

# PIER PARK

ONE OCEAN DRIVE, MIAMI BEACH, FL, 33139



Rev.	Date	Rev.	Date

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PB25-0792/  
DRB25-1146

FINAL SUBMITTAL

**PIER PARK**  
ONE OCEAN DRIVE  
MIAMI BEACH, FLORIDA. 33139

**Owner:**  
Name Major Food Group, LLC  
Address 4100 NE 1st Avenue, Suite 300  
Address Miami FL 33137 | USA  
Tel: +1(305) 414 1909  
Email will@majorfood.com



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



**MEP ENGINEER:**  
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Address 4607 North Meridian Avenue  
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Tel: +1(305) 607 4925  
Email

**STRUCTURAL ENGINEER:**  
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Address 99 NW 27 Ave  
Address Miami FL 33125 | USA  
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**LANDSCAPE ARCHITECT:**  
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ONE OCEAN DRIVE

FINAL SUBMITTAL - DRB 25-1146

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

ARCHITECTURAL SHEETS	
SHEET	TITLE
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A0.01	SHEET INDEX
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3	ADD TOTPO
4	TREE SURVEY
5	TREE SURVEY
6	TREE SURVEY
7	CROSS SECTION
A0.02	ZONING DATA SHEET
A0.03	PARKING EXHIBIT
A0.04	LOCATION PLAN
A1.02	ENLARGED AERIAL
A1.03	NIKKI BEACH CLUB
A1.04	PROJECT OVERLAY
D1.00	DEMOLITION PLAN
A2.00	PROPOSED SITE PLAN
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A4.01	ENLARGED EAST ELEV
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A5.00	SECTION A-A
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A6.01	PROPOSED RENDERING 1
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A6.09	PROPOSED RENDERING 9
A6.10	PROPOSED RENDERING 10
A6.11	PROPOSED RENDERING 11
A6.12	PROPOSED RENDERING 12

Rev.	Date	Rev.	Date

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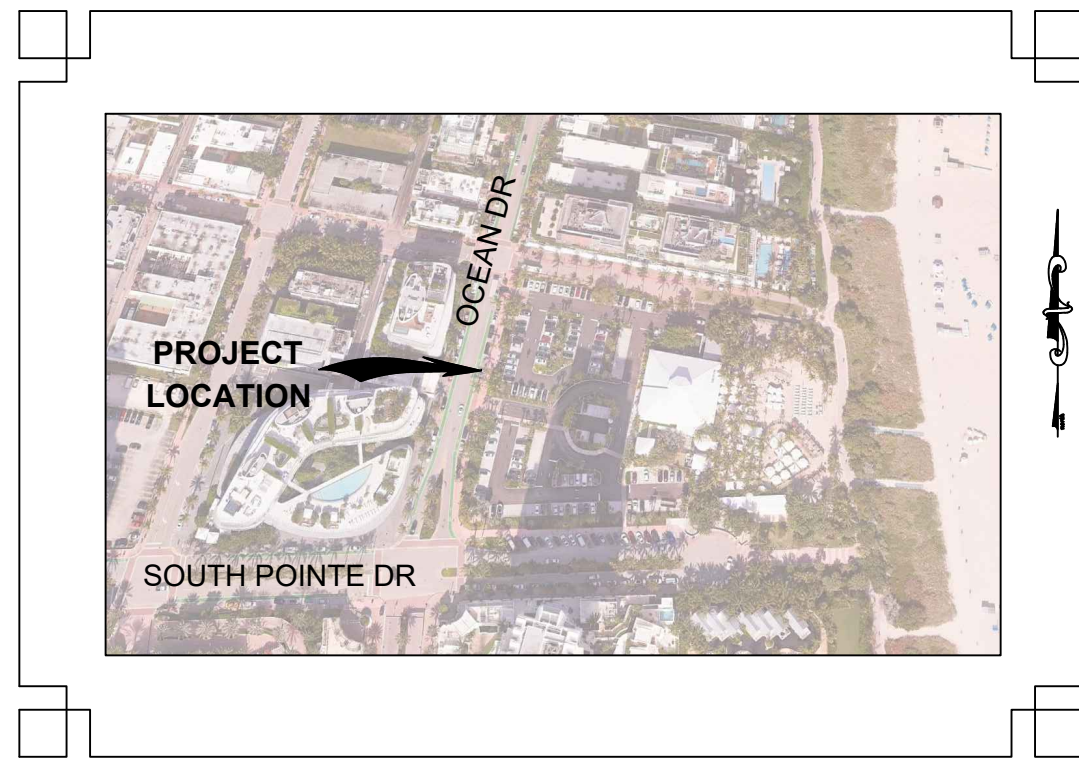
**ONE OCEAN DRIVE  
SHEET INDEX**

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

# BOUNDARY, TOPOGRAPHIC & TIDAL WATER SURVEY

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

INDEX OF SHEETS	
SHEET 1	COVER/BOUNDARY
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**LOCATION MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION**

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

**SURVEYOR'S NOTES:**

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE SURVEY SHOWN HEREON WAS PREPARED UTILIZING THE TITLE COMMITMENT AS PROVIDED BY THE CLIENT.
- THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED BY R.T.K.-G.P.S. USING THE TRIMBLE R-10 WITH THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE PROJECT CONTROL POINTS.
- THE BASIS OF BEARING REFERS TO A MEASURED BEARING OF N 89°39'31" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH POINTE DRIVE.
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICA VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING MIAMI BEACH CITY PUBLISHED BENCHMARKS:  
BENCHMARK: "CMB BISC 01 R"  
DESCRIPTION: "PK N&W IN LIGHT POLE CONC BASE"  
N: 522470.18'  
E: 941463.98'  
ELEVATION: 5.84' (N.A.V.D. 88)
- THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF 0.10 FEET.
- NO UNDERGROUND UTILITIES WERE LOCATED AS A PART OF THIS SURVEY.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE MEASURED DISTANCES, UNLESS OTHERWISE NOTED.
- SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
- THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "AE" (BASE FLOOD ELEVATION 9) PER FLOOD INSURANCE RATE MAP NUMBER 12086C0319L, DATED SEPTEMBER 11, 2009
- THIS SURVEY WAS MADE WITHOUT BENEFIT OF TITLE WORK. ENCUMBRANCES, EASEMENTS OR OTHER MATTERS THAT MIGHT BE DISCLOSED IN TITLE WORK MAY EXIST FOR THIS PARCEL.
- THIS "TIDAL WATER SURVEY" IS BASED ON MEAN HIGH WATER OF (0.26', MEAN LOW WATER (-)2.25', MEAN LOWER LOW WATER OF (-)2.36', AND SEASONAL HIGH WATER LINE OF 3.95', MEAN HIGH WATER, ALL BEING NAVD '88, BASED ON THE APPROXIMATE TIDAL DATUM ELEVATIONS REPORT PREPARED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED 3/18/25.
- THE BOUNDARY CORNERS HAVE NOT BEEN SET AT THIS TIME DUE TO SPRING BREAK VISITORS AND SECURITY NOT ALLOWING ACCESS TO THE SITE.
- VEGETATION SURVEY BASED ON FIELD VERIFIED AND COLLECTED DATA FROM MARCH 4, 2025 BY BOWMAN'S ENVIRONMENTAL CONSULTANT: SHAILAH STECK (PHONE NUMBER: 954-884-5264 EMAIL: SSTECK@BOWMAN.COM)
- SUBJECT PARCEL CONTAINING 152,332 SQUARE FEET OR 3.49 ACRES, MORE OR LESS

**GENERAL NOTES:**

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

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

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

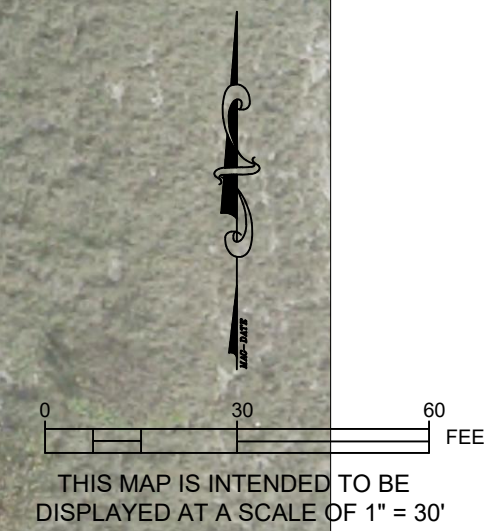
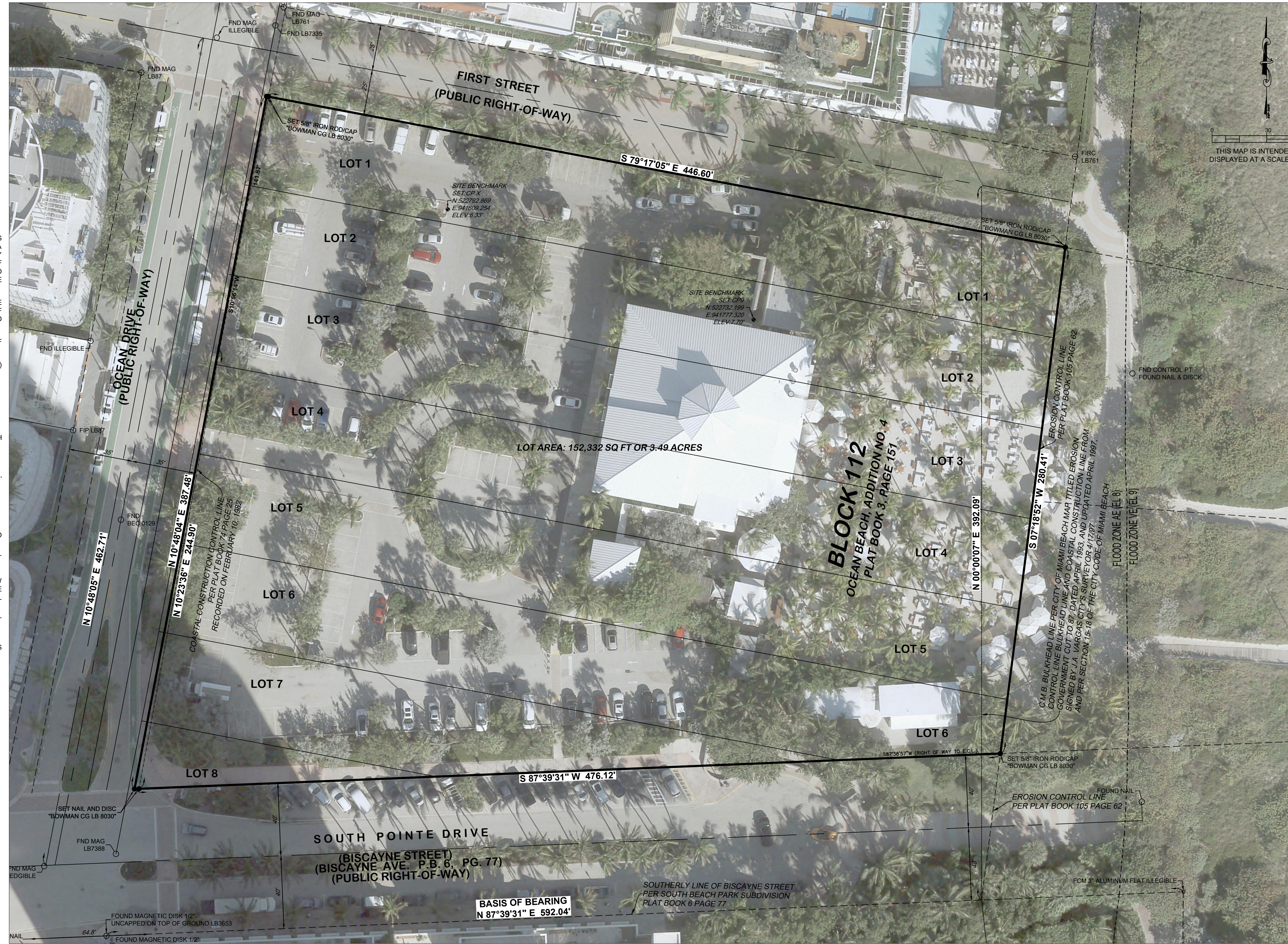
**ASCE C1-38-02 STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA:**

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

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

- ALL MATTERS CONTAINED ON THE PLAT OF OCEAN BEACH FLA. ADDITION NO 4, AS RECORDED IN PLAT BOOK 3, PAGE 151, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
**SURVEYED PARCEL IS INCLUDED IN THIS DOCUMENT.**
- LEASE FROM CITY OF MIAMI BEACH TO PENROD BROTHERS, INC., A FLORIDA CORPORATION, AS EVIDENCED BY DOCUMENT RECORDED APRIL 22, 1998, UNDER O.R. BOOK 1364, PAGE 429, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
**DESCRIBED PARCEL IN THIS DOCUMENT IS A PORTION OF SURVEYED PARCEL.**
- AGREEMENT AS TO REDEVELOPMENT RECORDED IN O.R. BOOK 16987, PAGE 1197, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
**SURVEYED PARCEL IS INCLUDED IN THIS DOCUMENT, MORE SPECIFIC AS PER PARK PARCEL.**
- DESKTOP REVIEW BOARD ORDER RECORDED IN O.R. BOOK 4818, PAGE 4818, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
**NOT A SURVEY MATTER**
- AFFIDAVIT AS TO ABANDONED WELLS RECORDED IN O.R. BOOK 31335, PAGE 3734, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
**NOT A SURVEY MATTER**
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.  
**NOT A SURVEY MATTER**

LEGEND	
	= CABBAGE PALM TREE WITH DIAMETER
	= GUMBO LIMBO WITH DIAMETER
	= MISCELLANEOUS TREE WITH DIAMETER
	= PALM TREE WITH DIAMETER
	= ROYAL PALM TREE WITH DIAMETER
	= SEAGRAPE TREE WITH DIAMETER
	= BLACK OLIVE
	= STORM SEWER
	= HAND RAIL
	= ROUND GRATE DRAIN
	= TREE DRIPLINE
	= UNDERGROUND ELECTRIC (QLB)
	= UNDERGROUND FIBER OPTIC (QLB)
	= UNDERGROUND GAS (QLB)
	= UNDERGROUND TELEPHONE (QLB)
	= UNDERGROUND WATER (QLA)
	= CLEANOUT
	= DRAINAGE GRATE INLET
	= ROUND GRATE DRAIN
	= ELECTRIC BOX
	= HANDICAPPED PARKING
	= HAND HOLE
	= IRRIGATION VALVE
	= IRRIGATION BOX
	= LIGHT POLE
	= BRICK PAVER BLOCKS
	= BUILDING
	= ADA PAD
	= ASPHALT PAVEMENT
	= CONCRETE
	= JUNCTION BOX
	= UTILITY RISER
	= SPEAKER
	= UTILITY POST
	= GREASE TRAP
	= PARKING METER
	= PARKING SPACES
	= SIGN
	= WELLHEAD
	= ANTENNA
	= BIKE LANE
	= FIBER OPTIC VAULT
	= CONTOUR ELEVATION
	= FIRE HYDRANT
	= BACKFLOW PREVENTER
	= WATER METER
	= DRAINAGE MANHOLE
	= FIRE DEPARTMENT CONNECTION
	= SANITARY SEWER MANHOLE
	= HAMMOCK
	= COASTAL STAND
	= BEACH DUNE
	= SEA GRAPES
	= SILVER BUTTONWOOD
	BM = BENCHMARK
	BTM = BOTTOM
	CB = CATCH BASIN
	DMH = DRAIN MANHOLE
	W.F. = WOOD FENCE
	M.G. = METAL GATE
	SMH = SANITARY MANHOLE
	EL. = ELEVATION



**SURVEYOR'S CERTIFICATION:**

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

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

11/07/2025  
JULY 18, 2025  
DATE OF LAST FIELDWORK

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

**Bowman**

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

**FLORIDA**

**MIAMI-DADE COUNTY**

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

PROJECT NO	300518-01-001
PLAN STATUS	08/20/25 SUE SURVEY
	11/07/25 LOT/AREA SURVEY
DATE	DESCRIPTION
FIELD BOOK	PAGE
FTL-01	09-14
FIELD CREW:	B.G.
M.I.B.	N.M.
DRAWN	CHKD
SCALE	H: 1" = 30'
	V: N/A
JOB No.	300518-01-001
DATE	07/18/2025
FILE No.	300518-01-001
SHEET	1 OF 7

# TOPOGRAPHIC SURVEY

SHEET 1  
SHEET 2  
SHEET 3  
SHEET 4-6  
SHEET 7



SEE SHEET 3

# Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 800  
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FLORIDA  
MIAMI-DADE COUNTY  
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11/07/25 LOT/AREA SURVEY

DATE	DESCRIPTION	PAGE
FTL-01	09-14	

FIELD CREW:	B.G.
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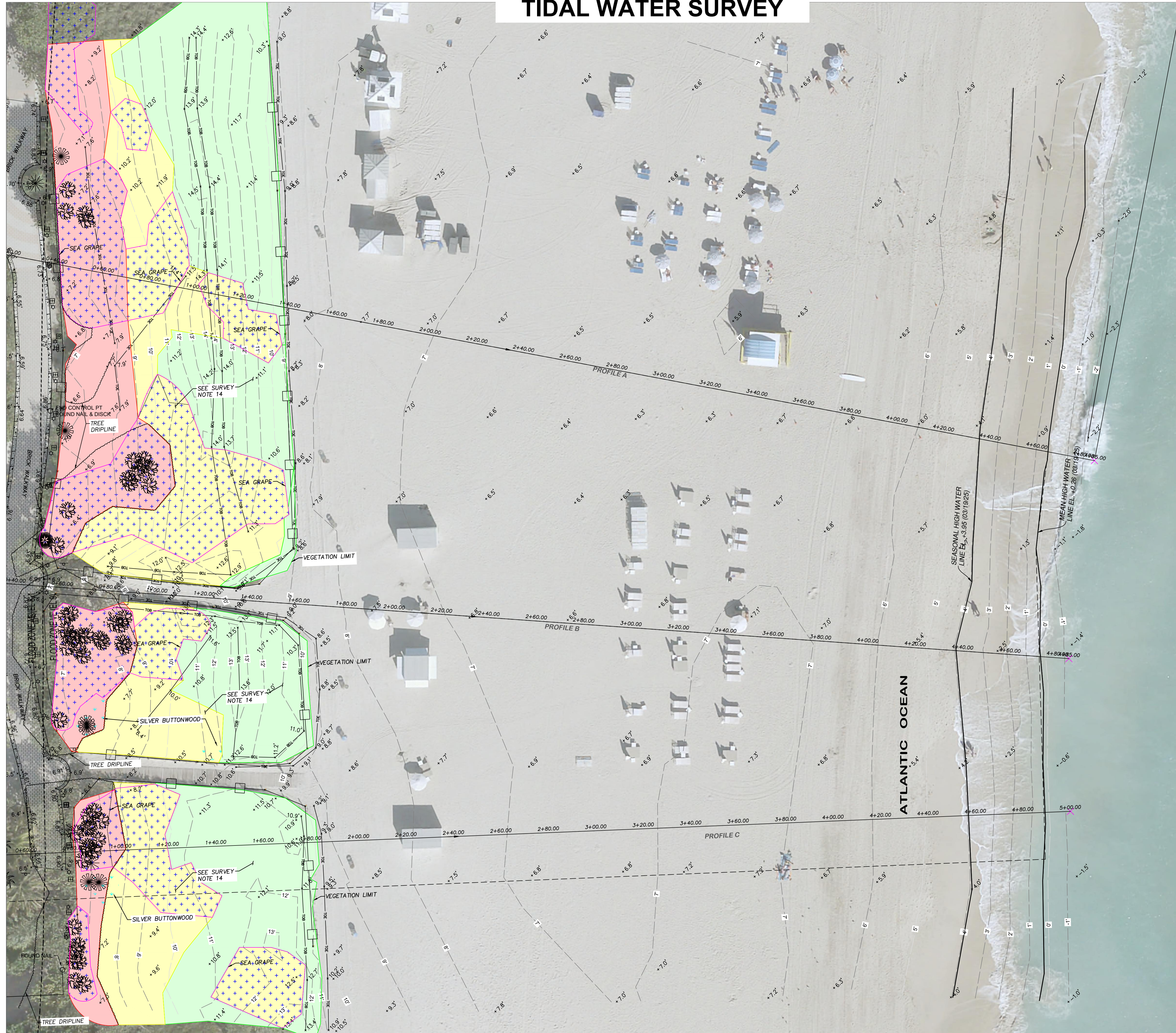
SCALE H: 1"=20'  
V: N/A

JOB No. 300518-01-001  
DATE 07/18/2025  
FILE No. 300518-01-001

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

SEE SHEET 2

# TIDAL WATER SURVEY



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- SHEET 2 TOPO SURVEY
- SHEET 3 ADD TOPO
- SHEET 4-6 TREE SURVEY
- SHEET 7 CROSS SECTIONS

0 20 40 FEET  
 THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 20'

# Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 800  
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FLORIDA

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

MIAMI-DADE COUNTY



## FLORIDA DEPARTMENT OF Environmental Protection

Major Stoneman Douglas Building  
 3900 Commonwealth Boulevard  
 Tallahassee, FL 32399

Ron DeSantis  
 Governor  
 Jeannette Nuñez  
 Lt. Governor  
 Alexis A. Lambert  
 Secretary

### Approximate Tidal Datum Elevations

Date: 3/19/2025 County: Miami-Dade Waterbody: Atlantic Ocean  
 Project Vicinity: 1 Ocean Drive, Miami Beach Sec. 3 Twp. 54S Rge. 42E  
 Job No./Name: Client Name:  
 USGS 7.5 Minute Quad Map Name: Miami  
 Comments: FOR PERMITTING PURPOSES - SEE NOTE AT BOTTOM OF PAGE  
 Requestor Name: Nicholas Messina, Jr., PSM  
 Business Name: Bowman Consulting Group, Ltd., Inc.  
 Mailing Address: 900 Southeast 3rd Avenue, Suite 300  
 Fort Lauderdale, FL 33316  
 Phone: 954.314.8481 Fax: Email: nmessina@bowman.com

(To be completed by BSM)  
 Nearest Tide Station: 872-3170 Nearest Data Point: Elevation Datum: NAVD88  
 Tidal Epoch: NTDE: 1983-2001  
 Mean High Water: 0.26 ft  
 Range of Tide: Feet  
 Mean Low Water: -2.20 ft  
 Other (Specify): Mean Lower Low Water: -2.36 ft  
 Seasonal High Water Line (SHWL) = MHW + (MR x 1.5) Ch. 161.053 F.S.: 3.95 ft  
 Safe Upland Line (SUL) Elevation, at or above Mean High Water Line:

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

M. Kevin Mears, P.S.M. Digitally signed by M. Kevin Mears, P.S.M. Date: 2025.03.19 16:37:46 -0400  
 For the Bureau of Survey and Mapping Date: 3/19/2025

NOTE: An operative Erosion Control Line (ECL 2513) is recorded in Plat Book 105, Page 62.15 of the Public Records of Miami-Dade County and may fix the waterward boundary of the subject parcel.

PROJECT NO  
 300518-01-001

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

DATE DESCRIPTION  
 FIELD BOOK PAGE  
 FTL-01 09-14

FIELD CREW: B.G.  
 M.I.B. N.M.  
 DRAWN: N.M.  
 SCALE: H: 1"=20'  
 V: N/A

JOB No. 300518-01-001

DATE 07/18/2025

FILE No. 300518-01-001



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

PROJECT NO  
300518-01-001

PLAN STATUS

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

DATE	DESCRIPTION
FIELD BOOK	PAGE
FTL-01	09-14

FIELD CREW: B.G.  
M.I.B. N.M.  
DRAWN: CHKD

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

JOB No. 300518-01-001

DATE 07/18/2025

FILE No. 300518-01-001

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD., INC. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.

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

## TREE SURVEY

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

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

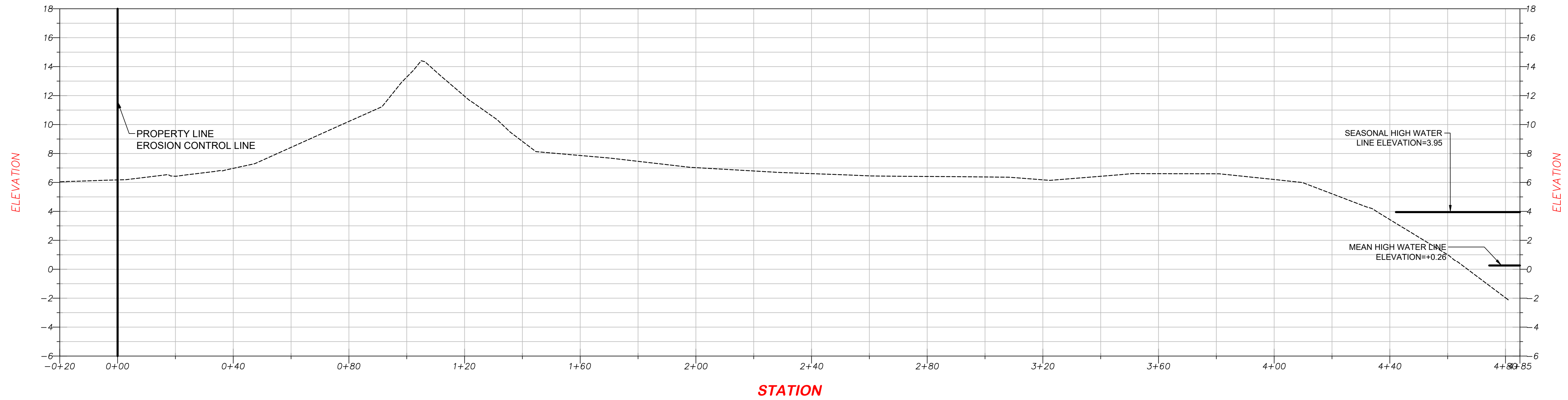
TREE LIST							
TREE #	COMMON NAME	GENUS SPECIES	DBH (INCHES)	HEIGHT OVERALL (FEET)	PALM HEIGHT (CT/GW)(FEET)	CANOPY SPREAD (FEET)	CONDITION RATING (PERCENTAGE)
177	CABBAGE PALM	SABAL PALMETTO	10"	25'	18'	15'	80%
178	COCONUT PALM	COCOS NUCIFERA	9"	30'	15'	25'	60%
179	SEA GRAPE	COCCOLOBA UVIFERA	13"	18'		25'	45%
180	SILVER BUTTWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	7"	25'		20'	40%
181	SEA GRAPE	COCCOLOBA UVIFERA	14"	20'		15'	50%
182	COCONUT PALM	COCOS NUCIFERA	11"	42'	27'	25'	90%
183	CABBAGE PALM	SAB					

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

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

TREE LIST							
TREE #	COMMON NAME	GENUS SPECIES	DBH (INCHES)	HEIGHT OVERALL (FEET)	PALM HEIGHT (CT/GW)(FEET)	CANOPY SPREAD (FEET)	CONDITION RATING (PERCENTAGE)
452	COCONUT PALM	COCOS NUCIFERA	8'	48'	33'	25'	70%
453	COCONUT PALM	COCOS NUCIFERA	9'	46'	31'	25'	60%
4							

PROFILE A

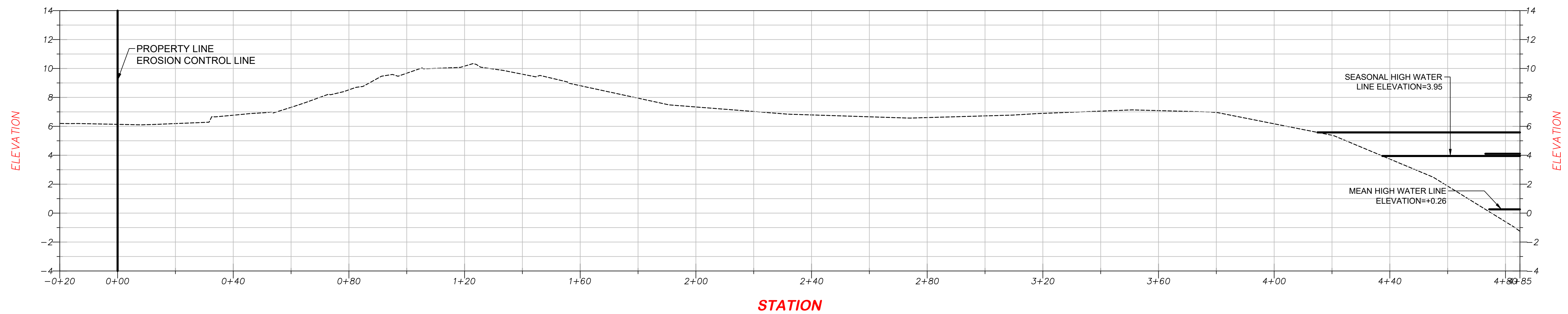


STATION

INDEX OF SHEETS

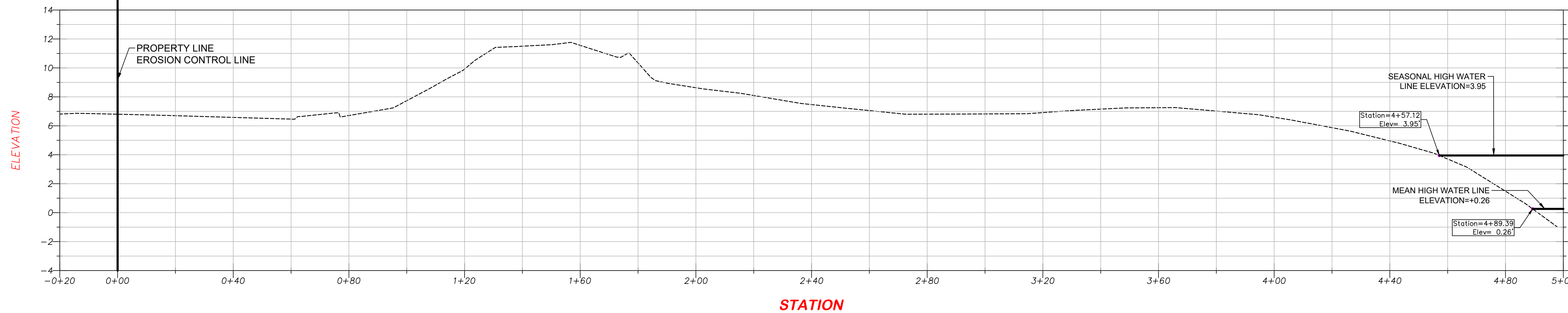
- SHEET 1 COVER/BOUNDARY
- SHEET 2 TOPO SURVEY
- SHEET 3 ADD TOPO
- SHEET 4-6 TREE SURVEY
- SHEET 7 CROSS SECTIONS

PROFILE B



STATION

PROFILE C



STATION

# Bowman

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PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 800  
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 3482

FLORIDA

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

MIAMI-DADE COUNTY

PROJECT NO  
 300518-01-001

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

DATE DESCRIPTION  
 FIELD BOOK PAGE  
 FTL-01 09-14

FIELD CREW: B.G.  
 M.I.B. N.M.  
 DRAWN N.CHKD

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

JOB No. 300518-01-001

DATE 07/18/2025

FILE No.  
 300518-01-001

## CROSS SECTIONS

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING GROUP, LTD., INC. SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING GROUP, LTD.  
 Cad file name: V:\300518 - 1 Ocean Drive-Nikki Beach\300518-01-001 (SUR) - 1 Ocean Drive-Nikki Beach\Survey\Topo Boundary\Ocean Drive-Nikki Beach Topo+SUE 08-20-25.DWG 11/7/2025

# MIAMI BEACH

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

## MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

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

TIER 1 PARKING REQUIREMENTS & O.C.C.						
AREA	USE	CODE USE DEFINITION	CODE PARKING REQUIREMENT	REQUIRED RATE	CALCULATIONS	SPACES
	Beach Area	Not Provided for in the Code.	Not Provided for in the Code.			
	Cabanas	"Cabana means an accessory structure used as a bathhouse or a shelter directly associated"	"One space per every two cabanas."	1 space per 2 cabanas	16 cabanas	8
1	Mediterranean Restaurant	"Restaurant means a commercial establishment where refreshments or meals may be purchased by the public and which conducts the business of serving of food to be consumed on or off the premises"	"One space per every four seats; take out restaurant with no seats; One space per every 300 square feet of floor area; take out restaurant and home delivery with no seats"	1 space / 4 seats	150 seats / 4	38
1	*Mediterranean Rest Outdoor Cafe	"Café, outdoor means a use characterized by outdoor table service of food and beverages prepared for service in an adjacent or attached main structure for consumption on the premises."	"One space per every four seats."	1 space / 4 seats	*110 seats / 4	28
	Med. Rest. Kitchen BOH	Not Provided for in the Code.	Not Provided for in the Code.	0	0	0
2	*Beach Club Pool	See Outdoor Café definition for 01.2. above.	For outdoor café, "[o]ne space per every four seats."	1 space / 4 seats	*394 seats / 4	99
3	Lawn Event Beach Club Café	"Café, beachfront means a permanent structure located on the beach in the dune overlay district where food and beverages are served."	Beachfront cafes, "[s]hall have no parking requirement."	0	101 seats / 0	0
4	Sadellas Beach Front Café	See Beachfront Café definition for 03. above.	Beachfront cafes, "[s]hall have no parking requirement."	0	64 seats/0	0
1	Japanese Restaurant	"Restaurant means a commercial establishment where refreshments or meals may be purchased by the public"	One space per every four seats	1 space / 4 seats	125 seats / 4	31
1	*Japanese Restaurant Outdoor Café	"Restaurant means a commercial establishment where refreshments or meals may be purchased by the public"	One space per every four seats	1 space / 4 seats	*67 seats / 4	17
5	Fitness Club	"Fitness Club"	Fitness club, "[o]ne space per 750 square feet of floor area."	"Fitness Club" = one space per 750 sq. ft.	2974 sq. ft. / 750	4
6	Kids' Club	"Day care facility means any establishment other than a family day care facility providing care during the day"	Daycare: Junior high, elementary, nursery school, pre-school or daycare."	0		0
7	Retail	"Retail use means the use of a building or a structure for the sale of merchandise to the consumer of the merchandise."	Retail stores, "[o]ne space per every 300 square feet of floor area."		807 sq. ft. / 300	3
	<b>TOTAL REQUIRED</b>					<b>228</b>
	Bike racks				-9	
	Scooter parking				-5	
	Shower facilities				-8	
	Drop off & compensation vehicles				-9	Total Deductions 31 spaces
	*Fee in Lieu of Parking available				144	
		<b>REQUIRED</b>	<b>PROVIDED</b>			
	TOTAL PRIVATE REQUIRED	228				
	ALTERNATE TRANSPORTATION DEDUCTIONS	31				
	NEW TOTAL PRIVATE REQUIRED	197				
	TOTAL PRIVATE PROVIDED ON SITE		96			
	TOTAL UTILIZED PRIVATE VIA PAYMENT IN LIEU		101			
	TOTAL CITY REQUIRED ON SITE	72	72			
	TOTAL CITY RESERVED ONSITE AND PRIVATE PROVIDED ON SITE		168			

Rev.	Date	Rev.	Date

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**PB25-0792/  
DRB25-1146**

FINAL SUBMITTAL

**PIER PARK**  
ONE OCEAN DRIVE  
MIAMI BEACH, FLORIDA. 33139

**Owner:**  
Name: Major Food Group, LLC  
Address: 4100 NE 1st Avenue, Suite 300  
Address: Miami FL 33137 | USA  
Tel: +1(305) 414 1908  
Email: will@majorfood.com



**INTERIOR DESIGNER:**  
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Email: info@wearebishopdesign.com



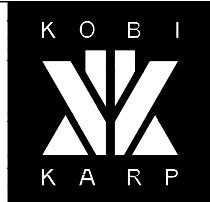
**MEP ENGINEER:**  
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Tel: +1(305) 607 4925

**STRUCTURAL ENGINEER:**  
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Address: 99 NW 27 Ave  
Address: Miami FL 33125 | USA  
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Email: yh@yhengineering.com

**LANDSCAPE ARCHITECT:**  
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Address: 7636 NE 4th Court, Suite 102  
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Email: info.miami@enea.ch

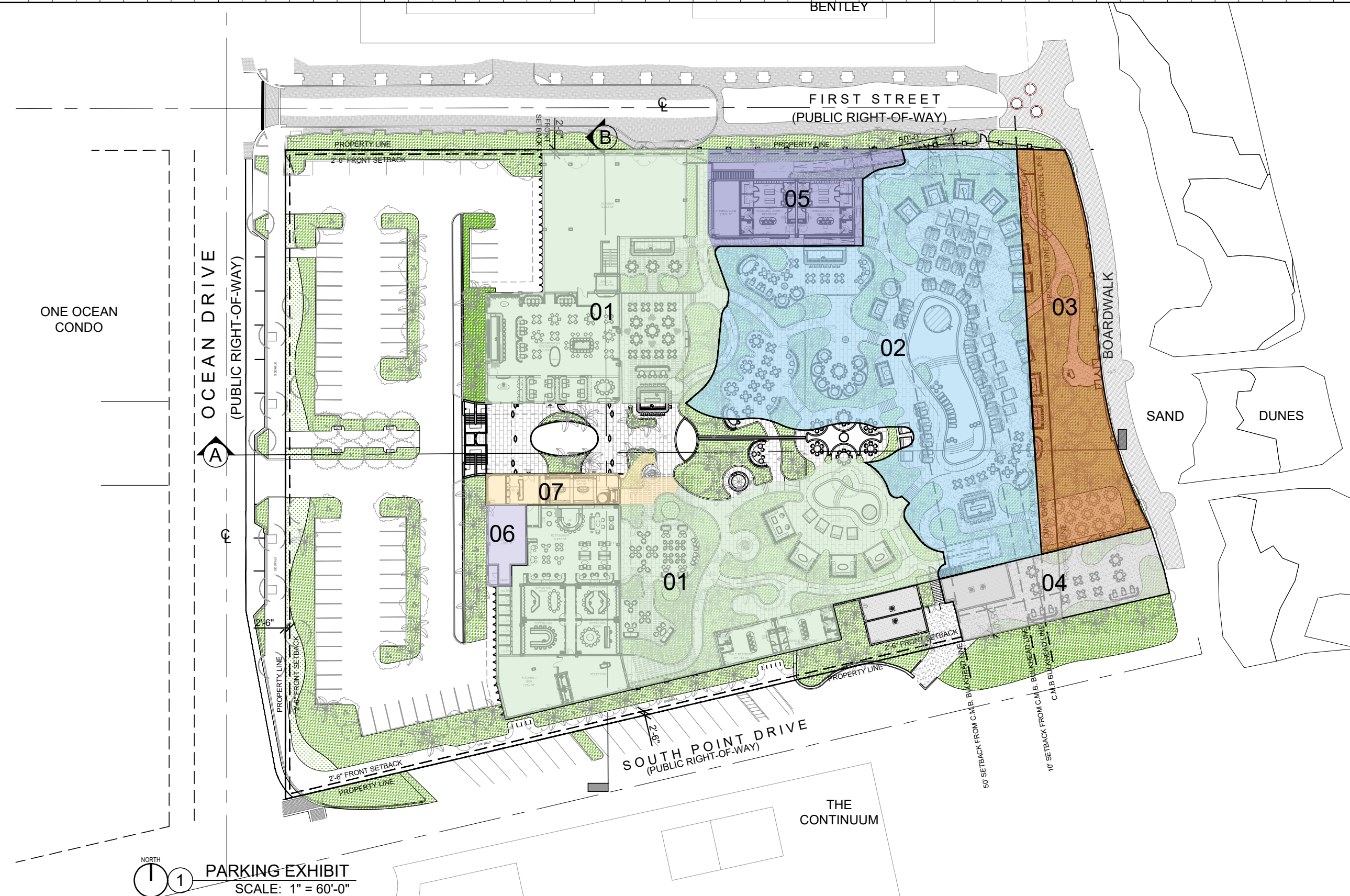
**CIVIL ENGINEER:**  
Name: Langan  
Address: 1221 Brickell Avenue, Suite 1800  
Address: Miami FL 33131 | USA  
Tel: +1(786) 264 7200  
Email: Fax: +1(786) 264 7201

**ARCHITECT:**  
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571 NW 28th Street  
Miami, Florida 33127 USA  
Tel: +1(305) 573 1818  
Fax: +1(305) 573 3766



**ONE OCEAN DRIVE  
PROJECT ZONING DATA**

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



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

1. RESTAURANT / OUTDOOR DINING  
5. WELLNESS & SPA LOCKERS

2. BEACH CLUB POOL AREA  
6. KID'S CLUB AREA

3. BEACH CLUB OUTDOOR CAFE AREA  
7. RETAIL AREA

4. SADELLE'S BEACH CLUB FRONT CAFE

Rev.	Date	Rev.	Date

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**PB25-0792/  
DRB25-1146**

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**PIER PARK**  
ONE OCEAN DRIVE  
MIAMI BEACH, FLORIDA, 33139

**Owner:**  
Name: Major Food Group, LLC  
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**LANDSCAPE ARCHITECT:**  
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Address: 7636 NE 4th Court, Suite 102  
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Tel: +1(305) 576 6702  
Email: info.miami@enea.ch

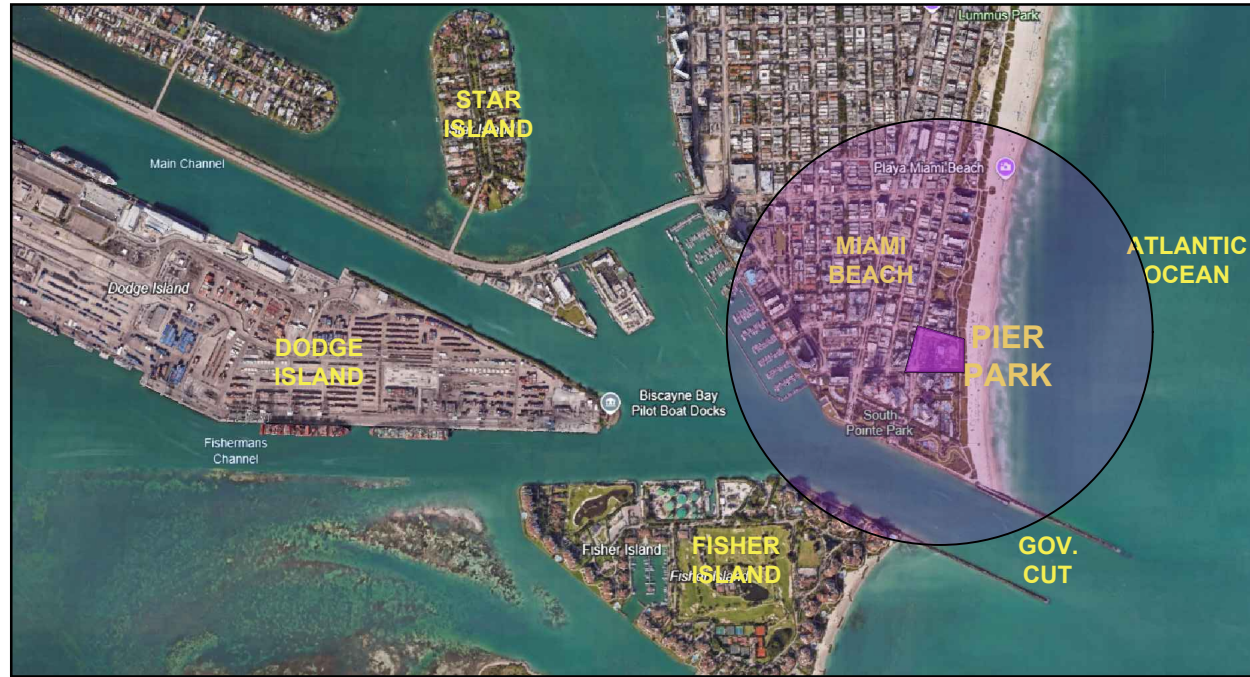
**CIVIL ENGINEER:**  
Name: Langan  
Address: 1221 Brickell Avenue, Suite 1800  
Address: Miami FL 33131 | USA  
Tel: +1(786) 264 7200  
Email: 

**ARCHITECT:**  
Kobi Karp Architecture and Interior Design, Inc.  
571 NW 28th Street  
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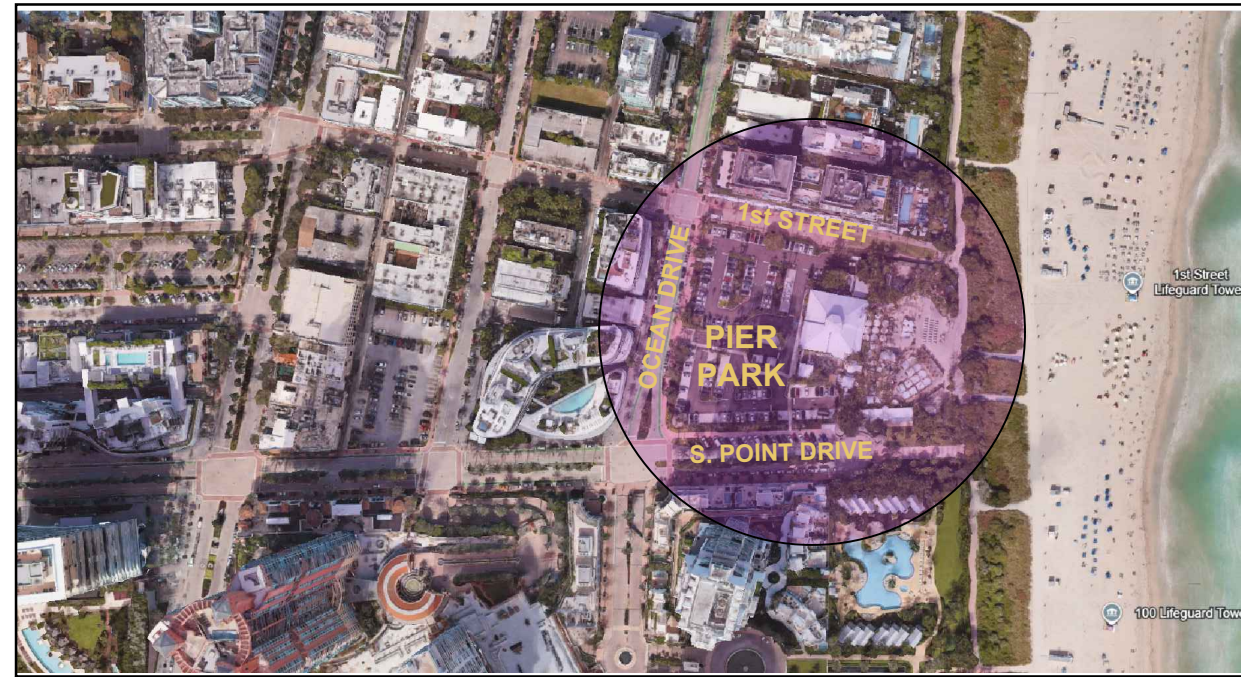


**ONE OCEAN DRIVE  
PARKING EXHIBIT**

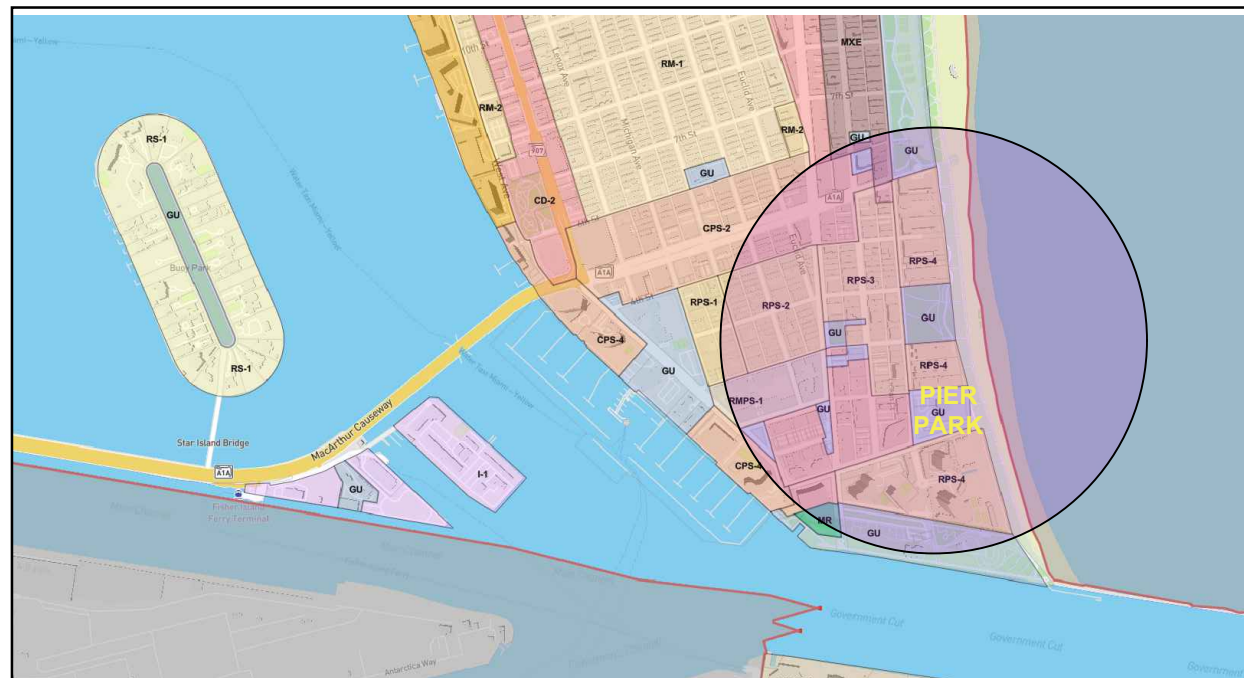
Date	10/19/2025	Sheet No.	A0.03
Scale	AS NOTED		
Project	2521		



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



2 PROPERTY LOCATION MAP  
SCALE: N.T.S.



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



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

Rev.	Date	Rev.	Date

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PB25-0792/  
DRB25-1146

FINAL SUBMITTAL

**PIER PARK**  
ONE OCEAN DRIVE  
MIAMI BEACH, FLORIDA. 33139

**Owner:**  
Name Major Food Group, LLC  
Address 4100 NE 1st Avenue, Suite 300  
Address Miami FL 33137 | USA  
Tel: +1(305) 414 1008  
Email will@majorfood.com



**INTERIOR DESIGNER:**  
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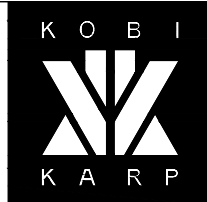
**MEP ENGINEER:**  
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**ONE OCEAN DRIVE  
ZONING LOCATION MAPS**

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



**PIER PARK**  
**1 OCEAN DR**  
 MIAMI BEACH, FL 33139



Rev.	Date	Rev.	Date

**PB25-0792/  
 DRB25-1146**

FINAL SUBMITTAL

**PIER PARK**  
 ONE OCEAN DRIVE  
 MIAMI BEACH, FLORIDA. 33139

**Owner:**  
 Name Major Food Group, LLC  
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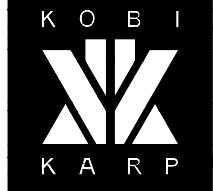
**MEP ENGINEER:**  
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**PROJECT LOCATION MAP  
 ENLARGED AERIAL**

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

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



① ONE OCEAN DR - NIKKI BEACH CLUB  
AERIAL VIEW



② ONE OCEAN DR - NIKKI BEACH CLUB  
MAIN ENTRANCE



③ ONE OCEAN DR - NIKKI BEACH CLUB  
BEACHSIDE LOUNGING



④ ONE OCEAN DR - NIKKI BEACH CLUB  
CURRENT CAR PARK

Rev.	Date	Rev.	Date

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FINAL SUBMITTAL

**PIER PARK**  
ONE OCEAN DRIVE  
MIAMI BEACH, FLORIDA, 33139

**Owner:**  
Name Major Food Group, LLC  
Address 4100 NE 1st Avenue, Suite 300  
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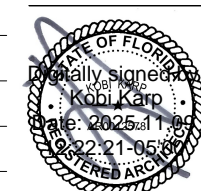
**MEP ENGINEER:**  
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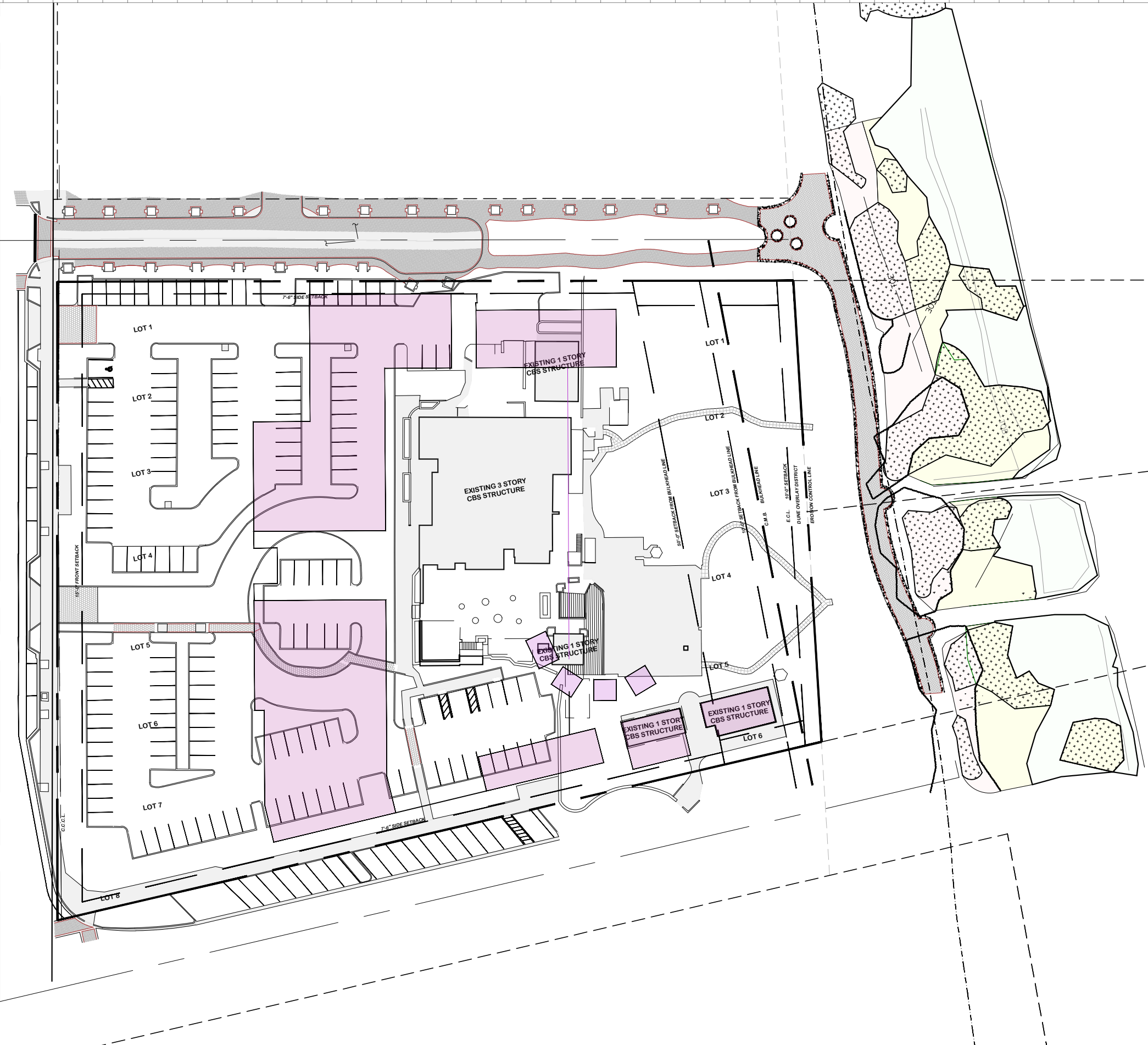
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ONE OCEAN DRIVE  
NIKKI BEACH CLUB

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



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

PROPOSED PROJECT

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 DRB25-1146

FINAL SUBMITTAL

PIER PARK  
 ONE OCEAN DRIVE  
 MIAMI BEACH, FLORIDA, 33139

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ONE OCEAN DRIVE  
 PROJECT OVERLAY

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