

REVISION SCHEDULE

SHEET TITLE:

COVER PAGE +
SHEET INDEX

PROJECT INFO:

121 NORTH HIBISCUS
MIAMI BEACH, FL 33139



C.M.B. DESIGN REVIEW BOARD FINAL SUBMITTAL 02.08.21
NEW RESIDENCE | 121 N. HIBISCUS | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS
121 N. HIBISCUS DRIVE
MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed primarily of mature royal and coconut palms. There is also (1) mango tree on site. The landscape architect is requesting tree removal permits for all vegetation on site due to poor health and the proposed grade of the new development coming up. Please note that everything shall be mitigated for with a new improved landscape design that shall introduce more native canopy trees to the site.

SCOPE OF WORK

- New landscape design to complement new Residence

INDEX OF SHEETS

- L0.0 Landscape Cover Page + Sheet Index
- L1.0 Existing Tree Survey + Disposition Plan
- L2.0 Landscape Plan: First Floor
- L2.1 Landscape Plan: Second Floor
- L3.0 Landscape Notes + Details
- L3.1 Arborist Report
- L4.0 Ground Floor Grading Plan

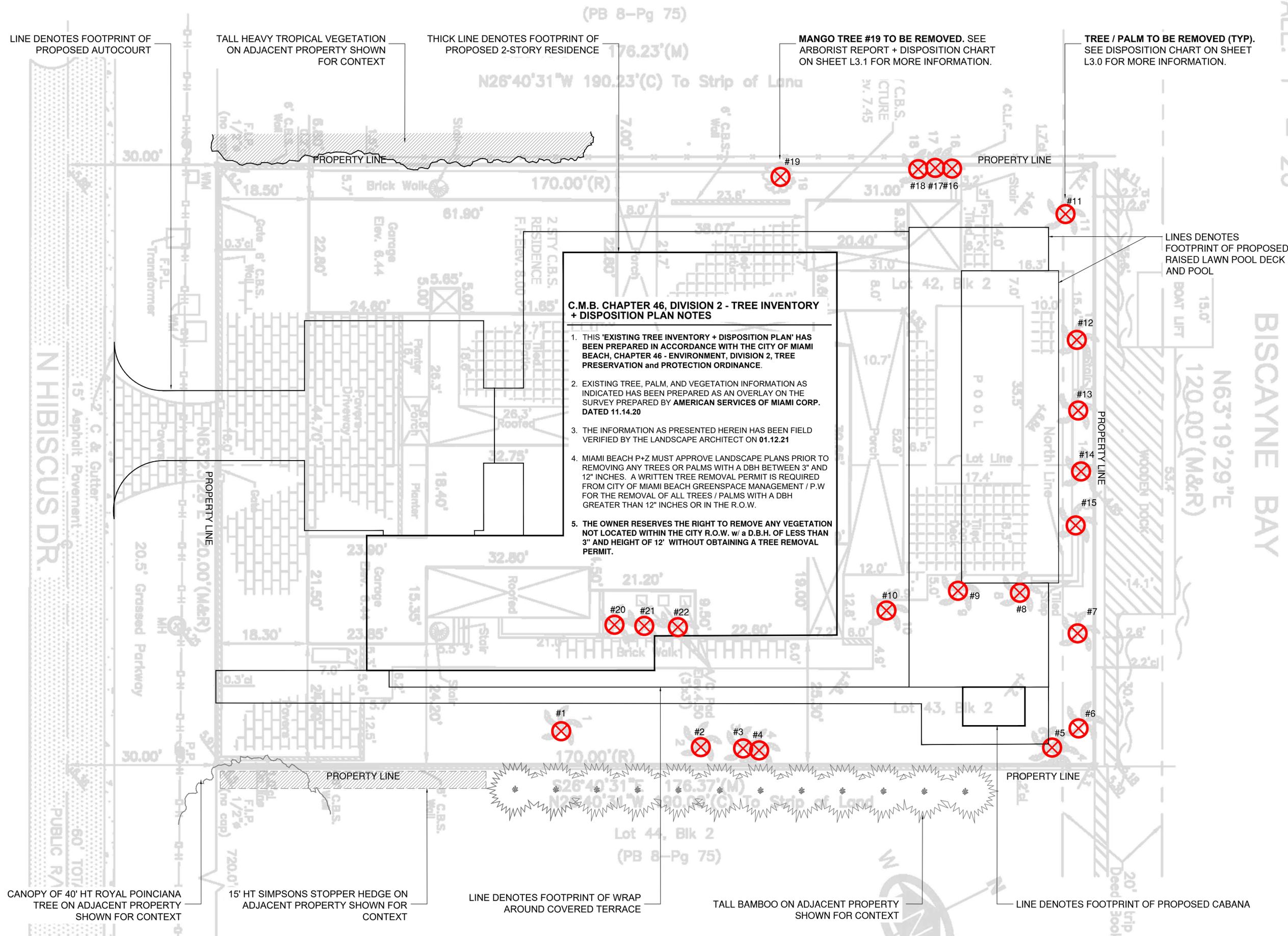
SCALE + NORTH ARROW:

DATE:

JANUARY 19, 2021

SHEET NO:

L0.0



SCALE: 1" = 20'

BISCAYNE BAY

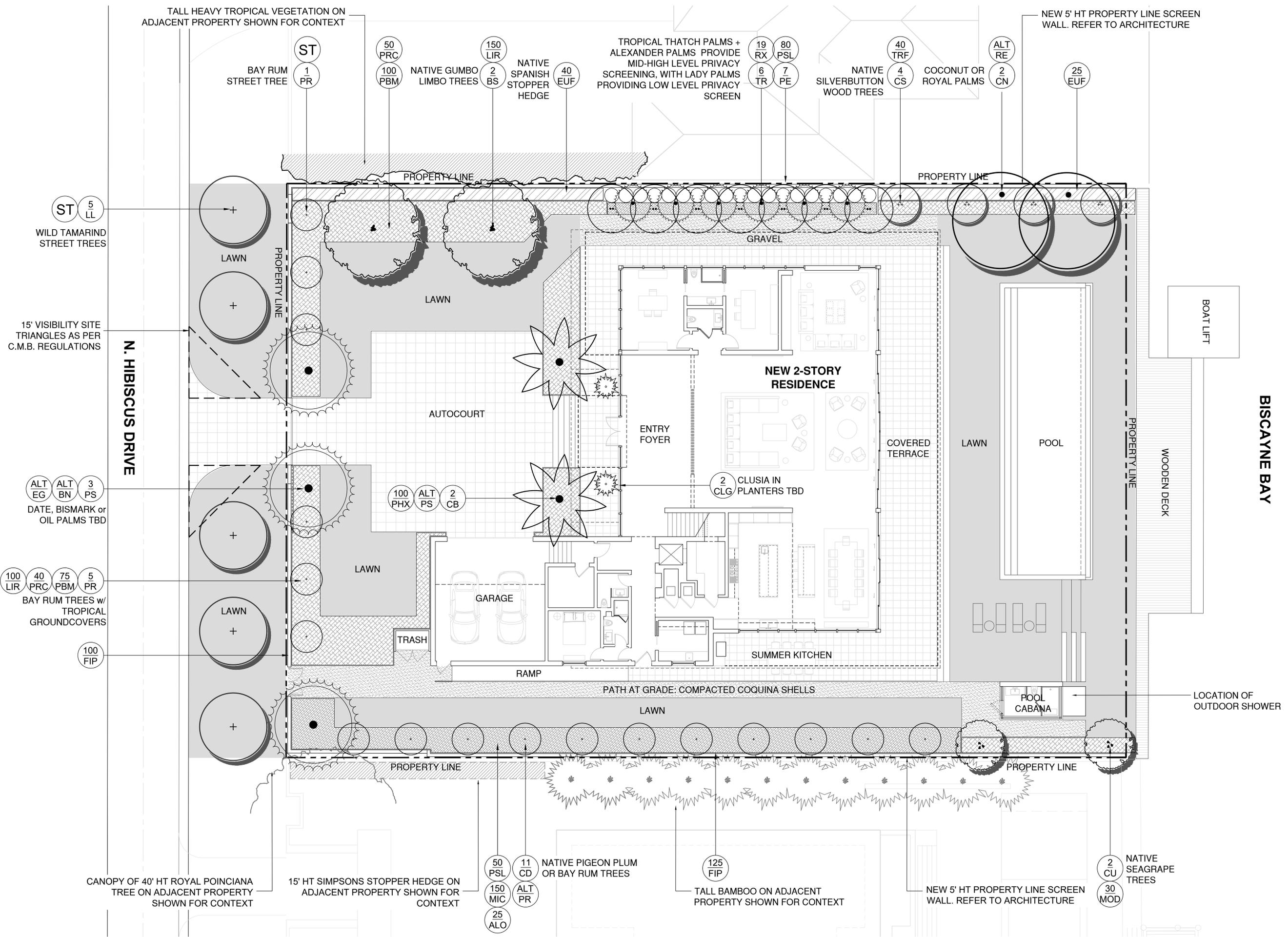
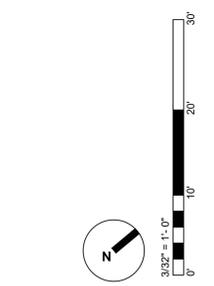
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C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. 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.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY AMERICAN SERVICES OF MIAMI CORP. DATED 11.14.20
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 01.12.21
4. 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.
5. 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.

N HIBISCUS DR.





TALL HEAVY TROPICAL VEGETATION ON ADJACENT PROPERTY SHOWN FOR CONTEXT

NEW 5' HT PROPERTY LINE SCREEN WALL. REFER TO ARCHITECTURE

TROPICAL THATCH PALMS + ALEXANDER PALMS PROVIDE MID-HIGH LEVEL PRIVACY SCREENING, WITH LADY PALMS PROVIDING LOW LEVEL PRIVACY SCREEN

BAY RUM STREET TREE

NATIVE GUMBO LIMBO TREES

NATIVE SPANISH STOPPER HEDGE

NATIVE SILVERBUTTON WOOD TREES

COCONUT OR ROYAL PALMS

25 EUF

WILD TAMARIND STREET TREES

15' VISIBILITY SITE TRIANGLES AS PER C.M.B. REGULATIONS

N. HIBISCUS DRIVE

NEW 2-STORY RESIDENCE

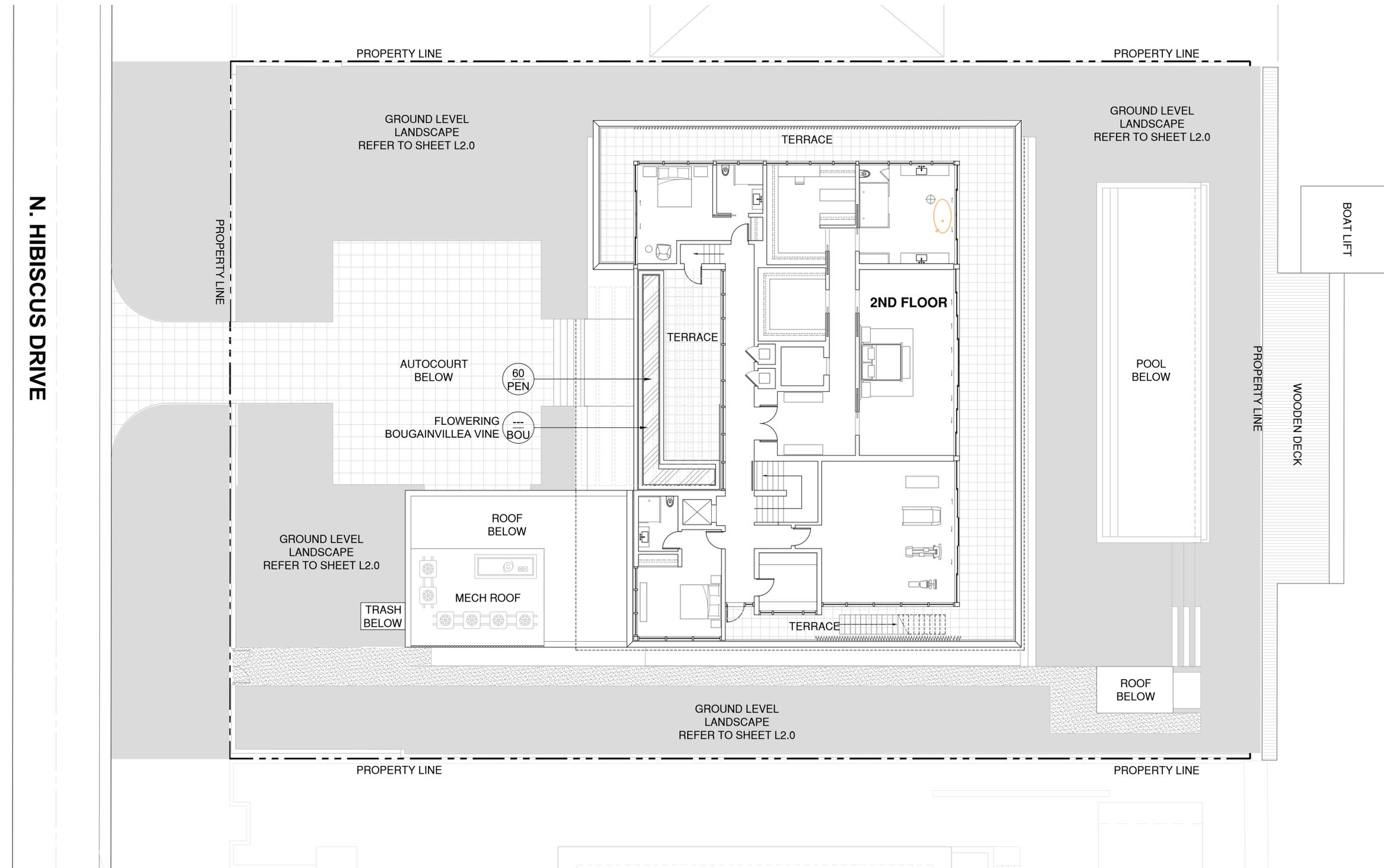
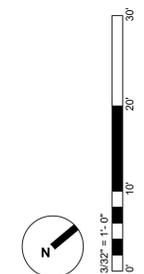
BISCAYNE BAY

121 NORTH HIBISCUS MIAMI BEACH, FL

SCALE + NORTH ARROW:

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C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 121 NORTH HIBISCUS											
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS	
#1-2	Royal Palm	Roystonea elata	YES	+/- 20"	+/- 50'	+/- 15'	FAIR	REMOVE	2 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	
#3	Royal Palm	Roystonea elata	YES	+/- 24"	+/- 50'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	
#4	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 50'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	
#5	Royal Palm	Roystonea elata	NO	+/- 6"	+/- 25'	+/- 8'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	
#6-9	Coconut Palm	Cocos nucifera	NO	+/- 12"	+/- 30'	+/- 15'	FAIR	REMOVE	4 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	
#10	Coconut Palm	Cocos nucifera	YES	+/- 22"	+/- 50'	+/- 15'	FAIR	REMOVE	1 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	
#12-15	Coconut Palm	Cocos nucifera	NO	+/- 6"	+/- 25'	+/- 8'	FAIR	REMOVE	4 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	
#16-18	Royal Palm	Roystonea elata	NO	+/- 15.6"	+/- 50'	+/- 15'	FAIR	REMOVE	3 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	
#19	Mango Tree	Mangifera indica	NO	+/- 24"	+/- 50'	+/- 50'	FAIR	REMOVE	24"	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	
#20-22	Alexander Palm (triple)	Ptychosperma elegans	NO	+/- 4" ea	+/- 25'	+/- 10'	FAIR	REMOVE	3 REP. TREE	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	

TOTAL TREE DBH LOSS: 24" + THE REMOVAL OF (20) PALMS
TREE MITIGATION REQUIRED: (8) REPLACEMENT TREES @ 12'HT x 2" DBH x 6' SPREAD
PALM MITIGATION REQUIRED: (20) REPLACEMENT TREES @ 12'HT x 2" DBH x 6' SPREAD

CH. 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY

TOTAL TREE DBH LOSS: 24" / TOTAL NATIVE TREES LOST: 0

REPLACEMENT TREES REQUIRED:

(8) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (4) REPLACEMENT TREES REQUIRED @ 16' HEIGHT + 4" DBH + 8' SPREAD

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

BREAKDOWN:

- (2) NATIVE GUMBO LIMBO TREES @ 16' HEIGHT + 4" DBH + 8' SPREAD = 4 REPLACEMENT TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD
- (2) NATIVE SEAGRAPE TREE @ 16' HEIGHT + 4" DBH + 8' SPREAD = 4 REPLACEMENT TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD

TOTAL PALMS REMOVED: 20 PALMS

REPLACEMENT TREES REQUIRED:

(20) REPLACEMENT TREES REQUIRED @ 12' HEIGHT + 2" DBH + 6' SPREAD or (10) REPLACEMENT TREES REQUIRED @ 16' HT + 4" DBH + 8' SPREAD

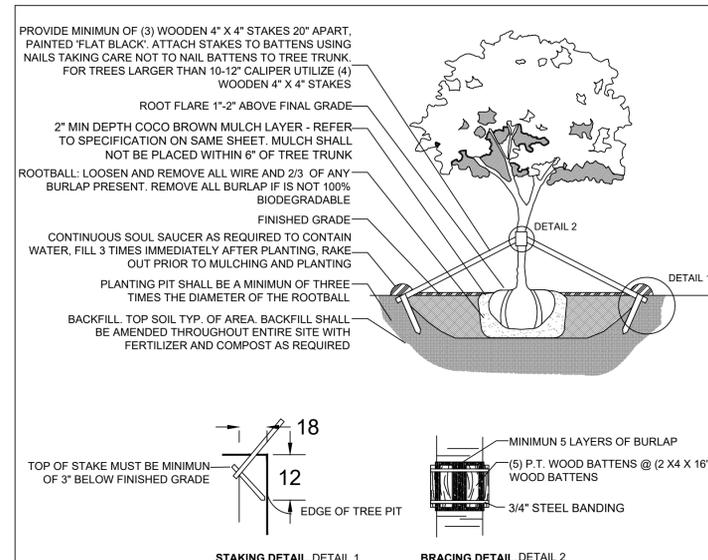
REPLACEMENT TREES PROVIDED: (26) REPLACEMENT TREES PROVIDED @ 12'HT + 2" DBH + 6' SPREAD

BREAKDOWN:

- (11) NATIVE PIGEON PLUM TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 11 REPLACEMENT TREES
- (5) NATIVE WILD TAMARIND TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 5 REPLACEMENT TREES
- (4) NATIVE SILVER BUTTWOOD TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 4 REPLACEMENT TREES
- (6) BAY RUM TREES @ 14' HEIGHT, 2" DBH, 6' SPREAD = 6 REPLACEMENT TREES

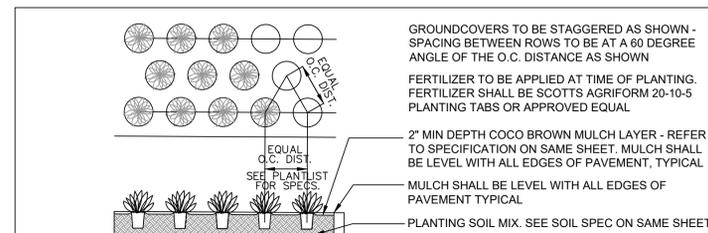
PLANT LIST - 121 N. HIBISCUS

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BA	ALT	NO	VERAWOOD TREE	Bulnesia arborea	15' height min, 8' spread min, 3" dbh min, equal to Treeworld Wholesale
BS	2	YES	GUMBO LIMBO TREE	Bursera simarubra	16' height min, 8' spread min, 4" dbh min, equal to Treeworld Wholesale
CD	11	YES	PIGEON PLUM TREE	Coccoloba diversifolia	12' height min, 6' spread min, 2" dbh min, equal to Treeworld Wholesale
CS	4	YES	SILVER BUTTWOOD TREE	Conocarpus erectus 'Sericeus'	12' height min, 6' spread min, 2" dbh, multi tree form, equal to Treeworld Wholesale
CU	2	YES	SEA GRAPE TREE	Coccoloba uvifera	16' height min, 8' spread min, 4" dbh min, multi tree-form, equal to Treeworld Wholesale
LL	5	YES	WILD TAMARIND TREE	Lysiloma latisliqua	12' height min, 6' spread min, 3" dbh min, standard, 4" ct min, equal to Treeworld
PR	6	NO	BAY RUM TREE	Pimenta racemosa	14' height min, 6' spread min, 3" dbh min, 4" ct min, equal to Treeworld Wholesale
PALMS					
BN	ALT	NO	BISMARCK PALM	Bismarkia nobilis	10' clear trunk min
CB	2	NO	BAILEY PALM	Copernicia baileyana	10' height min, dbl trunk, grade #2
CN	2	NO	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	See Landscape Plans for gray wood, full heads, Florida Fancy
EG	ALT	NO	OIL PALM	Elaeis guineensis	15' oah min, full
PE	7	NO	ALEXANDER PALM	Ptychosperma elegans	10' height min, dbl trunk, grade #2
PS	2	NO	SYLVESTER DATE PALM	Phoenix dactylifera 'Sylvester'	10' clear trunk min.
RE	ALT	YES	ROYAL PALM	Roystonea elata	10' gw min.
RH	19	NO	LADY PALM	Rhapis excelsa	7 gallon, 3' height min.
TR	6	YES	THATCH PALM	Thrinax radiata	3' clear trunk min, 8' ht min, slick trunk
SHRUBS + VINES					
BOU	as req.	NO	PURPLE BOUGAINVILLEA	Bougainvillea Purple	25 gallon, 6' height, trellis
EUF	65	YES	SPANISH STOPPER	Eugenia foetida	15 gallon, full, space 24" on center
FIP	125	NO	FICUS PUMILA	Ficus benjamina	1 gallon, full, 12" on center
PSL	130	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	3 gallon, full, space 18" on center
TROPICALS, GROUNDCOVERS, + ACCENTS					
ALI	as req.	NO	BROMELIAD IMPERIALIS	Bromeliad spp.	7 gallon, full, as spaced on plan
ALO	as req.	NO	ELEPHANT EAR	Alocasia spp.	7 gallon, full, 24" on center
ARG	as req.	NO	PERENNIAL PEANUT	Arachis glabrata	1 gallon, full, 12" on center
CAM	as req.	NO	DWARF NATAL PLUM	Carissa macrocarpa	3 gallon, full, 18" on center
LIR	as req.	NO	LILYTURF	Liriope muscari	3 gallon, full, 18" on center
MOD	as req.	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, full, 36" on center
PBM	as req.	NO	PHILODENDRON BURLE MARX	Same	3 gallon, full, 24" on center
PEN	as req.	NO	PENTA	Same	1 gallon, full, 18" on center, color tbd
PHX	as req.	NO	PHILODENDRON XANADU	Same	3 gallon, full, 24" on center
PRC	as req.	NO	PHILODENDRON 'ROJO CONGO'	Same	3 gallon, full 24" on center
TRF	as req.	YES	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, full, 18" on center
SOD, AGGREGATE & MULCH					
COQ.	CRUSHED COQUINA, COLOR TBD, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				
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				



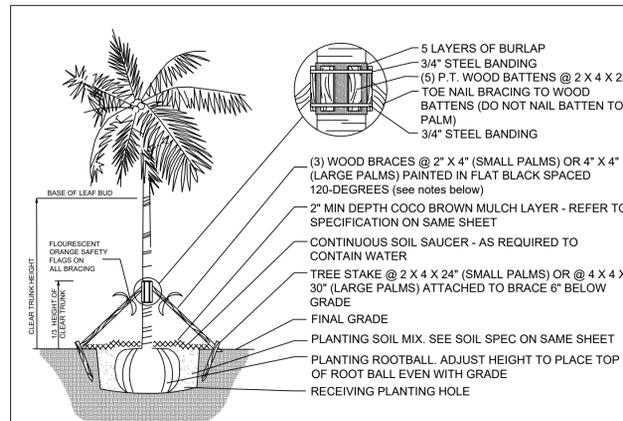
C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.



GROUNDCOVER PLANTING DETAIL

N.T.S.

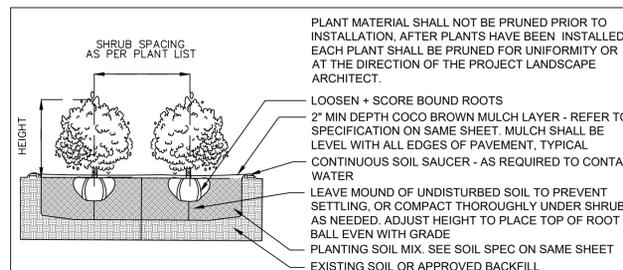


NOTES:

- PALMS OVER 30' GW HEIGHT, USE MINIMUM (4) 4" X 4" BRACING AND STAKES
- PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE
- RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL
- BUD SHALL BE PERPENDICULAR TO THE GROUND PLANE
- NO SCARRED OR BLACKENED TRUNKS
- AMENDED SOIL MIX TO BE ADDED AT THE TIME OF PLANTING NEEDED, SHALL CONSIST OF ATLAS PEAT + SOIL MIX 7036 (COARSE SAND, CANADIAN PEAT, CYPRESS DUST + PERLITE MIX)

C.M.B. PALM PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE LEGEND

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

ZONING: RS-3 LOT SIZE: 21,157 SF ACRES: .49

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.

21,157 SF = 20 TOTAL TREES REQUIRED / 24 TREES PROVIDED
(2 NATIVE GUMBO LIMBO TREES + 4 NATIVE SILVER BUTTWOOD TREES + 2 NATIVE SEAGRAPE TREES + 11 NATIVE PIGEON PLUM TREES + 5 BAY RUM TREES PROVIDED)

DIVERSITY REQUIREMENT
16-20 REQUIRED TREES = 5 TREE SPECIES / 5 SPECIES PROVIDED

NATIVE TREES
30% OF REQUIRED TREES OR .30 X 20 = 6 NATIVE TREES REQUIRED / 19 NATIVE TREES PROVIDED
(2 NATIVE GUMBO LIMBO TREES + 4 NATIVE SILVER BUTTWOOD TREES + 2 NATIVE SEAGRAPE TREES + 11 NATIVE PIGEON PLUM TREES PROVIDED)

LOW MAINTENANCE TREES
50% OF REQUIRED TREES OR .50 X 20 = 10 LM TREES REQUIRED / 19 LM TREES PROVIDED
(2 NATIVE GUMBO LIMBO TREES + 4 NATIVE SILVER BUTTWOOD TREES + 2 NATIVE SEAGRAPE TREES + 11 NATIVE PIGEON PLUM TREES PROVIDED)

STREET TREE REQUIREMENT
AVERAGE STREET TREE SPACING 20' ON CENTER
N HIBISCUS DRIVE: 120 LF / 20 = 6 STREET TREES REQUIRED / 6 STREET TREES PROVIDED
(5 NATIVE WILD TAMARIND STREET TREES + 1 BAY RUM STREET TREE PROVIDED)

SHRUBS
12 SHRUBS (OR VINES) REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (26) = 312 SHRUBS REQUIRED / 320 SHRUBS PROVIDED (65 NATIVE SPANISH STOPPER SHRUBS + 130 NATIVE BAHAMA COFFEE SHRUBS + 125 CREEPING FIG VINES PROVIDED)

NATIVE SHRUBS
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 312 = 156 NATIVE SHRUBS REQUIRED/ 190 NATIVE SHRUBS PROVIDED (65 NATIVE SPANISH STOPPER SHRUBS + 130 NATIVE BAHAMA COFFEE SHRUBS PROVIDED)

LARGE SHRUBS / SMALL TREES
10% OF TOTAL SHRUBS REQUIRED MUST BE LARGE SHRUBS OR SMALL TREES or .10 X 312 = 31 LARGE SHRUBS REQUIRED / 65 LARGE SHRUBS PROVIDED (65 NATIVE SPANISH STOPPER SHRUBS PROVIDED)

NATIVE LARGE SHRUBS / SMALL TREES
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 31 = 16 NATIVE LARGE SHRUBS REQUIRED / 65 NATIVE LARGE SHRUBS PROVIDED (65 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

CHRISTOPHER LANDSCAPE
CAWLEY ARCHITECTURE

ARBORIST REPORT

February 04, 2021

TO City of Miami Beach Building Officials
City of Miami Beach, Planning + Zoning Department

RE New Residence, 121 North Hibiscus, Miami Beach, Florida

Dear City of Miami Beach Building officials,

On January 12, 2021 I visited the property located at 121 North Hibiscus, in the City of Miami Beach. Please note that we are providing relevant information herein for the mango tree currently located on the property. I evaluated the mango tree and I confirmed species, location, and size (Height, Spread, DBH); evaluated condition (Poor, Fair, Good); determined disposition (Remove, Retain, Relocate); provided relevant comments about health and disposition; and took photographs. Because the site will be filled and elevated to meet the City's new finished floor, site grading and seawall requirements, it is not feasible to retain in place or relocate the existing mango tree or any of the remaining palms. In addition, the remaining vegetation on site is in poor condition and is not worthy of relocation or preservation. Please note that mitigation has been provided via the proposed landscape plan. Please feel free to contact me should any questions arise. Thank you for the opportunity to assist in this manner.

Sincerely,



Christopher Cawley, RLA, ASLA, ISA
ISA Certified Arborist, FL-9573A

780 NE 69 Street Suite 200 Miami Florida 33138
O | 786.536.2961 M | 305.979.1585 www.christophercawley.com
Florida LC 26000460 & ISA Certified Arborist, FL-9573A



CHRISTOPHER LANDSCAPE
CAWLEY ARCHITECTURE

TREE # 19

COMMON NAME: Mango Tree **HEIGHT (FT):** +/- 35'

SCIENTIFIC NAME: *Mangifera indica* **SPREAD (FT):** +/- 25'

CONDITION: FAIR **DBH (INCHES):** +/- 24"

NATIVE: NO **CRZ:** NA

DISPOSITION: REMOVE

DESCRIPTION / NOTES: Mitigation to be provided

Tree #19 is a mango tree located on the north west corner of the property, along the existing wall. Please note that the tree is in fair condition, however it is growing into the roof of the existing residence. Due to site grading and condition of the tree it is not a good candidate or viable for relocation or preservation.



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Florida Landscape Architecture
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REVISION SCHEDULE

SHEET TITLE:

ARBORIST
REPORT

PROJECT INFO:

121 NORTH HIBISCUS
MIAMI BEACH, FL

CHRISTOPHER CAWLEY, RLA
Florida License LA 6566786

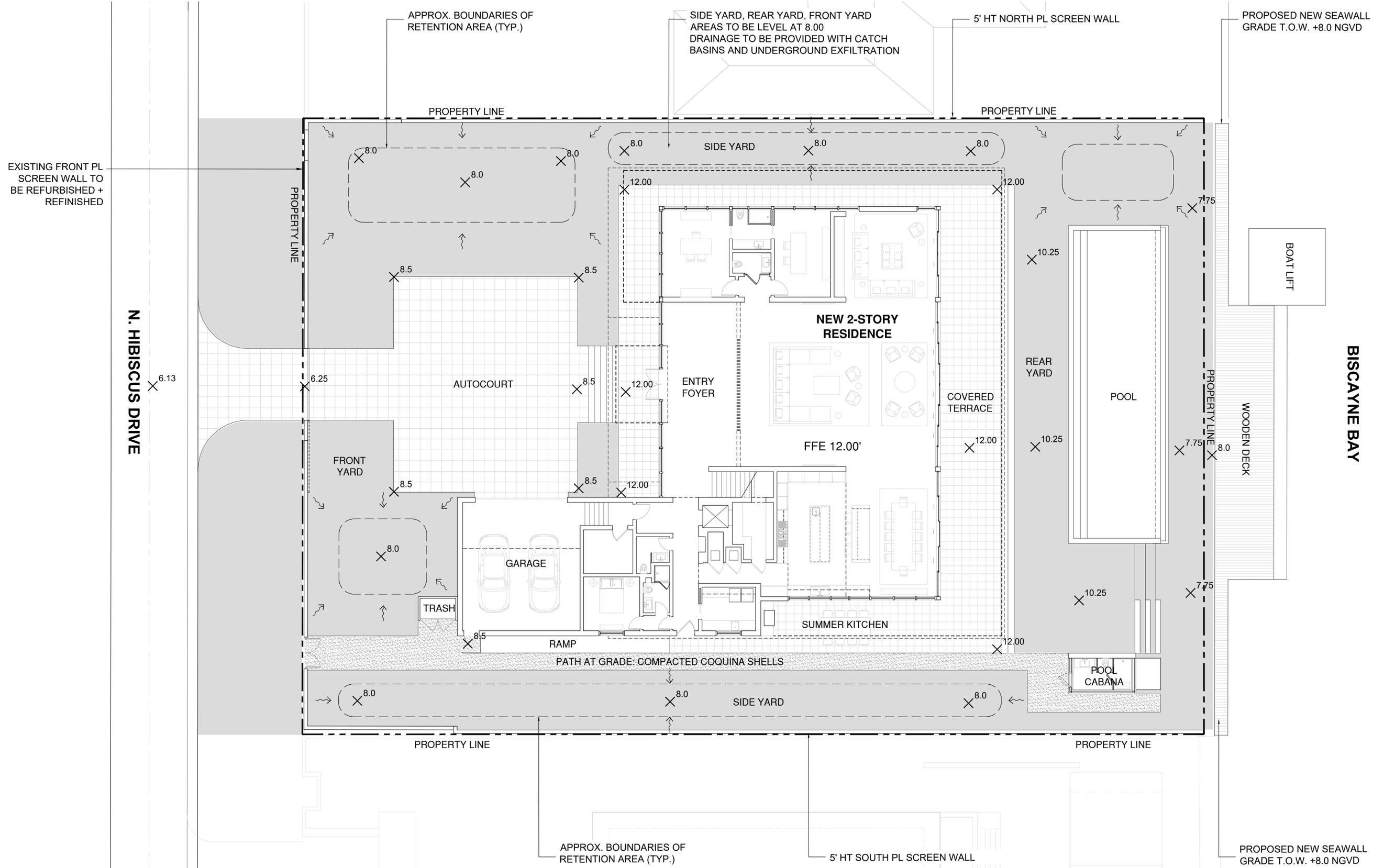
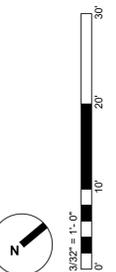
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EXISTING FRONT PL
SCREEN WALL TO
BE REFURBISHED +
REFINISHED

N. HIBISCUS DRIVE

BISCAYNE BAY

APPROX. BOUNDARIES OF
RETENTION AREA (TYP.)

5' HT SOUTH PL SCREEN WALL

PROPOSED NEW SEAWALL
GRADE T.O.W. +8.0 NGVD

APPROX. BOUNDARIES OF
RETENTION AREA (TYP.)

SIDE YARD, REAR YARD, FRONT YARD
AREAS TO BE LEVEL AT 8.00
DRAINAGE TO BE PROVIDED WITH CATCH
BASINS AND UNDERGROUND EXFILTRATION

5' HT NORTH PL SCREEN WALL

PROPOSED NEW SEAWALL
GRADE T.O.W. +8.0 NGVD

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

FRONT
YARD

AUTOCOURT

GARAGE

TRASH

RAMP

PATH AT GRADE: COMPACTED COQUINA SHELLS

SIDE YARD

**NEW 2-STORY
RESIDENCE**

ENTRY
FOYER

FFE 12.00'

SUMMER KITCHEN

COVERED
TERRACE

REAR
YARD

POOL

WOODEN
DECK

BOAT LIFT

POOL
CABANA