

Tree Disposition Schedule						
ID	Symbol	Botanical Name	Common Name	DBH	Disposition	Remarks
01		Cocos nucifera	Coconut Palm	11"	Remove	Fair Condition
02		Cocos nucifera	Coconut Palm	11"	Protect & Remain	On Adjacent Property; Fair Condition
03		Wodyetia bifurcata	Foxtail Palm	11"	Protect & Remain	Fair Condition
04		Wodyetia bifurcata	Foxtail Palm	8"	Protect & Remain	Fair Condition
05		Bursera simaruba	Gumbo Limbo	6"	Remove	Good Condition
06		Bursera simaruba	Gumbo Limbo	5"	Remove	Good Condition
07		Bursera simaruba	Gumbo Limbo	3"	Remove	Good Condition
08		Bursera simaruba	Gumbo Limbo	6"	Remove	Good Condition

LEGEND

EXISTING TREE TO REMOVE

EXISTING TREE TO PROTECT

EXISTING TREE TO RELOCATE

FINAL LOCATION OF RELOCATED TREE

PROTECTION FENCE

TREES AND PALMS TO BE REMOVED

TREES

TOTAL DBH REMOVED: 20"

REQUIRED MITIGATION:

8 SMALL TREES @ 2" DBH - 12' HEIGHT - 6' SPREAD - OR -

4 LARGE TREES @ 4" DBH - 16' HEIGHT - 8' SPREAD - OR -

\$8,000 CONTRIBUTION TO TREE TRUST FUND

PALMS

TOTAL PALMS REMOVED: 3

REQUIRED MITIGATION:

3 SMALL TREES @ 2" DBH - 12' HEIGHT - OR -

\$3,000 CONTRIBUTION TO TREE TRUST FUND

Required mitigation per Sec. 46.61.

PROPOSED PLANTING

TREES

3 SMALL TREES @ 2" DBH - 12' HEIGHT - 6' SPREAD - AND -

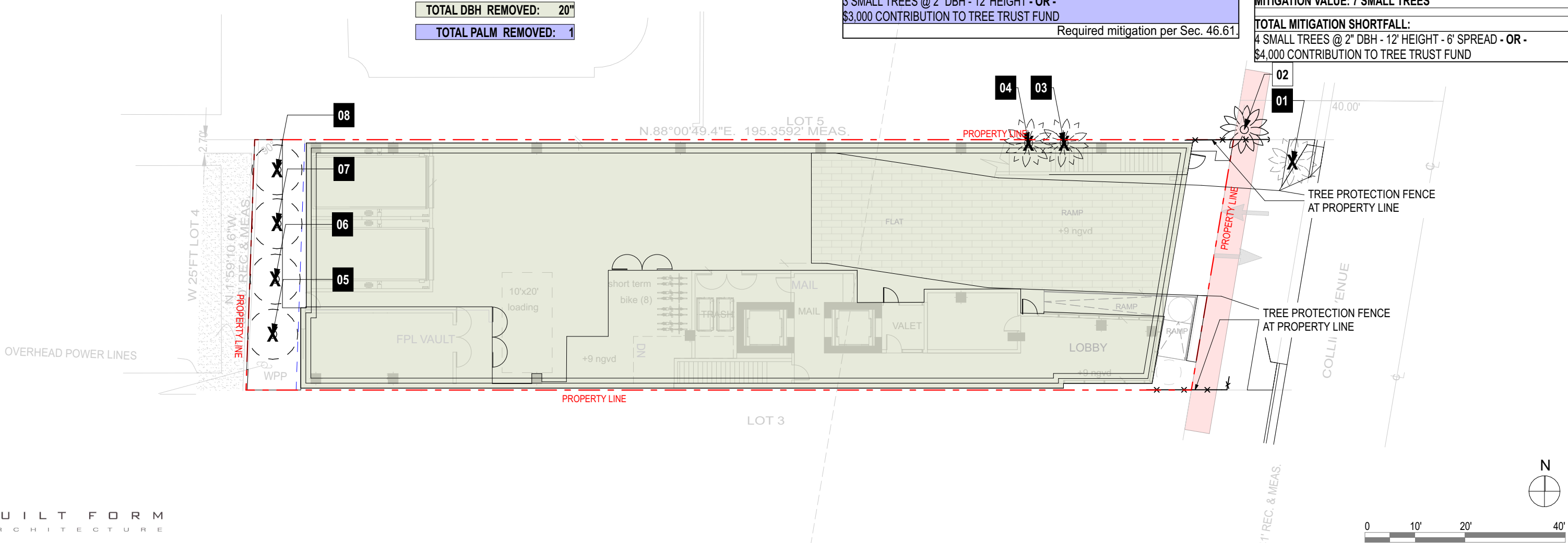
2 LARGE TREES @ 4" DBH - 16' HEIGHT - 8' SPREAD

MITIGATION VALUE: 7 SMALL TREES

TOTAL MITIGATION SHORTFALL:

4 SMALL TREES @ 2" DBH - 12' HEIGHT - 6' SPREAD - OR -

\$4,000 CONTRIBUTION TO TREE TRUST FUND



CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District CD-2 Lot Area 9,554 SF Acres 0.2193

OPEN SPACE

- A. Square feet of required Open Space as indicated on site plan:
Lot Area = 9,554 s.f.x N/A % = 0 s.f.
- 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 =
- C. Total square feet of landscaped open space required: A+B=

REQUIRED/
ALLOWED

PROVIDED

0

694 sf

N/A

N/A

0

0

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required
- B. Maximum lawn area (sod) permitted= N/A % x N/A s.f.

0

0

0

0

TREES

- A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=
22 trees x 0.2193 net lot acres - number of existing trees=
- B. % Natives required: Number of trees provided x 30% =
- C. 100% OF REQUIRED TREES SHALL BE LOW MAINTENANCE OR SALT AND DROUGHT TOLERANT SPECIES (PER RESILIENCY CODE 4.2.3.A(8).
- D. Street Trees (maximum average spacing of 20' o.c.)
50 linear feet along street divided by 20'=
- 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'=

OG OS

3 2

3 2

3 2

3 0

0 0

OG = ON GROUND
OS = ON STRUCTURE

TOTAL TREES = 5

SHRUBS

- A. Number of shrubs required: Sum of lot and street trees required x 12=
- B. % Native shrubs required: Number of shrubs provided x 50%=

OG OS

61 401

61 325

LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: Number of required shrubs x 10%=
- B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

11 5

11 5

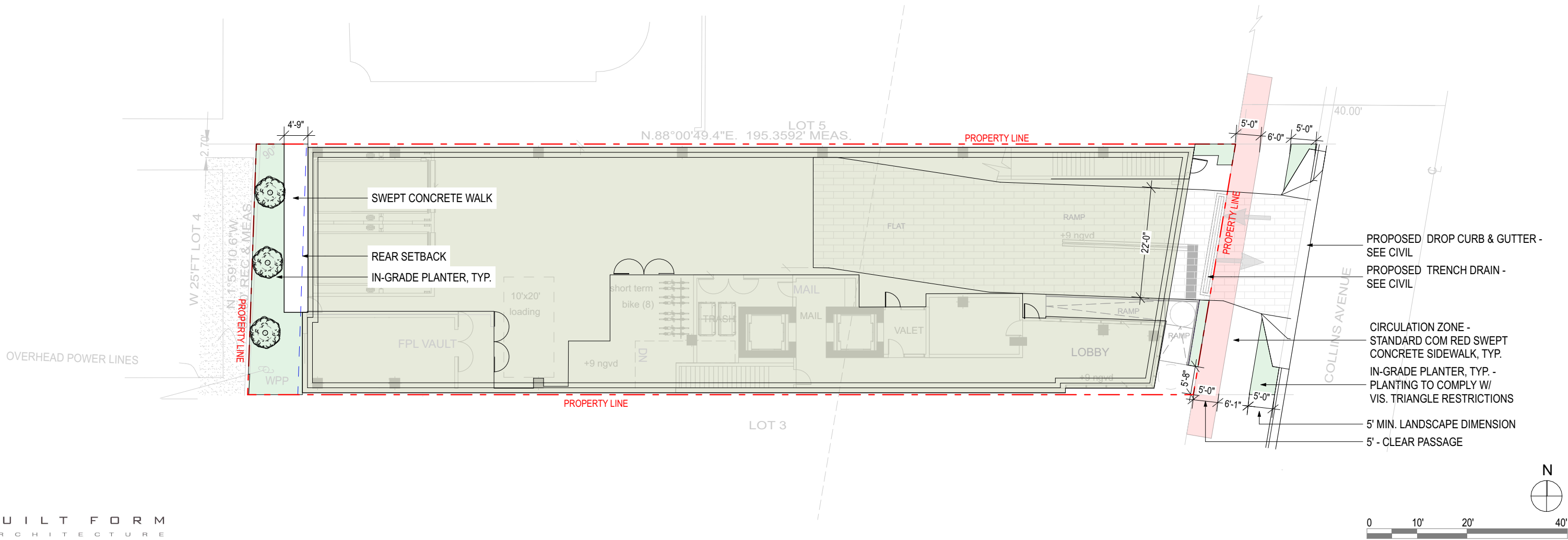
SPECIES DIVERSITY

- A. REQUIRED TREES: 8 (PER RESILIENCY CODE 4.2.3.A(9)
- B. Six to ten required trees: Three tree species.

3 Species 3 Species

Hardscape Schedule			
Symbol	Item	Description	Area (SF)
	DRIVEWAY - PAVER 1	VEHICULAR DRIVE PAVER TBD	546
	IN-GRADE PLANTER	SEE PLANTING NOTES FOR PLANTING MIX	497
	SWEPT CONCRETE WALK		160
	SWEPT CONCRETE WALK	COM STANDARD SWEPT CONCRETE SIDEWALKS	777

CITY OF MIAMI BEACH USE ONLY



BUILT FORM
ARCHITECTURE

1826 Collins Avenue



GROUND FLOOR HARDSCAPE PLAN
Scale: 1"=20'-0"
03/06/2025

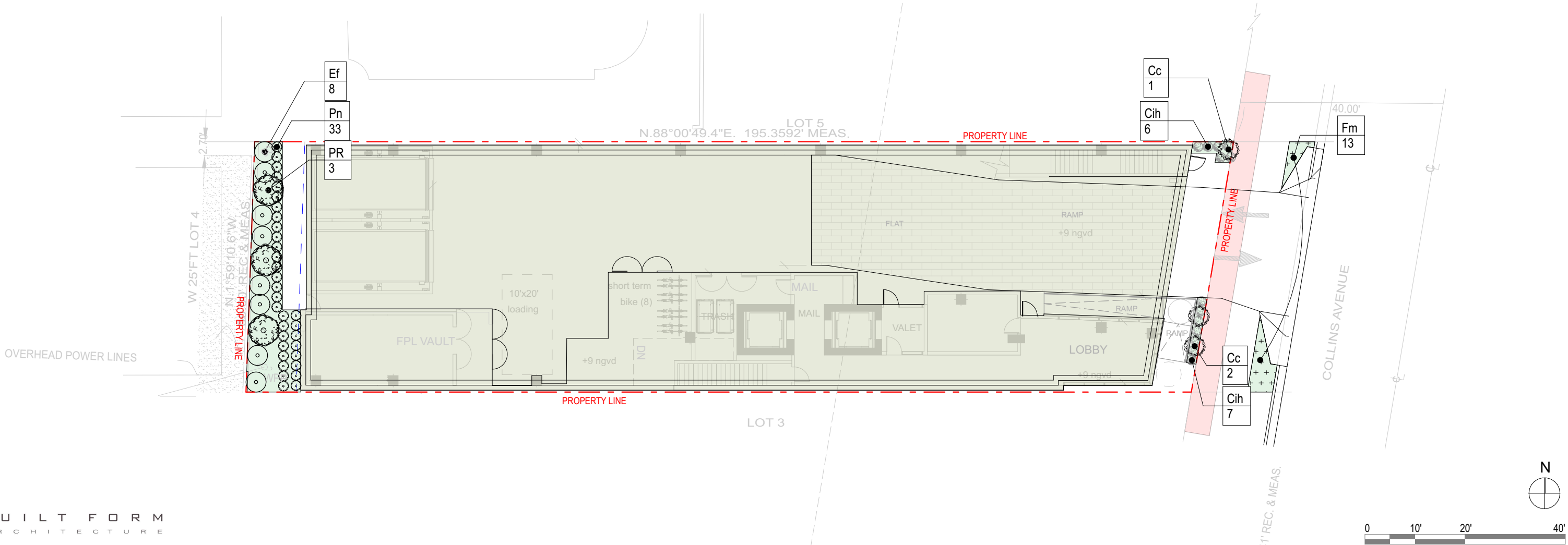
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L100

Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	PR	3	Pimenta racemosa	Bay Rum	2"	12'	6'	Y	Florida Fancy; Standard Trunk, Lot Tree

Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Cc	3	Capparis cynophallophora	Jamaica caper	15G	4'	4'	Y	Exposed Trunks; Large Shrub
	Cih	13	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3g	24"	24"	Y	Full
	Ef	8	Eugenia foetida	Spanish Stopper	15g	6'	4'	Y	Full to Ground; Large Shrub
	Pn	33	Psychotria nervosa	Wild Coffee	3g	3'	2'	Y	Full

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BUILT FORM
ARCHITECTURE

1826 Collins Avenue

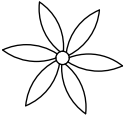


GROUND FLOOR PLANTING PLAN
Scale: 1"=20'-0"
03/06/2025

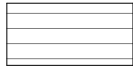
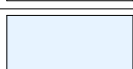
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Velez

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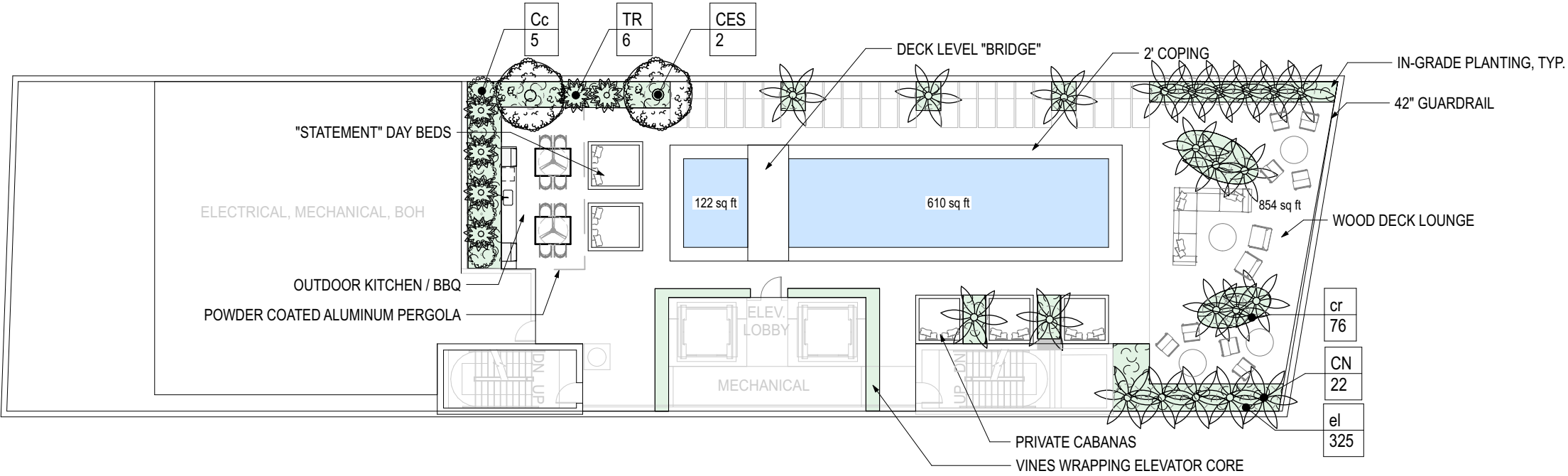
L101

Roof Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CES	2	Conocarpus erectus 'serica'	Silver Buttonwood	8"	12'	14'	Y	Florida Fancy, Multitrunk; Lot Tree on Structure
	CN	22	Cocos nucifera	Coconut Palm		15'-25'OA	20'	N	Staggered Heights; Curved Trunks; Provide Platipus Anchor System or Equal
	TR	6	Thrinax radiata	Thatch Palm		10'-18' OA	8'	Y	Staggered Heights; Intact Burlap on Trunks

Roof Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Cc	5	Capparis cynophallophora	Jamaica caper	15 gal	4'	4'	Y	Large Shrub
	cr	76	Clusia rosea 'Nana'	Clusia rosea 'Nana'	1g	12"	18"	N	
	el	325	Ernodia littoralis	Golden Creeper	1g	12"	18"	Y	

Roof Hardscape Schedule		
Symbol	Item	Area (SF)
	DECKING	854
	IN-GRADE PLANTING	748
	PAVER 3	2,289
	POOL COPING	157
	SWIMMING POOL	1,068

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Cocos nucifera
Coconut Palm



Thrinax radiata
Thatch Palm



Conocarpus erectus
Green Buttonwood



Pimenta racemosa
Bay Rum

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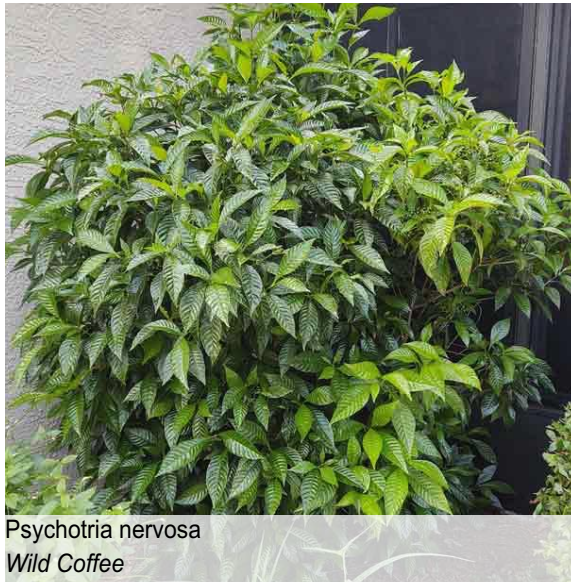
Capparis cynophallophora
Jamaica Caper



Eugenia foetida
Spanish Stopper



Yucca aloifolia
Spanish Bayonet



Psychotria nervosa
Wild Coffee



Chrysobalansus icaco 'Red Tip'
Red Tip Cocoplum



Clusia rosea 'Nana'
Dwarf Clusia



Ernodia littoralis
Golden Creeper

BUILT FORM
ARCHITECTURE

1826 Collins Avenue

LEFFERTS



PLANTING PALETTE

Scale: 1"=20'-0"

03/06/2025

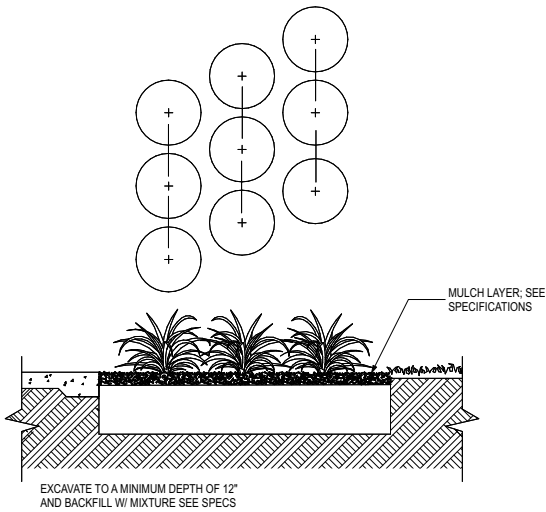
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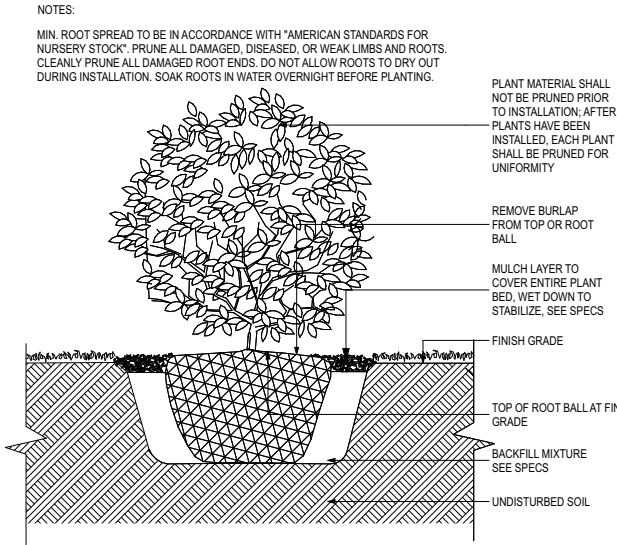
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L203

GROUNDCOVER SPACING DETAIL
NOT TO SCALE



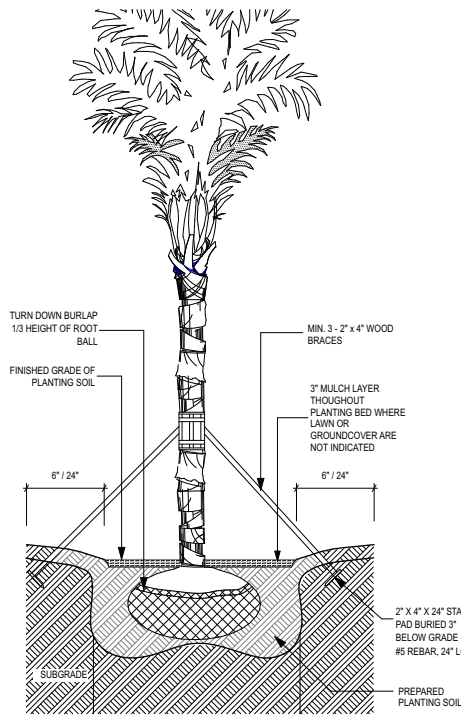
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L203

SHRUB DETAIL
NOT TO SCALE



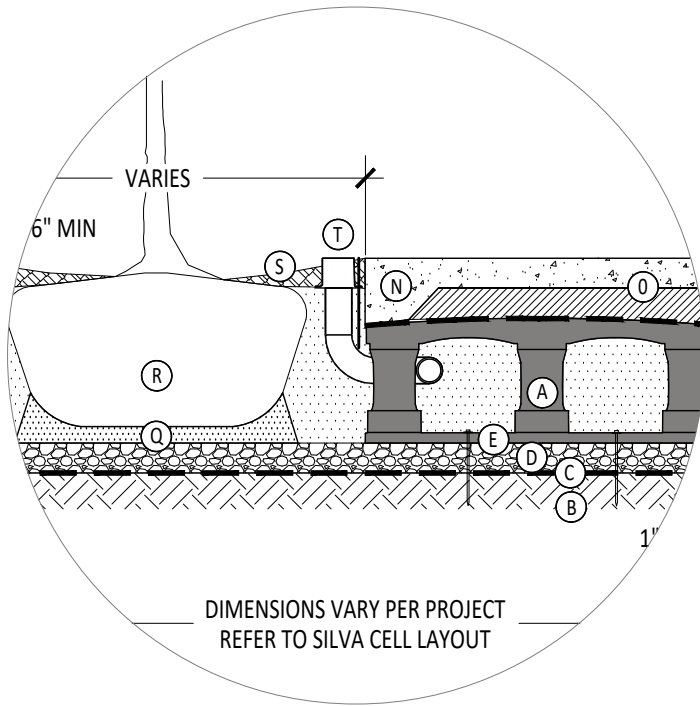
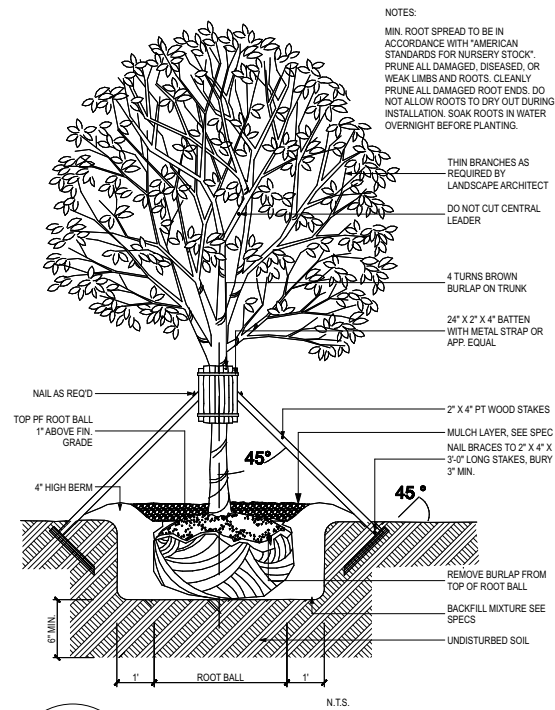
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L203

PALM PLANTING DETAIL
NOT TO SCALE



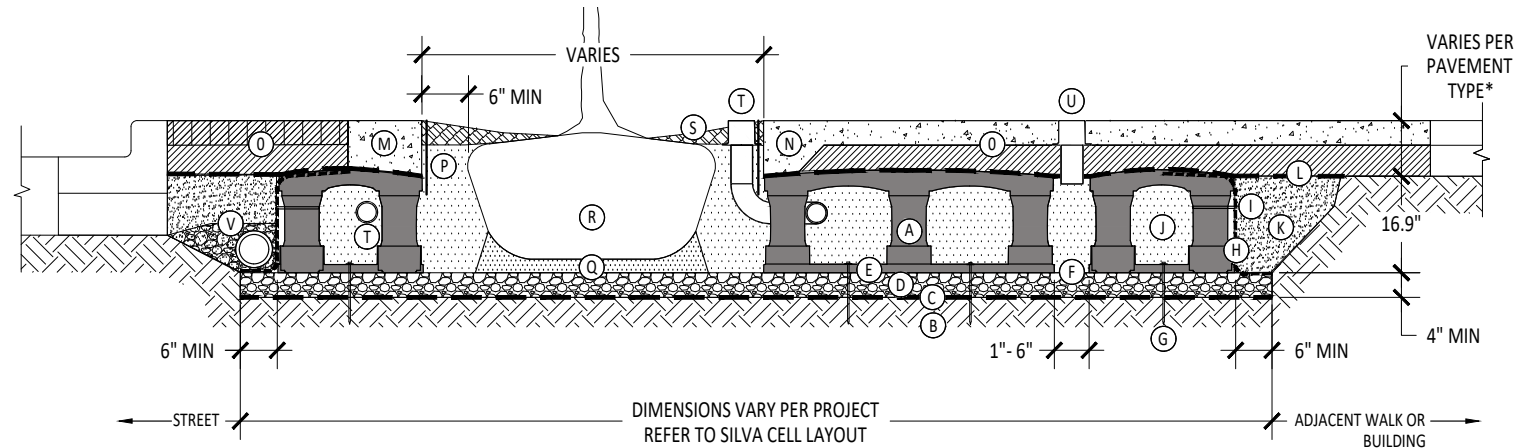
2
L203

LARGE TREE STAKE DETAIL
NOT TO SCALE



1A
L203

TYPICAL SUSPENDED PAVEMENT DETAIL
NOT TO SCALE



1
L203

TYPICAL SUSPENDED PAVEMENT DETAIL
NOT TO SCALE