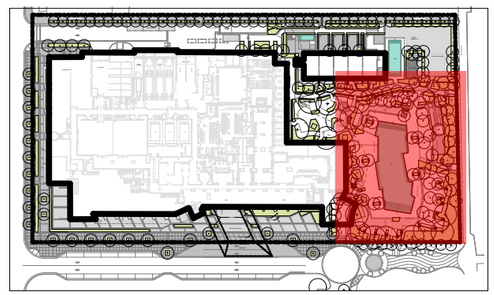


White vinca



Serenoa repens





N

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Landscape Architect,
LA6667391

REUBEN BROTHERS

Kimley»Horn

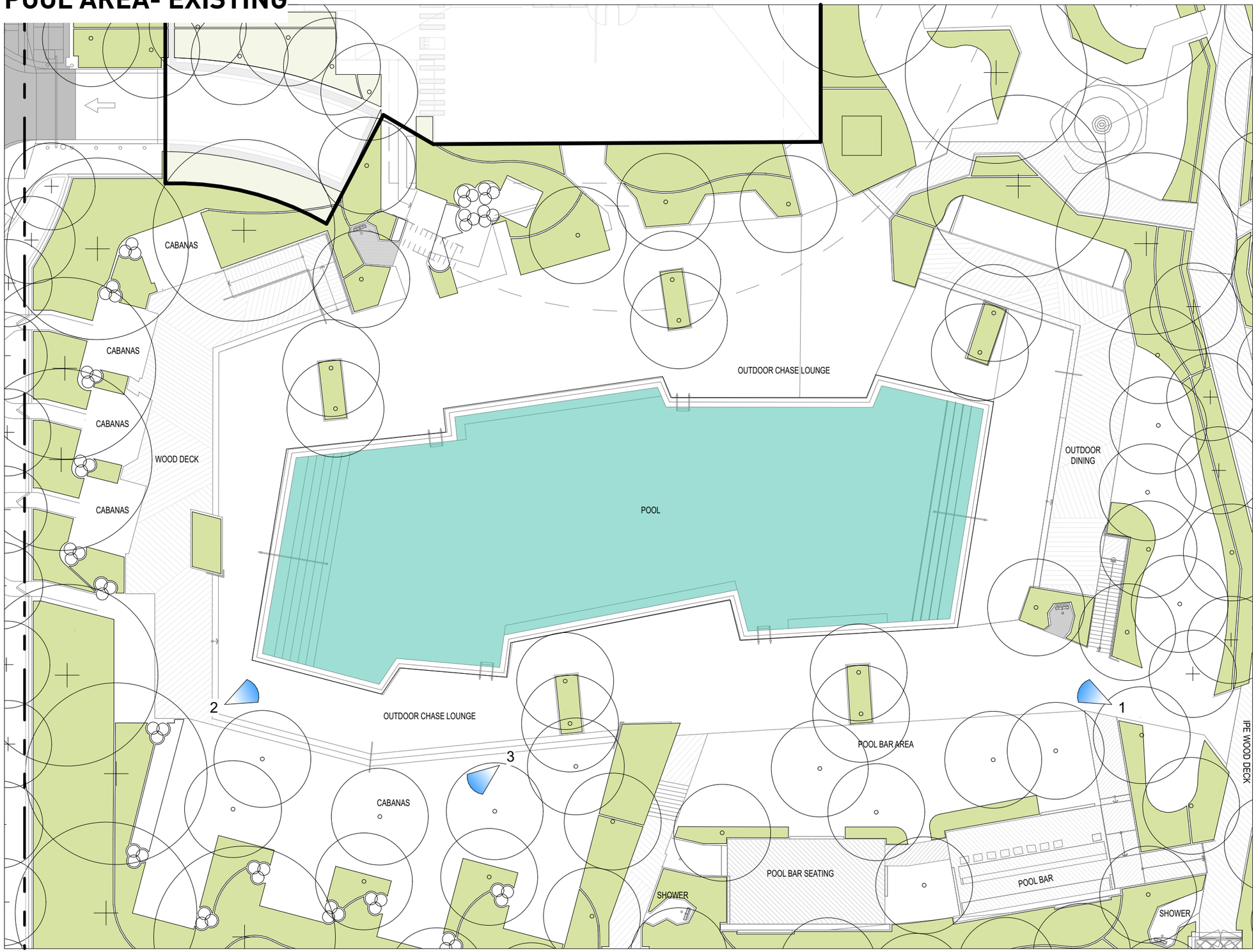
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POOL AREA- EXISTING



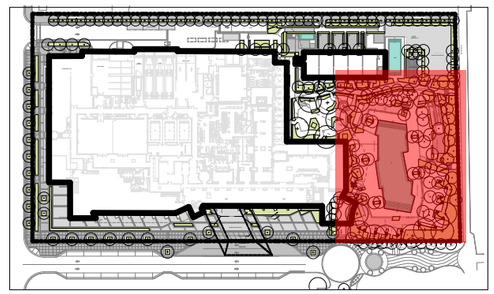


Picture #1: Pool



Picture #2: Pool





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01/11/2026

POOL AREA- PROPOSED



Phoenix dactylifera



Lirope muscari



Thunbergia grandiflora



Neomarica caerulea

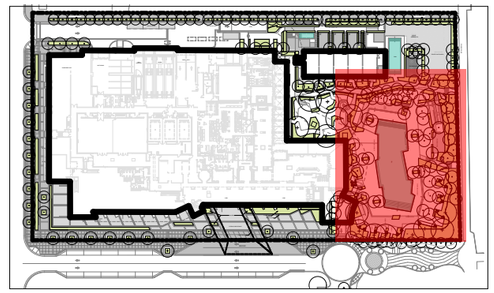


Peperomia obtusifolia



Plumeria spp.





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Landscape Architect,
LA6667391

REUBEN BROTHERS

Kimley»Horn

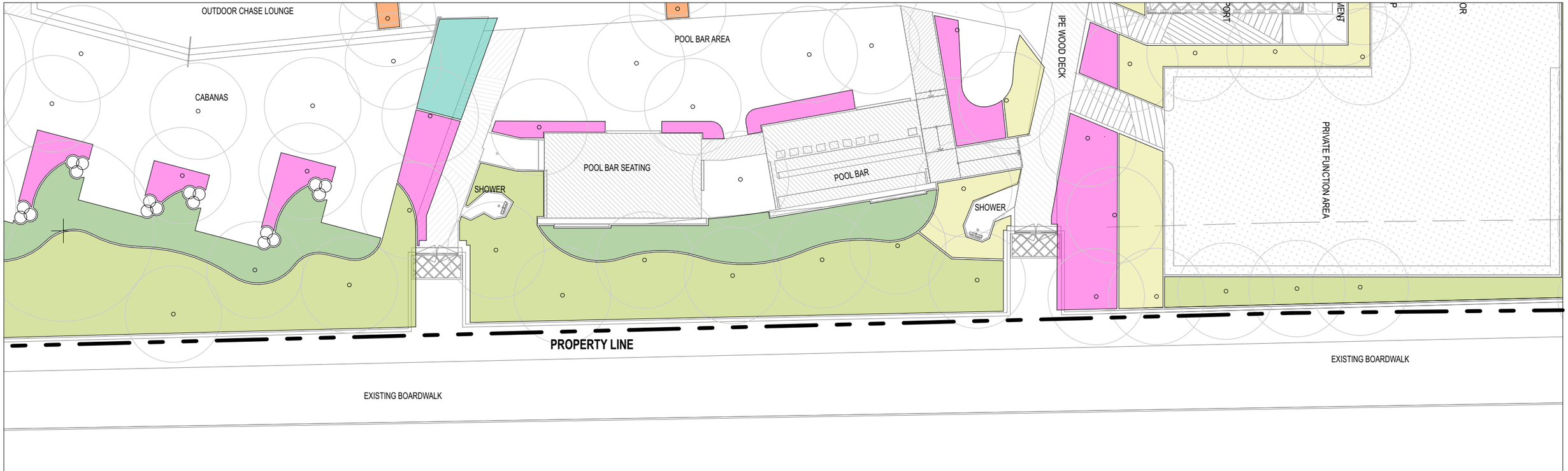
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EASTERN BUFFER - AS PERMITTED



Muhlenbergia cappilaris



Serenoa repens



Clusia guttifera



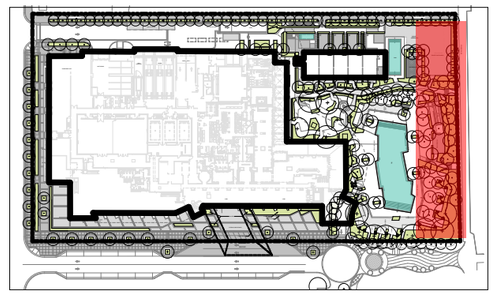
Clusia rosea 'nana'



White vinca



N



KEY PLAN
NTS

Nichols Architects

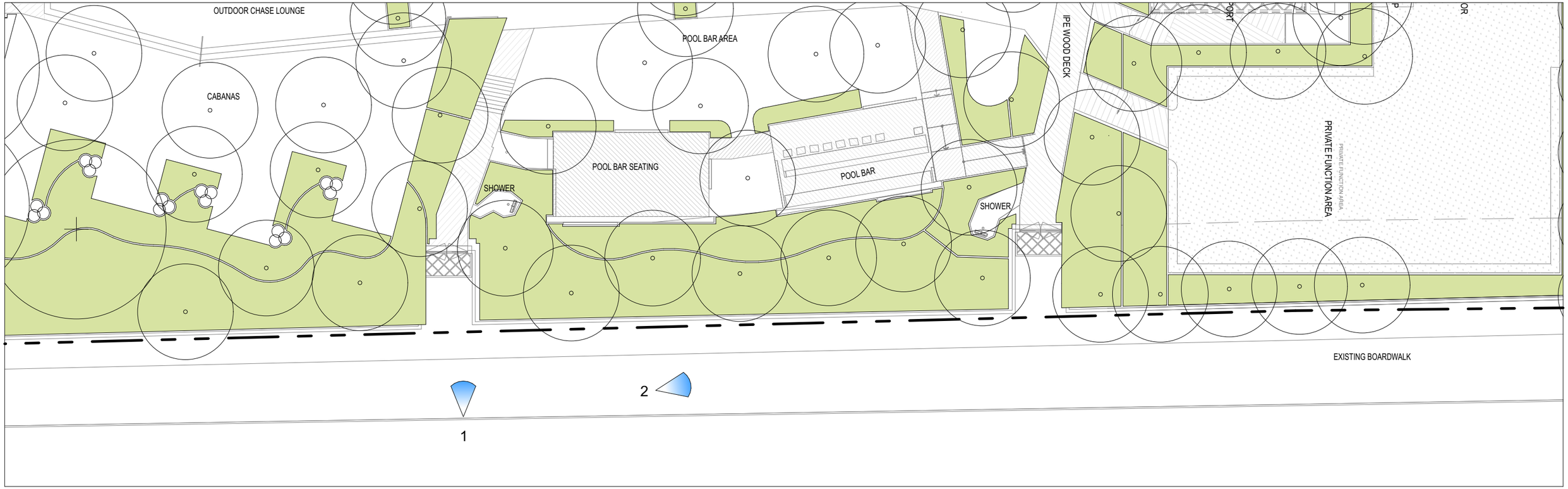
Justine Velez,
Landscape Architect,
LA6667391

REUBEN BROTHERS Kimley»Horn GT GreenbergTraurig

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01/11/2026

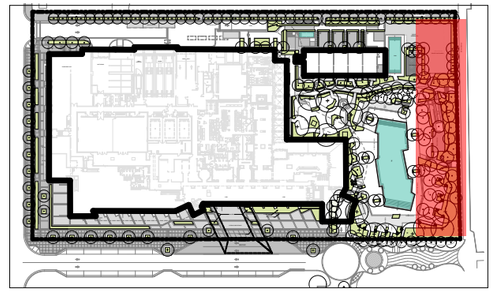
EASTERN BUFFER - EXISTING







N



KEY PLAN
NTS

Nichols Architects

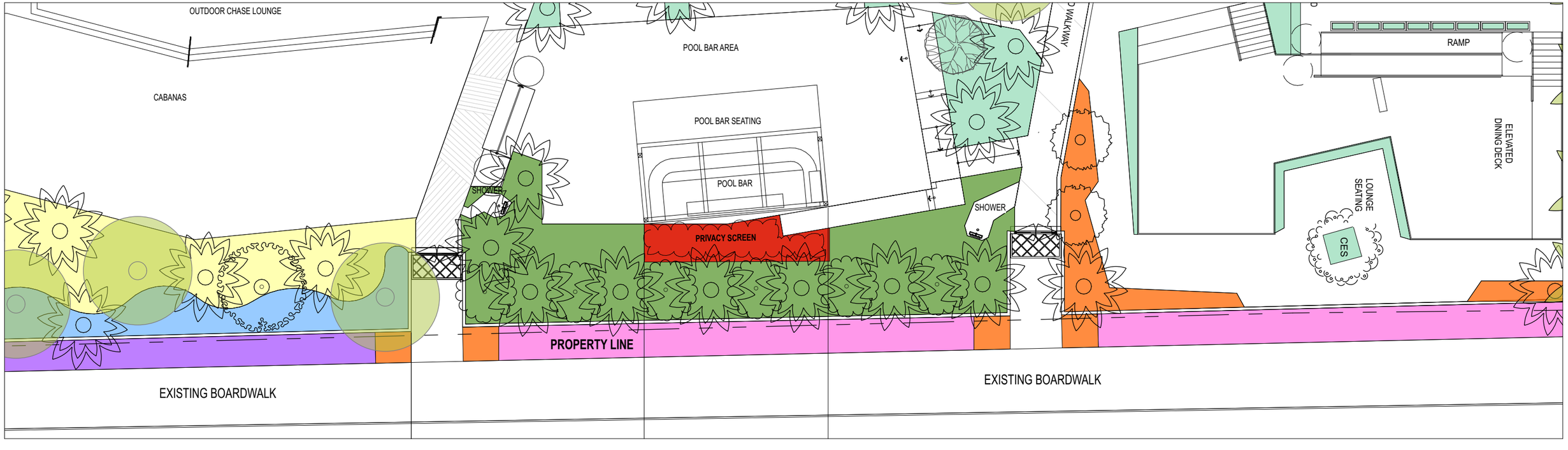
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Landscape Architect,
LA6667391

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01/11/2026

EASTERN BUFFER - PROPOSED



PRIVACY SCREEN

Coccoloba uvifera



Serenoa repens
Mature height: 60 in.



Eugenia rhombea
Mature height: 72 in.



Chrysobalanus icaco + Yucca aloifoilia
Mature height: 72 in.



VIEW CORRIDOR

Phoenix dactylifera



Conocarpus erectus



Muhlenbergia capillaris
Mature height: 36 in.



Ficus microcarpa 'green island'
Mature height: 36 in.



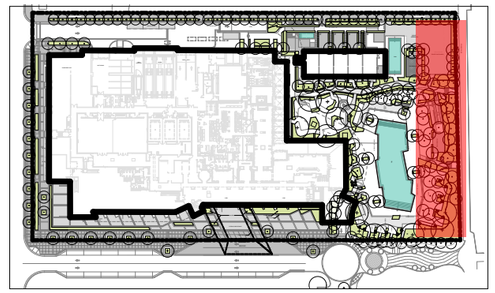
Hymenocallis littoralis
Mature height: 36 in.



Clusia rosea 'nana'
Mature height: 24 in.



N



KEY PLAN
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LA6667391

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Kimley»Horn

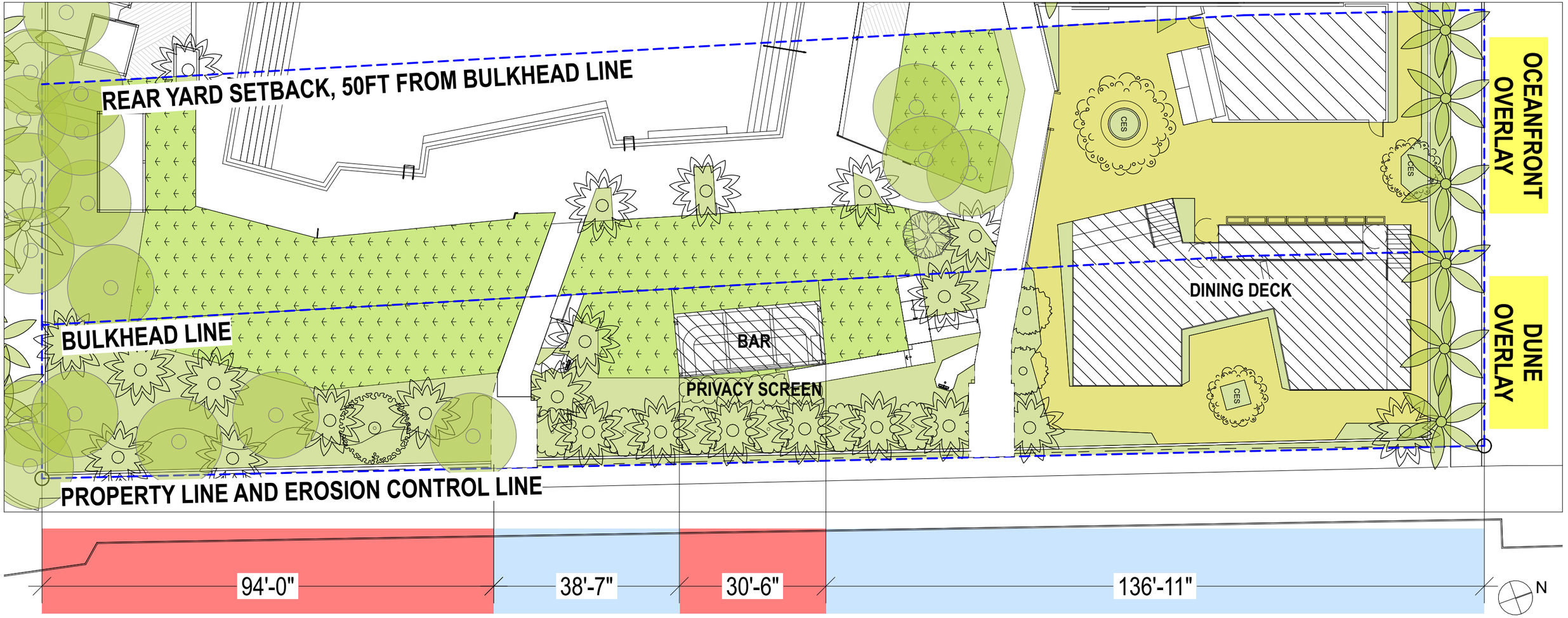
GT GreenbergTraurig

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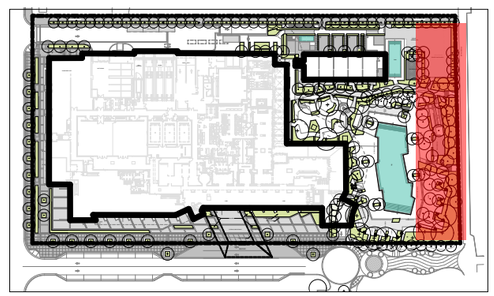
EASTERN BUFFER - TRANSPARENCY DIAGRAM



Overall Beach Frontage:	**300 LF**	
Proposed View Corridor:	175.5 LF	**(58.5%)**
Proposed Privacy Screen:	124.5 LF	**(41.5%)**

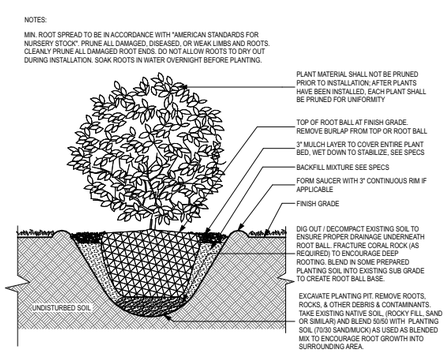
NOTE: SEE PLANTING PLAN FOR SPECIFIC PLANT SELECTIONS AT THE VIEW CORRIDOR AND THE PRIVACY SCREEN.

7.3.1.2.b OCEANFRONT
10. A view corridor shall be created by maintaining a minimum of 50 percent (50%) of the required rear yard setback open and unencumbered, apart from landscaping and decorative open picket type fences, from the erosion control line to the rear setback line.

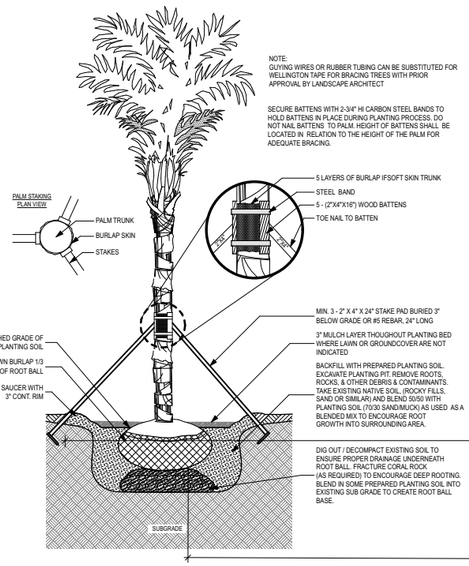


KEY PLAN
NTS

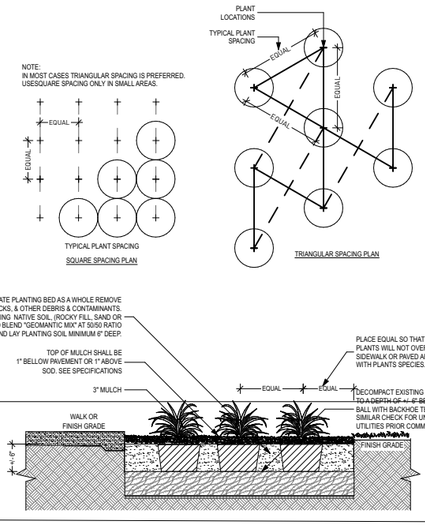
TYPICAL PLANTING DETAILS



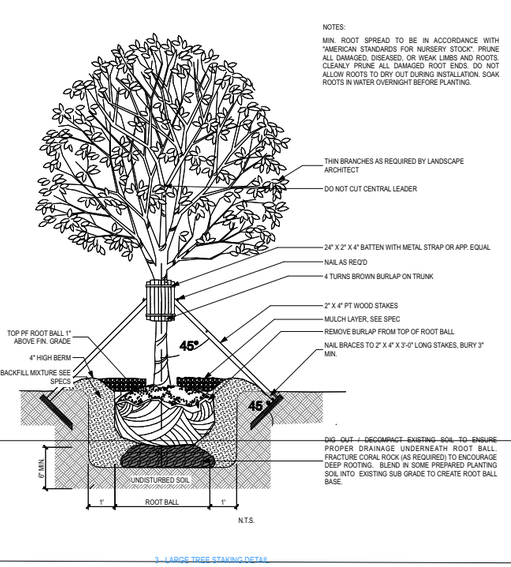
SHURB PLANTING DETAIL



2 - PALM STAKING DETAIL



6 - GROUNDCOVER PLANTING DETAIL



3 - LARGE TREE STAKING DETAIL