



MIAMI BEACH DESIGN REVIEW BOARD FINAL SUBMITTAL
NEW TWO STORY RESIDENCE | 31 STAR ISLAND DRIVE | MIAMI BEACH,

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
31 STAR ISLAND DRIVE
MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed of numerous large trees, palms and tropicals. Notable trees include a native strangler fig, banyan tree, rubber tree, mango tree and (2) native gumbo limbo trees. Please note that the Landscape Architect is proposing to preserve all trees on site and most of the palms. Only palms that are in conflict with the site plan and views are proposed for removal and shall be mitigated for.

SCOPE OF WORK

- Preservation of existing vegetation on site
- New improved landscape design that will introduce new native canopy to the site and complement new guest house + site plan

INDEX OF SHEETS

- L-0.0 Landscape Cover Page + Sheet Index
- L-1.0 Existing Tree Survey + Disposition Plan
- L-1.1 Existing Tree Chart, Mitigation Summary and Details
- L-2.0 Landscape Plan
- L-3.0 Landscape Notes + Details
- L-4.0 Tennis Court Fencing + Lighting Elevations + Details

CCLA

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REVISION SCHEDULE

DRB FIRST CAP SUBMITTAL 09.21.20
DRB FINAL CAP SUBMITTAL 10.12.20

SHEET TITLE:

LANDSCAPE
COVER + SHEET
INDEX

PROJECT INFO:

NEW TWO STORY RESIDENCE
31 STAR ISLAND DRIVE
MIAMI BEACH, FLORIDA

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CHRISTOPHER CAWLEY, RLA
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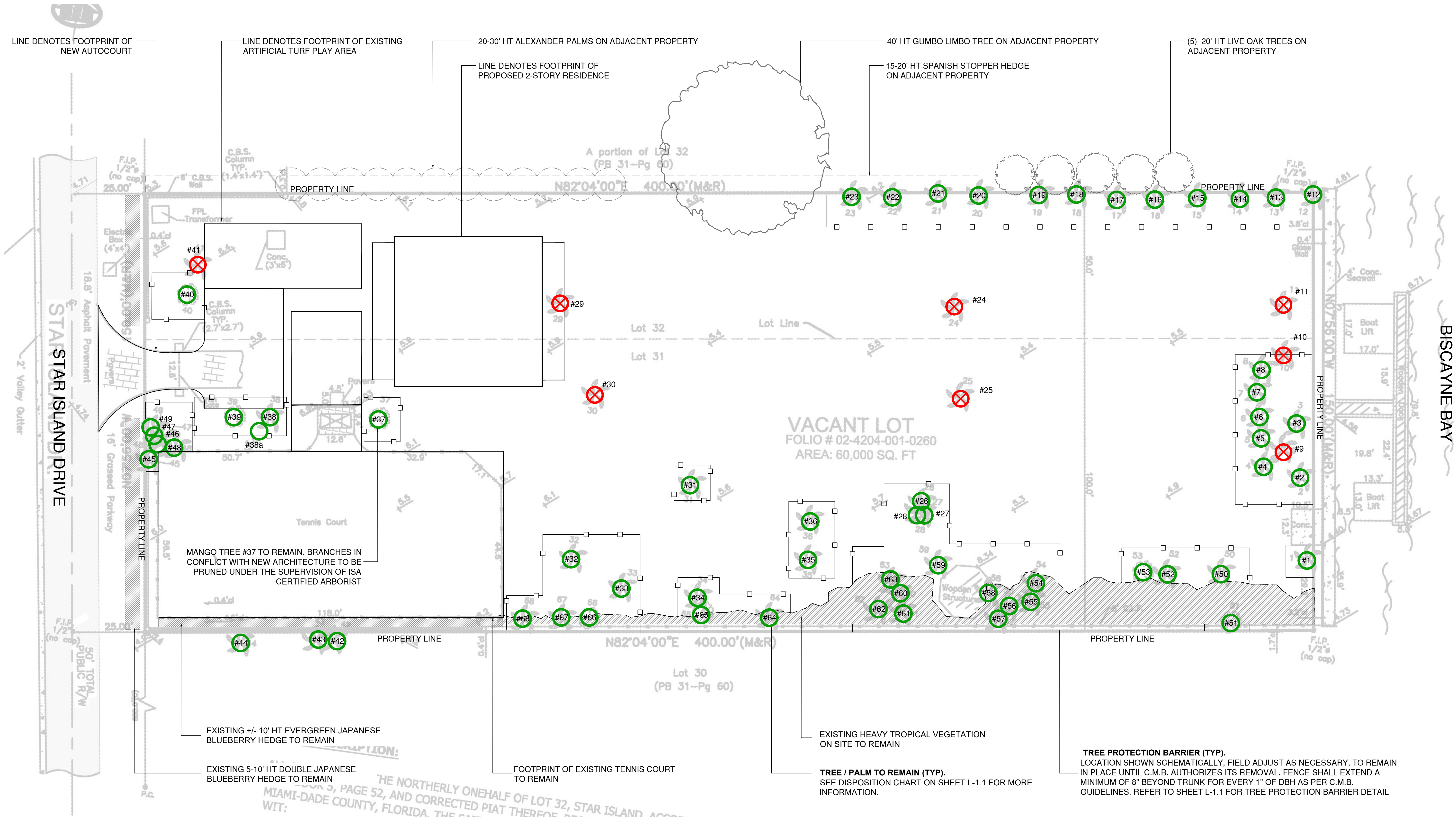
SCALE + NORTH ARROW:

DATE:

SEPTEMBER 21, 2020

SHEET NO:

L-0.0



C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

- THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
- EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY AMERICAN SERVICES CORP. DATED 07.06.20
- THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 08.10.20
- MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 3" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P.W FOR THE REMOVAL OF ALL TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
- THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 3" AND HEIGHT OF 12' WITHOUT OBTAINING A TREE REMOVAL PERMIT.
- THERE ARE NO TREES or PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

C.M.B. EXISTING TREE SURVEY LEGEND

- PALM TO BE REMOVED. SEE CHART L-1.1
- TREE or PALM TO REMAIN. PRESERVE + PROTECT
- TREE or PALM PROTECTION FENCE

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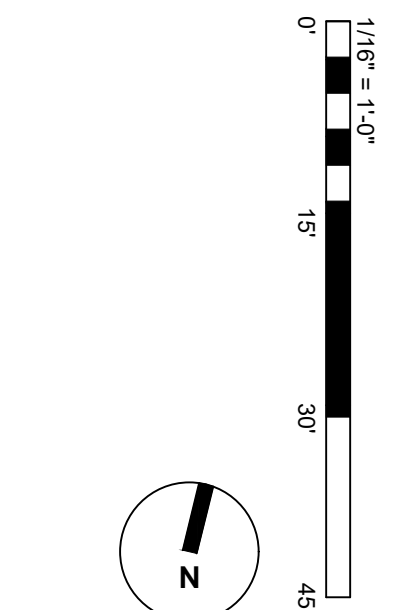
EXISTING TREE
SURVEY +
DISPOSITION PLAN

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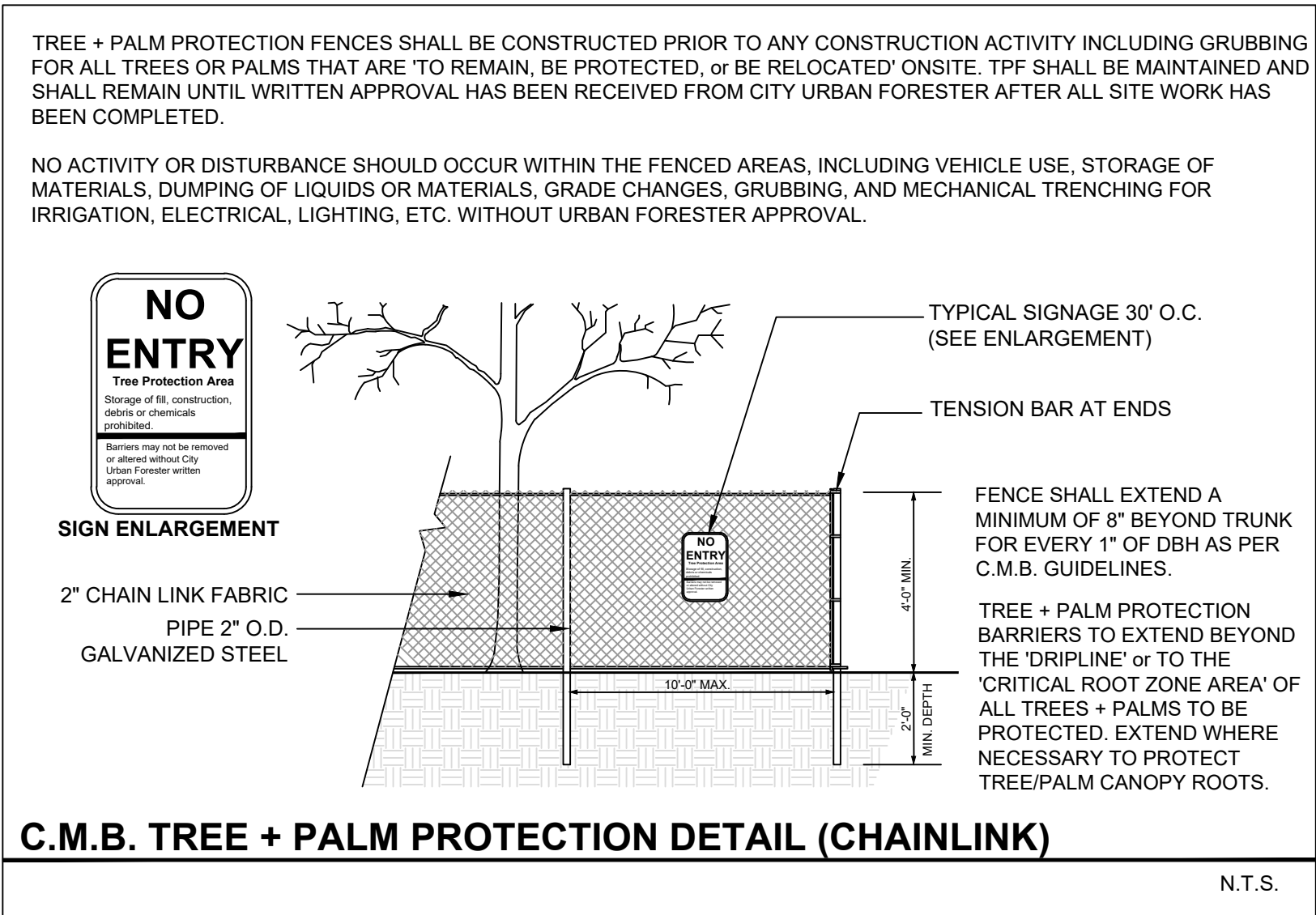
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C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 31 STAR ISLAND										
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
#1-3	Coconut Palm	Cocos nucifera	NO	+/- 10"	+/- 40'	+/- 15'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#4-8	Coconut Palm	Cocos nucifera	NO	+/- 10"	+/- 50'	+/- 15'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#9-11	Foxtail Palm	Wodyetia bifurcata	YES	+/- 18"	+/- 52'	+/- 15'	FAIR	REMOVE	3 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED
#12-23	Coconut Palm	Cocos nucifera	NO	+/- 10"	+/- 40'	+/- 15'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#24-25	Foxtail Palm	Wodyetia bifurcata	NO	+/- 18"	+/- 50'	+/- 15'	FAIR	REMOVE	2 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED
#25-28	Alexander Palm	Pythosperma elegans	NO	+/- 5"	+/- 18'	+/- 8'	FAIR	REMAIN	N/A	SMALL PALM. PRESERVE + PROTECT
#29	Foxtail Palm	Wodyetia bifurcata	NO	+/- 10"	+/- 40'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED
#30	Foxtail Palm	Wodyetia bifurcata	NO	+/- 10"	+/- 40'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED
#31	Canary Island Date Palm	Phoenix canariensis	YES	+/- 18"	+/- 60'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#32	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 15'	+/- 15'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#33	Alexander Palm	Pythosperma elegans	NO	+/- 5"	+/- 15'	+/- 6'	FAIR	REMAIN	N/A	SMALL PALM. PRESERVE + PROTECT
#34-36	Alexander Palm	Pythosperma elegans	NO	+/- 5"	+/- 15'	+/- 6'	FAIR	REMAIN	N/A	SMALL PALM. PRESERVE + PROTECT
#37	Mango Tree	Mangifera indica	NO	+/- 24"	+/- 50'	+/- 50'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#38-38a	Coconut Palm	Cocos nucifera	YES	+/- 14"	+/- 50'	+/- 15'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#39	Rubber Tree	Ficus elastica	NO	+/- 10'	+/- 40'	+/- 50'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#40	Banyan Tree	Ficus benghalensis	NO	+/- 12'	+/- 50'	+/- 60'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#41	Foxtail Palm	Wodyetia bifurcata	YES	+/- 18"	+/- 60'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED
#42-44	Alexander Palm	Pythosperma elegans	NO	+/- 5"	+/- 12'	+/- 6'	FAIR	REMAIN	N/A	LOCATED ON ADJACENT PROPERTY
#45-48	Alexander Palm	Pythosperma elegans	NO	+/- 5"	+/- 15'	+/- 6'	FAIR	REMAIN	N/A	SMALL PALM. PRESERVE + PROTECT
#49	Coconut Palm	Cocos nucifera	YES	+/- 14"	+/- 40'	+/- 15'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#50	Coconut Palm	Cocos nucifera	YES	+/- 18"	+/- 50'	+/- 15'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#51	Sea Grape Tree	Coccoloba uvifera	YES	+/- 36"	+/- 40'	+/- 30'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#52	Coconut Palm	Cocos nucifera	YES	+/- 14"	+/- 60'	+/- 15'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#53	Strangler Fig Tree	Ficus aurea	YES	+/- 8'	+/- 50'	+/- 50'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#54	Alexander Palm	Pythosperma elegans	NO	+/- 5"	+/- 6'	+/- 5'	FAIR	REMAIN	N/A	SMALL PALM. PRESERVE + PROTECT
#55	Alexander Palm	Pythosperma elegans	NO	+/- 5"	+/- 6'	+/- 5'	FAIR	REMAIN	N/A	SMALL PALM. PRESERVE + PROTECT
#56	Alexander Palm	Pythosperma elegans	NO	+/- 4"	+/- 12'	+/- 6'	FAIR	REMAIN	N/A	SMALL PALM. PRESERVE + PROTECT
#57	Alexander Palm	Pythosperma elegans	NO	+/- 4"	+/- 12'	+/- 6'	FAIR	REMAIN	N/A	SMALL PALM. PRESERVE + PROTECT
#58	Alexander Palm	Pythosperma elegans	NO	+/- 4"	+/- 20'	+/- 6'	FAIR	REMAIN	N/A	SMALL PALM. PRESERVE + PROTECT
#59	Alexander Palm	Pythosperma elegans	NO	+/- 4"	+/- 8'	+/- 5'	FAIR	REMAIN	N/A	SMALL PALM. PRESERVE + PROTECT
#60-62	Senegal Date Palm	Phoenix reclinata	NO	+/- 12"	+/- 20'	+/- 25'	FAIR	REMAIN	N/A	ALL ONE PALM
#63	Alexander Palm	Pythosperma elegans	NO	+/- 12"	+/- 40'	+/- 6'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#64	Alexander Palm	Pythosperma elegans	NO	+/- 5"	+/- 15'	+/- 6'	FAIR	REMAIN	N/A	SMALL PALM. PRESERVE + PROTECT
#65-66	Gumbo Limbo Tree	Busera simaruba	YES	+/- 8"	+/- 40'	+/- 15'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#67	Royal Palm	Roystonea elata	YES	+/- 12"	+/- 15'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#68	Alexander Palm	Pythosperma elegans	NO	+/- 5"	+/- 8'	+/- 5'	FAIR	REMAIN	N/A	SMALL PALM. PRESERVE + PROTECT
TOTAL TREE DBH LOSS: 0" + THE REMOVAL OF (8) PALMS PALM MITIGATION REQUIRED: (8) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD										

CH. 46 TREE PRESERVATION + PROTECTION / PALM MITIGATION SUMMARY

TOTAL PALMS REMOVED: 8 PALMS

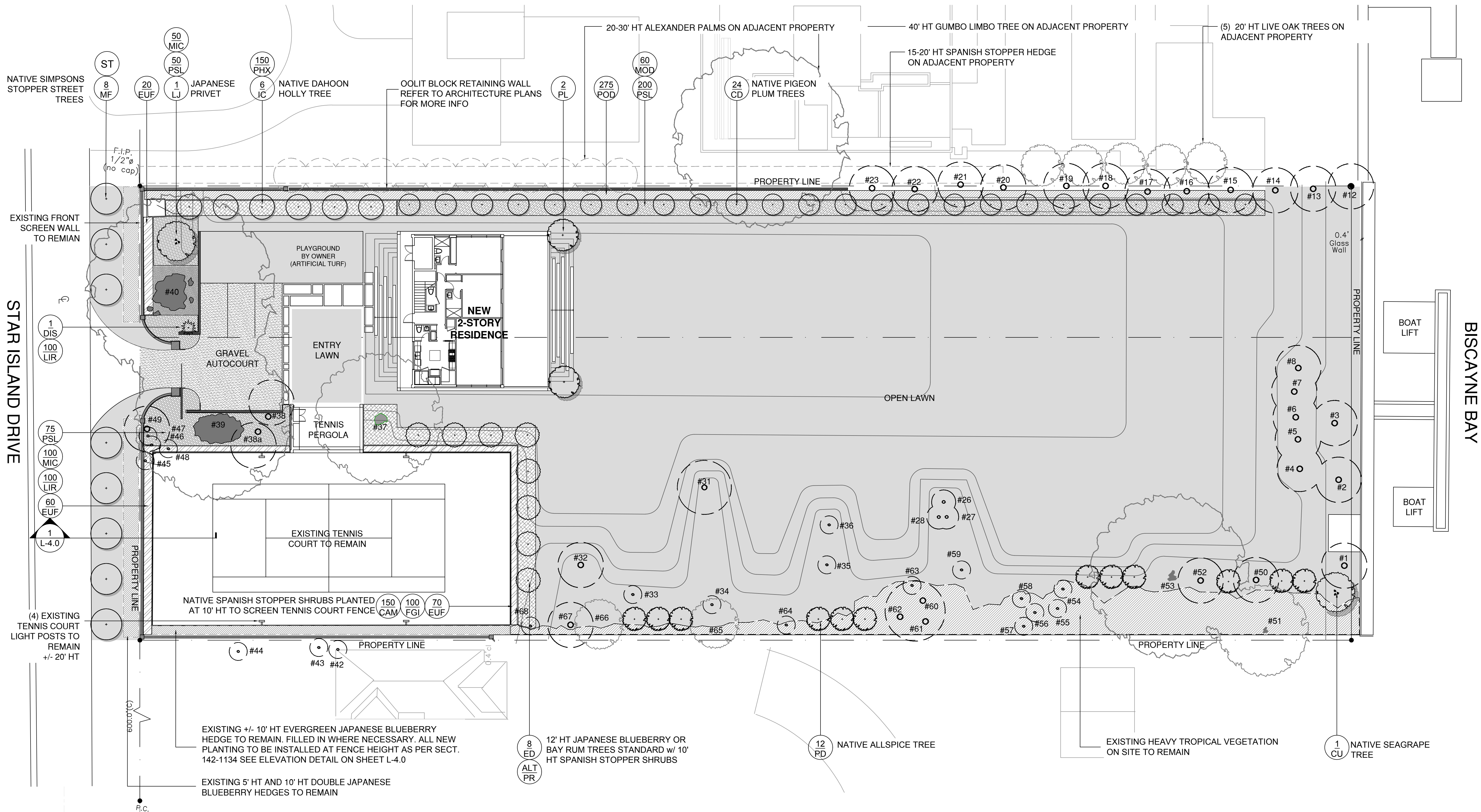
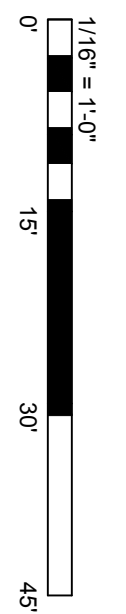
REPLACEMENT TREES REQUIRED:

(8) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD

REPLACEMENT TREES PROVIDED: 8 REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH + 6' SPREAD

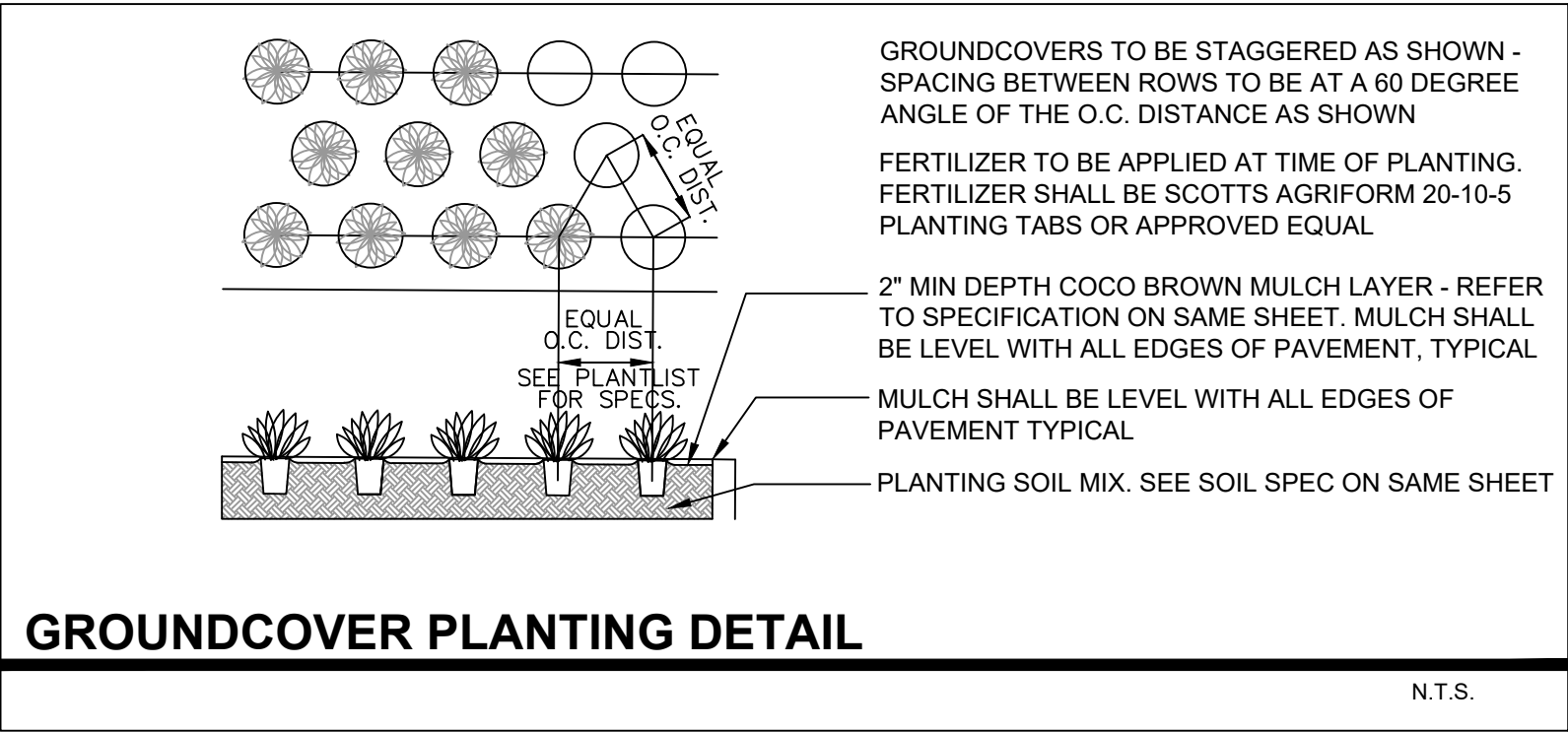
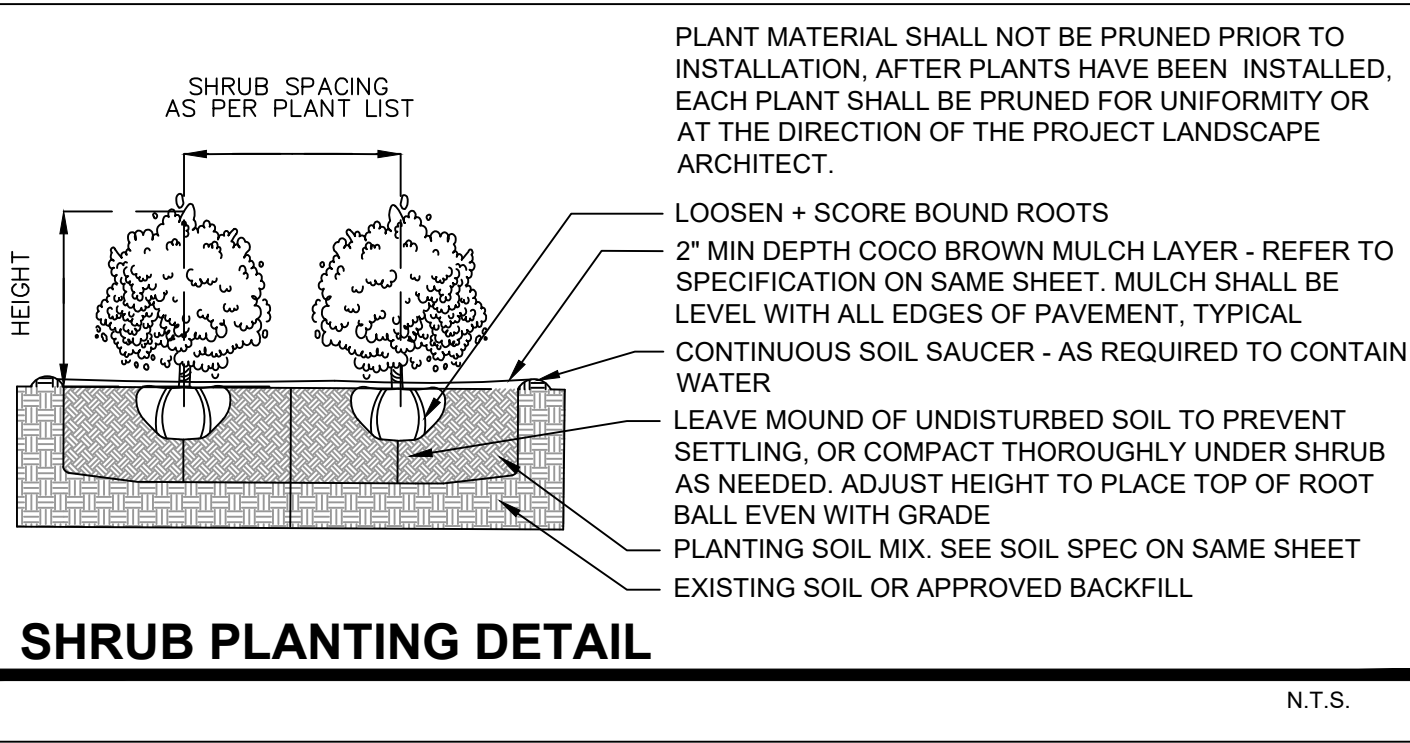
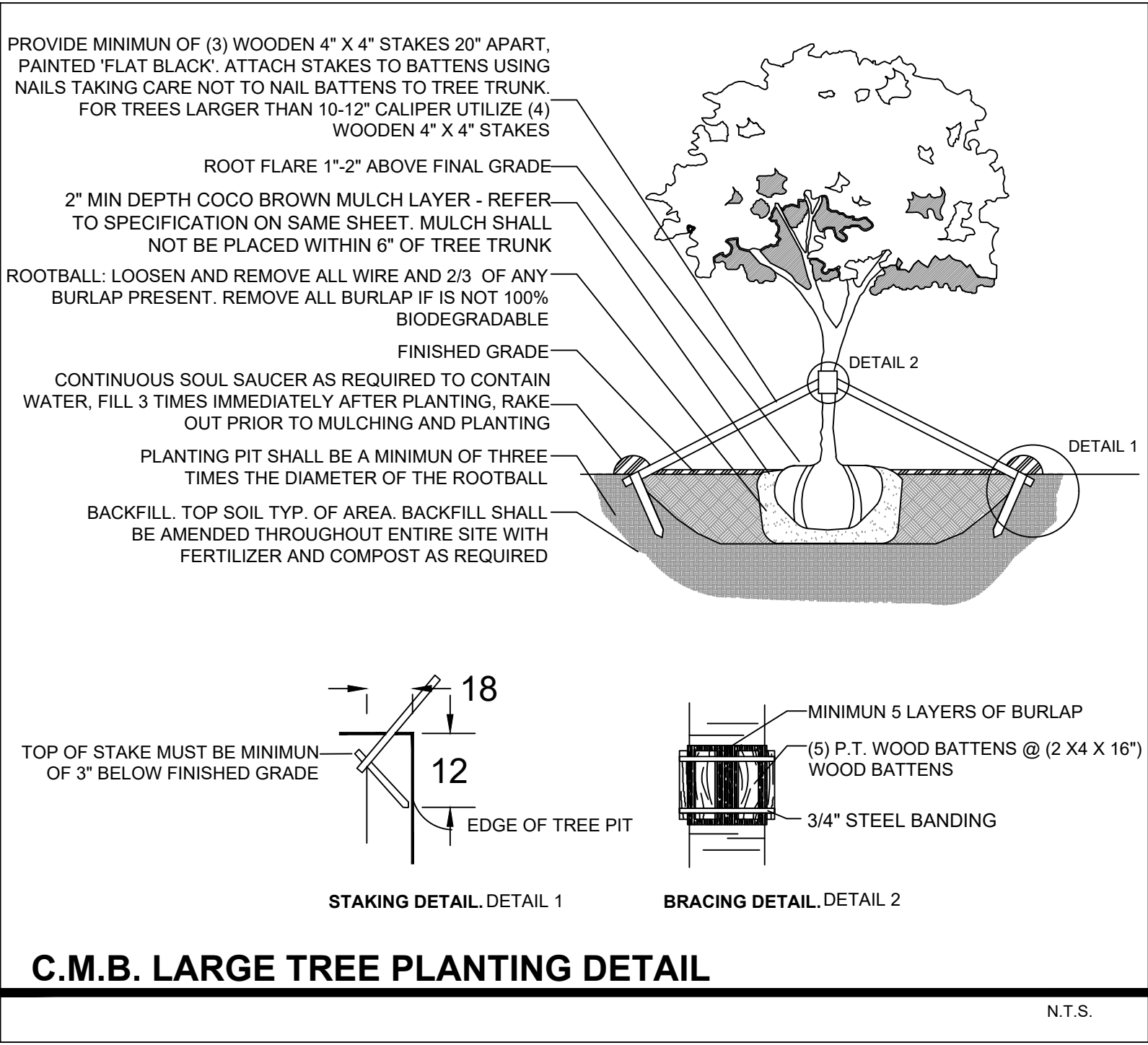
BREAKDOWN:

- (8) NATIVE SIMPSONS STOPPER TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 8 REPLACEMENT TREES

NEW TWO STORY RESIDENCE
31 STAR ISLAND DRIVE
MIAMI BEACH, FLORIDA

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH AN ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
7. SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
8. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
9. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
10. SHEETS L-0.0 thru L-3.0. TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION. FULL IRRIGATION DRAWINGS TO BE PROVIDED AT TIME OF PERMIT



PLANT LIST - 31 STAR ISLAND DRIVE					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	24	YES	PIGEON PLUM TREE	Coccoloba diversifolia	12' height min, 6" spread min, 2.5" dbh min, standard, 12" o.c. min, equal to Treeworld
CU	1	YES	SEA GRAPE TREE	Coccoloba uvifera	12' height min, 6" spread min, 2.5" dbh min, multi, tree form
ED	8	NO	JAPANESE BLUEBERRY TREE	Elaeocarpus decipens	12' height min, 6" spread min, 2.5" dbh min, standard, equal to Treeworld Wholesale
IC	6	YES	DAHOON HOLLY TREE	Ilex cassine	12' height min, 6" spread min, 2.5" dbh min, standard, equal to Treeworld Wholesale
LJ	1	NO	JAPANESE PRIVET TREE	Ligustrum lucidum	12' height min, 6" spread min, 2.5" dbh min, multi, tree form
MF	8	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	12' height min, 6" spread min, 2.5" dbh min, standard, 5' ct min.
PD	12	YES	ALLSPICE TREE	Pimenta dioica	10' height min, 4" spread min, 1.5" dbh min, standard, equal to Treeworld Wholesale
PL	2	NO	FRANGIPANGI TREE	Plumeria rubra	12' height min, 6" spread min, 2.5" dbh min, multi, tree form
PR	ALT	NO	BAY RUM TREE	Pimenta racemosa	12' height min, 6" spread min, 2.5" dbh min, standard, equal to Treeworld Wholesale
SHRUBS + VINES					
EUF	150	YES	SPANISH STOPPER	Eugenia foetida	10' height min, 24" spread min, full to base, space 24" on center
POD	275	NO	PODOCARPUS	Podocarpus macrophyllus	3' height min, 18" spread min, full to base, space 18" on center
PSL	325	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 18" on center
TROPICALS, GROUNDCOVERS, + ACCENTS					
CAM	as req.	NO	DWARF NATAL PLUM	Carissa microcarpa	3 gallon, full, 18" on center
DIS	as req.	NO	MEXICAN DIOON	Dioon spinulosum	36" ht x 36" spread min
FGI	as req.	NO	FICUS GREEN ISLAND	Ficus microcarpa	3 gallon, full, 24" on center
LIR	as req.	NO	LILYTURF	Liriope muscari	1 gallon, full, 18" on center
MIC	as req.	NO	WART FERN	Microsorium scolopendrium	3 gallon, full, 18" on center
PHX	as req.	NO	PHILODENDRON 'XANADU'	Same	7 gallon, full, 24" on center
MOD	as req.	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, full, 36" on center
SOD, AGGREGATE & MULCH					
MLC			DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED		
SOD			'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS		

LANDSCAPE LEGEND

MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (RS1 - RS4 Single Family Home Residential)

ZONING: RS-2 LOT SIZE: 60,000 SF ACRES: 1.4

TREES
FRONT YARD - 2 TREES REQUIRED / 2 TREES PROVIDED
REAR YARD - 3 TREES REQUIRED / 3 TREES PROVIDED

TOTAL OF 5 TREES REQUIRED FOR LOTS UP TO 6,000 SF.
1 ADDITIONAL TREE IS REQUIRED FOR EACH ADDITIONAL 1,000 SF OF LOT AREA.

60,000 SF - 6000 SF = 54,000 SF = 54 ADDITIONAL TREES + 5 REQUIRED TREES = 61 TOTAL TREES REQUIRED / 61 TREES PROVIDED. (7 EXISTING TREES + 24 NATIVE PIGEON PLUM + 1 NATIVE SEAGRAPE + 6 NATIVE DAHOON HOLLY + 12 NATIVE ALLSPICE + 8 JAPANESE BLUEBERRY, 2 PLUMERIA AND 1 JAPANESE PRIVET TREES PROVIDED)

DIVERSITY REQUIREMENT
31 OR MORE REQUIRED TREES = 7 SPECIES / 7 SPECIES PROVIDED

NATIVE TREES
30% OF REQUIRED TREES OR .30 X 61 = 18 NATIVE TREES REQUIRED / 35 NATIVE TREES PROVIDED (4 NATIVE EXISTING TREES + 24 NATIVE PIGEON PLUM + 1 NATIVE SEAGRAPE + 6 NATIVE DAHOON HOLLY TREES PROVIDED)

LOW MAINTENANCE TREES
50% OF REQUIRED TREES OR .50 X 61 = 30 LM TREES REQUIRED / 35 LM TREES PROVIDED
(4 NATIVE EXISTING TREES + 24 NATIVE PIGEON PLUM + 1 NATIVE SEAGRAPE + 6 NATIVE DAHOON HOLLY TREES PROVIDED)

STREET TREE REQUIREMENT
AVERAGE STREET TREE SPACING 20' ON CENTER
STAR ISLAND DRIVE: 150 LF / 20 = 7.5 STREET TREES REQUIRED / 8 STREET TREES PROVIDED
(8 SIMPSONS STOPPER TREES PROVIDED)

SHRUBS
12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (67.5) = 810 SHRUBS REQUIRED / GREATER THAN 830 SHRUBS PROVIDED (EXISTING JAPANESE BLUEBERRY SHRUBS, 150 NATIVE SPANISH STOPPER SHRUBS, 325 NATIVE DWARF BAHAMA COFFEE SHRUBS, 275 PODOCARPUS SHRUBS PROVIDED)

NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 810 = 405 NATIVE SHRUBS REQUIRED / 475 NATIVE SHRUBS PROVIDED (150 NATIVE SPANISH STOPPER SHRUBS AND 325 NATIVE DWARF BAHAMA COFFEE SHRUBS PROVIDED)

LARGE SHRUBS / SMALL TREES
10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 810 = 81 LARGE SHRUBS REQUIRED / 150 LARGE SHRUBS PROVIDED (150 NATIVE SPANISH STOPPER SHRUBS PROVIDED)

NATIVE LARGE SHRUBS / SMALL TREES
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 81 = 40 NATIVE LARGE SHRUBS REQUIRED / 150 NATIVE LARGE SHRUBS PROVIDED (150 NATIVE SPANISH STOPPER SHRUBS PROVIDED)

LAWN AREA
50% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM
100% COVERAGE PROVIDED PURSUANT TO CMB REQUIREMENTS SET IN CHAPTER 126

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