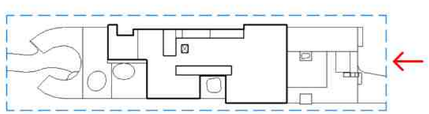

DWG: G-025

3D REALISTIC RENDERING -
VIEW FROM BAY (NO TREE)

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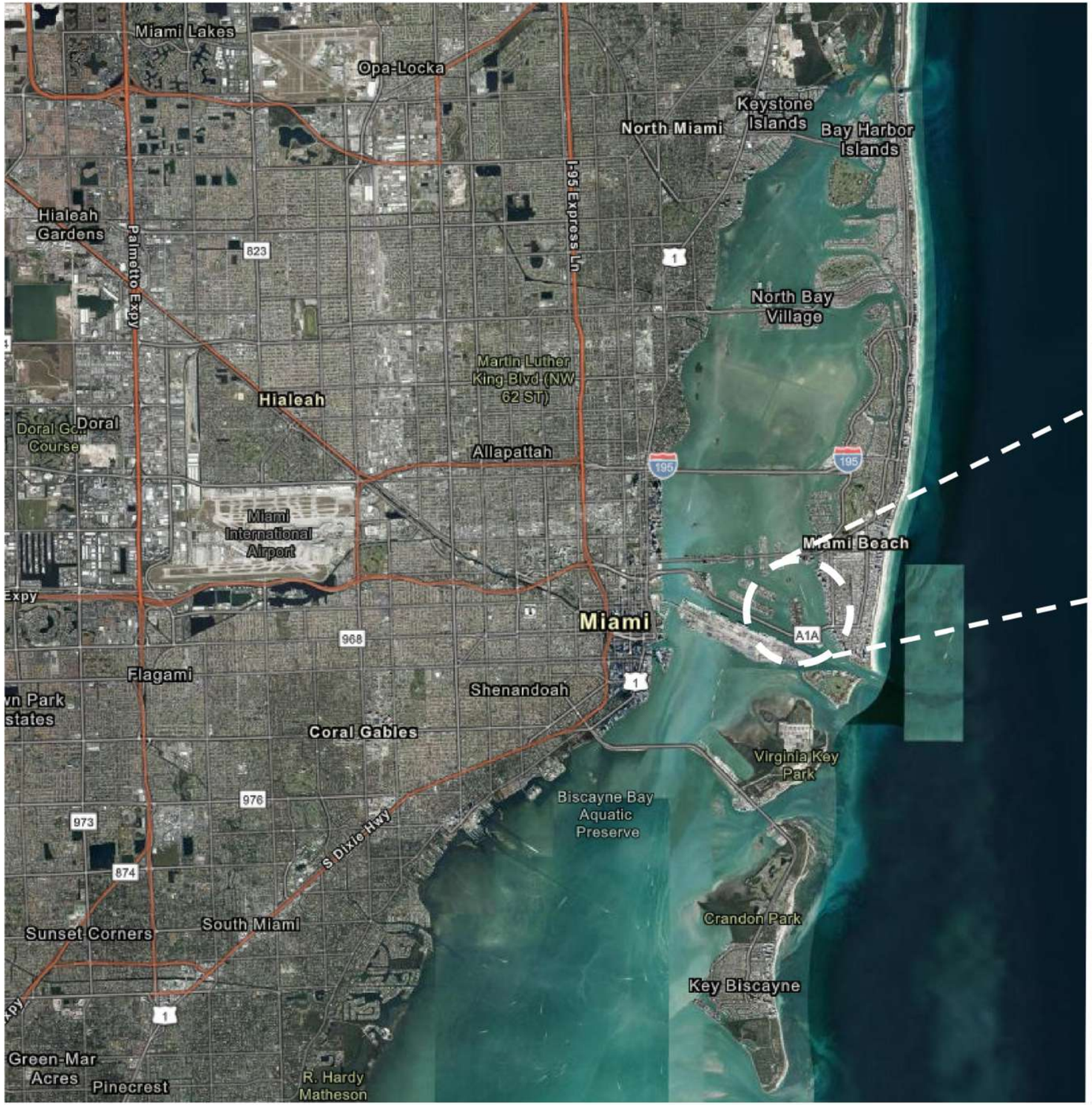

28 STAR ISLAND DRIVE, MIAMI BEACH, FL. 33139

LOCATION PLAN | 03/08/2021

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DWG: A-004

1. STREET: DIAGONAL VIEW FROM NORTH-WEST CORNER

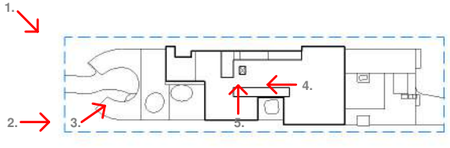
2. STREET: EXISTING GATE ON SOUTH-WEST CORNER

3. GATE: VIEW FROM SOUTH-WEST BOUNDARY CORNER

4. LOT: CENTRAL VIEW LOOKING WEST TOWARDS STREET

5. LOT: VIEW TOWARDS NORTH SHOWING EXISTING TREES

SITE PHOTOS TAKEN 05 DECEMBER 2020



DWG: A-006

SITE PHOTOS | 03/08/2021

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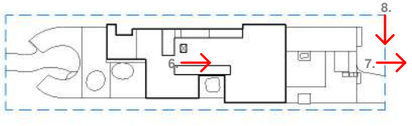
6. VIEW FROM CENTER OF SIDE LOOKING EAST.

7. VIEW FROM SEAWALL LOOKING EAST.

8. PANORAMIC VIEW TAKEN FROM N.E. CORNER.

SITE PHOTOS TAKEN 05 DECEMBER 2020



DWG: A-007

SITE PHOTOS | 03/08/2021

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April 15, 2021

Design Review Board Members
c/o Michael Belush, Chief of Planning & Zoning
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: Single-Family Home at 28 Star Island Drive, Miami Beach **DRB21-0642**
Letter of Support

Dear Board Members:

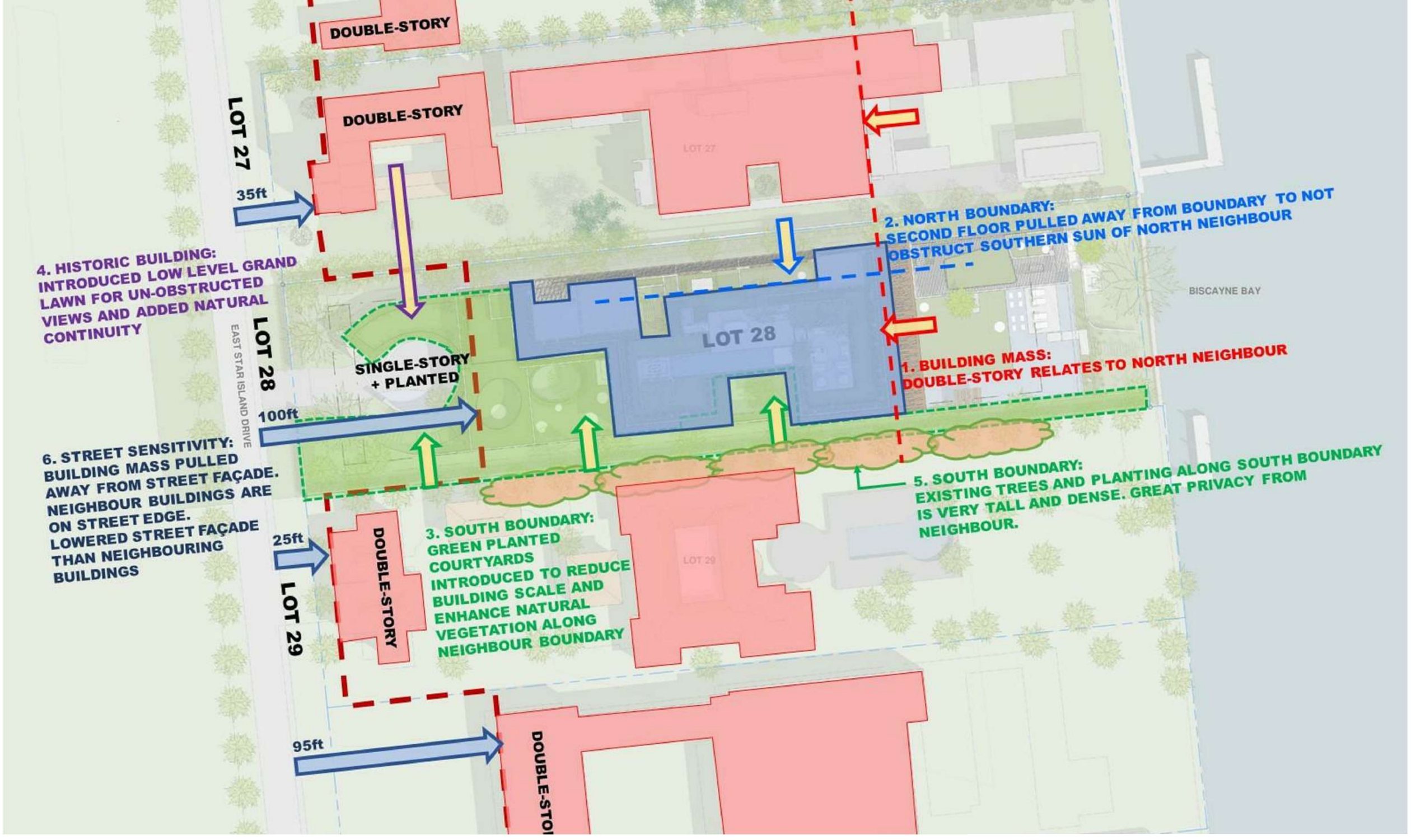
I am the owner of 29 Star Island Drive, Miami Beach, Florida, which is immediately adjacent to the above-referenced property. I had a conversation with the applicant's representatives and reviewed plans and renderings for the proposed single-family residence. The home is beautifully-designed and will be a welcome addition to the neighborhood.

Based on the foregoing, I fully support the applicant's new home and ask the Design Review Board to grant the design review approval with all associated requests.

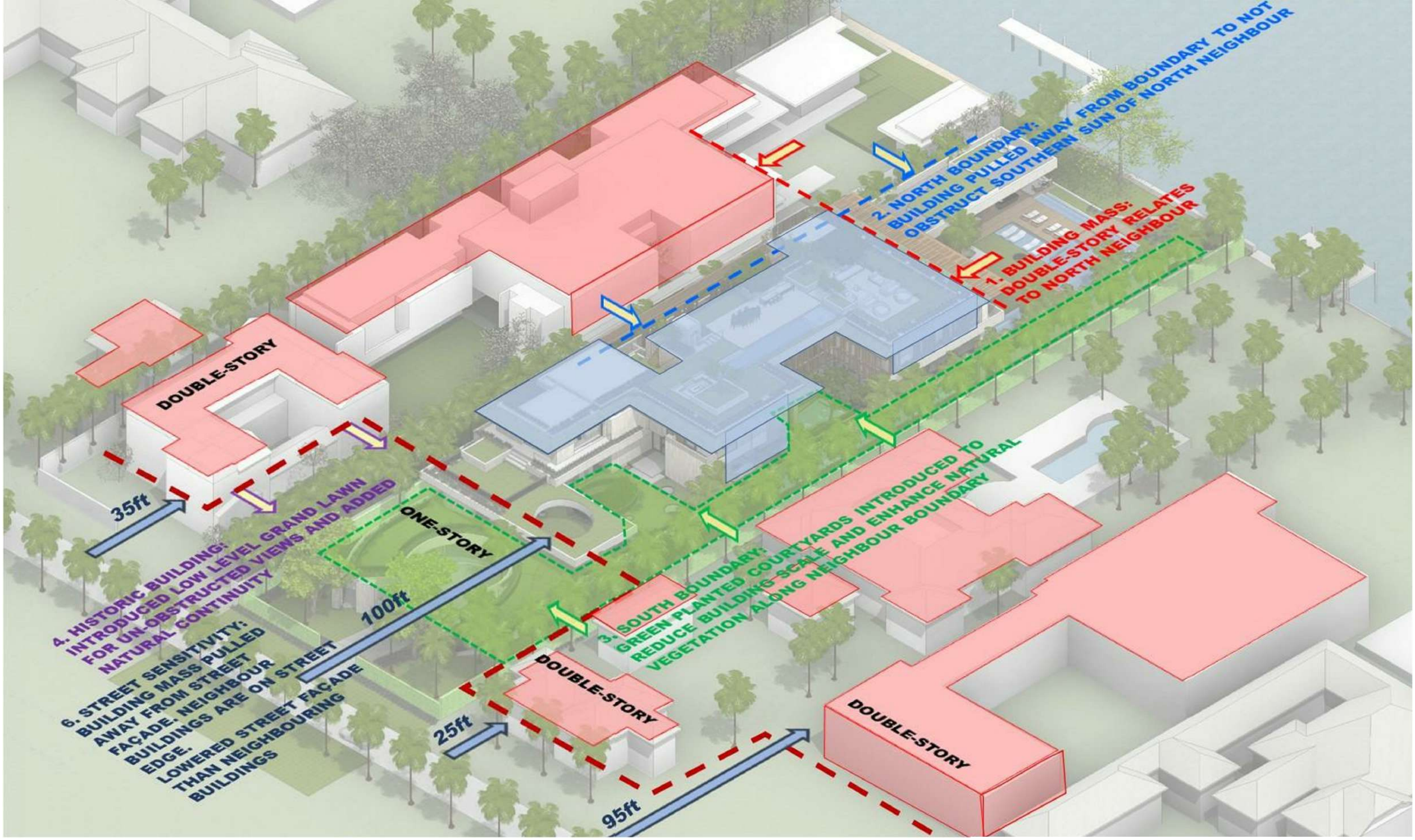
Sincerely,

Signature

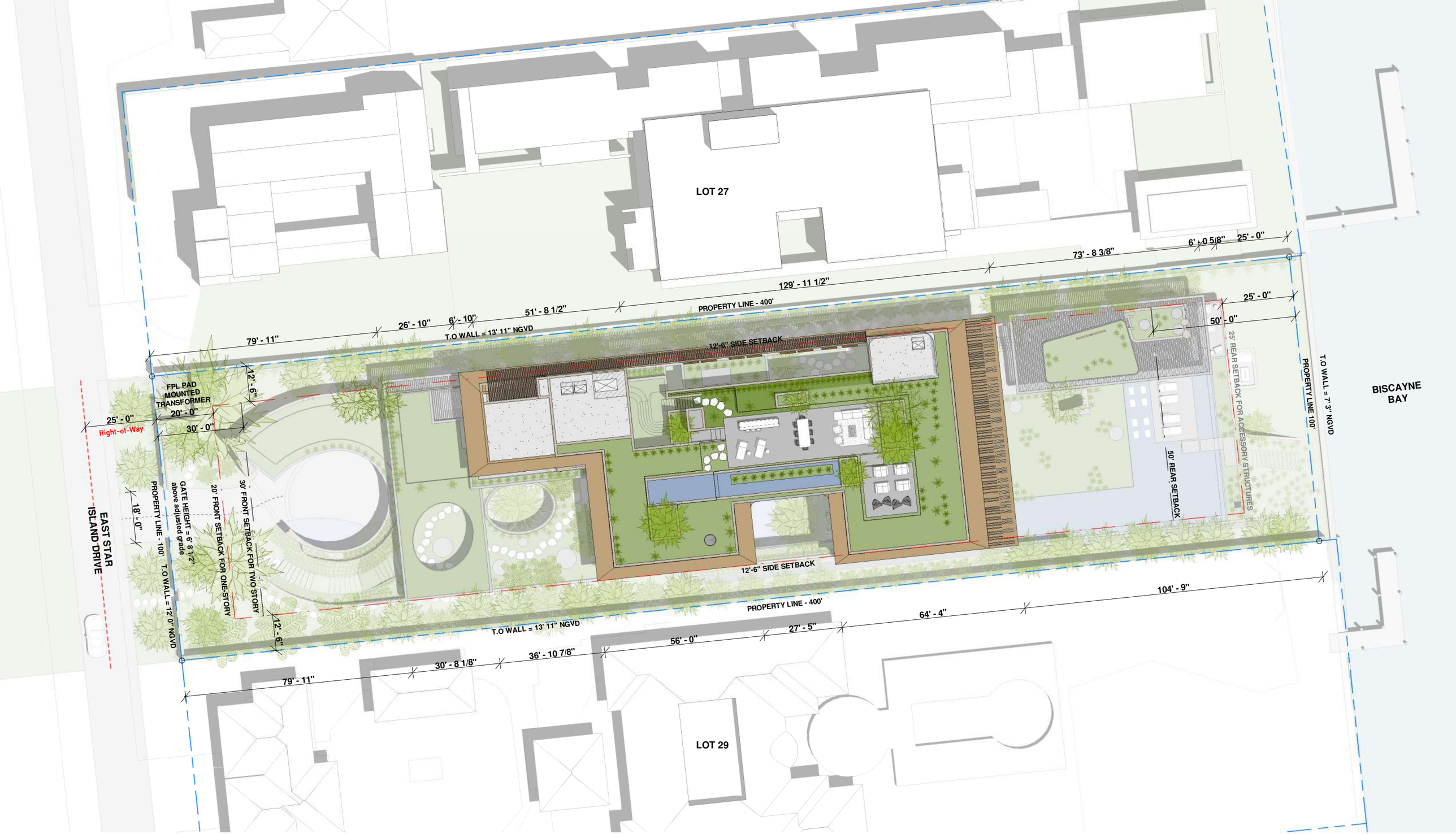
Loren Schlachet
Print name

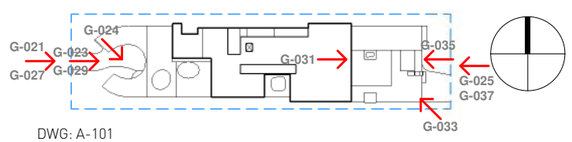


SAOTA



SAOTA





DWG: A-101

0 30 60 ft
0 9m 18m

Scale 1" = 30' - 0"

SITE PLAN | 03/08/2021

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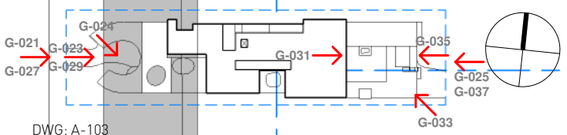

DWG: A-103

0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

UNDERSTORY PLAN - L0 03/08/2021

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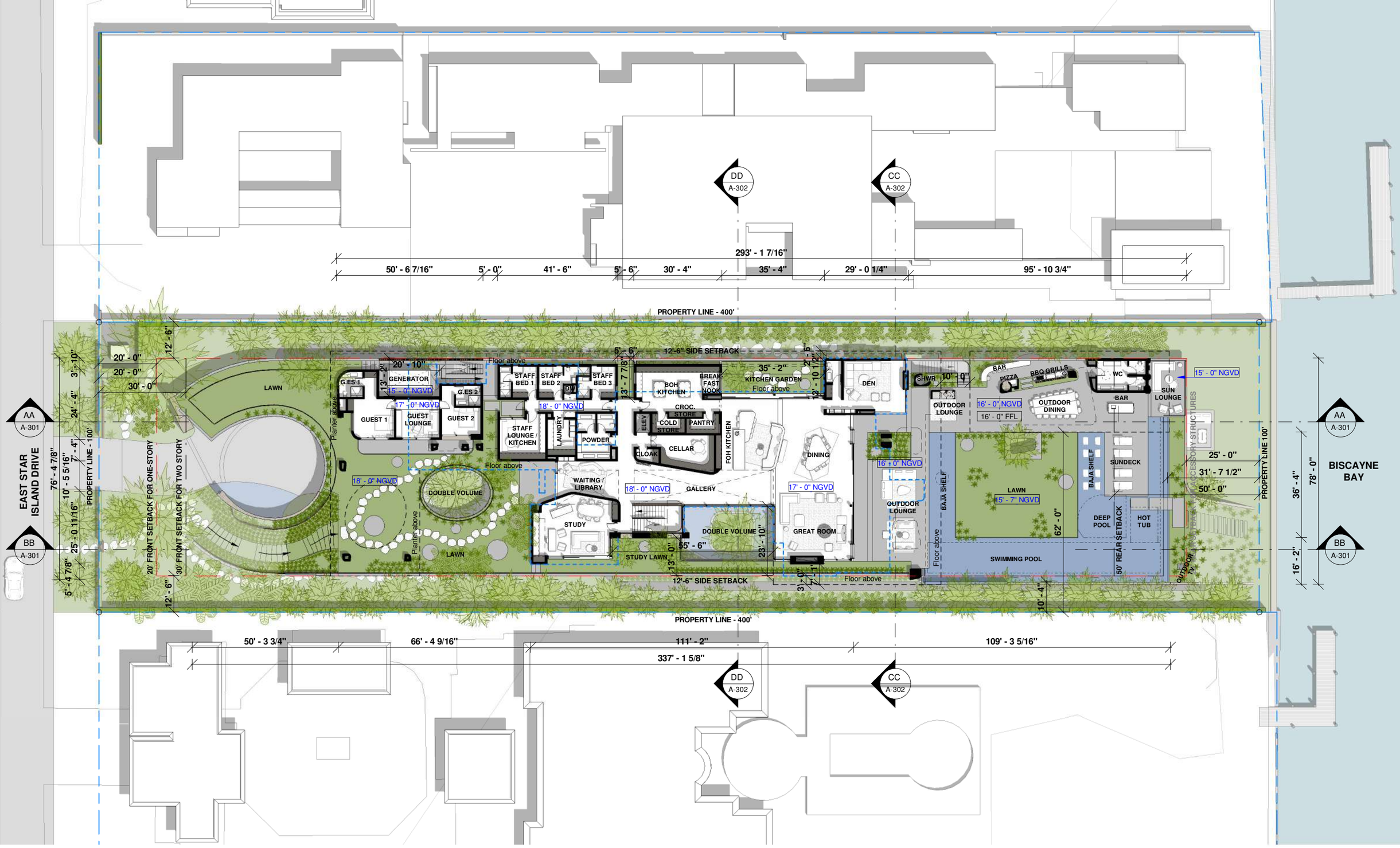

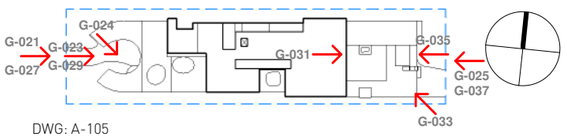

DWG: A-105

0 30 60 ft
0 9m 18m

Scale 1" = 30' - 0"

FIRST FLOOR PLAN - L1 | 03/08/2021

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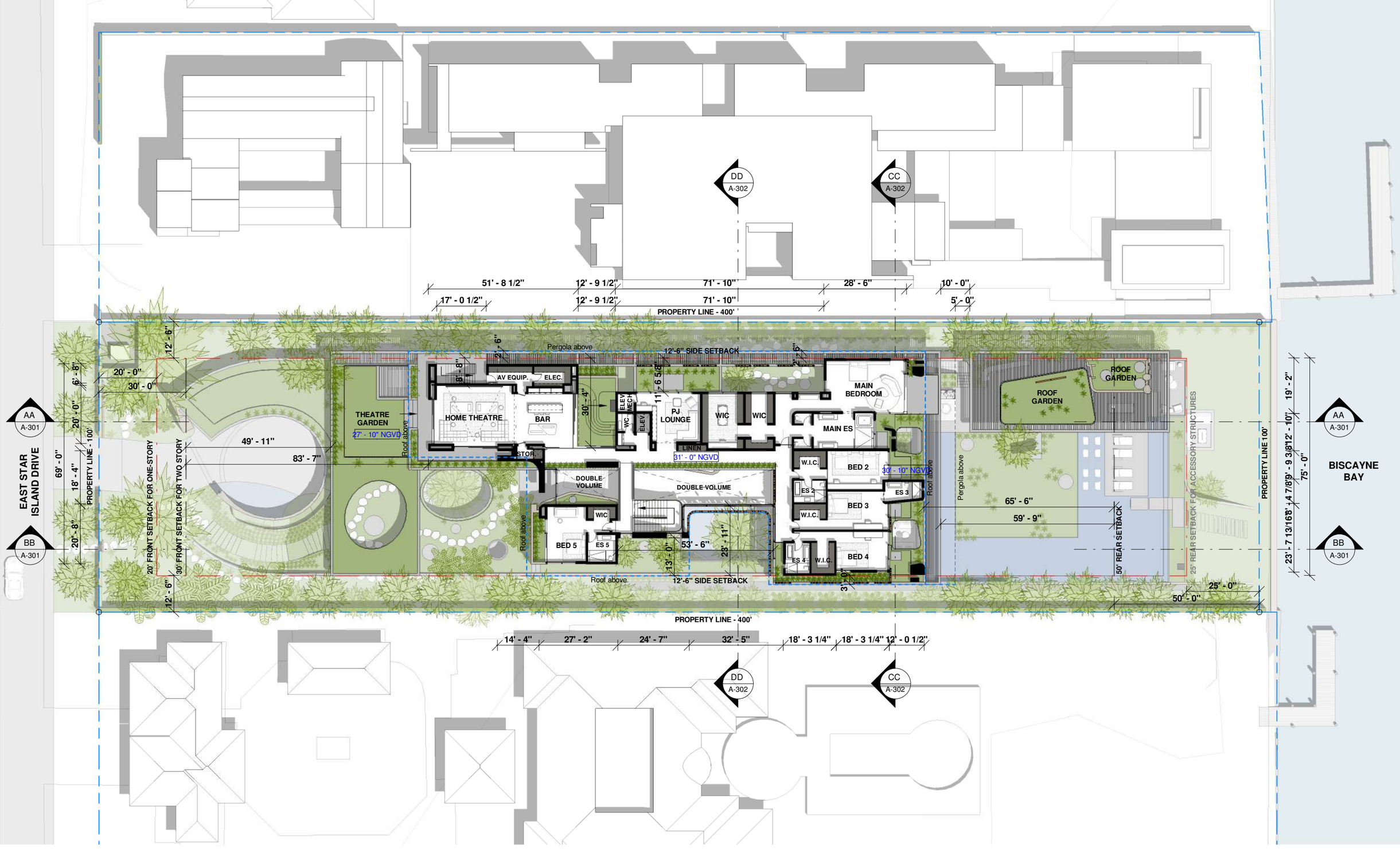
SAOTA



DWG: A-107

0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

SECOND FLOOR PLAN - L2 | 03/08/2021

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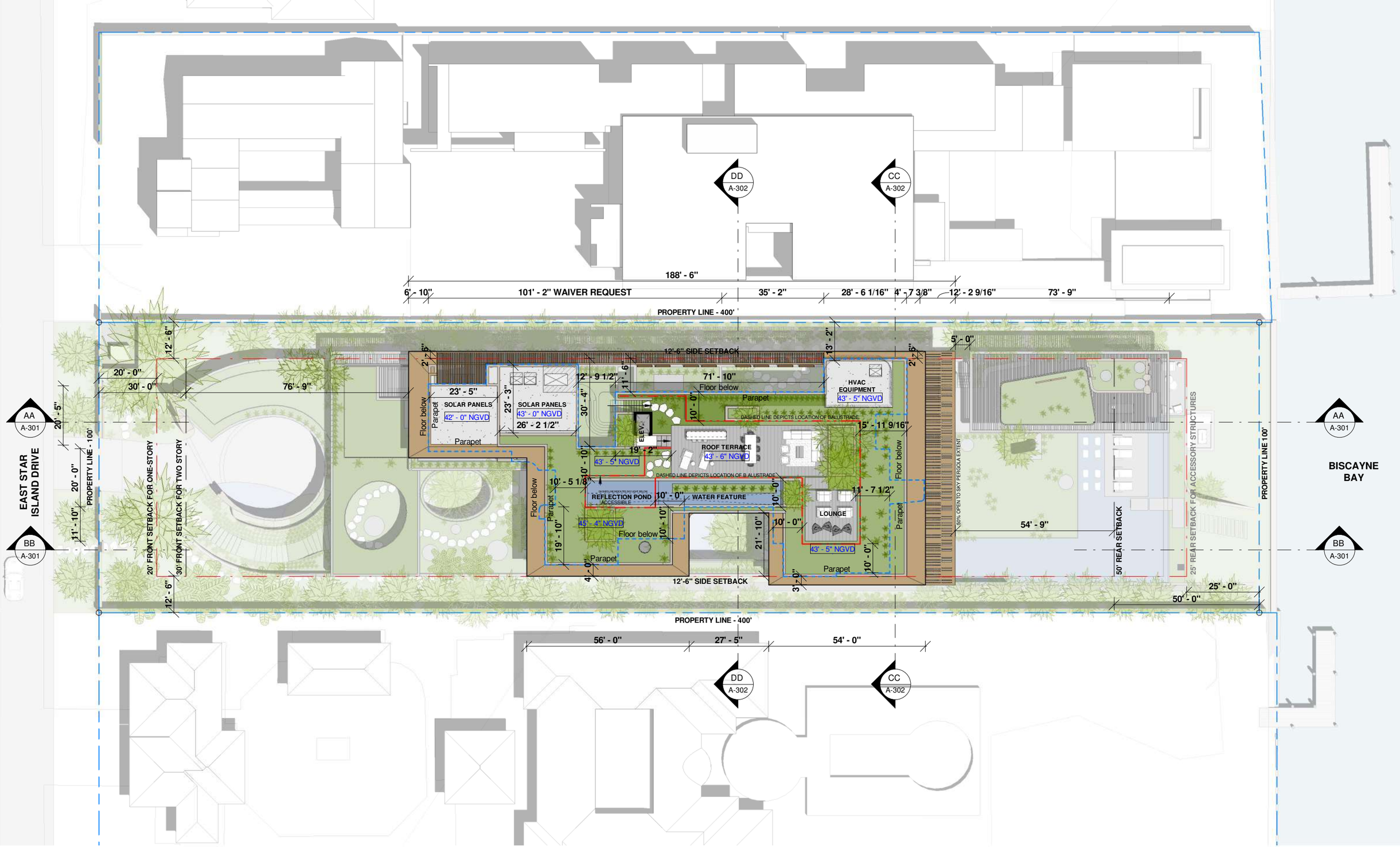

DWG: A-109

0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

ROOF PLAN - R1 | 03/08/2021

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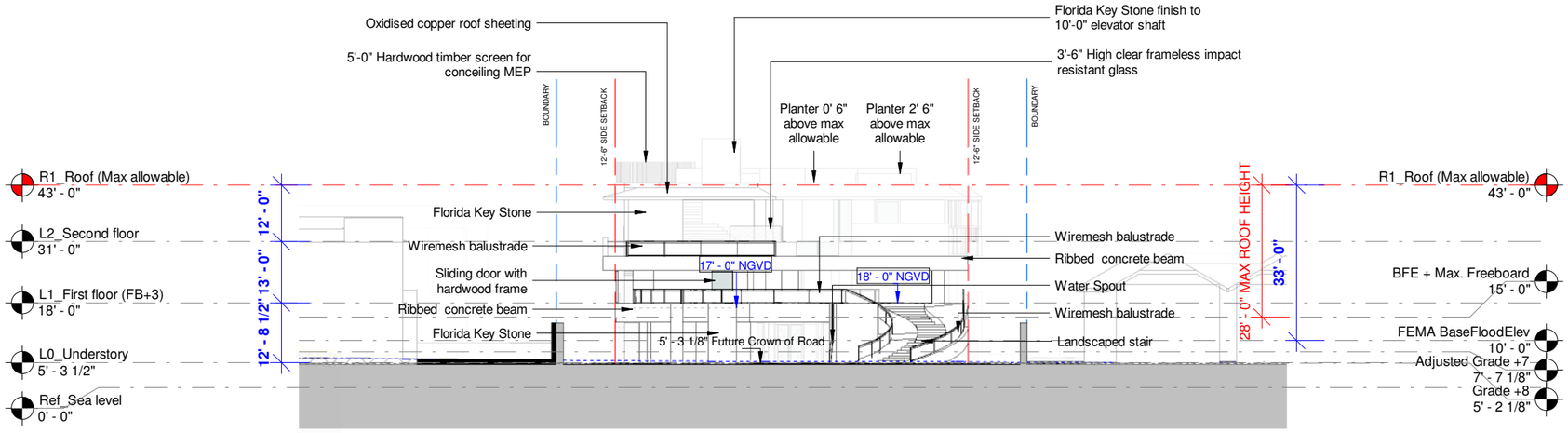
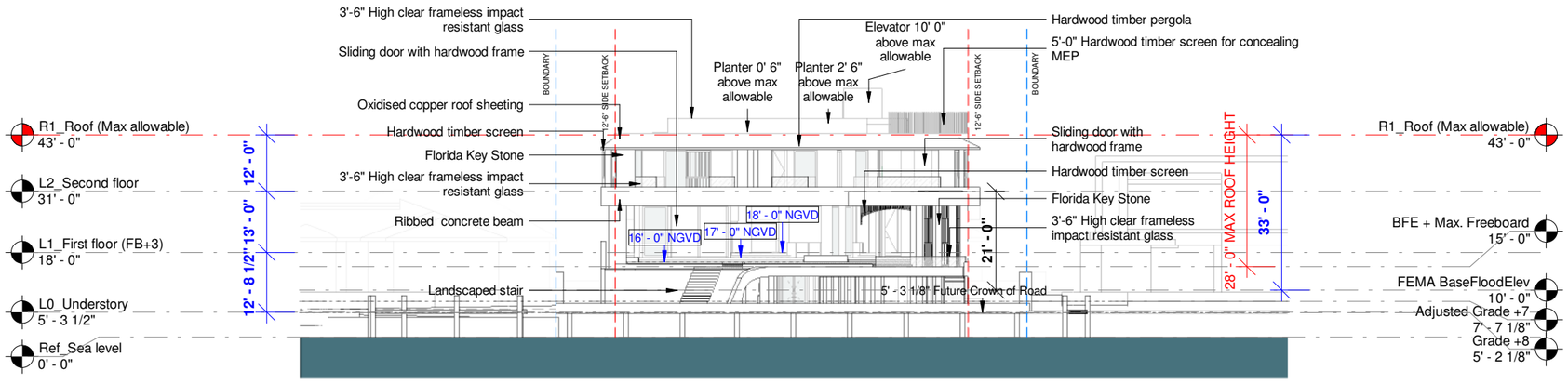
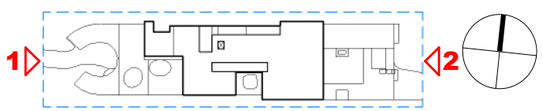


1 WEST ELEVATION
1" = 30'-0"



2 EAST ELEVATION
1" = 30'-0"



0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

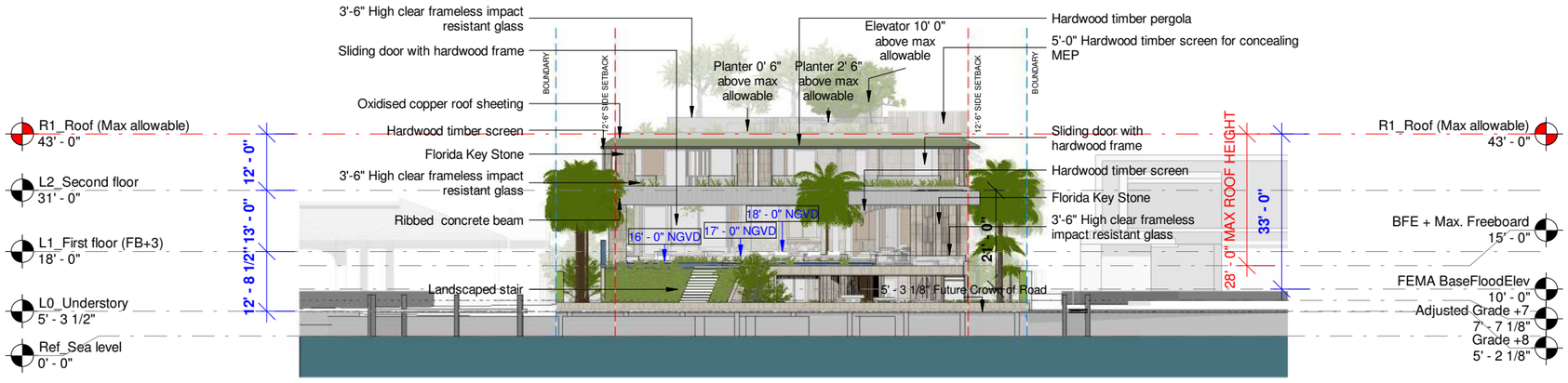
ELEVATIONS SHORT - B&W

28 STAR ISLAND
DRB SUBMITTAL

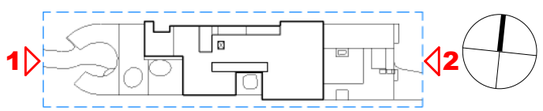
SAOTA

DWG: A-201

1 WEST ELEVATION
1" = 30'-0"



2 EAST ELEVATION
1" = 30'-0"



0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

ELEVATIONS SHORT

28 STAR ISLAND
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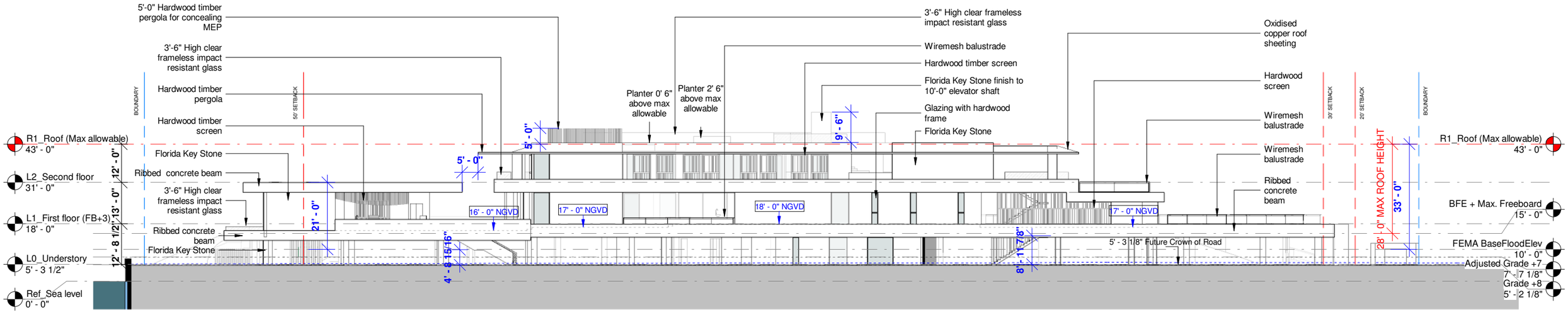
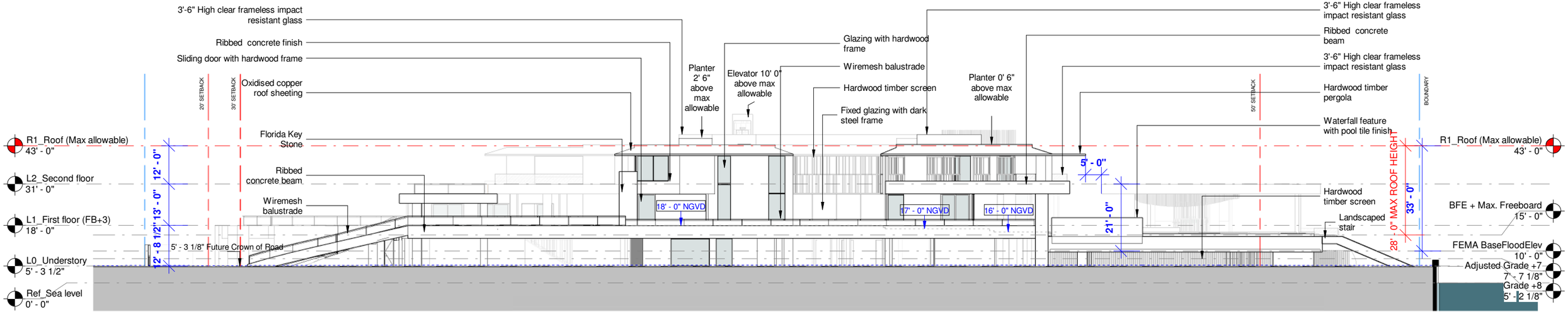
DWG: A-202



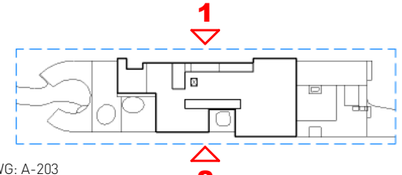
1 NORTH ELEVATION

1" = 30'-0"



2 SOUTH ELEVATION

1" = 30'-0"



0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

ELEVATIONS LONG - B&W

28 STAR ISLAND

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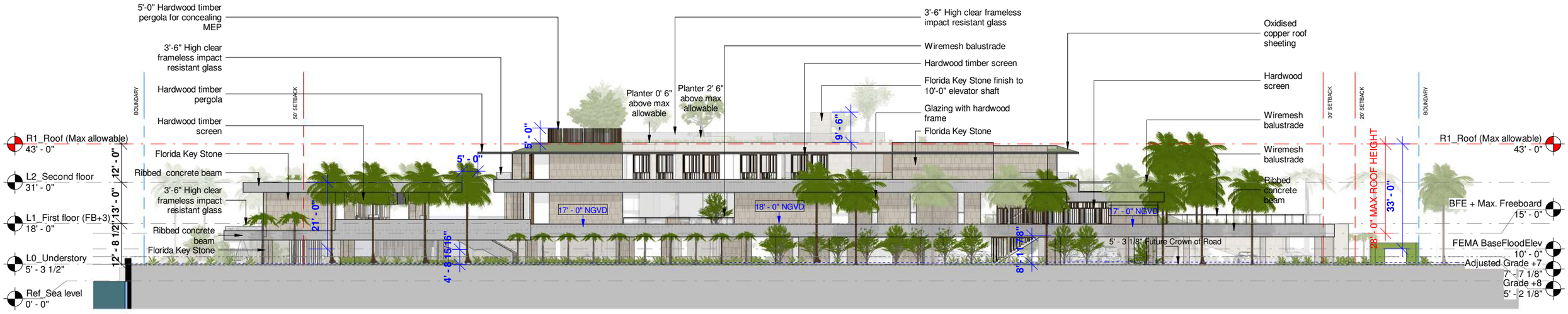
DWG: A-203

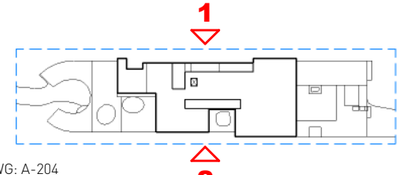


1 NORTH ELEVATION

1" = 30'-0"

2 SOUTH ELEVATION

1" = 30'-0"



0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

ELEVATIONS LONG

28 STAR ISLAND

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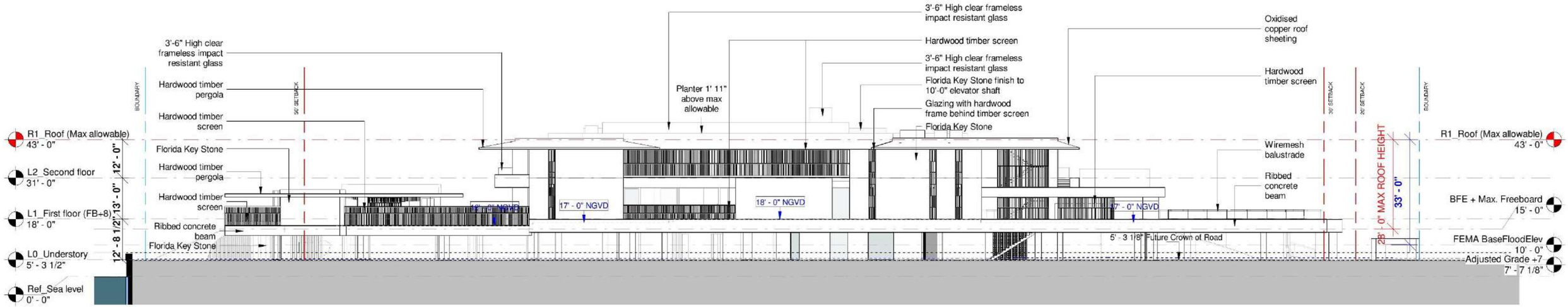
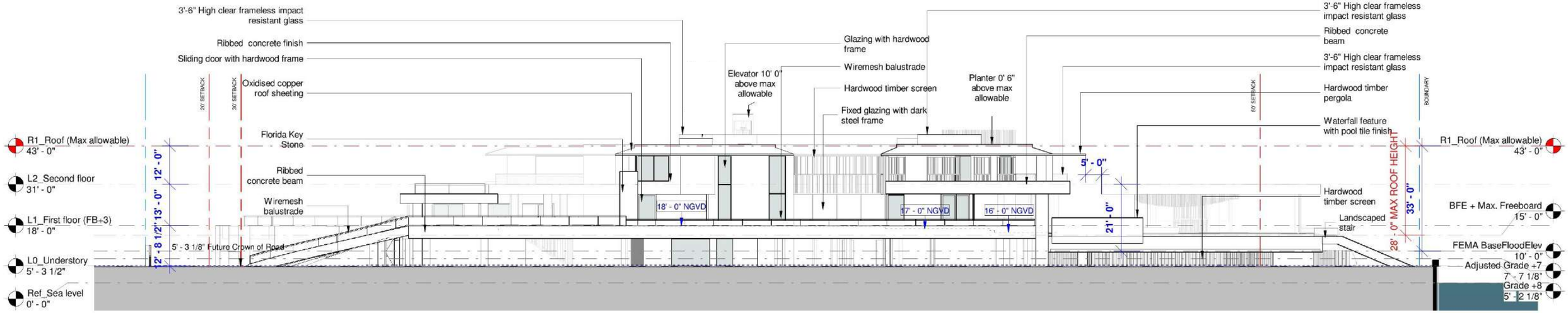
DWG: A-204

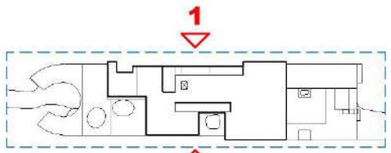
REVISED



1 **NORTH ELEVATION**
1" = 30'-0"



2 SOUTH ELEVATION
1" = 30'-0"



DWG: A-203

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

REVISED 4/29/21

ELEVATIONS LONG - B&W

28 STAR ISLAND
DRB SUBMITTAL

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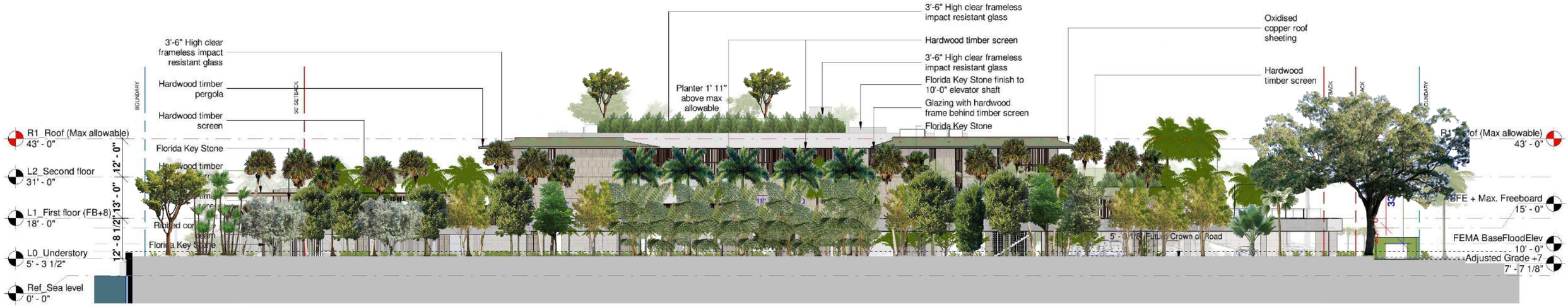
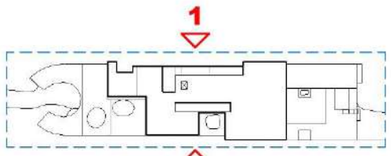
REVISED



1 **NORTH ELEVATION**
1" = 30'-0"

2 SOUTH ELEVATION
1" = 30'-0"



DWG: A-204

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

REVISED 4/29/21

ELEVATIONS LONG

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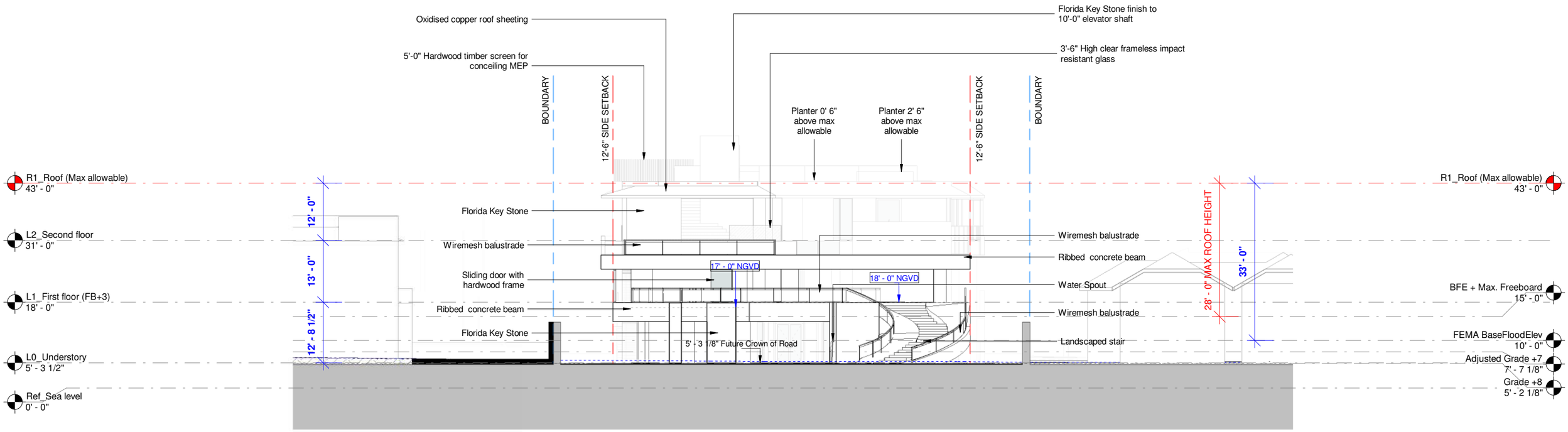
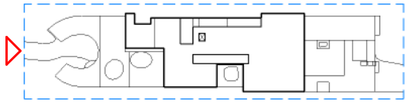


1 WEST ELEVATION

1" = 20'-0"



0 20 40 ft

0 6m 12m

Scale 1" = 20' - 0"

ELEVATION WEST - B&W | 03/08/2021

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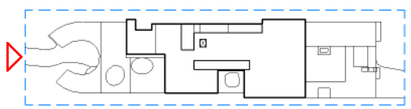
DWG: A-205

1 WEST ELEVATION

1" = 20'-0"



0 20 40 ft

0 6m 12m

Scale 1" = 20' - 0"

ELEVATION WEST | 03/08/2021

28 STAR ISLAND
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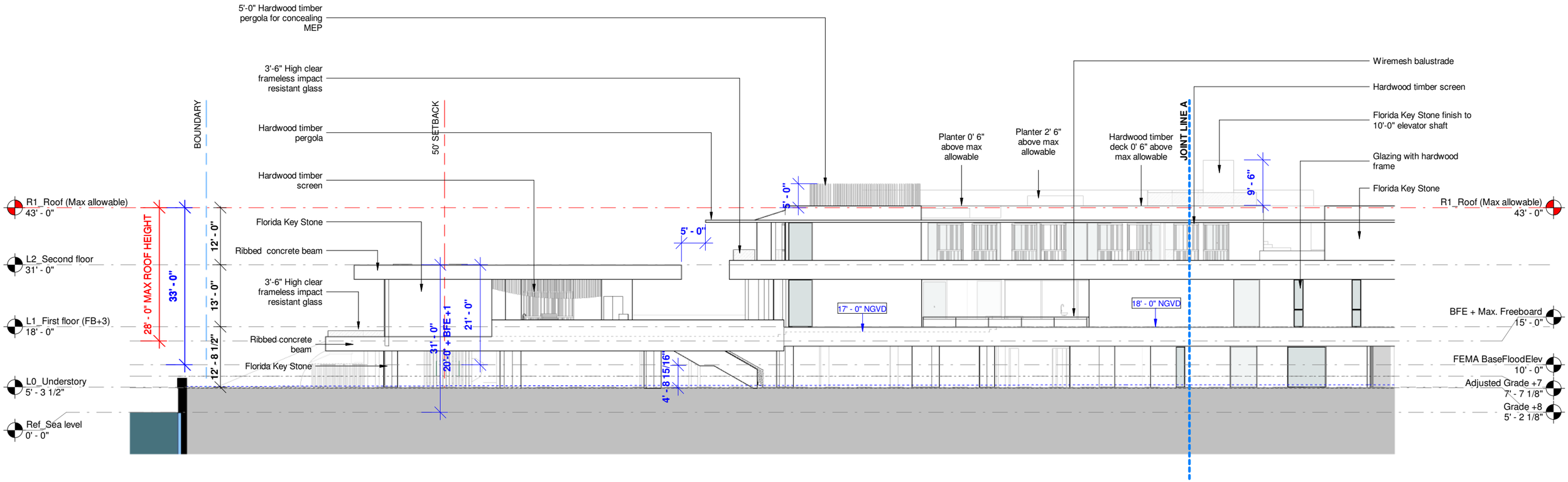
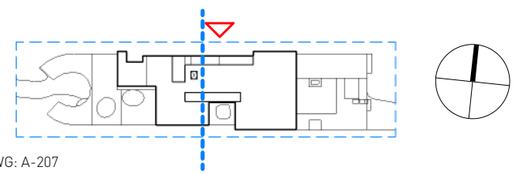
DWG: A-206



1 NORTH ELEVATION

1" = 20'-0"



0 20 40 ft

0 6m 12m

Scale 1" = 20' - 0"

ELEVATION NORTH A - B&W | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

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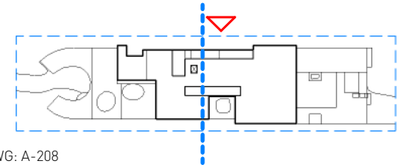
DWG: A-207

1 NORTH ELEVATION
1" = 20'-0"



0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION NORTH A | 03/08/2021

28 STAR ISLAND
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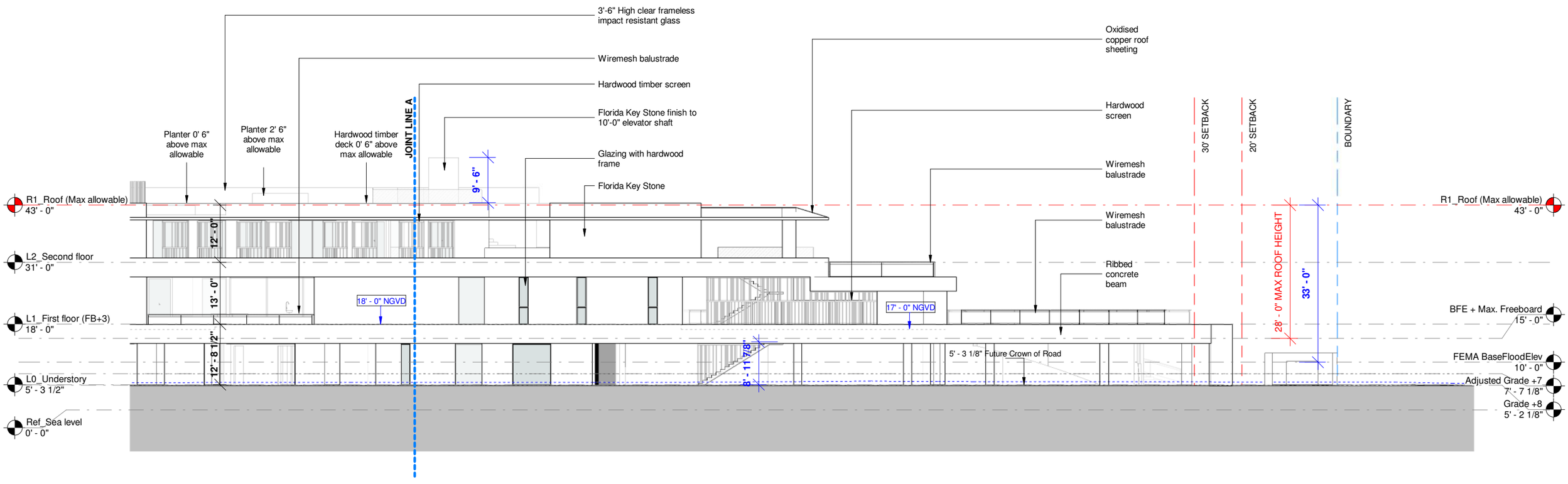
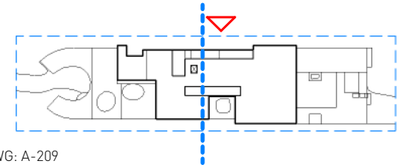
DWG: A-208



1 NORTH ELEVATION

1" = 20'-0"



DWG: A-209

0 20 40 ft

0 6m 12m

Scale 1" = 20' - 0"

ELEVATION NORTH B - B&W | 03/08/2021

28 STAR ISLAND

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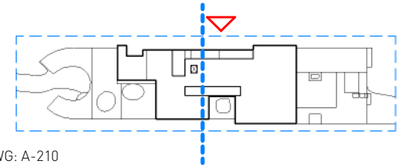
1 NORTH ELEVATION

1" = 20'-0"



0 20 40 ft

0 6m 12m

Scale 1" = 20' - 0"

ELEVATION NORTH B | 03/08/2021

28 STAR ISLAND
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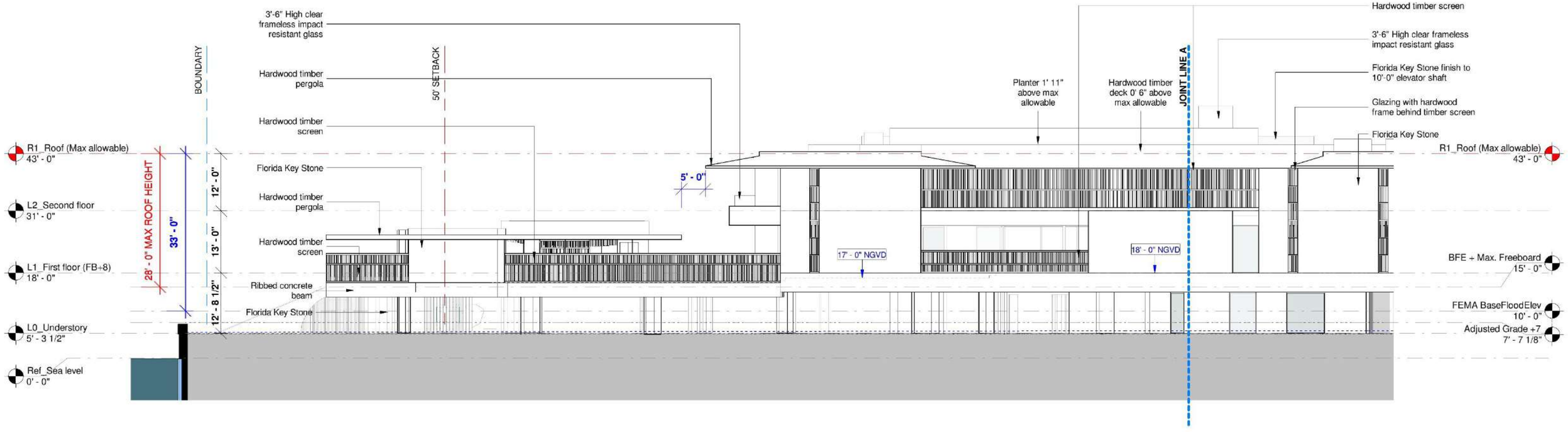
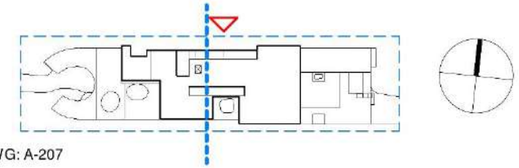
DWG: A-210

REVISED



1 NORTH ELEVATION

1" = 20'-0"



0 20 40 ft

0 6m 12m

Scale 1" = 20' - 0"

REVISED 4/29/21

ELEVATION NORTH A - B&W | 03/08/2021

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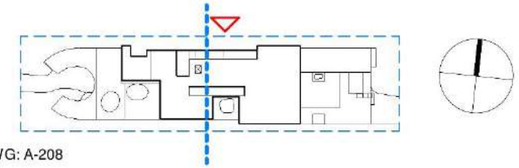
DWG: A-207

REVISED

1 NORTH ELEVATION

1" = 20'-0"



DWG: A-208

0 20 40 ft

0 6m 12m

Scale 1" = 20' - 0"

REVISED 4/29/21

ELEVATION NORTH A | 03/08/2021

28 STAR ISLAND
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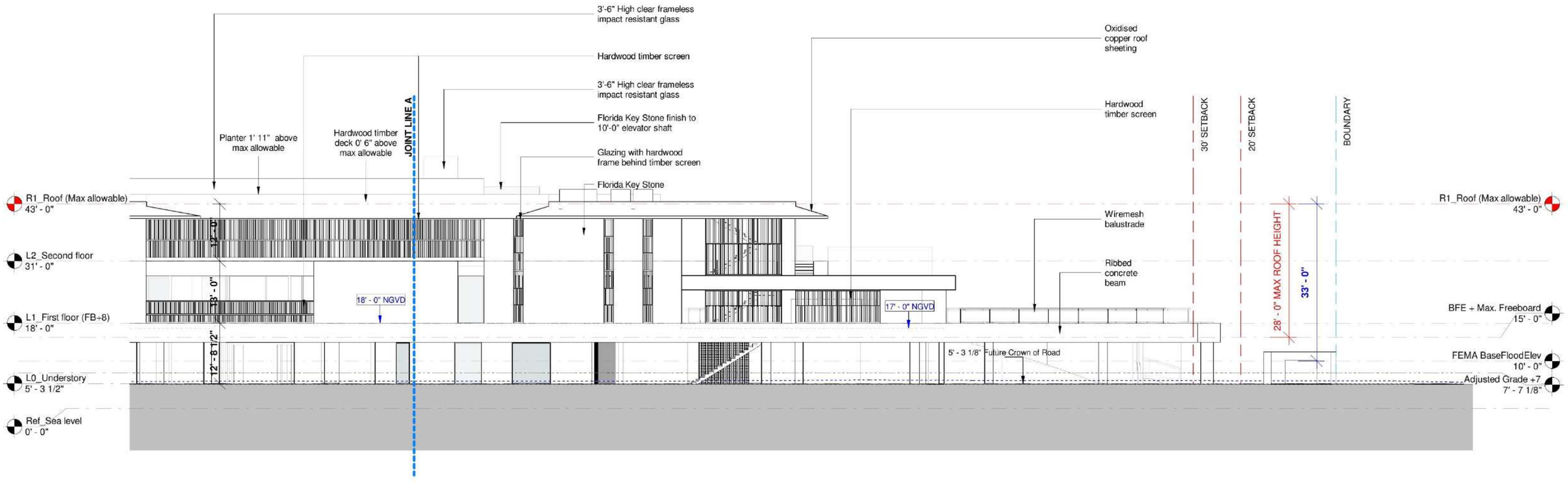
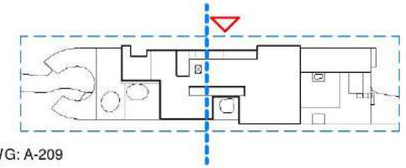
REVISED



1 NORTH ELEVATION

1" = 20'-0"



0 20 40 ft

0 6m 12m

Scale 1" = 20' - 0"

REVISED 4/29/21

ELEVATION NORTH B - B&W | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

http://www.urbanrobotassociates.com/

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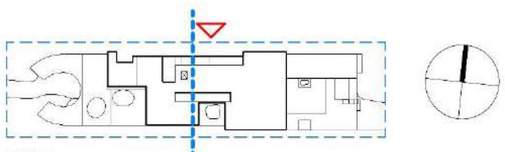
DWG: A-209

REVISED

1 NORTH ELEVATION

1" = 20'-0"



DWG: A-210

0 20 40 ft

0 6m 12m

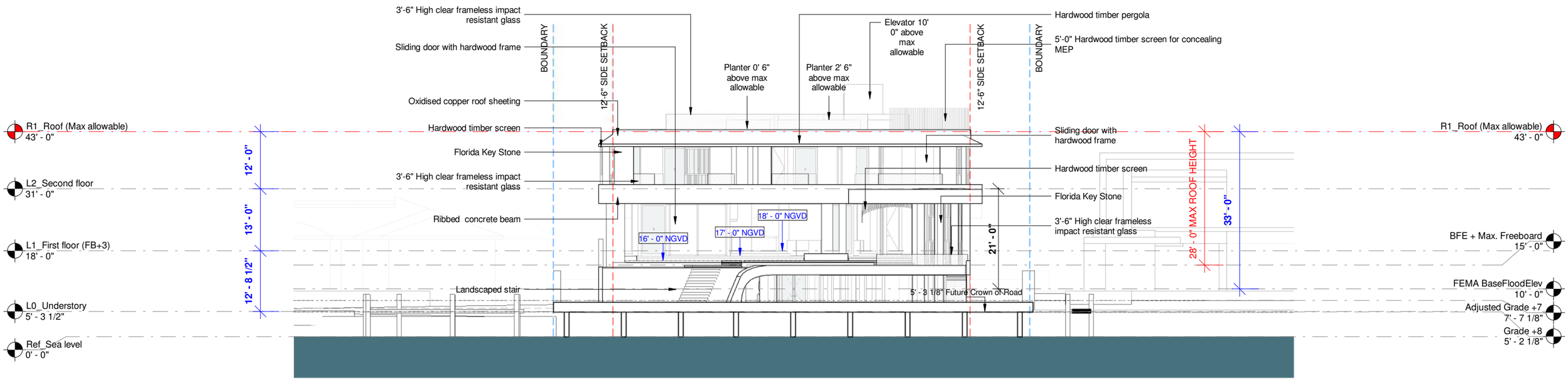
Scale 1" = 20' - 0"

REVISED 4/29/21

ELEVATION NORTH B | 03/08/2021

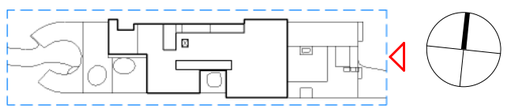
28 STAR ISLAND
DRB SUBMITTAL

SAOTA



1 EAST ELEVATION

1" = 20'-0"



0 20 40 ft

0 6m 12m

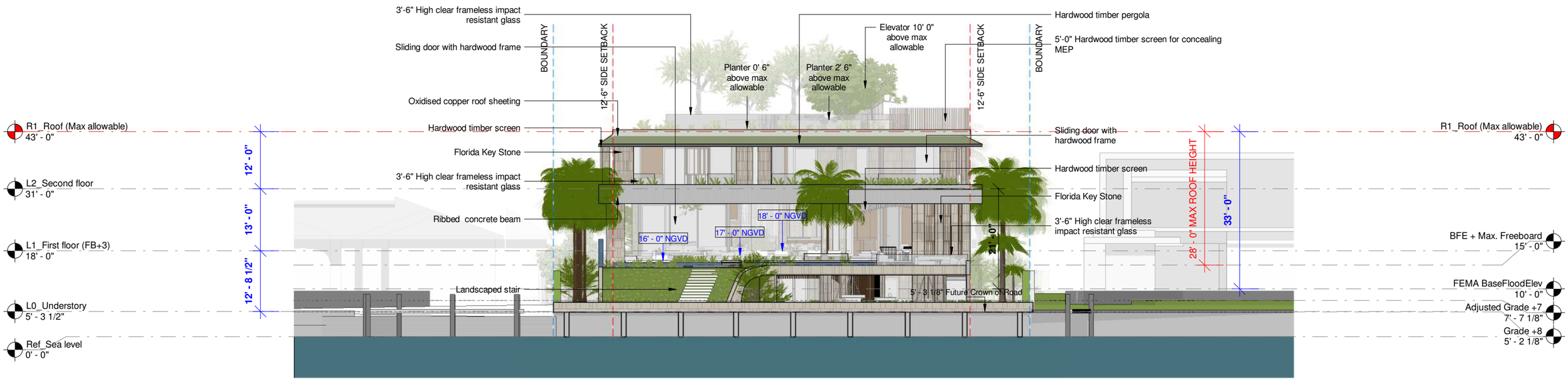
Scale 1" = 20' - 0"

ELEVATION EAST - B&W | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

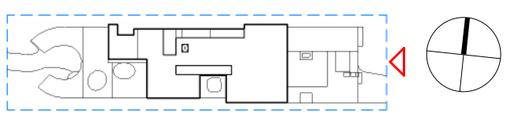
SAOTA

DWG: A-211



1 EAST ELEVATION

1" = 20'-0"



0 20 40 ft

0 6m 12m

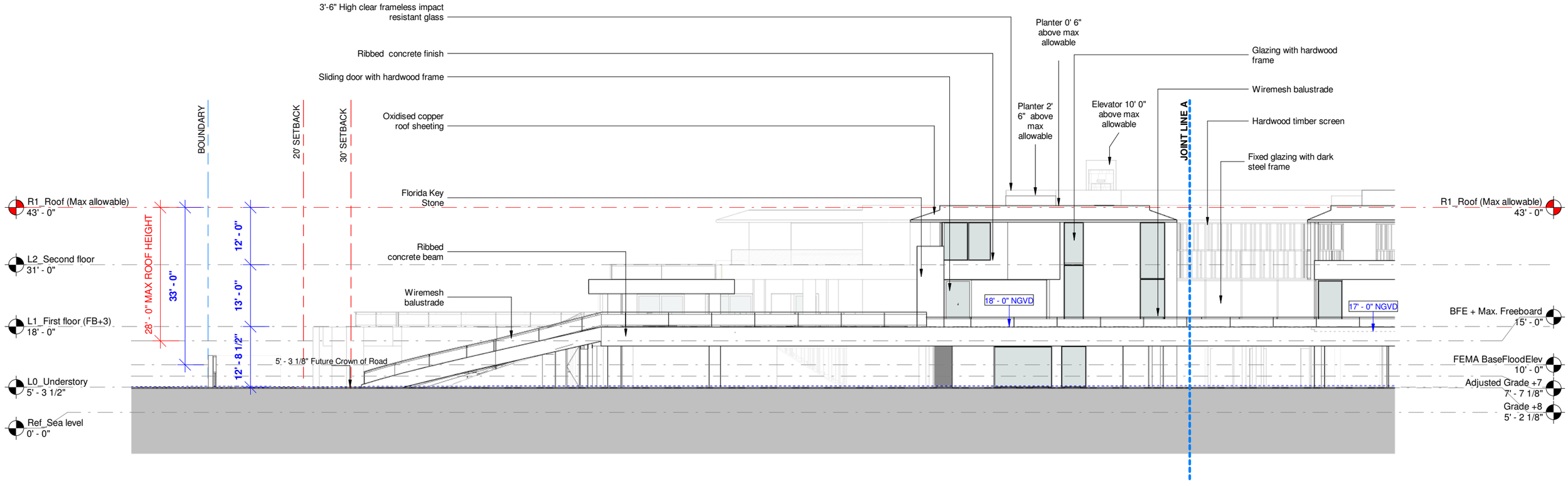
Scale 1" = 20' - 0"

ELEVATION EAST | 03/08/2021

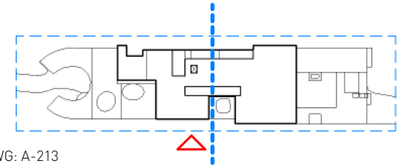
28 STAR ISLAND
DRB SUBMITTAL

SAOTA

DWG: A-212



1 SOUTH ELEVATION
1" = 20'-0"



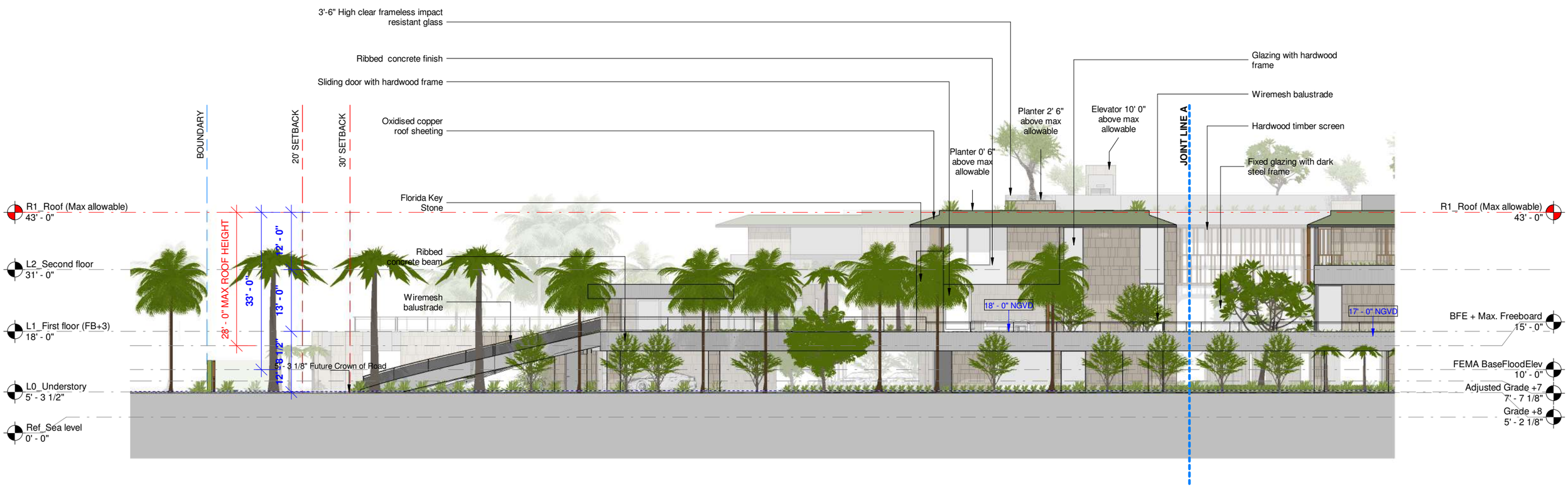
0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION SOUTH A - B&W | 03/08/2021

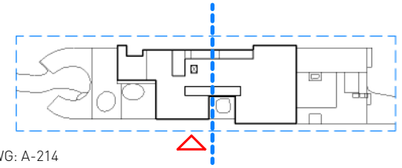
28 STAR ISLAND
DRB SUBMITTAL

SAOTA

DWG: A-213



1 SOUTH ELEVATION
1" = 20'-0"



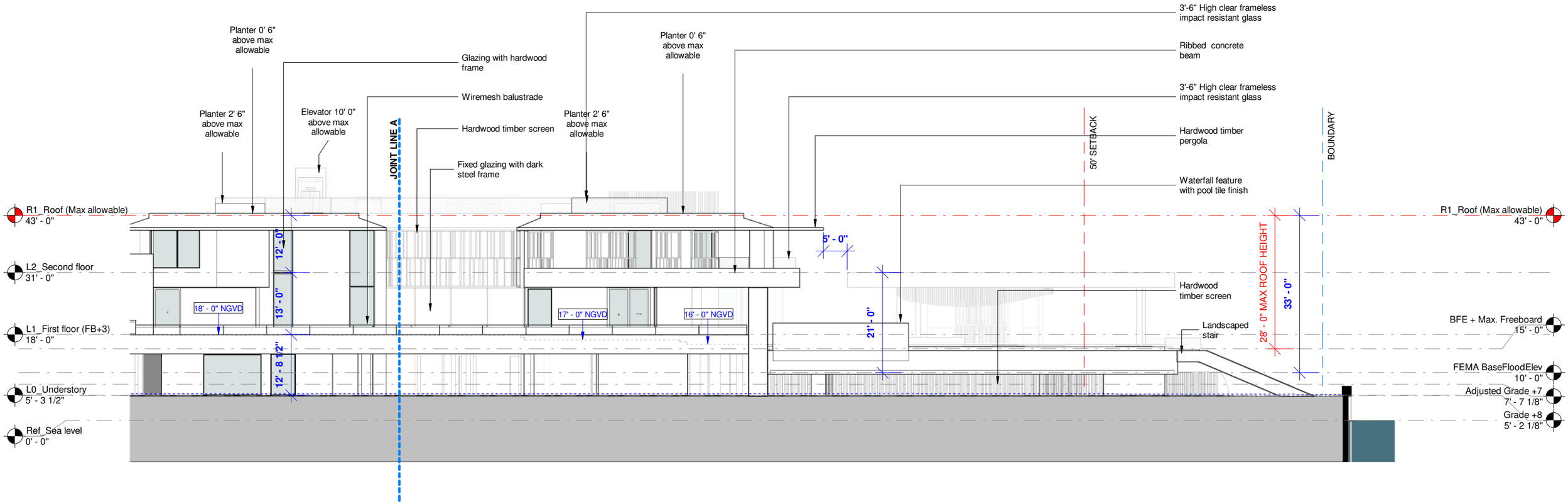
0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

ELEVATION SOUTH A | 03/08/2021

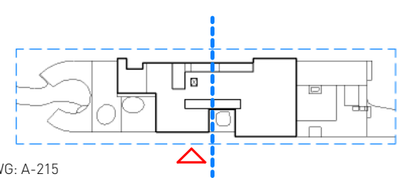
28 STAR ISLAND
DRB SUBMITTAL

SAOTA

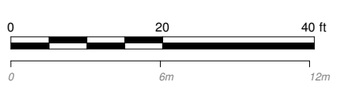
DWG: A-214



1 SOUTH ELEVATION
1" = 20'-0"



DWG: A-215



Scale 1" = 20' - 0"

ELEVATION SOUTH B - B&W | 03/08/2021

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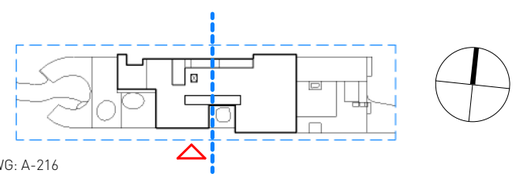
1 SOUTH ELEVATION

1" = 20'-0"



DWG: A-216

0 20 40 ft

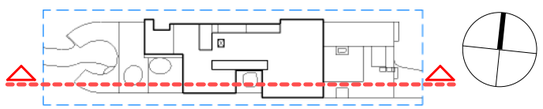
0 6m 12m

Scale 1" = 20' - 0"

ELEVATION SOUTH B | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

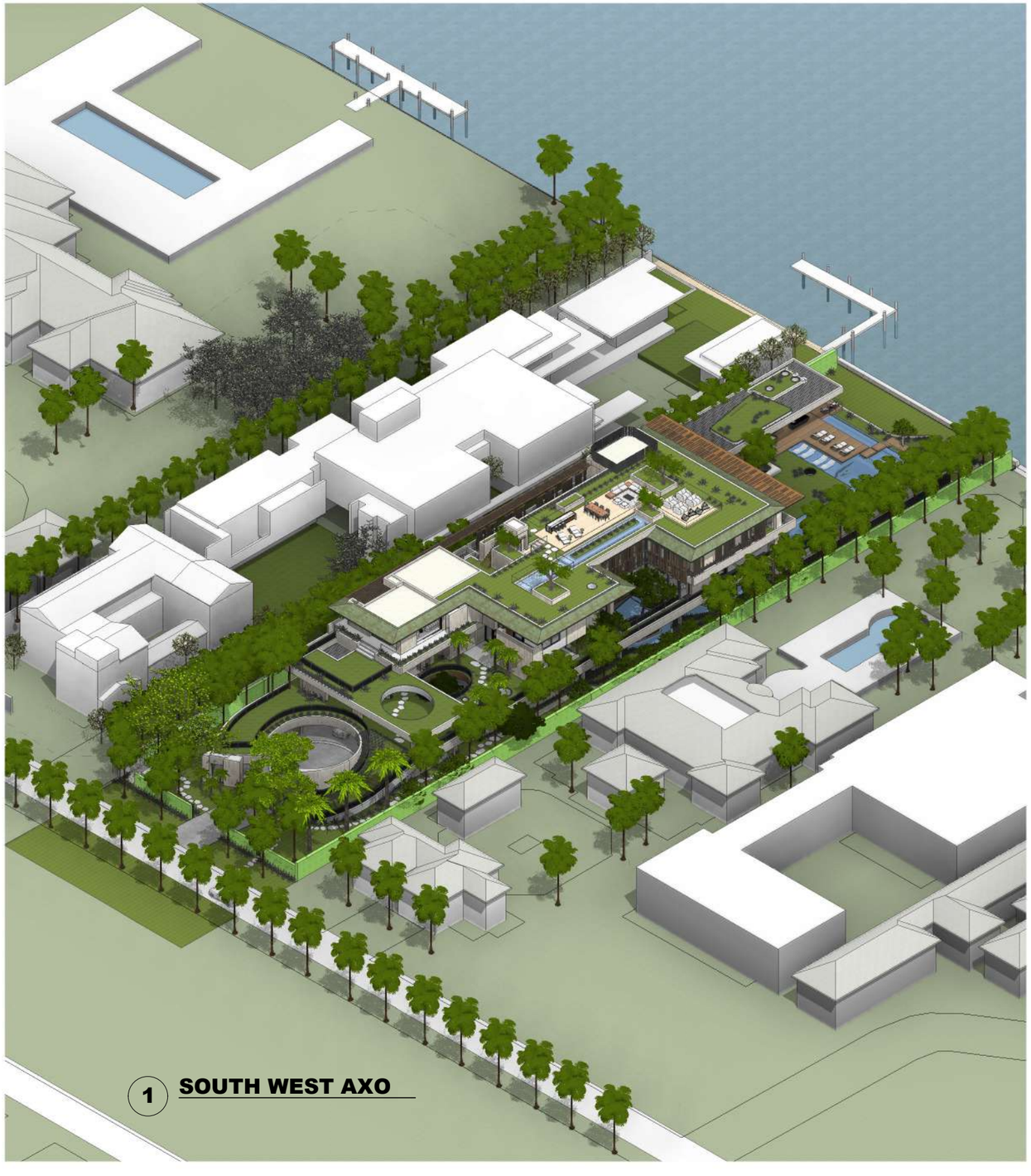


DWG: A-303

RENDERED SECTION | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

SAOTA



1 **SOUTH WEST AXO**

2 **NORTH EAST AXO**

AXONOMETRIC VIEWS | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

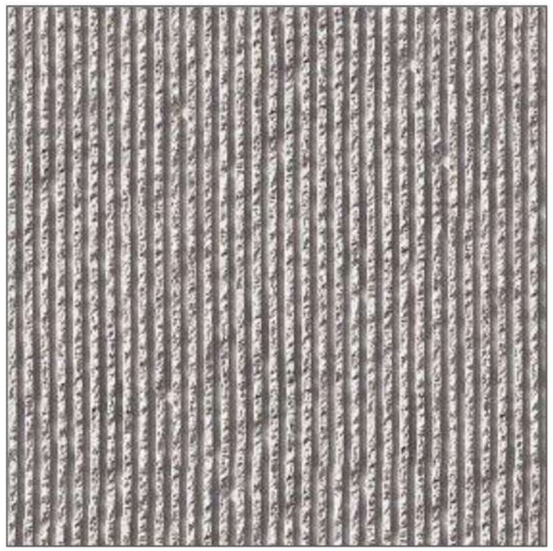
SAOTA

DWG: A-901

1 **SOUTH EAST AXO**

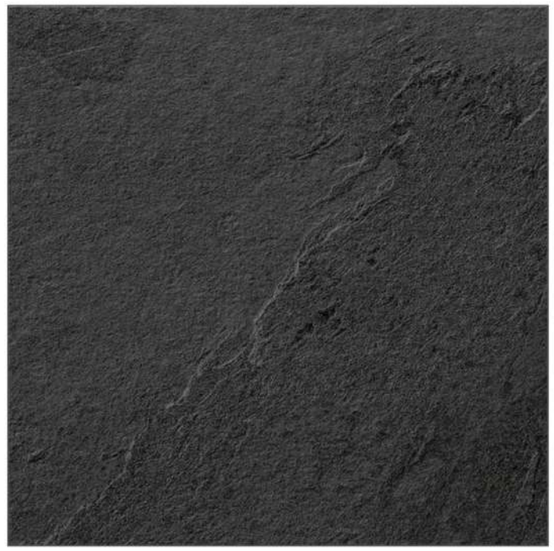
2 **NORTH WEST AXO**

SAOTA



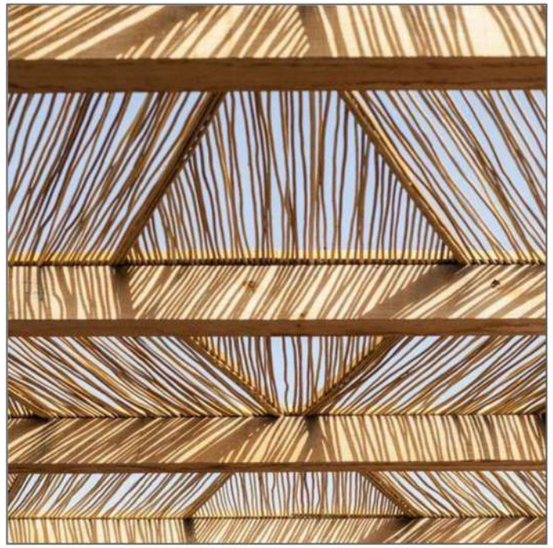
RIBBED CONCRETE
FLOOR / BEAM EDGES

FLORIDA KEYSTONE
WALL CLADDING / COLUMNS



BLACKENED STEEL
PLANTERS / POND EDGES

COPPER METAL
EAVES / FEATURE CLADDING



IPE PERGOLA
SCREENS / PERGOLA

HARDWOOD
WINDOW FRAMES / CLADDING

CLEAR GLASS
WINDOWS / RAILINGS

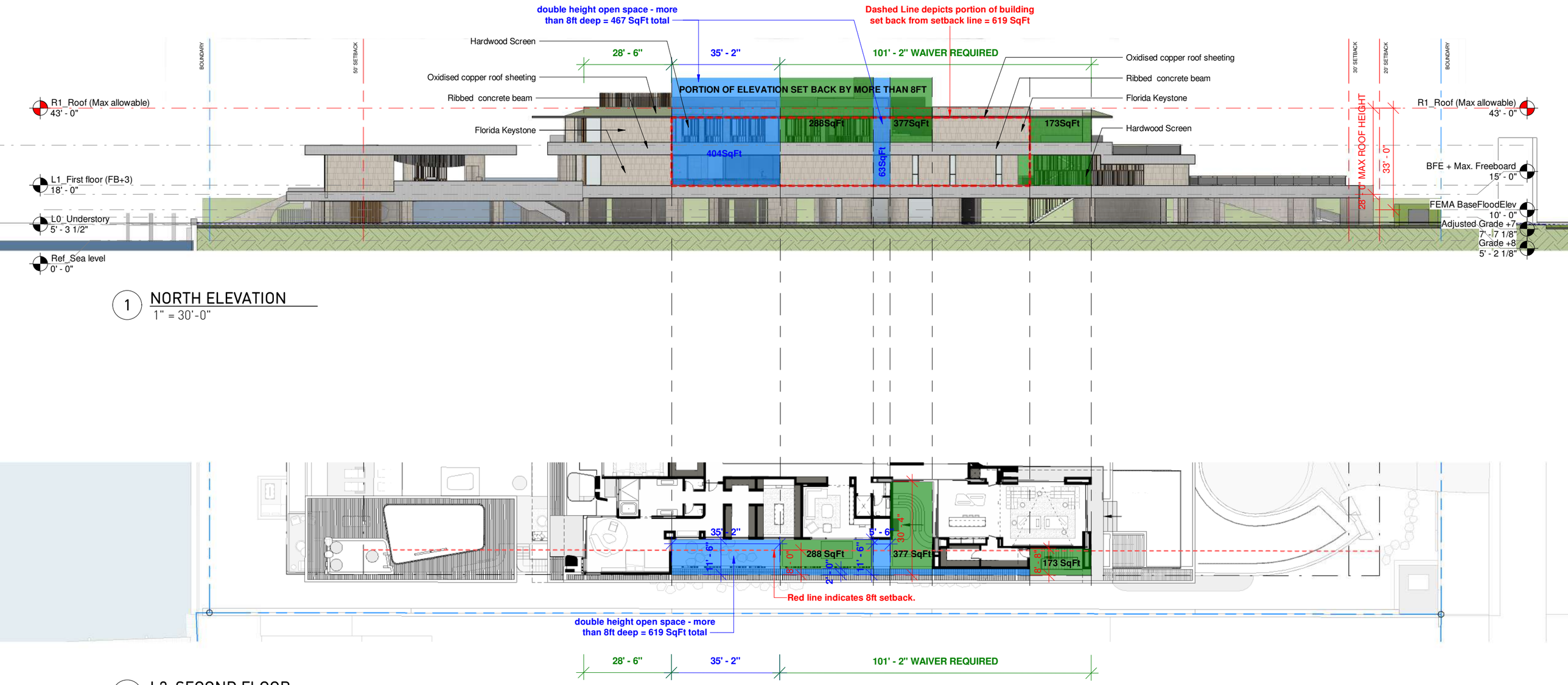
NATURAL GRASS FIBRE
INTERNAL WALLS

28 STAR ISLAND
DRB SUBMITTAL

MATERIAL BOARD | 03/08/2021

SAOTA

DWG: A-601



1 NORTH ELEVATION
1" = 30'-0"

2 L2_SECOND FLOOR
1" = 30'-0"

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

60FT MAX ELEVATION NORTH - WAIVER

03/08/2021

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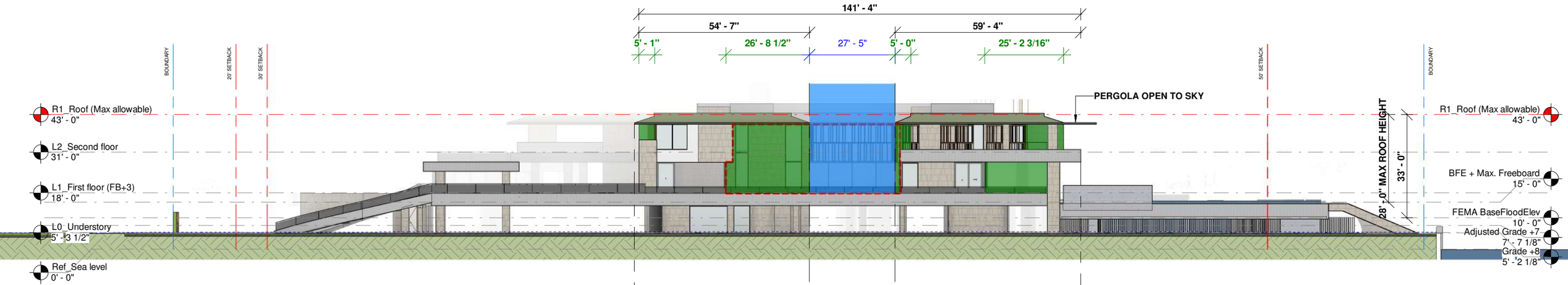
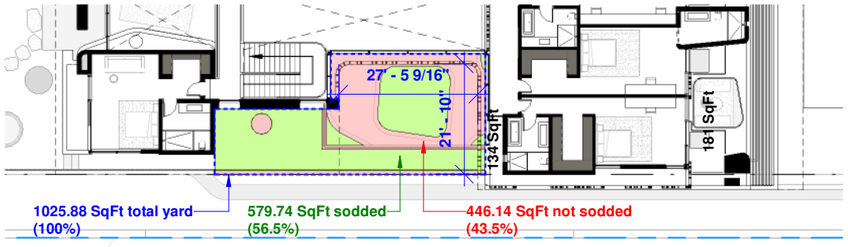
SAOTA

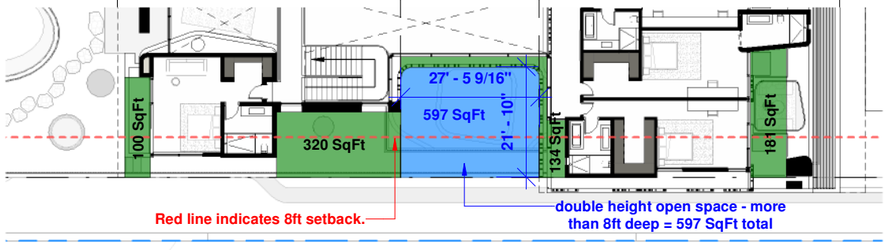
DWG: A-069



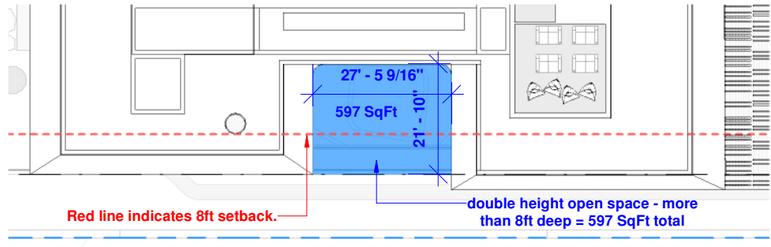
1 SOUTH ELEVATION
1" = 30'-0"



3 SODDED YARD DIAGRAM
1" = 30'-0"



2 OPEN TO SKY DIAGRAM
1" = 30'-0"



4 OPEN TO SKY ROOFPLAN
1" = 30'-0"

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

60FT MAX ELEVATION SOUTH | 03/08/2021

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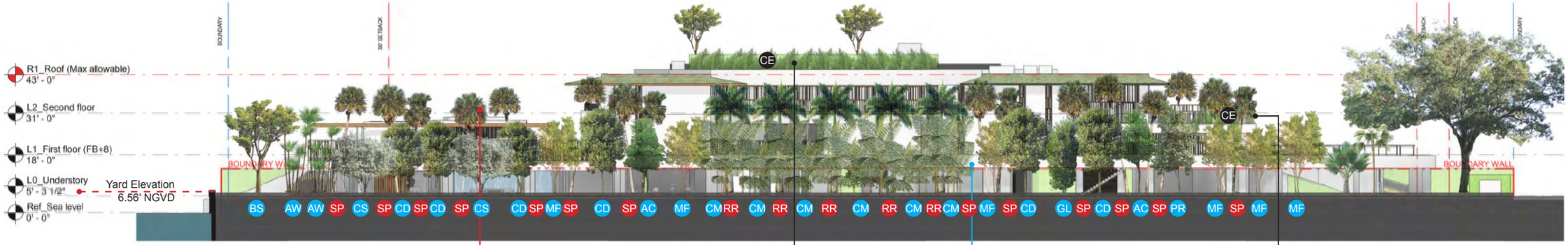
SAOTA

DWG: A-071



UNDERSTORY
TALL TREES AND PALMS

ROOF

Conocarpus erectus CE
Hedge Green buttonwood
Installation Height: 5'
5'

UNDERSTORY
MEDIUM TREES AND PALMS

SECOND STORY

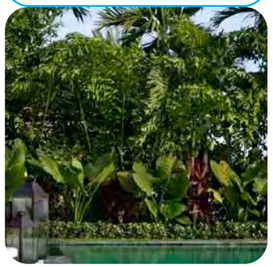
Conocarpus erectus CE
Hedge Green buttonwood
Installation Height: 5'
5'

Sabal palmetto SP
Cabagge palm
Installation Height: 30'-35'
Mature Height: 50'
30'

Roystonea regia RR
Royal palm
Installation Height: 30'
Mature Height: 50'-80'
30'

Acoelorrhaphe wrightii AW
Paurotis palm
Installation Height: 20'
Mature Height: 20'
20'

Caryota mitis CM
Fishtail palm
Installation Height: 20
Mature Height: 30'-35'
20'

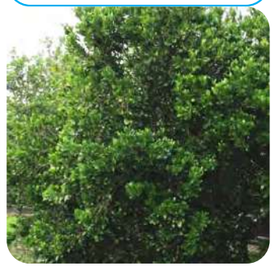


Bursera simaruba BS
Gumbo limbo
Installation Height: 20'
Mature Height: 60'
20'

Coccoloba diversifolia CD
Pigeon plum
Installation Height: 20'
Mature Height: 40'
20'

Conocarpus e. 'sericeus' CS
Silver buttonwood
Installation Height: 20'
Mature Height: 20'
20'

Gymnanthes lucida GL
Crabwood
Installation Height: 18'
Mature Height: 25'
18'



Acacia Choriophylla AC
Cinnecord
Installation Height: 18'
Mature Height: 30'
18'

Myrcianthes fragrans MF
Simpon stopper
Installation Height: 18'
Mature Height: 20'
18'

Pimenta racemosa PR
Bayrum tree
Installation Height: 16'
Mature Height: 40'
16'

REVISED 4/29/21

ANNEX1

ELEVATION

28 STAR ISLAND
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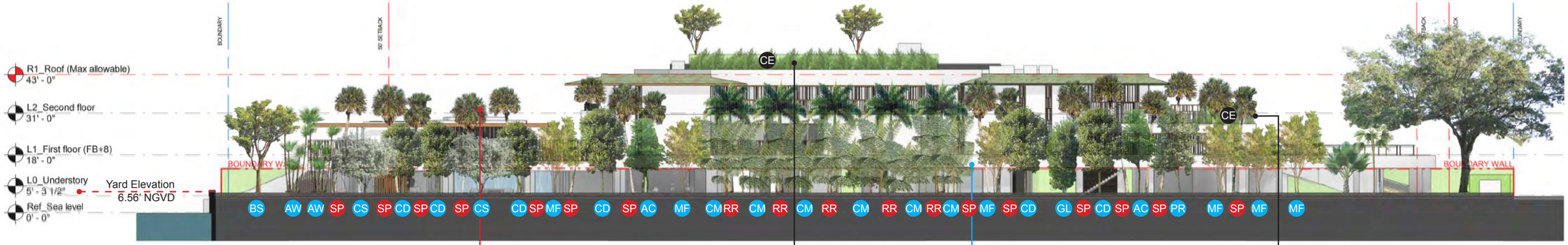
SAOTA



UNDERSTORY
TALL TREES AND PALMS

Sabal palmetto SP
Cabagge palm
Installation Height: 30'-35'
30' Mature Height: 50'

Roystonea regia RR
Royal palm
Installation Height: 30'
30' Mature Height: 50'-80'

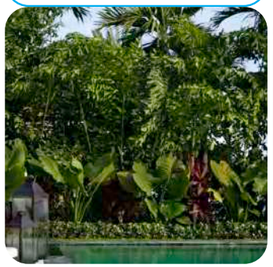
ROOF

Conocarpus erectus CE
Hedge Green buttonwood
Installation Height: 5'
5'

UNDERSTORY
MEDIUM TREES AND PALMS

Acoelorrhaphe wrightii AW
Paurotis palm
Installation Height: 20'
20' Mature Height: 20'

Caryota mitis CM
Fishtail palm
Installation Height: 20
20' Mature Height: 30'-35'



Bursera simaruba BS
Gumbo limbo
Installation Height: 20'
20' Mature Height: 60'

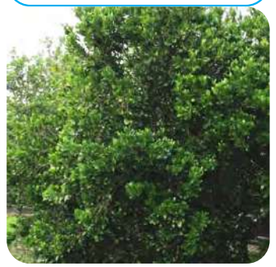
SECOND STORY

Conocarpus erectus CE
Hedge Green buttonwood
Installation Height: 5'
5'

Coccoloba diversifolia CD
Pigeon plum
Installation Height: 20'
20' Mature Height: 40'

Conocarpus e. 'sericeus' CS
Silver buttonwood
Installation Height: 20'
20' Mature Height: 20'

Gymnanthes lucida GL
Crabwood
Installation Height: 18'
18' Mature Height: 25'



Acacia Choriophylla AC
Cinnecord
Installation Height: 18'
18' Mature Height: 30'

Myrcianthes fragrans MF
Simpon stopper
Installation Height: 18'
18' Mature Height: 20'

Pimenta racemosa PR
Bayrum tree
Installation Height: 16'
16' Mature Height: 40'

REVISED 4/29/21

ANNEX1

NORTH ELEVATION

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SAOTA

REVISED 4/29/21

ANNEX2

NORTH BUFFER SECTION

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DRB SUBMITTAL

SAOTA

TREE TO REMOVE

ID	Symbol	Botanical Name	Common Name	DBH	Height	Spread	Native	Condition	Protect	Remove	Relocate	Reason for Removal
01		Roystonea regia	Royal palm	18"	60'	15'	Y	Old		X		Stress from royal palm bug
03		Schefflera actinophylla	Umbrella tree	14"	35'	15'	N	Invasive - Prohibited Tree		X		Invasive Species
04		Ficus microcarpa	Cuban Laurel	49"			N	Invasive - Prohibited Tree		X		Invasive Species
05		Mangifera indica	Mango tree	30"	50'	50'	N	Fair		X		Major leaders arising from the trunk
10		Roystonea regia	Royal palm	18"	50'	15'	Y	Old		X		Entwined within the canopy of the Live Oak
12		Roystonea regia	Royal palm	16"	60'	15'	Y	Bad		X		Nutrient deficiencies
13		Roystonea regia	Royal palm	16"	60'	15'	Y	Poor		X		Nutrient deficiencies
14		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
15		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
16		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
16a		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
16b		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
16c		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
20a		Mixed Palms			varies		N	Poor		X		Growing amongst clumps
21		Livistona chinensis	Chinese fan palm		25'		N	Good		X		Conflict with new construction
22		Livistona chinensis	Chinese fan palm		25'		N	Good		X		Conflict with new construction
23		Livistona chinensis	Chinese fan palm		25'		N	Good		X		Conflict with new construction
25		Conocarpus erectus	Green Buttonwood	60"	50'	50'	Y	Good		X		Conflict with new construction
26		Callistemon viminalis	Bottlebrush tree	18"	40'	60'	N	Poor		X		Showing serious signs of decline
27		Adonidia merrillii	Christmas Palm		20'		N	Fair		X		Intertwined with Brazilian Pepper Tree
28		Adonidia merrillii	Christmas Palm		20'		N	Fair		X		Intertwined with Brazilian Pepper Tree
29		Adonidia merrillii	Christmas Palm		20'		N	Fair		X		Intertwined with Brazilian Pepper Tree
30		Adonidia merrillii	Christmas Palm		20'		N	Fair		X		Intertwined with Brazilian Pepper Tree
31		Adonidia merrillii	Christmas Palm		20'		N	Fair		X		Intertwined with Brazilian Pepper Tree
32		Adonidia merrillii	Christmas Palm		20'		N	Fair		X		Intertwined with Brazilian Pepper Tree
33		Livistona chinensis	Chinese Fan Palm		60'		N	Good		X		Conflict with new construction

TOTAL

TREES: 176" DBH (18"+18"+16"+16"+30"+60"+18") = 80 SMALL TREES OR 40 LARGE TREES OR $80,000
TREES TO BE REMOVED: 4 Royal palms + Umbrella tree (Invasive) + Cuban laurel (Invasive) + Mango tree + Bottle Brush + Green buttonwood

PALMS: 10 = 10 SMALL TREES OR $10,000
PALMS TO BE REMOVED: 6 Christmas palms + 4 Chinese fan palm

TREES SHORTFALL: 5 LARGE TREES OR 10 SMALL TREES OR $10,000
PALMS SHORTFALL: 10 SMALL TREES OR $10,000

SEC. 46-61. - TREE REPLACEMENT.
SMALL TREES: Total number of replacement trees required (where each replacement tree is a minimum of 2" DBH x 6' spread in canopy x 12' in height)
LARGE TREES: Total number of replacement trees required (where each replacement tree is a minimum of 4" DBH x 8' spread in canopy x 16' in height)
PALMS: The removal of a palm shall be replaced with one canopy tree at 12 feet overall height with a two-inch DBH

TREES TO RELOCATE

ID	Symbol	Botanical Name	Common Name	DBH	Height	Spread	Native	Condition	Protect	Remove	Relocate	Reason for Removal
06		Pseudobombax ellipticum	Shavingbrush tree	24"	40'	50'	N	Good			X	Relocate on City land on Star Island
08		Kigelia pinnata	Sausage tree	36"	50'	60'	N	Good			X	Relocate on City land on Star Island
09		Quercus virginiana	Live oak	30"	60'	60'	Y	Good			X	
24		Latania spp	Latania spp	9"	20'	6'	N	Good			X	

PROPOSED TREES. SEE PLANTING PLANS

SMALL TREES: 18
1 Cinnecord*, 1 Satin leaf*, 1 Lychee, 12 Simpson's stopper*, 2 Bayrum*, 1 Strawberry guava
LARGE TREES: 22
1 Marlberry*, 1 Gumbo limbo*, 4 Silver buttonwood*, 12 Pigeon plum*, 1 Clusia*, 1 Golden shower, 1 Strangler fig*, 1 Crabwood*

UPPER STRUCTURE:
SMALL TREES: 1
1 Jaboticaba
LARGE TREES: 8
1 Lignum*, 1 Simpson's stopper*, 4 Gumbo limbo*, 2 Red acacia

TOTAL PROPOSED
19 SMALL TREES + 26 LARGE TREES
*Native trees

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-1 Lot Area 40,000 SQFT Acres 0.918

	REQUIRED/ ALLOWED	PROVIDED	
OPEN SPACE			
A. Square feet of required Open Space as indicated on site plan: Lot Area = 40,000 s.f.x 50 % = 20,000 s.f.	20,000		
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =			
C. Total square feet of landscaped open space required: A+B=			
LAWN AREA CALCULATION			
A. Square feet of landscaped open space required			
B. Maximum lawn area (sod) permitted= 50 % x 40,000 s.f.	20,000		
TREES			
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 39 trees x 0.918 net lot acres - number of existing trees=	33	48	25% of trees from upper stories (8)
B. % Natives required: Number of trees provided x 30% =	10	37	
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	17	37	
D. Street Trees (maximum average spacing of 20' o.c.) 100 linear feet along street divided by 20'=	5	5	
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=			
SHRUBS			
A. Number of shrubs required: Sum of lot and street trees required x 12=	456	256	25% of shrubs from upper stories (114)
B. % Native shrubs required: Number of shrubs provided x 50%=	228	227	
LARGE SHRUBS OR SMALL TREES			
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	46	12	25% of shrubs from upper stories (12)
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	23	0	

In accordance with CMB 126-7(a)1, minimum Landscape Code requirements are to be met, by planting off-site or paying into the City's trust fund.

REVISED 4/29/21 L002

TREE PROTECTION & REPLACEMENT SCHEDULE

28 STAR ISLAND
DRB SUBMITTAL

SAOTA






FOR REFERENCE ONLY 4/29/21 L004

GREEN BUTTONWOOD PHOTOS 4/30/21

28 STAR ISLAND
DRB SUBMITTAL

http://www.urbanrobotassociates.com/

SAOTA

Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	AC	2	Acacia choriophylla	Cinnecord	2"	12'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
	AE	1	Ardisia escallonioides	Marlberry	4"	18'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
	AW	5	Acoelorrhaphe wrightii	Paurotis Palm	-	20'	15'	Y	Collected Specimen with 20 + Stems
	BS	6	Bursera simaruba	Gumbo Limbo	14"	25'	15'	Y	Collected specimen Florida fancy grade, red colored trunk variety with heavy peeling. standard trunk with character. matching heights - Street Trees + 1 Lot tree
	CA	2	Carica papaya	Papaya	2" min	6'	6'	N	Standard, Single-leader; 4' CT
	CB	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood	4" min	20'	12'	Y	Collected Specimen with character - Multistem - 18" DBH - Lot Trees
	CC	9	Cyathea cooperi	Australian Tree Fern		10'	6'	N	Staggered Heights 5'CT - 15'CT
	CD	12	Coccoloba diversifolia	Pigeon plum	6"	20'	15'	Y	Standard, Single-leader; 4' CT - Lot Tree
	CE	1	Cyrtostachys renda	Lipstick Palm		10'	8'	N	-
	CF	1	Copernicia fallaensis	Copernicia	4"	6' GW	15'	N	Collected Specimen
	CI	3	Coccothrinax miraguama	Miraguama Palm	4"	7' CT	10'	N	Collected Specimen. Intact burlap on trunk
	CL	1	Clusia rosea	Pitch Apple	48"	25'	20'	Y	Spectacular collected specimen, dramatic trunk with multiple prop roots / trunks. 15' minimum CT - Lot Tree
	CM	20	Caryota mitis	Fishtail Palm	-	22'	8'	N	Rootball has to be less than 2.5'
	CN	3	Cocos nucifera 'Green Malayan'	Coconut Palm		12' - 14' GW	25'	N	Collected Specimen

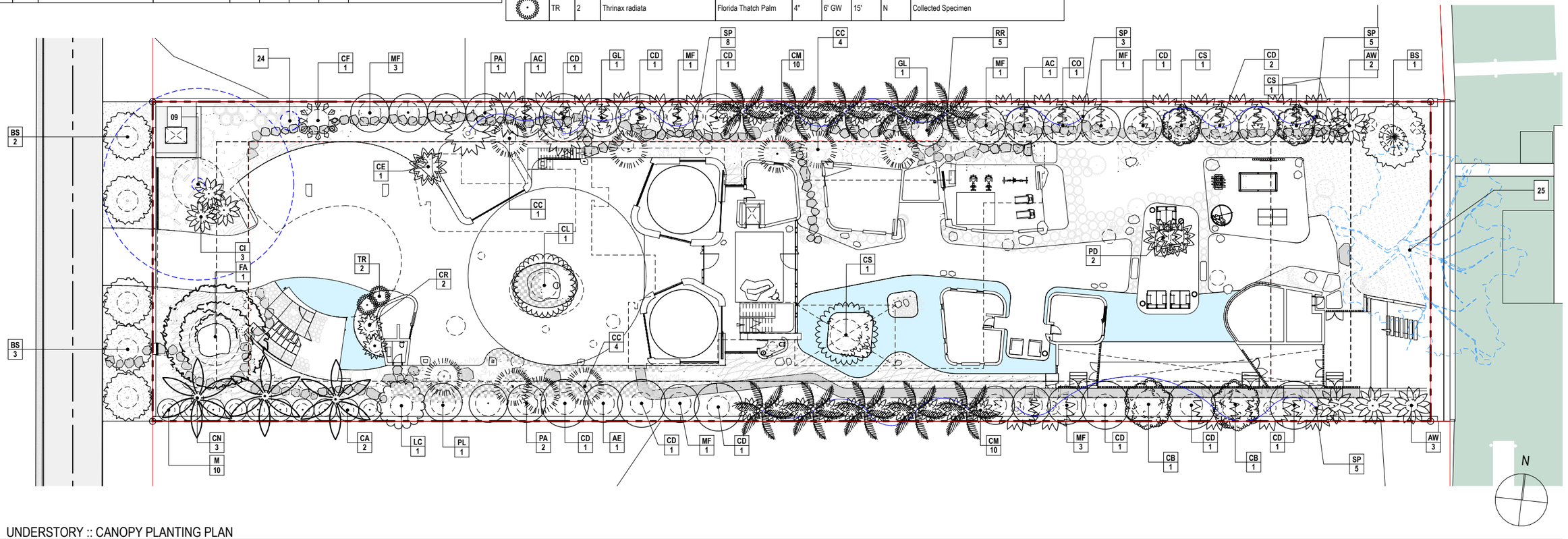
Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CO	1	Chrysophyllum oliviforme	Satin Leaf Tree	2" min	18"	12'	Y	Standard, Single-leader; 4' CT - Lot Tree
	CR	2	Coccothrinax crinita	Old Man Palm	4"	5' CT	8'	N	Collected Specimen
	CS	1	Cassia fistula	Golden Shower Tree	12" min	25'	18'	N	Collected Specimen - Lot Tree
	CS	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood	4" min	20'	12'	Y	Collected Specimen with character - Multistem - 18" DBH - Lot Trees
	FA	1	Ficus aurea	Strangler Fig	48"	25'	30'	Y	Spectacular collected specimen, dramatic trunk with multiple prop roots / trunks - Lot Tree
	GL	2	Gymnanthes lucida	Crabwood	4"	18'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
	LC	1	Litchi chinensis 'Mauritius'	Lychee Nut Tree	3" min	15'	12'	N	Litchi chinensis 'Mauritius' - Lot Tree
	M	8	Musa	Banana	2" min	10'	6'	N	Field grown
	MF	10	Myrcianthes fragrans	Simpson's Stopper	2" min	12'	12'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Trees
	PA	3	Pimenta racemosa	Bay Rum	2"	16'	8'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread Lot Tree
	PD	2	Phoenix dactylifera x sylvestris	Medjool palm	-	25'	-	N	Specimen, Staggered, 20-25ft HT
	PL	1	Punica granatum	Pomegranate	2" min	10'	6'	N	Multi Stem - Lot Tree
	RR	10	Roystonea regia	Royal palm	12" min	30'	12'	Y	Field grown single trunk
	SP	21	Sabal palmetto	Cabbage palm		25'-30'	15'	Y	Staggered Heights
	TR	2	Thrinax radiata	Florida Thatch Palm	4"	6' GW	15'	N	Collected Specimen

Total Number of Street Trees: 5
Total Number of Lot Trees: 40

TREES TO RELOCATE				
ID	Symbol	Botanical Name	Common Name	
06		Pseudobombax ellipticum	Shavingbrush tree	*RELOCATE ON CITY LAND ON STAR ISLAND
08		Kigelia pinnata	Sausage tree	*RELOCATE ON CITY LAND ON STAR ISLAND
09		Quercus virginiana	Live oak	
24		Latania spp	Latania spp	

Key:

- Property line
- Setback
- Existing tree to remain
- Relocated trees
- Approximate Rootball size



1 UNDERSTORY :: CANOPY PLANTING PLAN
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

FOR REFERENCE ONLY 4/29/21

L200A

UNDERSTORY :: CANOPY PLANTING PLAN

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	AC	2	Acacia choriophylla	Cinnecord	2"	12'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
	AE	1	Ardisia escallonioides	Marlberry	4"	18'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
	AW	5	Acoelorrhaphe wrightii	Paurotis Palm	-	20'	15'	Y	Collected Specimen with 20 + Stems
	BS	6	Bursera simaruba	Gumbo Limbo	14"	25'	15'	Y	Collected specimen Florida fancy grade, red colored trunk variety with heavy peeling. standard trunk with character. matching heights - Street Trees + 1 Lot tree
	CA	2	Carica papaya	Papaya	2" min	6'	6'	N	Standard, Single-leader; 4' CT
	CB	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood	4" min	20'	12'	Y	Collected Specimen with character - Multistem - 18" DBH - Lot Trees
	CC	9	Cyathea cooperi	Australian Tree Fern		10'	6'	N	Staggered Heights 5'CT - 15'CT
	CD	12	Coccoloba diversifolia	Pigeon plum	6"	20'	15'	Y	Standard, Single-leader; 4' CT - Lot Tree
	CE	1	Cyrtostachys renda	Lipstick Palm		10'	8'	N	-
	CF	1	Copernicia fallaensis	Copernicia	4"	6' GW	15'	N	Collected Specimen
	CI	3	Coccothrinax miraguama	Miraguama Palm	4"	7' CT	10'	N	Collected Specimen. Intact burlap on trunk
	CL	1	Clusia rosea	Pitch Apple	48"	25'	20'	Y	Spectacular collected specimen, dramatic trunk with multiple prop roots / trunks. 15' minimum CT - Lot Tree
	CM	20	Caryota mitis	Fishtail Palm	-	22'	8'	N	Rootball has to be less than 2.5'
	CN	3	Cocos nucifera 'Green Malayan'	Coconut Palm		12' - 14' GW	25'	N	Collected Specimen
	CO	1	Chrysophyllum oliviforme	Satin Leaf Tree	2" min	18"	12'	Y	Standard, Single-leader; 4' CT - Lot Tree

Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CR	2	Coccothrinax crinita	Old Man Palm	4"	5' CT	8'	N	Collected Specimen
	CS	1	Cassia fistula	Golden Shower Tree	12" min	25'	18'	N	Collected Specimen - Lot Tree
	CS	2	Conocarpus erectus 'Sericeus'	Silver Buttonwood	4" min	20'	12'	Y	Collected Specimen with character - Multistem - 18" DBH - Lot Trees
	FA	1	Ficus aurea	Strangler Fig	48"	25'	30'	Y	Spectacular collected specimen, dramatic trunk with multiple prop roots / trunks - Lot Tree
	GL	2	Gymnanthes lucida	Crabwood	4"	18'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
	LC	1	Litchi chinensis 'Mauritius'	Lychee Nut Tree	3" min	15'	12'	N	Litchi chinensis 'Mauritius' - Lot Tree
	M	8	Musa	Banana	2" min	10'	6'	N	Field grown
	MF	10	Myrcianthes fragrans	Simpson's Stopper	2" min	12'	12'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Trees
	PA	3	Pimenta racemosa	Bay Rum	2"	16'	8'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread Lot Tree
	PD	2	Phoenix dactylifera x sylvestris	Medjool palm	-	25'	-	N	Specimen, Staggered, 20-25ft HT
	PL	1	Punica granatum	Pomegranate	2" min	10'	6'	N	Multi Stem - Lot Tree
	RR	10	Roystonea regia	Royal palm	12" min	30'	12'	Y	Field grown single trunk
	SP	21	Sabal palmetto	Cabbage palm		25'-30'	15'	Y	Staggered Heights
	TR	2	Thrinax radiata	Florida Thatch Palm	4"	6' GW	15'	N	Collected Specimen

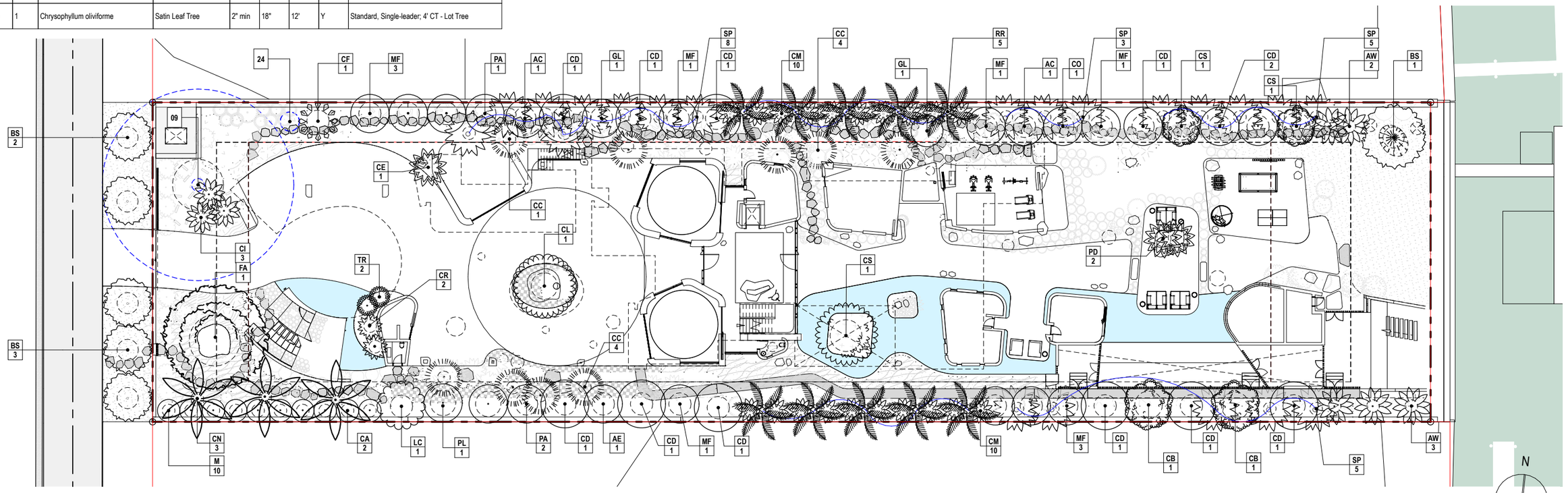
Total Number of Street Trees: 5
Total Number of Lot Trees: 40

TREES TO RELOCATE

ID	Symbol	Botanical Name	Common Name	
06		Pseudobombax ellipticum	Shavingbrush tree	*RELOCATE ON CITY LAND ON STAR ISLAND
08		Kigelia pinnata	Sausage tree	*RELOCATE ON CITY LAND ON STAR ISLAND
09		Quercus virginiana	Live oak	
24		Latania spp	Latania spp	

Key:

- Property line
- Setback
- Existing tree to remain
- Relocated trees
- Approximate Rootball size



1 UNDERSTORY :: CANOPY PLANTING PLAN
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

REVISED 4/29/21 L200A

UNDERSTORY :: CANOPY PLANTING PLAN

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	GO	1	Guaiacum sanctum	Lignum Vitae	14"-18"	15'	15'	Y	Collected Specimen, Low branching, Classic Habit
	PO	1	Plumeria obtusa	Frangipani	4" min	14'	10'	N	multitrunk; specimen

Total Number of Lot Trees: 2

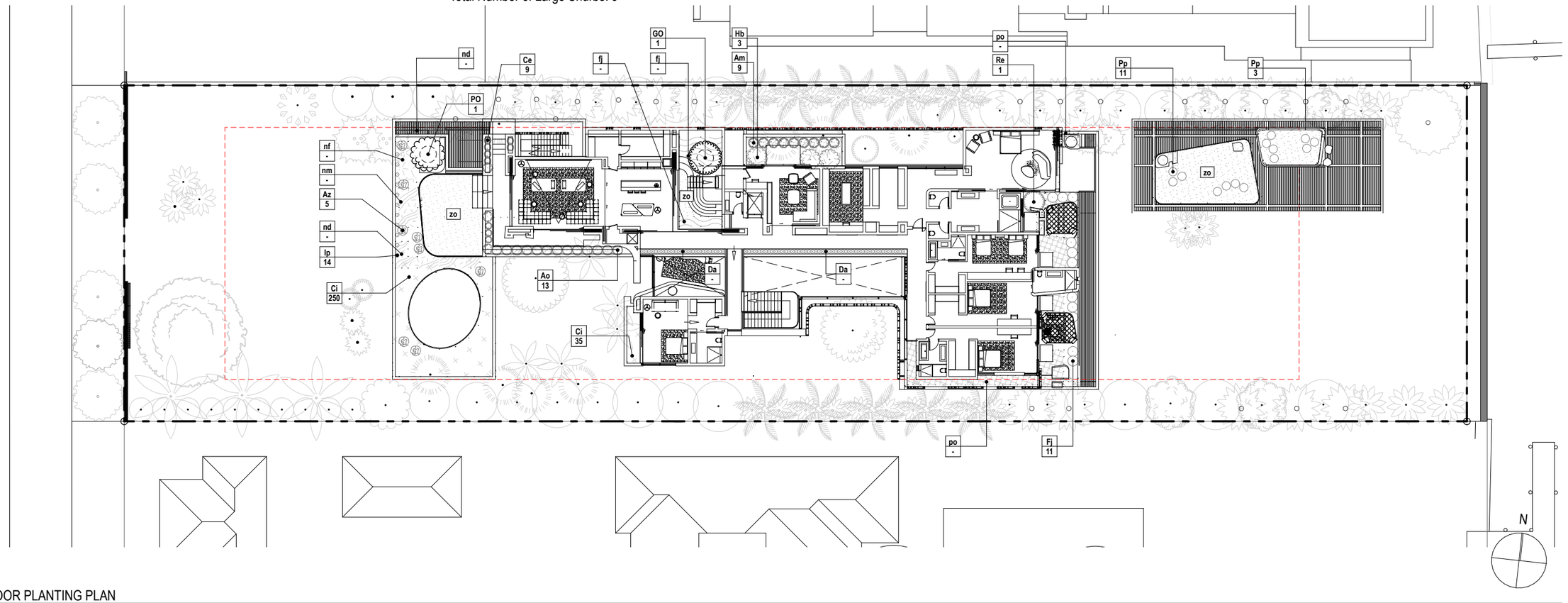
Shrubs Schedule										
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Al	3	Alocasia black stem	Elephant Ear	7g	24"	36"	-	N	-
	Am	9	Alocasia macrorrhiza 'Borneo Giant'	Elephant Ear	7g	36"	36"	-	N	-
	Ao	13	Alocasia odora 'California	Dwarf Elephant Ear	25g	36"	24"	-	N	-
	Az	8	Aechmea 'Zebrina Pink'	Zebrina Pink Bromiliad	3g	24"	24"	-	N	-
	Ce	9	Conocarpus erectus	Green buttonwood	7 gal	5'	24"	-	Y	Lot Shrub
	Ci	285	Chrysobalanus icaco 'Horizontal'	Cocoplum	7g	18"	18"	18"	Y	18" O.C - Lot Shrub
	Da	73	Dichondra argentea 'Silver Falls'	Dichondra	1g	12"	12"	-	Y	-
	Fj	11	Fatsia japonica	Paperplant	7g	3'	3'	-	N	Lot Shrub
	Hb	3	Heliconia bihai	Lobster Claw	15g	4'	6'	-	N	-
	Ip	14	Ipomoea pes-caprae	Railroad Vine	1g	12"	36"	-	Y	-
	Pp	14	Pogonatherum paniceum	Dwarf Bamboo Grass	7g	24"	24"	-	N	-
	Re	1	Rhapis excelsa	Lady Palm	45g	7'	5'	-	N	-

Total Number of Lot Shrubs: 296
Total Number of Large Shurbs: 9

Groundcover Schedule										
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area	Remarks
	fj	-	Farfugium japonicum	Leopard Plant	3g	24"	24"	24"	N	37.17	-
	nd	-	Neoregelia 'Donger'	Bromiliad	3g	10"	10"	10"	N	205.13	-
	nf	-	Neoregelia 'Fireball'	Bromiliad	3g	10"	10"	10"	N	53.05	-
	nm	-	Neoregelia 'Mystic'	Bromiliad	3g	10"	10"	10"	N	65.54	-
	pb	-	Philodendron 'Burle Marx'	Philodendron	3g	9"	18"	18"	N	190.83	-
	po	-	Peperomia obutusifolia 'Green'	Green Peperomia	3g	12"	12"	18"	Y	374.85	-
	zo	-	Zoysia Empire		-	-	-	-		1,147.11	-

Key:

- Property line
- Setback
- Understory Trees
- Approximate Rootball Size



1 SECOND FLOOR PLANTING PLAN
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

REVISED 4/29/21

L202

SECOND FLOOR PLANTING PLAN

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	AS	2	Acacia seyal	Red acacia	9"	15'	15'	N	Collected Specimen, Character Trunk. No thorns - Lot Trees
	BS	2	Bursera simaruba	Gumbo Limbo	14"	25'	15'	Y	Collected specimen Florida fancy grade, red colored trunk variety with heavy peeling. standard trunk with character. matching heights - Street Trees
	BS	2	Bursera simaruba	Gumbo Limbo	6" min	16' min	10'	Y	Red colored trunk variety with heavy peeling Character, Grade #1 or better, Heavy, Multi, 8-24in Cal, 18-25ft HT - Lot Trees
	CN	2	Cocos nucifera 'Green Malayan'	Coconut Palm		12' - 14' GW	25'	N	Collected Specimen

Total Number of Lot Trees: 6

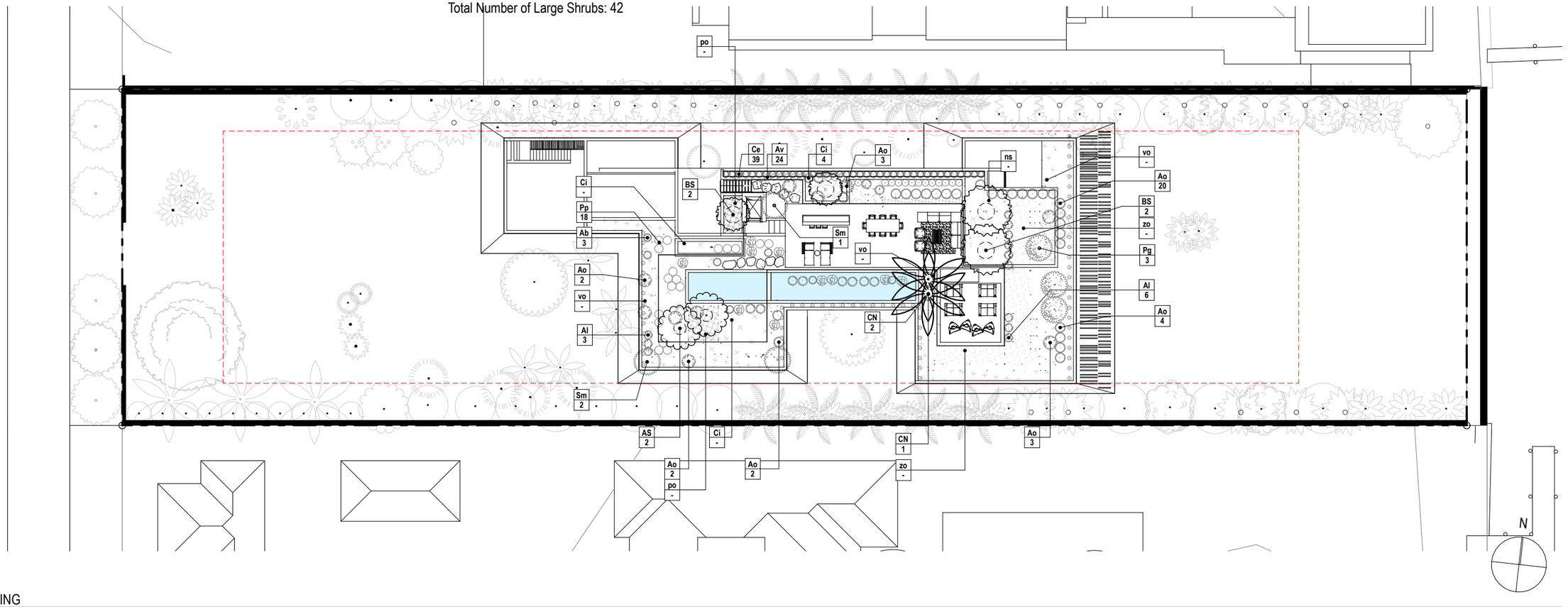
Shrub Schedule									
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Ab	7	Aechmea 'Blue Tango'	Bromiliad	7g	30"	24"	N	-
	Al	12	Aechmea 'Little Harv'	Bromiliad	7g	30"	24"	N	-
	Ao	10	Alcantarea 'Odorata'	Bromeliad	25g	36"	4'	N	-
	Ao	27	Alocasia odora 'California	Dwarf Elephant Ear	25g	36"	24"	N	-
	Av	24	Aechmea blanchetiana varigated	Bromeliad	3g	36"	18"	N	-
	Az	10	Aechmea 'Zebrina Pink'	Zebrina Pink Bromiliad	3g	24"	24"	N	-
	Ce	39	Conocarpus erectus	Green buttonwood	7 gal	5'	24"	Y	-
	Ci	520	Chrysobalanus icaco 'Horizontal'	Cocoplum	7g	18"	18"	Y	18" O.C - Lot Shrub
	Ci	12	Chrysobalanus icaco 'Horizontal'	Cocoplum	25g	24"	36"	Y	Lot Shrub
	Ip	66	Ipomoea pes-caprae	Railroad Vine	1g	12"	36"	Y	-
	Pg	3	Philodendron giganteum	Elephant Ear	25g	8'	8'	N	-
	Pp	19	Pogonatherum paniceum	Dwarf Bamboo Grass	7g	24"	24"	N	-

Total Number of Lot Shrubs: 262
Total Number of Large Shrubs: 42

Groundcover Schedule										
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area	Remarks
	ns		Neoregelia super fireball	Bromeliad	2.5g	9"	9"	9"	N	43.96	
	pb		Philodendron 'Burle Marx'	Philodendron	3g	9"	18"	18"	N	244.82	
	po		Peperomia obutusifolia 'Green'	Green Peperomia	3g	12"	12"	18"	Y	150.49	
	vo		Vriesea ospinae gruberii	Bromeliad	2.5g	9"	9"	9"	N	780.87	
	zo		Zoysia Empire		-	-	-	-	-	525.83	

Key:

- Property line
- Setback
- Understory Trees
- Approximate Rootball Size



1 ROOF PLANTING
SCALE: 1/32" = 1'-0"

0 16' 32' 64'

REVISED 4/29/21

L203

ROOF :: PLANTING PLAN

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

Phoenix dactylifera
Date palm

Copernicia fallaensis
Copernicia

Coccothrinax miragua
Miragua palm

Caryota mitis
Fishtail palm

Cocos nucifera
Coconut

Cyrtostachys renda
Lipstick palm

Coccothrinax crinita
Old man palm

Thrinax radiata
Florida thatch palm

Acoelorrhaphe wrightii
Paurotis palm

Roystonea regia
Royal palm

Sabal palmetto
Cabbage palm

REVISED 4/29/21 L204B

UNDERSTORY :: PLANTING PALETTE - PALMS

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

Plumeria
Frangipani

Guaiacum sanctum
Lignum Vitae

Alocasia black stem
Elephant ear

Alocasia 'Bormeo Giant'
Elephant ear

Alocasia odora 'California'
Dwarf elephant ear

Rhapis excelsa
Lady palm

Fatsia japonica
Paperplant

Chrysobalanus icaco 'horizontalis'
Cocoplum

Heliconia bihai
Lobster claw

Heliconia psittacorum
Lady di

Ipomoea pes-caprae
Railroad vine

Farfugium japonicum ‘giganteum’
Giant farfugium

Philodendron 'burle marx'

Peperomia obtusifolia
Baby rubber plant

Aechmea zebrina pink
Zebrina pink bromeliad

Neoregelia donger
Bromeliad

Neoregelia fireball
Bromeliad

Neoregelia mystic
Bromeliad

Zoysia empire
Zoysa grass

Dichondra argentea 'Silver Falls'
Dichondra

Conocarpus erectus
Green buttonwood

REVISED 4/29/21 L204H

SECOND STORY :: PLANTING PALETTE

28 STAR ISLAND
DRB SUBMITTAL

http://www.urbanrobotassociates.com/

SAOTA

Bursera simarouba
Gumbo limbo

Acacia seyal
Red acacia

Cocos nucifera
Coconut

Aechmea bromeliad
Aechmea 'Blue Tango'

Aechmea 'little harvy'
Bromeliad

Alcantarea 'odorata'
Bromeliad

Aechmea blanchetiana variegated
Bromeliad

Alocasia odora 'California'
Dwarf elephant ear

Alocasia 'Bormeo Giant'
Elephant ear

Chrysobalanus icaco 'horizontalis'
Cocoplum

Suriana maritima
Bay cedar

Neoregelia monet
Bromeliad

Neoregelia fireball
Bromeliad

Briesea ospinae
Artillery fern

Aglaonema 'Siam Pink'
Aglaonema

Pogonatherum paniceum
Panda grass

Philodendron giganteum

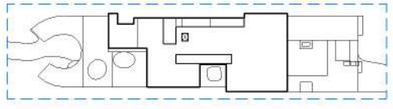
Conocarpus erectus
Green buttonwood

REVISED 4/29/21 L204I

ROOF :: PLANTING PALETTE

28 STAR ISLAND
DRB SUBMITTAL

SAOTA



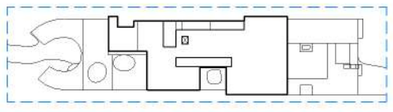
DWG: G-022

3D REALISTIC RENDERING -
STREET VIEW

28 STAR ISLAND
DRB SUBMITTAL

http://www.urbanrobotassociates.com/

SAOTA



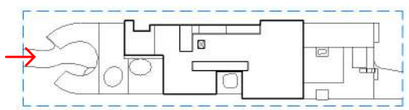
DWG: G-021

3D REALISTIC RENDERING -
STREET VIEW (NO TREES)

28 STAR ISLAND
DRB SUBMITTAL

http://www.urbanrobotassociates.com/

SAOTA



DWG: G-023

3D REALISTIC RENDERING -
ENTRANCE VIEW

28 STAR ISLAND
DRB SUBMITTAL

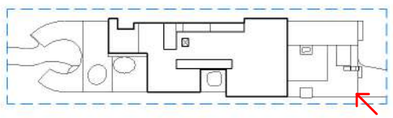
SAOTA

DWG: G-024

3D REALISTIC RENDERING -
DRIVEWAY

SAOTA

LANDSCAPING HIDDEN TO HIGHLIGHT ARCHITECTURE

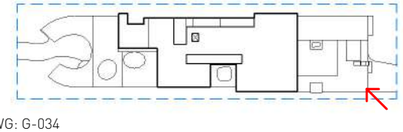


DWG: G-033

RENDERING - POOL VIEW | 02/16/2021

28 STAR ISLAND
DRB SUBMITTAL

SAOTA



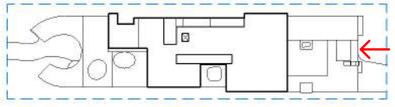
DWG: G-034

RENDERING - POOL VIEW - PLANTING

28 STAR ISLAND
DRB SUBMITTAL

http://www.urbanrobotassociates.com/
URBAN ROBOT © 2021

SAOTA

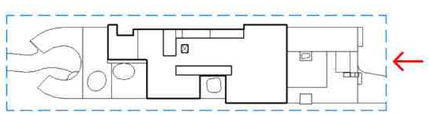


DWG: G-036

RENDERING - BAYSIDE
GARDEN VIEW - PLANTING

28 STAR ISLAND
DRB SUBMITTAL

SAOTA



DWG: G-025

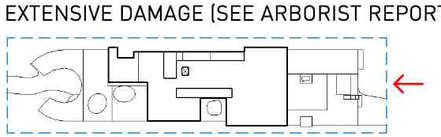
3D REALISTIC RENDERING -
VIEW FROM BAY (NO TREE)

28 STAR ISLAND
DRB SUBMITTAL

http://www.urbanrobotassociates.com/

SAOTA

EXISTING GREEN BUTTONWOOD, SHOWN FOR REFERENCE ONLY. APPLICATION IS TO REMOVE THIS TREE DUE TO EXTENSIVE DAMAGE (SEE ARBORIST REPORT), BUT OWNER INTENDS TO INVESTIGATE HOW TO PRESERVE.



DWG: G-026

3D REALISTIC RENDERING -
VIEW FROM BAY

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

CALCULATION OF MINIMUM AND MAXIMUM YARDS

PROPERTY CONDITIONS	
Waterfront Lot (yes/no)	YES
Corner property (yes/no)	NO
Sidewalk (yes/no)	NO
Sidewalk elevation at the centerline of the front of the property	0.000
Crown of road at center of property (if no sidewalks exists or is proposed)	5.180
Flood Elevation	10.000
Freeboard (provided)	5.000

INTERIOR SIDEYARD CONDITIONS		
Indicating yes only for the condition that applies		Max. Yard Elev.
YES	Default Condition unless one of the below applies Maximum Yard Elevation	7.680
	Is this the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	10.090
	Is the abutting property vacant?	10.090
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	10.000

REAR YARD CONDITIONS		
Indicating yes only for the condition that applies		Max. Yard Elev.
YES	Default Condition unless one of the below applies Maximum Yard Elevation	7.680
	Is this the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	10.090
	Is the abutting property vacant?	10.090
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	10.000

RESULTS	
Grade	5.18
Adjusted Grade	7.59
30" above Grade	7.68
Future Crown of Road	5.25
Future Adjusted Grade	8.125
Minimum Freeboard Elev.	11.000
Maximum Freeboard Elev.	15.000
Minimum Yard Elevation	6.56
Min. Garage elevation (for a detached or attached garage not under the house)	7.59
Minimum garage ceiling elevation	19.000

FRONT YARD	
Min Yard Elevation	6.560
Max Yard Elevation	8.125
INTERIOR YARD	
Min Yard Elevation	6.560
Max Yard Elevation	7.680
INTERIOR YARD	
Min Yard Elevation	6.560
Max Yard Elevation	7.680
WATERFRONT	
Min Yard Elevation	6.560
Max Yard Elevation	15.000

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	28 Star Island Drive, Miami Beach, FL. 33139		
2	Folio number(s):	02-4204-001-0235		
3	Board and file numbers :	DRB21-0642		
4	Year built:	vacant land	Zoning District:	RS-1
5	Based Flood Elevation:	AE 10.00	Grade value in NGVD:	5.18'
6	Adjusted grade (Flood+Grade/2):	7.59'	Free board: Minimum Required:	+1' (+11' NGVD)
			Proposed (project benchmark):	+5' (+15' NGVD)
7	Lot Area:	40,000 SF		
8	Lot width:	100'	Lot Depth:	400'
9	Max Lot Coverage SF and %:	12,000 SF (30%)	Proposed Lot Coverage SF and %:	11,741 SF (29.3%)
10	Existing Lot Coverage SF and %:	vacant land	Lot coverage deducted (garage-storage) SF:	600 SF
11	Front Yard Open Space SF and %:	70%	Rear Yard Open Space SF and %:	70%
12	Max Unit Size SF and %:	20,000 SF (50%)	Proposed Unit Size SF and %:	19,999 SF (49%)
13	Existing First Floor Unit Size:	vacant land	Proposed First Floor Unit Size (incl. Acc.Str.):	8,053 SF
			Proposed Second Floor Unit Size:	7,588 SF

		Required	Existing	Proposed	Deficiencies
18	Height:	28'		28'-0"	
	Setbacks:				
	Understory level:	20'-0"		22'-0 17/128''	
19	Front First level:	20'-0"		81'-10"	
20	Front Second level:	30'-0"		113'-7"	
21	Side 1:	12'-6"		12'-6"	
22	Side 2 or (facing street):	12'-6"		12'-6"	
23	Rear:	50'-0"		120'-10 3/4"	
	Accessory Structure Side 1:	12'-6"		12'-6"	
24	Acc. Str. Side 2 or (facing street) :	12'-6"		75'-8"	
25	Accessory Structure Rear:	25'		37'-4"	
26	Sum of Side yard :	25'		25'-0"	
27	Located within a Local Historic District?		Yes or (No)		
28	Designated Historic SingleFam Residence?		Yes or (No)		
29	Determined to be Architecturally Significant?		Yes or (No)		

ITEM #	New Construction Floodplain Management Data				
1	Flood Zone:	AE 10	6	Flood Design Class:	_
2	FIRM Map Number	12086C0319L	7	Building Use:	Single-Family Residence
3	Base Flood Elevation (BFE):	10.00' NGVD	8	Lowest Elevation of Equipment:	11'-0" min.
4	Proposed Design Flood Elevation: *(Main Residence Lwst Habitable Lvl)* Proposed Top of Next Higher Floor: *(Next Highest Habitable Lvl)* Proposed Main House First Fl. Elev:	11.00' NGVD 31.00 18.00	9	Lowest Adjacent Grade:	_
5	Crown of Road Elevation:	5.17' NGVD	10	Highest Adjacent Grade:	Pending

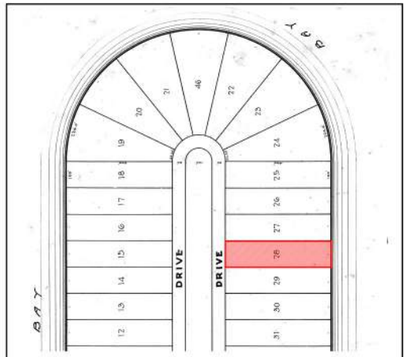
SAOTA

MAP OF SURVEY

360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
2000 S.W. 83rd Court MIAMI, FLORIDA 33155
PHONE: (305) 265-1002

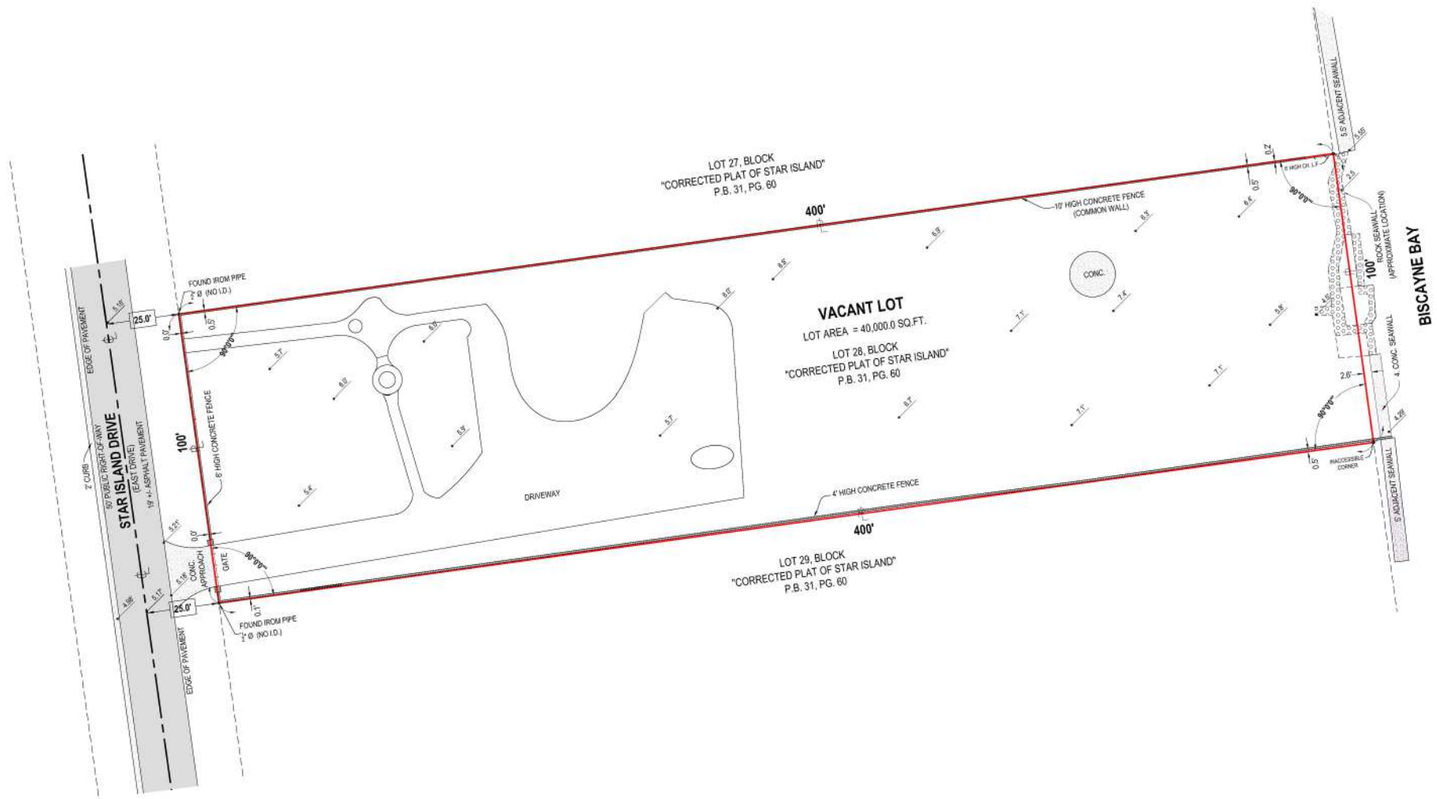
N

SCALE: 1" = 30'



LOCATION MAP
(NOT TO SCALE)

AERIAL MAP
(NOT TO SCALE)



PROPERTY ADDRESS:
28 STAR ISLAND DRIVE MIAMI BEACH, FL. 33139

FLOOD ZONE INFORMATION:
COMMUNITY NO. **120651** PANEL NO. **0319** SUFFIX: **L**
FIRM DATE: **09-11-2009** FLOOD ZONE: **AE** BASE FLOOD: **10.0' NGVD**

LEGAL DESCRIPTION:
LOT 28, OF "**CORRECTED PLAT STAR ISLAND**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF: **BOUNDARY SURVEY**

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY DOES NOT DELINEATES THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MAN-MADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE BENCH MARK: E-03 ELEVATION: 9.47 FEET (N.G.V.D. 1929)
SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND DIGITAL SEAL AND /OR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:
BRODSON CONSTRUCTION, INC

SURVEYOR'S CERTIFICATION:
IN MY PROFESSIONAL OPINION, THIS "**BOUNDARY SURVEY**", MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

Oscar E Baez Digitally signed by Oscar E Baez
Date: 2020.10.14 16:02:03 -04'00'

OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.

OSCAR E. BAEZ CUSIDO · LICENSE · NO. LS 5034 · STATE OF FLORIDA · REGISTERED LAND SURVEYOR

ORIGINAL FIELD DATE	10-07-2020	REVISIONS AND/OR UP-DATES
JOB NO.	2010-0102	

LEGEND OF SURVEY ABBREVIATIONS

A = ARC LENGTH	CLP = CONC. LIGHT POLE	MH = MAN HOLE	P/L = PROPERTY LINE	SWK. = SIDEWALK	MW - GAS MONITORING WELL	TILES	ELEVATIONS
A/C = AIR CONDITIONING PAD	CONC. = CONCRETE	(M) = MEASURED	(R) = RECORDED	T = TELEPHONE SERVICE BOX		BRICK	× 12.00
ALUM.F = ALUMINUM FENCE	C = CENTRAL ANGLE	M/L = MONUMENT LINE	R = RADIUS	TV = TV CABLE SERVICE BOX	MH - STORM DRAIN MANHOLE	ASPHALT	
BCR = BACK CORNER	(D) = ELECTRIC SERVICE BOX	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	RAD. = RADIAL	U.D.E. = UTILITY & DRAINAGE EASEMENT	UP - WOOD UTILITY POLE	BLDG	
BLK. = BLOCK CORNER	EM = ELECTRIC METER (CAN)	N.T.S. = NOT TO SCALE	REFL. = REFLECTOR	U.E. = UTILITY EASEMENT	CUP - CONC. UTILITY POLE	CONC.	
C.B. = CATCH BASIN	F.D.H. = FOUND DRILL HOLE	OE = OVERHEAD ELECTRIC LINES	R/W = RIGHT OF WAY	U.M.E. = UTILITY & MAINTENANCE EASEMENT	CB - CATCH BASIN	WALL	
C.B.S. = CONCRETE BLOCK STRUCTURE	F.H. = FIRE HYDRANT	P.B. = PLAT BOOK	SCHEN.MH/MH = SCHEN MH/MANHOLE				
CH. = CHORD DISTANCE	F.I.P. = FOUND IRON PIPE	P.C.P. = PERMANENT CONTROL POINT	SEC. = SECTION	U.P. = UTILITY POLE			
CL. = CLEAR	F.R. = FOUND REBAR	PG. = PAGE	S.I.P. = SET IRON PIPE No. ____	W = WATER WELL			
CL. = CENTERLINE	F.N. = FOUND NAIL	PKWY. = PARKWAY	S/L = SET BACK LINE	WM = WATER METER			
CLF. = CHAIN LINK FENCE	G = GAS METER	P.R.M. = PERMANENT REFERENCE MONUMENT	STY. = STORY				
	L.P. = LIGHT POLE						

SHEET 1/1

SAOTA

LOT REQUIREMENTS

Lot Size:	40,000SF	
Max Lot Coverage:	**30%** of Lot Area	∴ 12,000SF
Max Unit Size:	**50%** of Lot Area	∴ 20,000SF
Understory:	**5%** of Lot Area	∴ 2,000SF (Max enclosed and A/C building access = **5%**)
	600SF Understory Area Exempt	
Max Roof Deck:	**25%** of Second Floor Area	
Max Height:	43'-00" (28'-00" for Flat Roof from BFE +5')	
Base Flood Elev:	+10.00'	

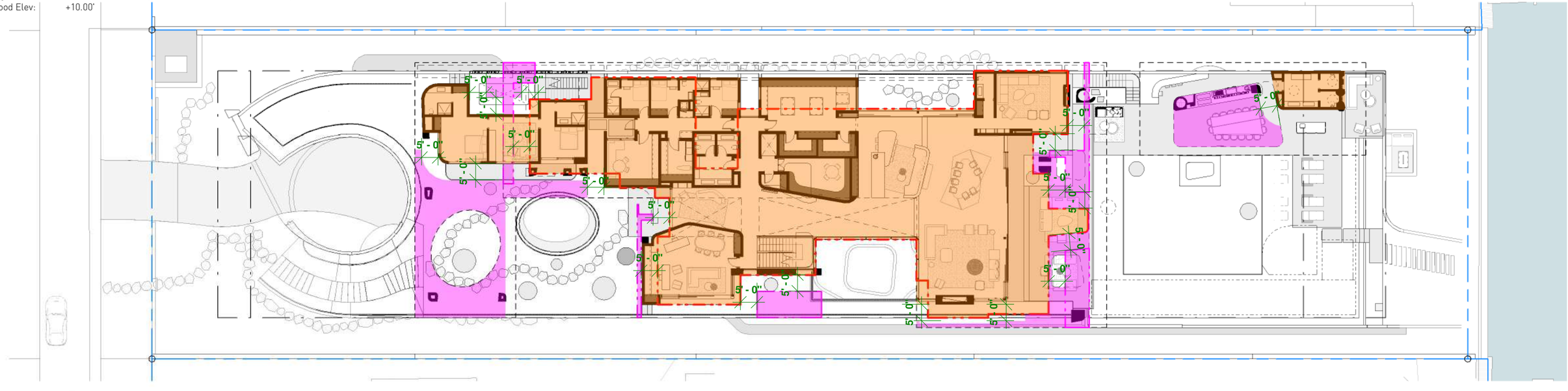
LOT COVERAGE CALCULATIONS

ALLOWED:

30% of Lot Area = 40,000 x 30% = 12,000 SF

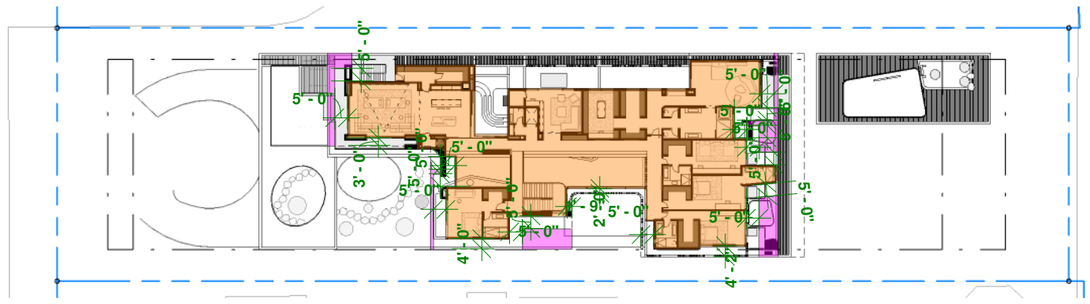
PROVIDED

Overhangs = 2,459 SF
Interiors = 9,282 SF
TOTAL = 11,741 SF **(29.3%)**



4 COMBINED COVERAGE
1" = 30'-0"

3 FIRST FLOOR COVERAGE CALCULATION FOOTPRINT
1" = 60'-0"



1 SECOND FLOOR COVERAGE CALCULATION FOOTPRINT
1" = 60'-0"

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

LOT COVERAGE PLAN | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

DWG: A-051

LOT REQUIREMENTS

Lot Size:	40,000SF
Max Lot Coverage:	**30%** of Lot Area ∴ 12,000SF
Max Unit Size:	**50%** of Lot Area ∴ 20,000SF
Understory:	**5%** of Lot Area ∴ 2,000SF
	(Max enclosed and air-conditioned building access = **5%**)
	600SF Understory Area Exempt
Max Roof Deck:	**25%** of Second Floor Area
Max Height:	43'-00" (28'-00" for Flat Roof from BFE +5')
Base Flood Elev:	+10.00'

UNDERSTORY UNIT SIZE

ALLOWED:

Access+AC area: 5% of Lot Area = 40,000 x 5% = 2,000 SF

PROVIDED

Access/AC Area	= 1,740.68 SF
Non AC Area	= 2,080.38 SF
Exempt Area	= - 600 SF
TOTAL	= 3,221.06 SF

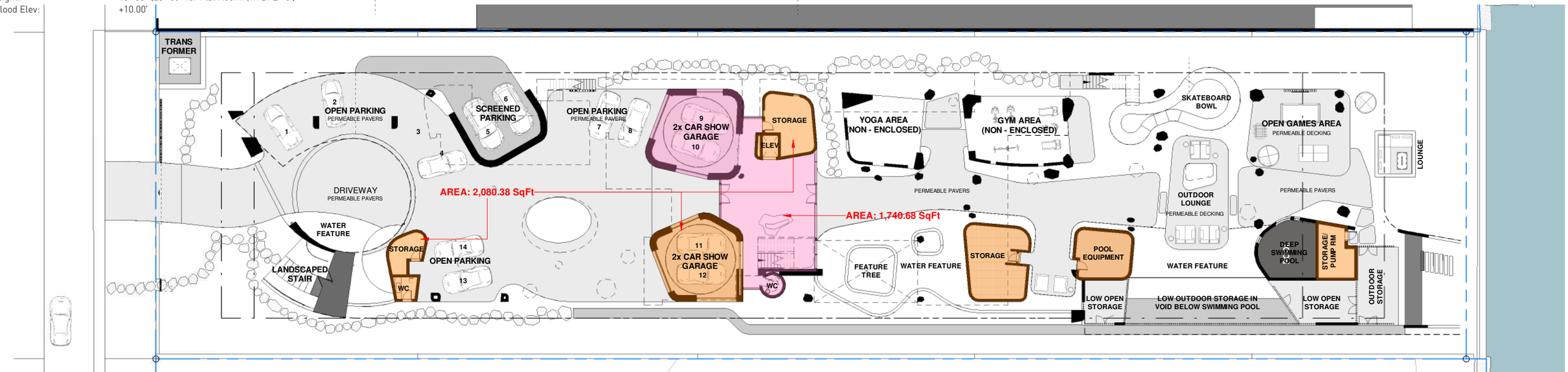
UNIT SIZE CALCULATIONS

ALLOWED:

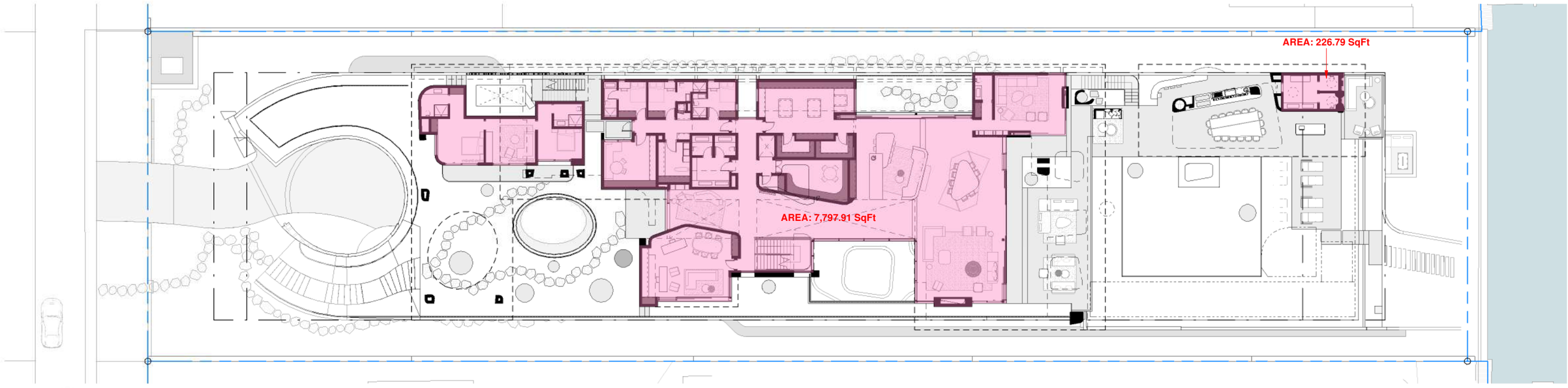
50% of Lot Area = 40,000 x 50% = 20,000 SF

PROVIDED

Understory	= 3,221.06 SF
First Floor	= 8,024.77 SF
Second Floor	= 7,588.28 SF
TOTAL	= 18,834.11 SF (47%)



1 UNDERSTORY UNIT SIZE
1" = 30'-0"



2 FIRST FLOOR UNIT SIZE
1" = 30'-0"

0 40 80 ft
0 12m 24m
Scale 1" = 40' - 0"

UNIT SIZE PLAN | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

DWG: A-052

LOT REQUIREMENTS

Lot Size:	40,000SF	
Max Lot Coverage:	**30%** of Lot Area	∴ 12,000SF
Max Unit Size:	**50%** of Lot Area	∴ 20,000SF
Understory:	**5%** of Lot Area	∴ 2,000SF
	(Max enclosed and air-conditioned building access = **5%**)	
	600SF Understory Area Exempt	
Max Roof Deck:	**25%** of Second Floor Area	
Max Height:	43'-00" (28'-00" for Flat Roof from BFE +5')	
Base Flood Elev:	+10.00'	

UNDERSTORY UNIT SIZE

ALLOWED:

Access+AC area: 5% of Lot Area = 40,000 x 5% = 2,000 SF

PROVIDED

Access/AC Area	= 1,740.68 SF
Non AC Area	= 2,080.38 SF
Exempt Area	= - 600 SF
TOTAL	**= 3,221.06 SF**

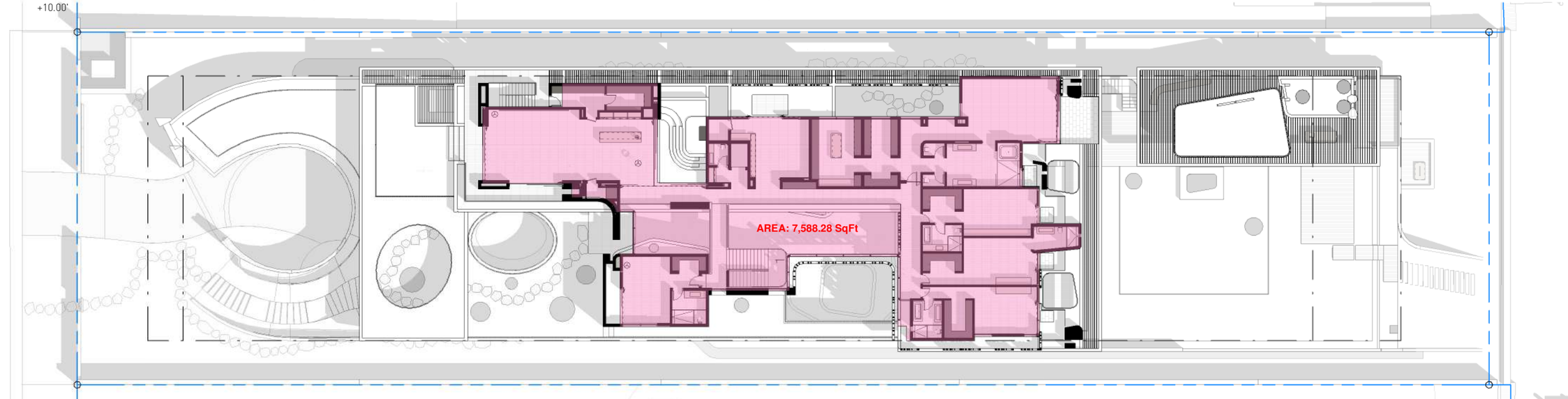
UNIT SIZE CALCULATIONS

ALLOWED:

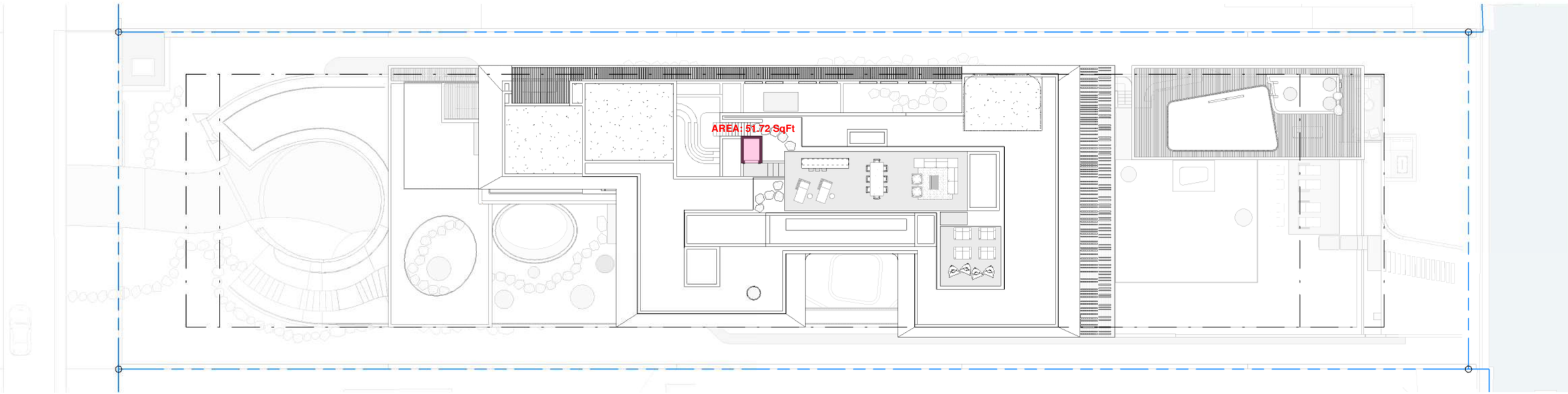
50% of Lot Area = 40,000 x 50% = 20,000 SF

PROVIDED

Understory	= 3,221.06 SF
First Floor	= 8,024.77 SF
Second Floor	= 7,588.28 SF
TOTAL	**= 18,834.11 SF (47%)**



1 SECOND FLOOR UNIT SIZE
1" = 30'-0"



2 ROOF UNIT SIZE
1" = 30'-0"

0 40 80 ft
0 12m 24m
Scale 1" = 40' - 0"

UNIT SIZE PLAN | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

DWG: A-053

MAX ROOF DECK AREA

ALLOWED:

25% of Int. Area of floor below = 7,588 x 25% = 1,897 SF

PROVIDED

Roof Deck: = 1,400 SF (18.5%)

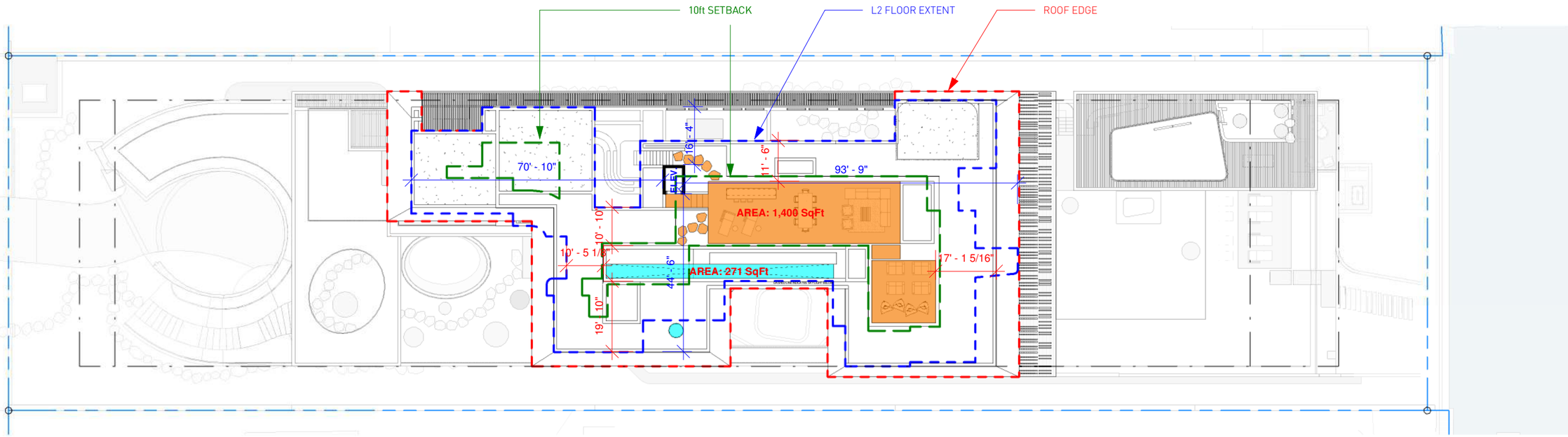
MAX ROOF SKYLIGHT AREA

ALLOWED:

10% of Total Roof Area = 10,008 x 10% = 1,001 SF

PROVIDED

Skylights: = 271 SF (3%)



1 MAXIMUM ROOF DECK AREA
1" = 30'-0"

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

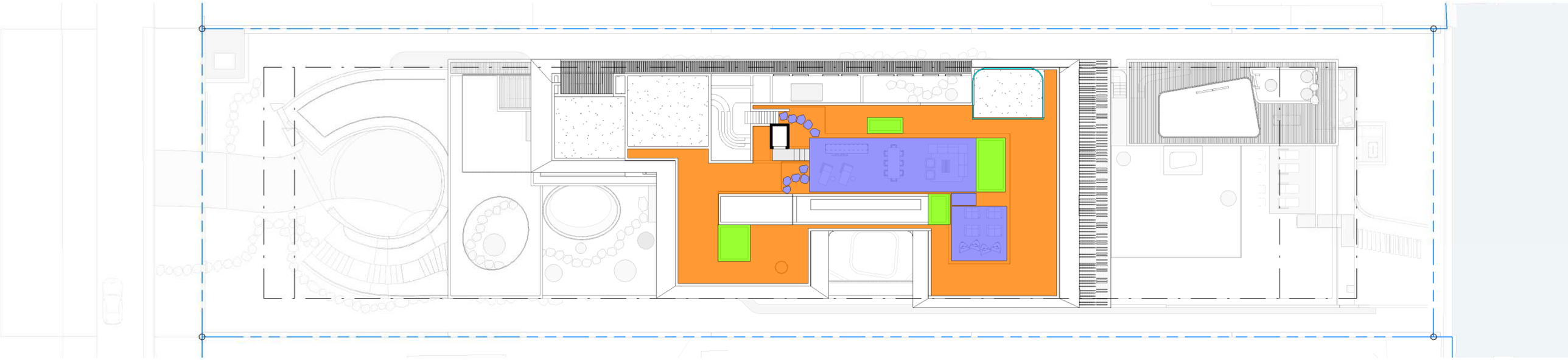
MAX ROOF DECK PLAN | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

SAOTA

MAX ROOF HEIGHT COMPLIANCE

ALLOWED:		PROVIDED	
Deck:	0' 6" above max allowable height	Deck:	0' 6" above max allowable height
Planter:	3' 6" above roof deck finish	Planter:	0' 0" above roof deck finish
Screen:	5' 0" above max allowable height	Planter:	2' 0" above roof deck finish
		Screen:	5' 0" above max allowable height



1 ROOF COMPLIANCE
1" = 30'-0"

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

FRONT YARD PERVIOUS OPEN SPACE

2,100.18 SF (OPEN SPACE) / 3,000 SF (Front Yard Tot.)= 70%

MINIMUM 70% OPEN SPACE

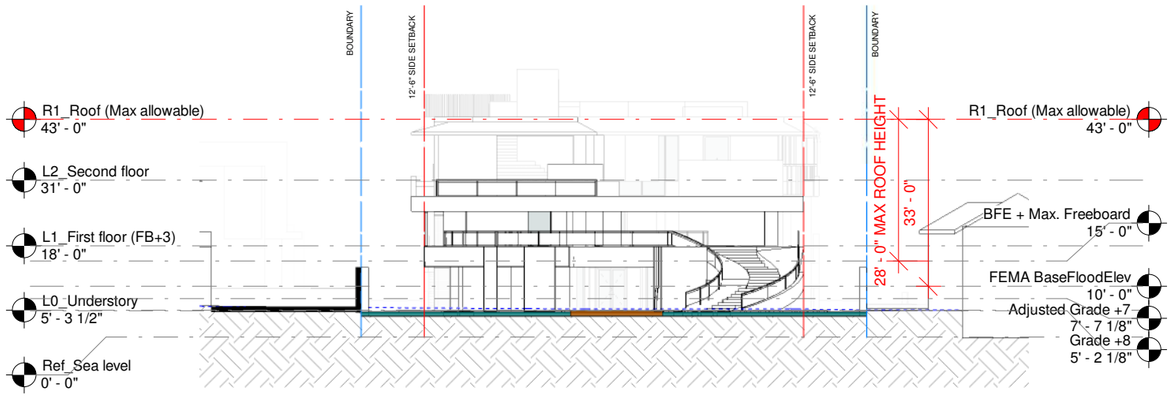
PERVIOUS OPEN SPACE & SODDED:	2,100.18 SF
IMPERVIOUS:	899.82 SF

REAR YARD PERVIOUS OPEN SPACE

3,180.50SF (OPEN SPACE) + 346.42SF (POOL:692.85SF / 2) / 5000 SF (Rear Yard Tot.)= 70.54%

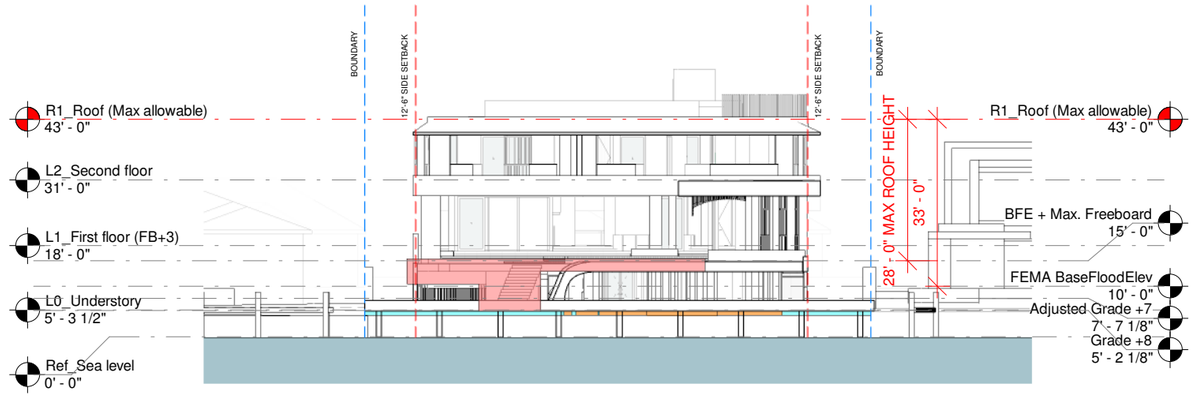
MINIMUM 70% OPEN SPACE

PERVIOUS OPEN SPACE & SODDED:	3,180.50SF
IMPERVIOUS:	1,126.66SF
POOL: (692.85SF / 2)	346.42SF



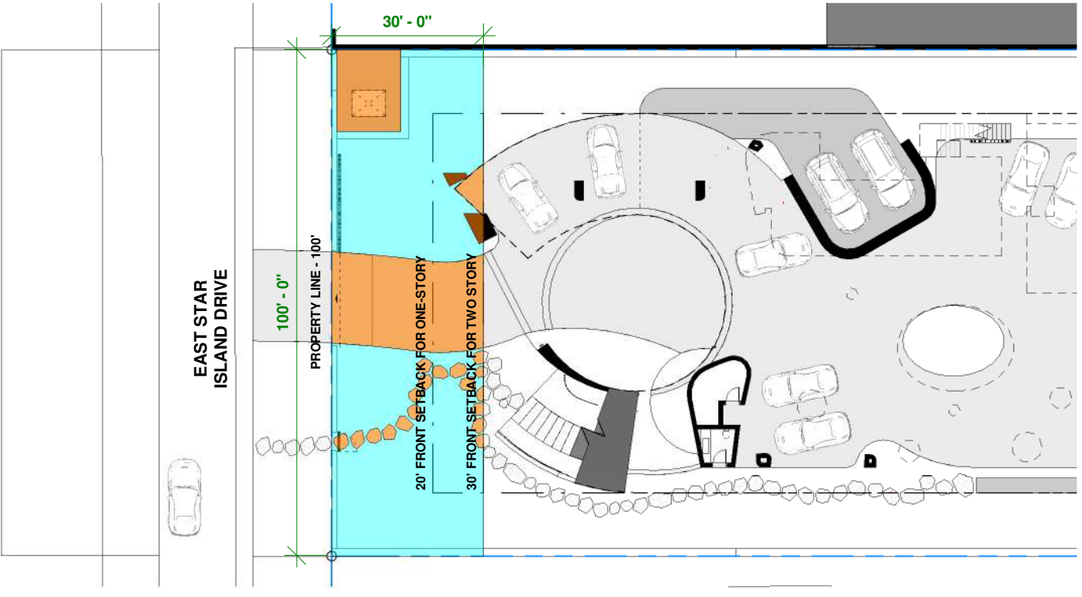
3 WEST ELEVATION

1" = 30'-0"



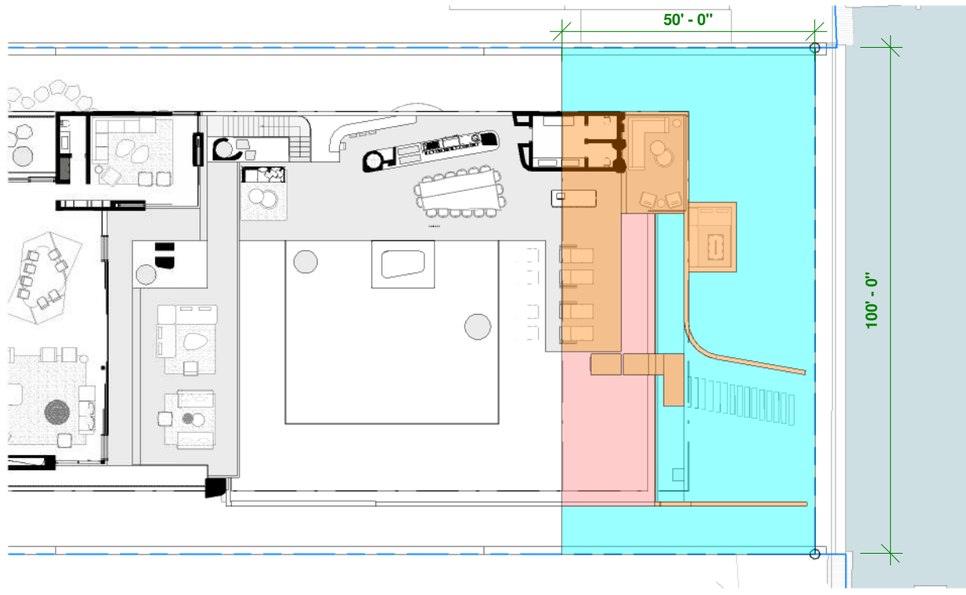
2 EAST ELEVATION

1" = 30'-0"



1 YARD OPEN SPACE PLAN

1" = 30'-0"



4 YARD OPEN SPACE

1" = 30'-0"

0 30 60 ft

0 9m 18m

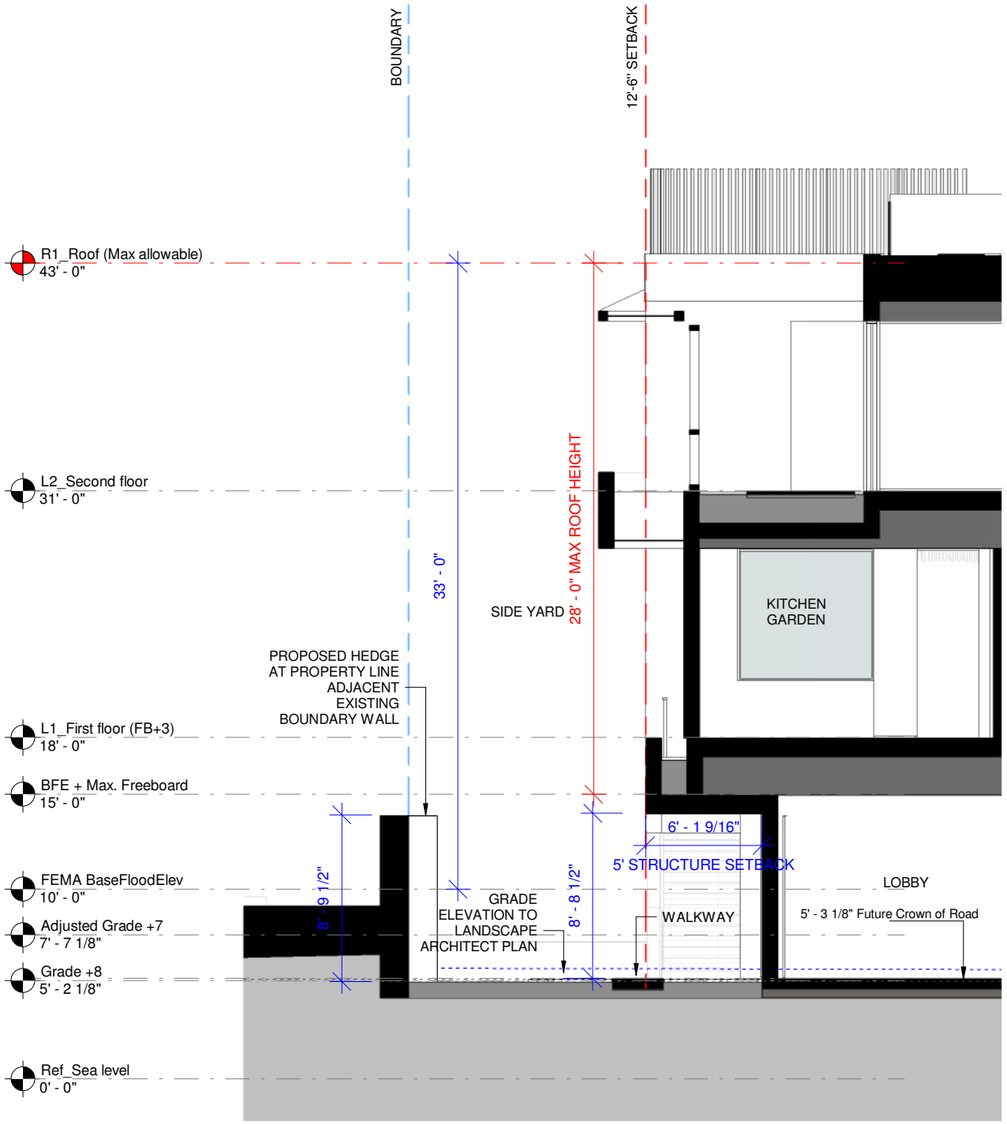
Scale 1" = 30' - 0"

YARD DIAGRAM PLAN | 03/08/2021

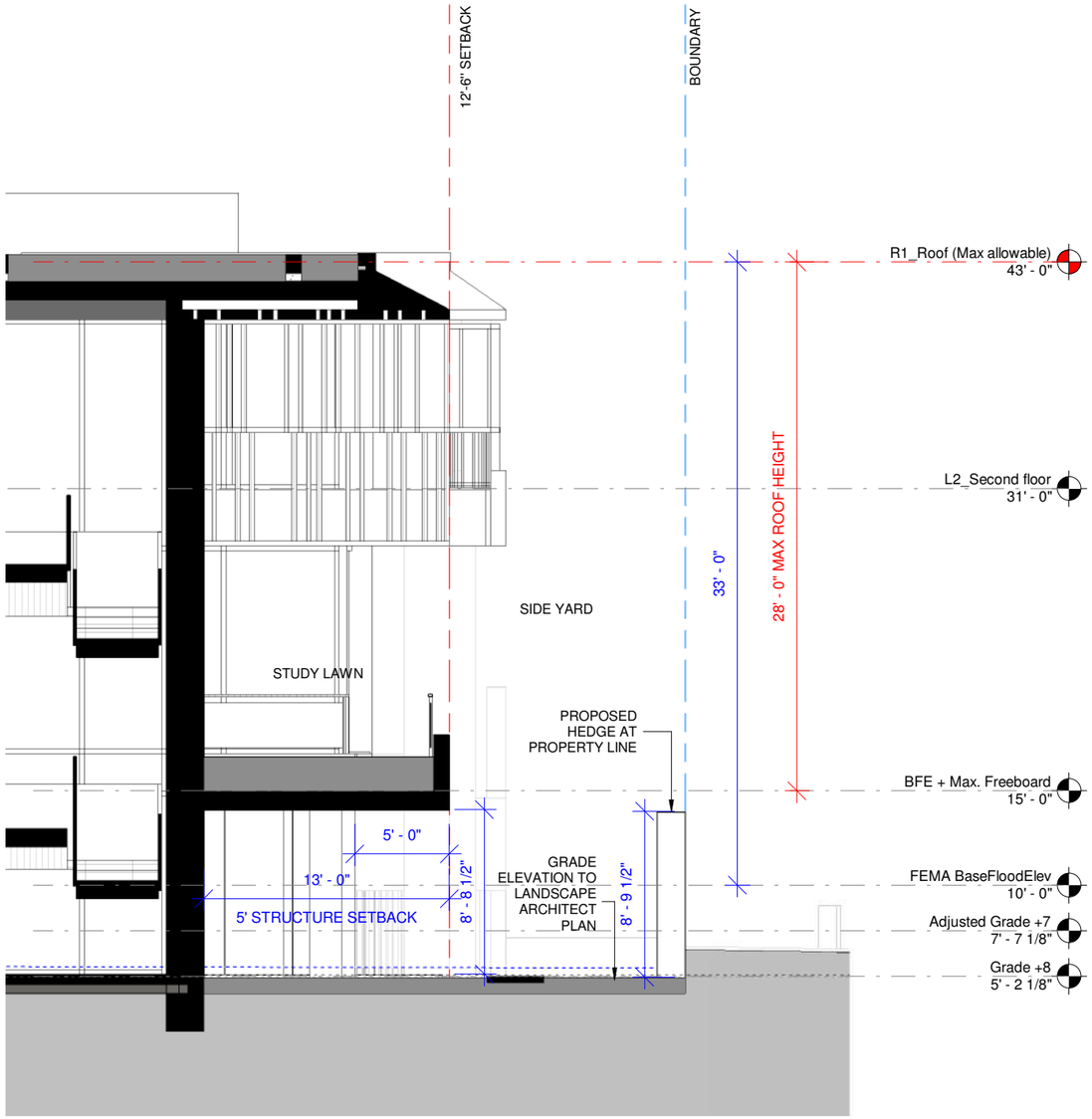
28 STAR ISLAND
DRB SUBMITTAL

SAOTA

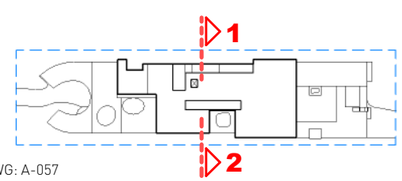
DWG: A-056



1 YARD SECTION - SIDE
1/8" = 1'-0"



2 YARD SECTION - SIDE
1/8" = 1'-0"



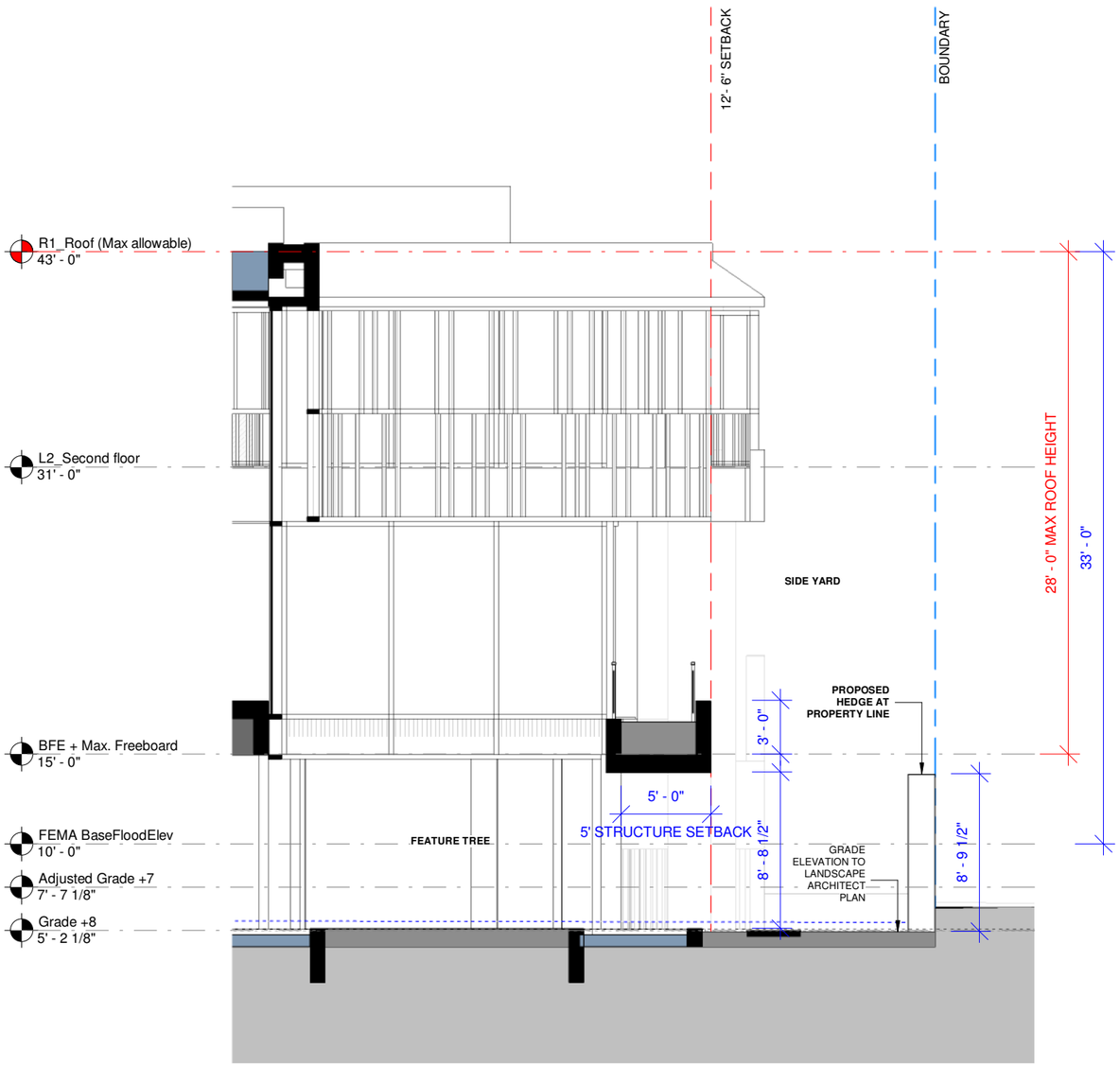
DWG: A-057

0 2 4 8 12 16
0 2,5m 5
1/8" = 1'-0"

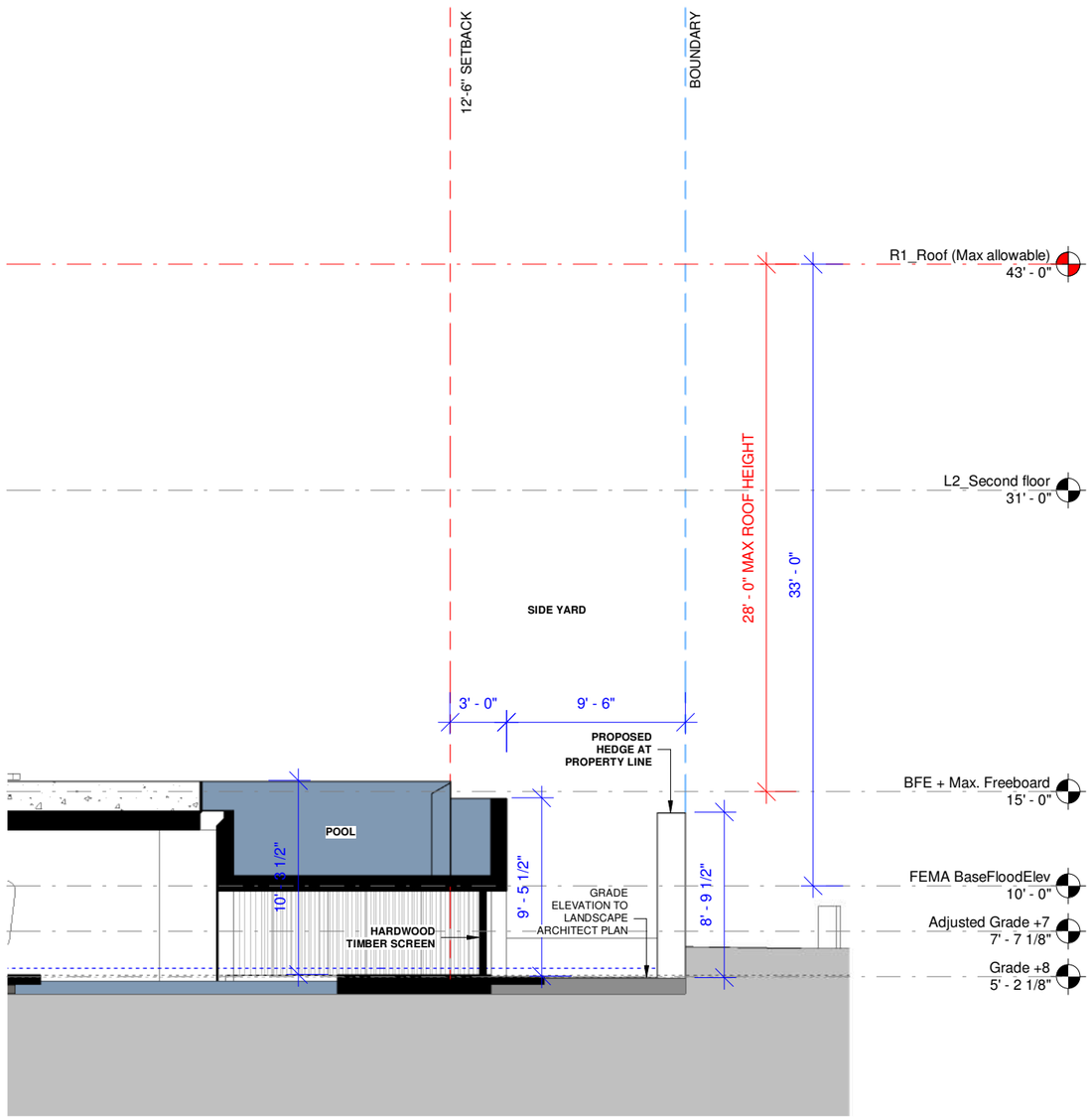
YARD OPEN SPACE SECTION | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

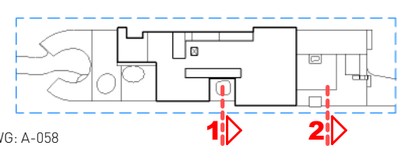
SAOTA



1 YARD SECTION - SIDE
1/8" = 1'-0"



2 YARD SECTION - SIDE
1/8" = 1'-0"



DWG: A-058

0 2 4 8 12 16
0 2,5m 5
1/8" = 1'-0"

YARD OPEN SPACE SECTION

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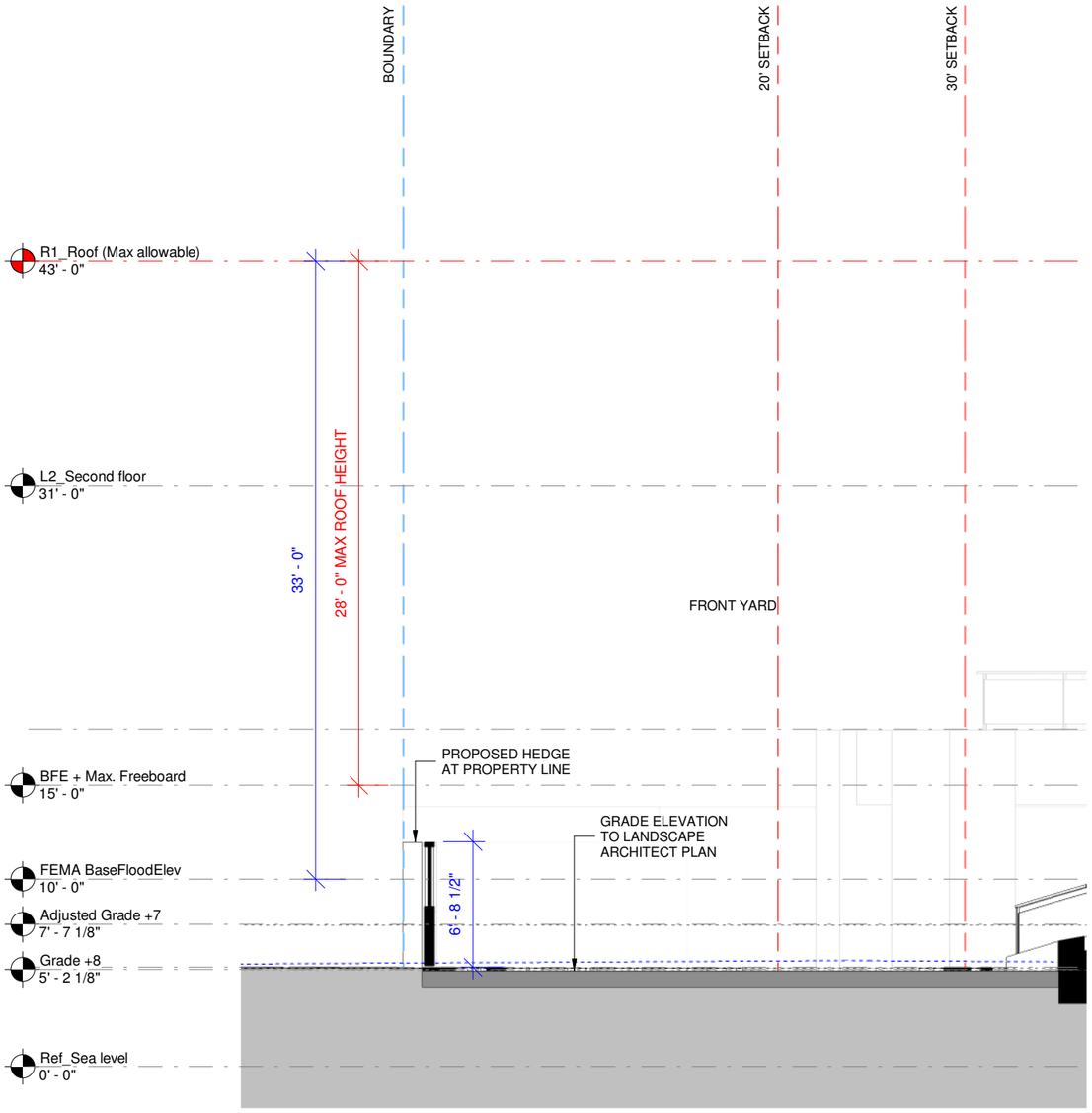
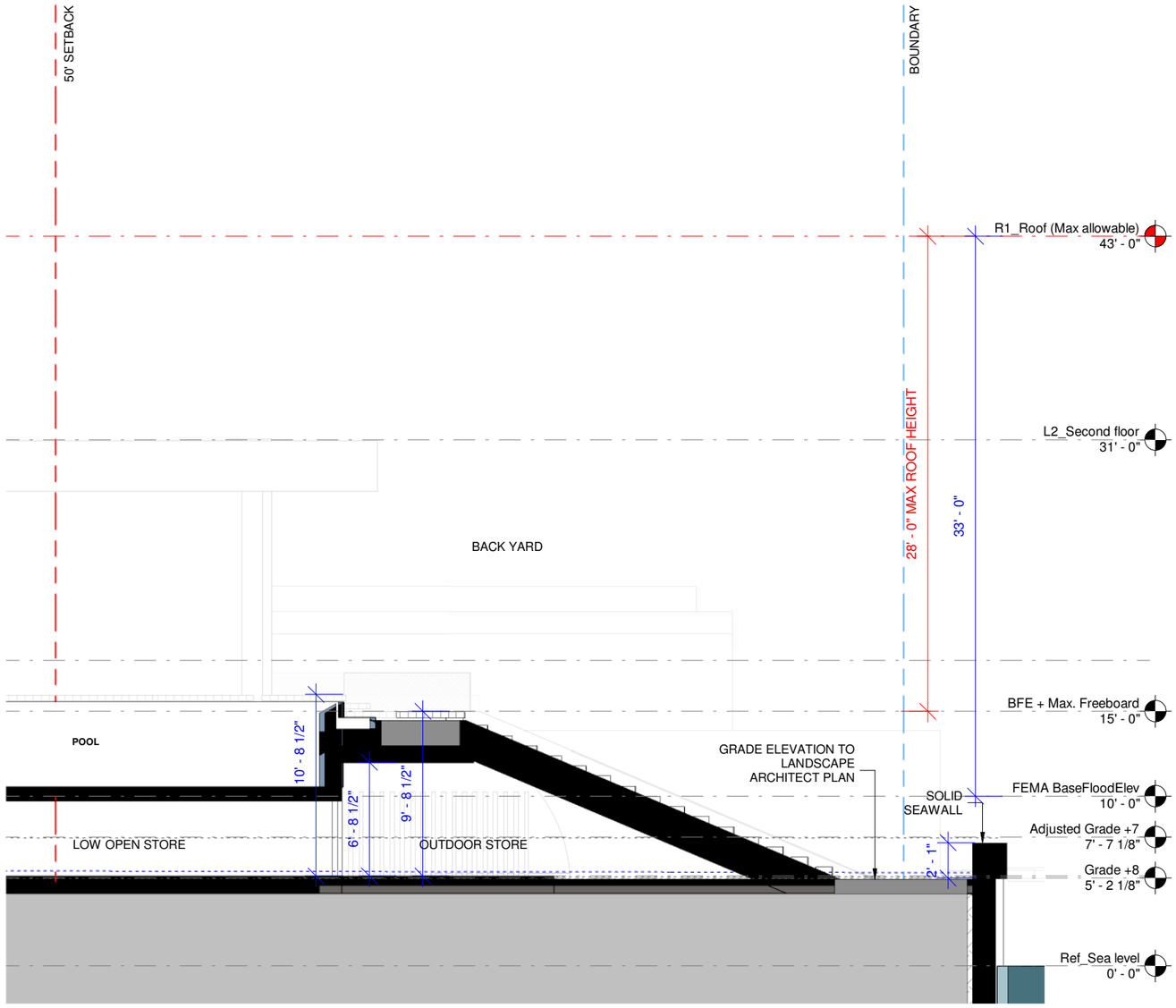
DRB SUBMITTAL

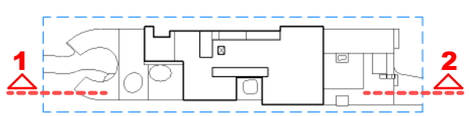
SAOTA



1 YARD SECTION - FRONT
1/8" = 1'-0"



2 YARD SECTION - BACK
1/8" = 1'-0"



DWG: A-059

0 2 4 8 12 16
0 2,5m 5
1/8" = 1'-0"

YARD OPEN SPACE SECTION | 03/08/2021

28 STAR ISLAND
DRB SUBMITTAL

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OPEN-AIR CALCULATIONS

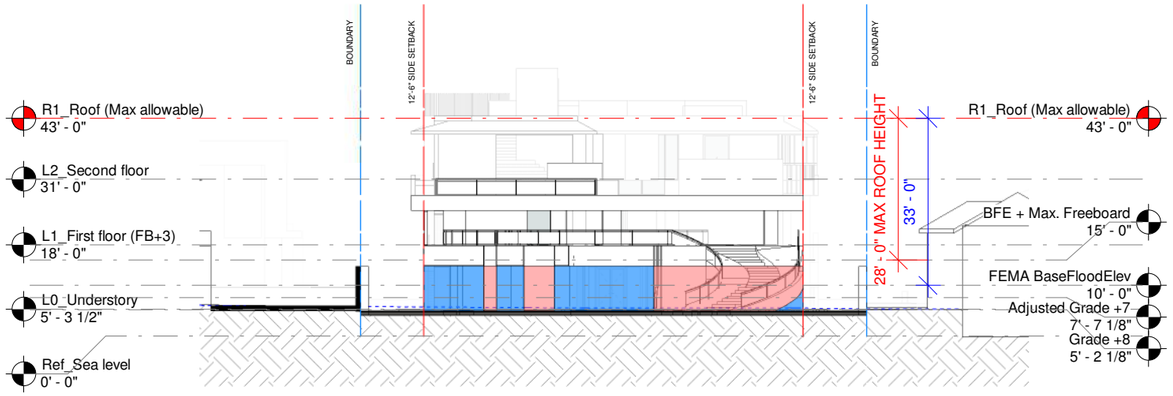
336.21SF **(OPEN)** / 665.67SF **(TOTAL AREA)**= 50.50% OPEN

MINIMUM: 50% OPEN

OPEN AIR LEGEND

OBSTRUCTED

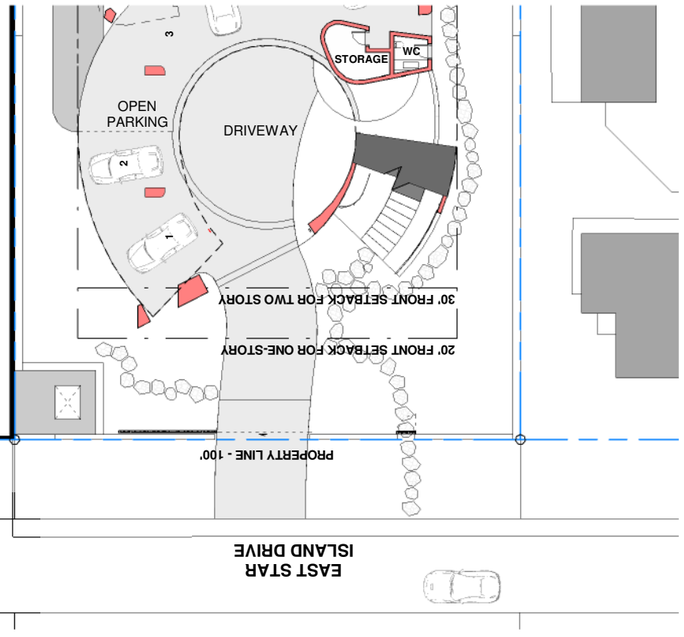
VIEW THROUGH UN-OBSTRUCTED



1 WEST ELEVATION

1" = 30'-0"

OPEN AIR CALCULATION DEPTH: 50'. (HALF OF SITE WIDTH)



3 UNDERSTORY

1" = 30'-0"

0 30 60 ft

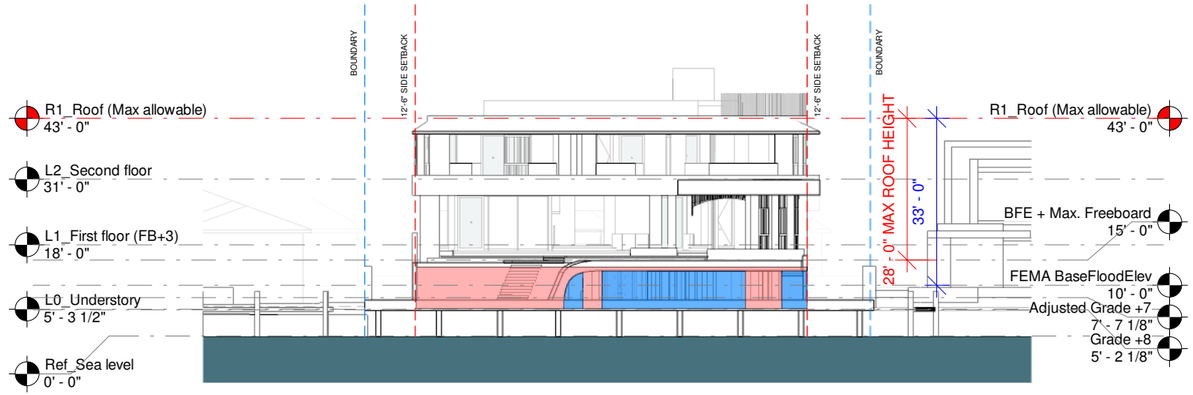
0 9m 18m

Scale 1" = 30' - 0"

OPEN-AIR CALCULATIONS

273.29SF **(OPEN)** / 643.75SF **(OVERALL LENGTH)**= 42.45% OPEN

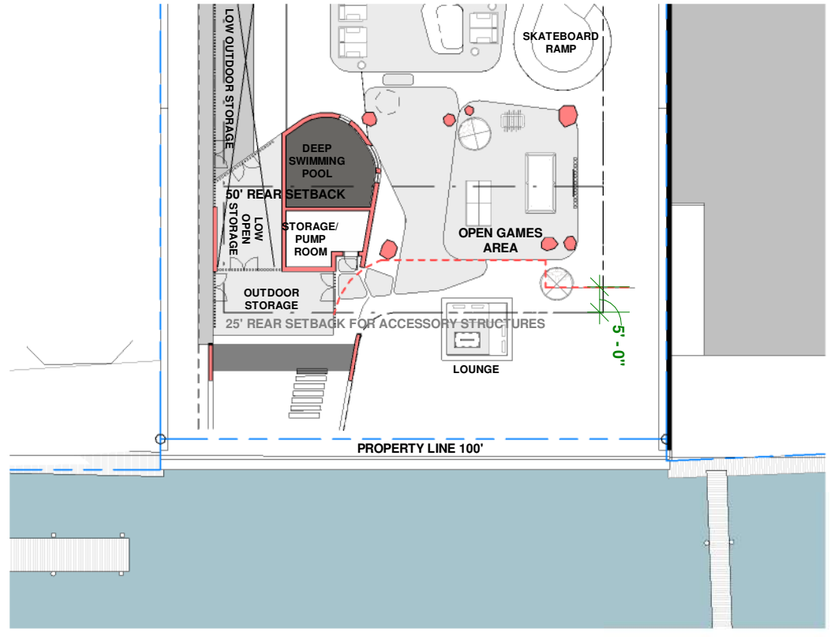
EXEMPTED FROM OPEN AIR CALCULATION



2 EAST ELEVATION

1" = 30'-0"

OPEN AIR CALCULATION DEPTH: 50'. (HALF OF SITE WIDTH)



4 UNDERSTORY

1" = 30'-0"

SAOTA

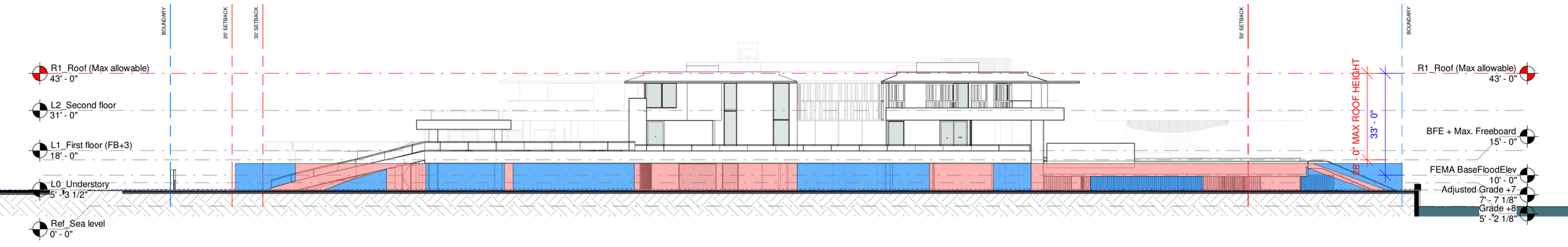
OPEN-AIR CALCULATIONS

1705.36SF **(OPEN)** / 3362.62SF **(OVERALL LENGTH)**= 50.71% OPEN

MINIMUM: 50% OPEN

OPEN AIR LEGEND

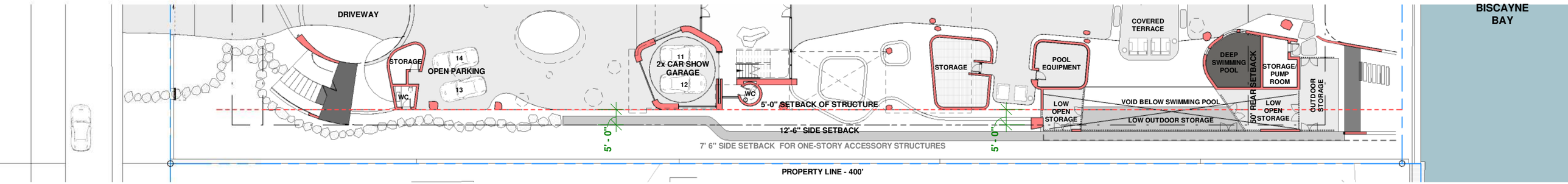
- OBSTRUCTED
- VIEW THROUGH UN-OBSTRUCTED



1 SOUTH ELEVATION

1" = 30'-0"

OPEN AIR CALCULATION DEPTH: 50'. (HALF OF SITE WIDTH)



2 L0_UNDERSTORY

1" = 30'-0"

0 30 60 ft

0 9m 18m

Scale 1" = 30' - 0"

OPEN-AIR ELEVATION SOUTH | 03/08/2021

28 STAR ISLAND

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DWG: A-061

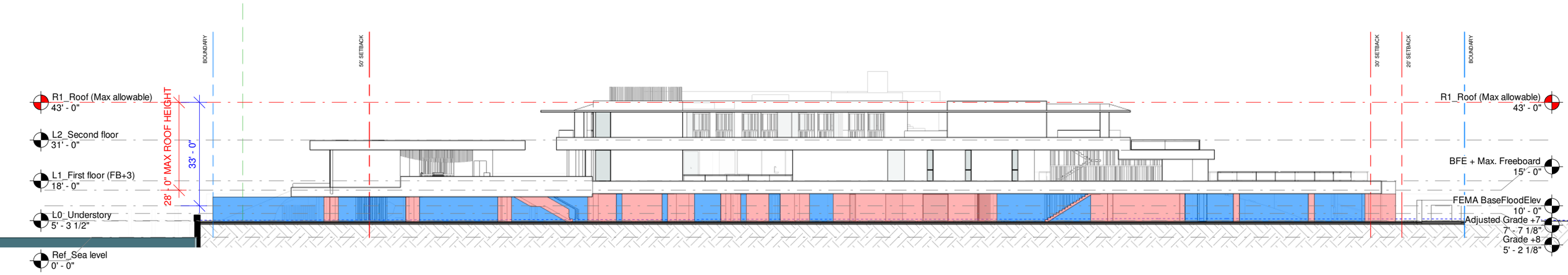
OPEN-AIR CALCULATIONS

1725.09SF **(OPEN)** / 3233.58SF **(OVERALL LENGTH)**= 53.35% OPEN

MINIMUM: 50% OPEN

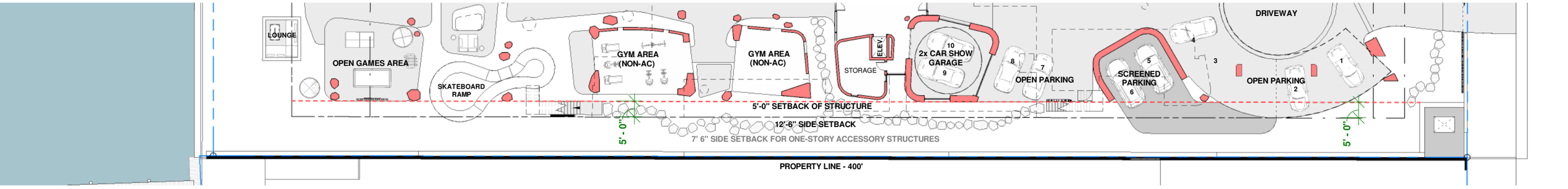
OPEN AIR LEGEND

- OBSTRUCTED
- VIEW THROUGH UN-OBSTRUCTED



1 NORTH ELEVATION
1" = 30'-0"

OPEN AIR CALCULATION DEPTH: 50'. (HALF OF SITE WIDTH)



2 L0_UNDERSTORY
1" = 30'-0"

0 30 60 ft
0 9m 18m

Scale 1" = 30' - 0"

OPEN-AIR ELEVATION NORTH | 03/08/2021

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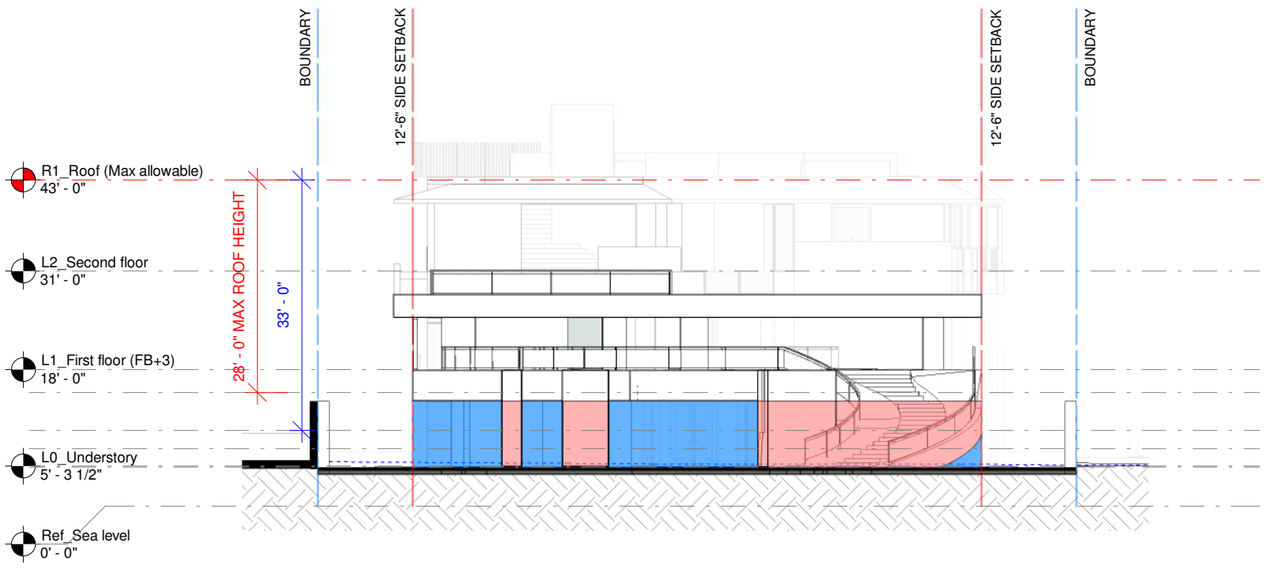
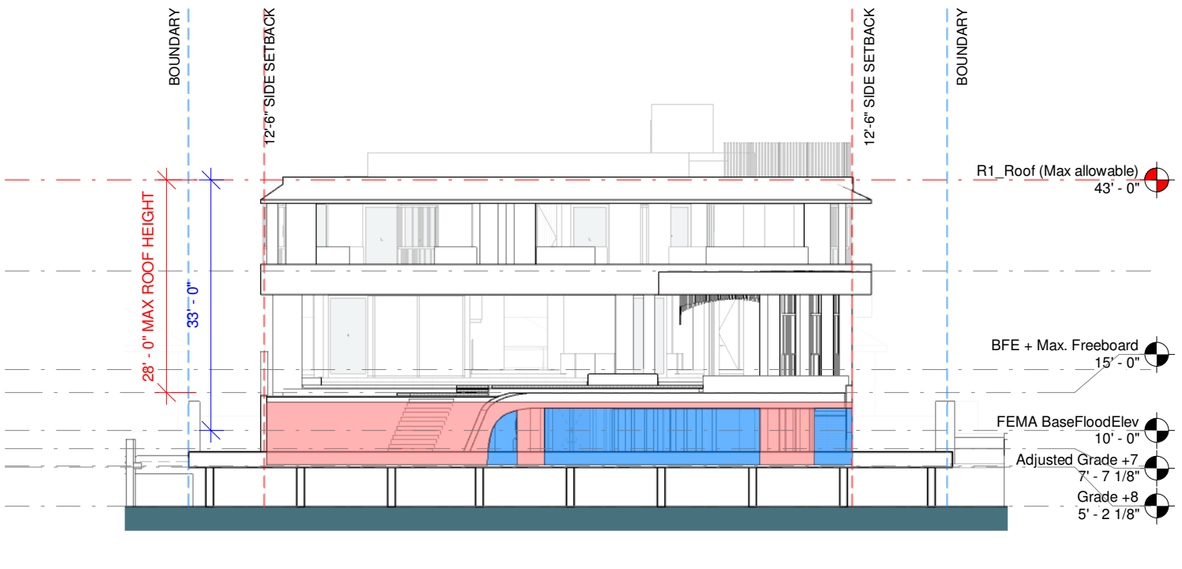
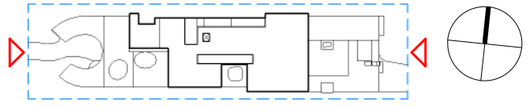
DWG: A-062

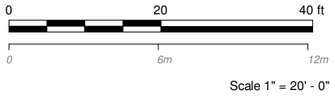


1 WEST ELEVATION
1" = 20'-0"



2 EAST ELEVATION
1" = 20'-0"





Scale 1" = 20' - 0"

OPEN-AIR ELEVATION WEST & EAST

03/08/2021

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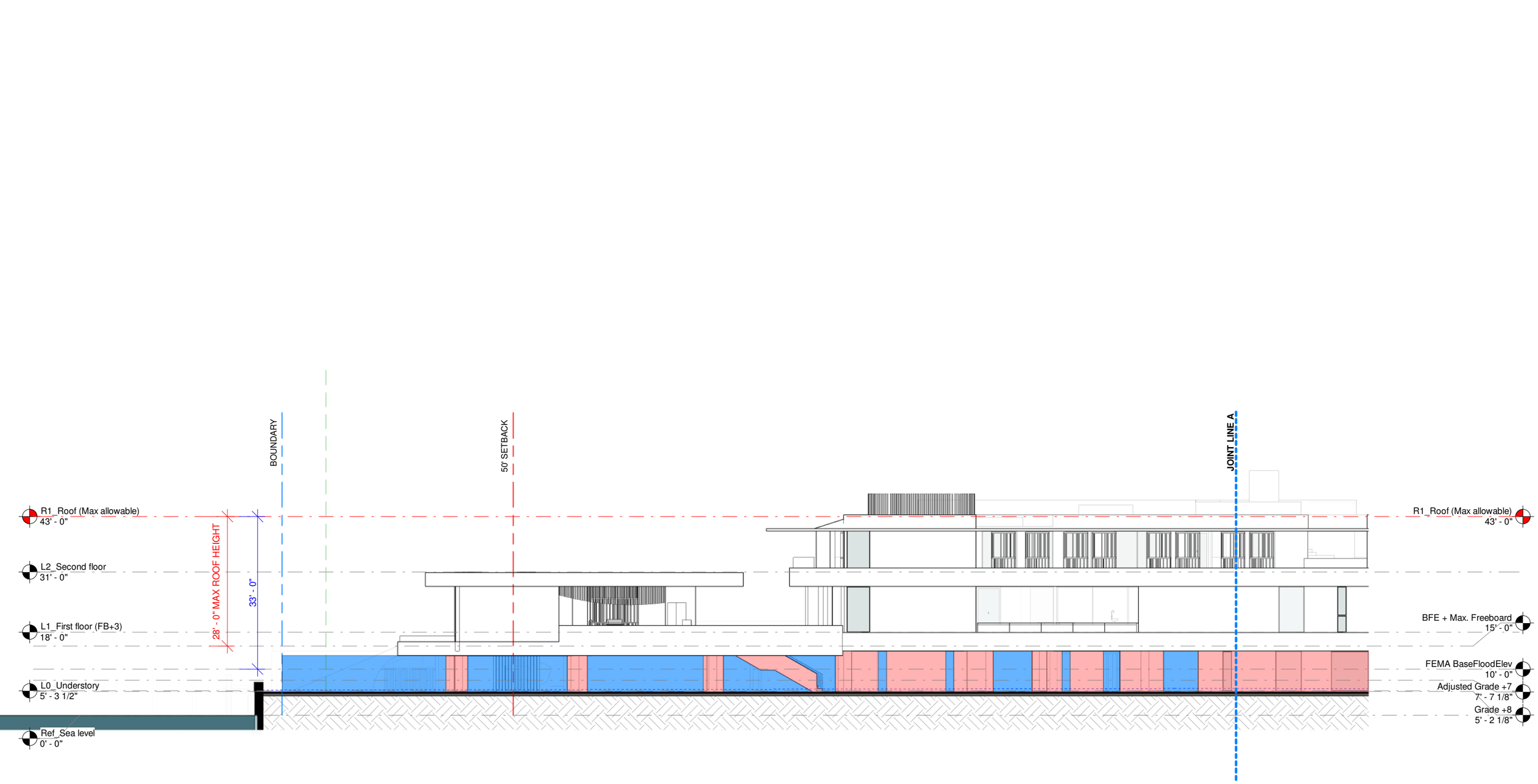
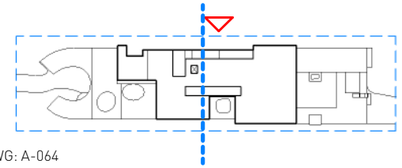
DWG: A-063



1 NORTH ELEVATION
1" = 20'-0"



0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

OPEN-AIR ELEVATION NORTH
A

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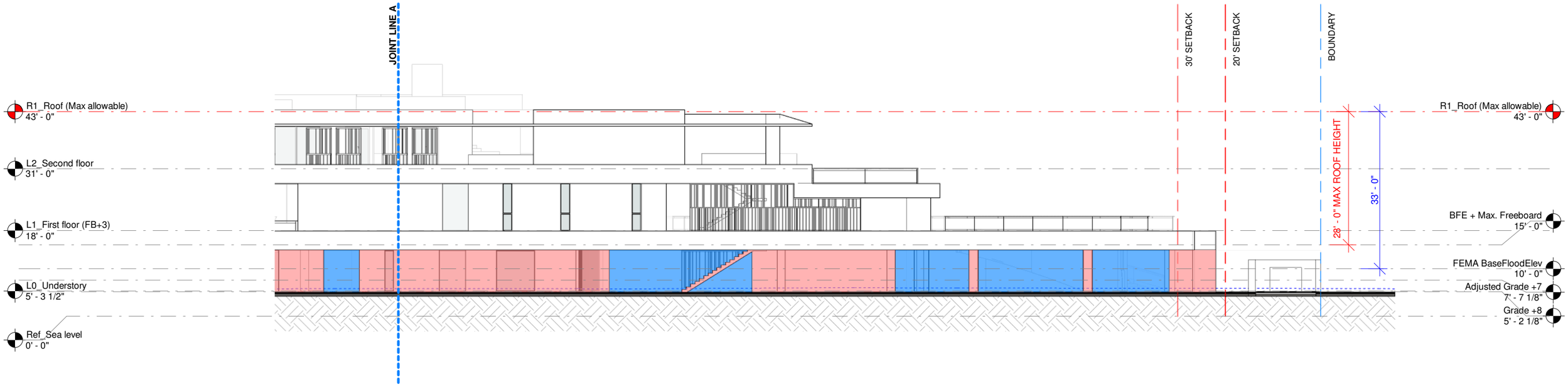
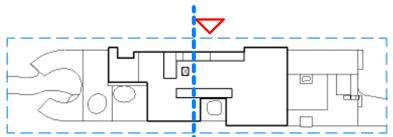
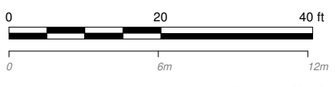
DWG: A-064



1 NORTH ELEVATION
1" = 20'-0"





Scale 1" = 20' - 0"

OPEN-AIR ELEVATION NORTH
B

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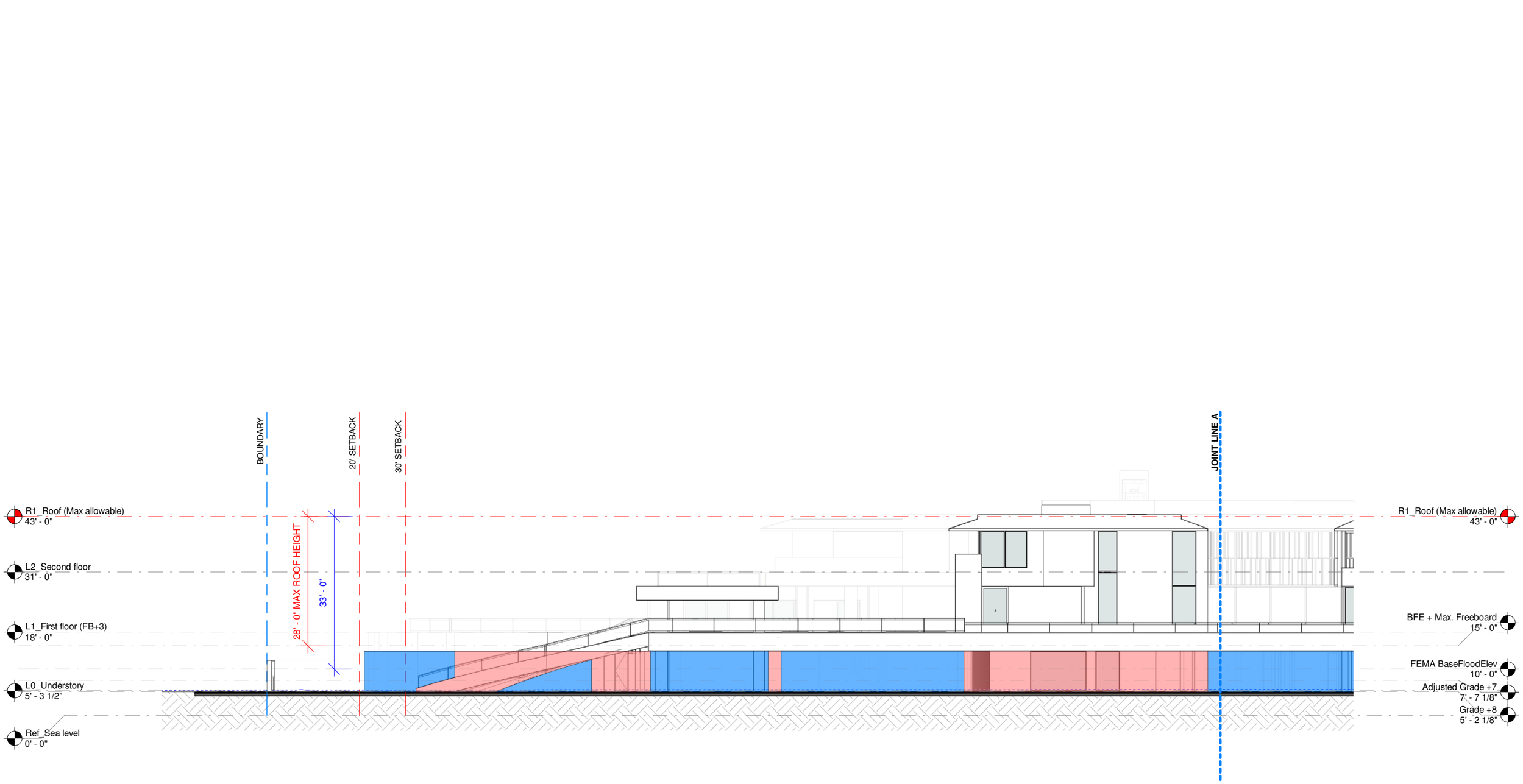
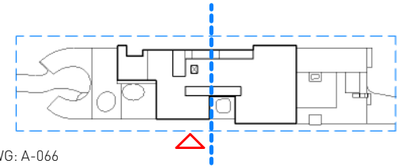
DWG: A-065



1 SOUTH ELEVATION
1" = 20'-0"



0 20 40 ft
0 6m 12m
Scale 1" = 20' - 0"

OPEN-AIR ELEVATION SOUTH
A

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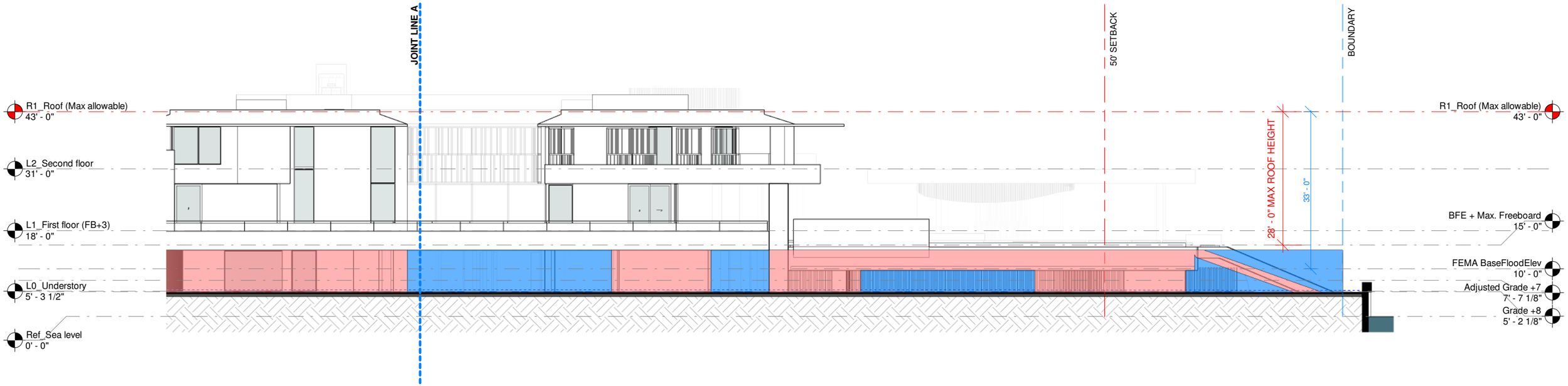
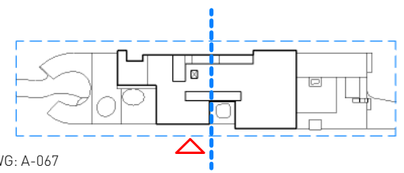
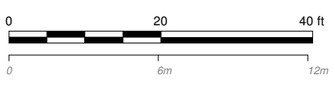
DWG: A-066



1 SOUTH ELEVATION
1" = 20'-0"





Scale 1" = 20' - 0"

DWG: A-067

OPEN-AIR ELEVATION SOUTH
B

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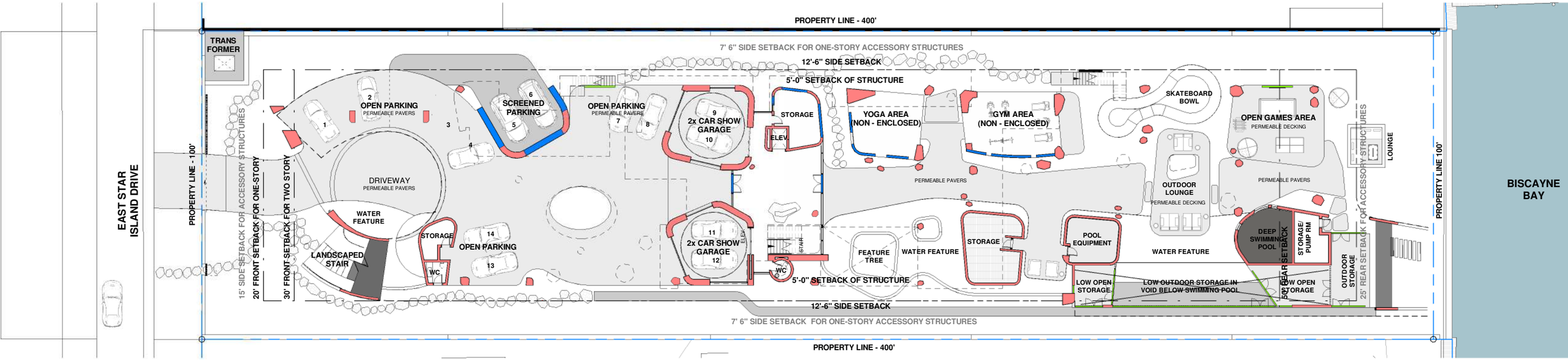
BREAKAWAY / STRUCTURE COMPARISON

- STRUCTURAL WALLS AND COLUMNS
- BREAKAWAY WALLS
- SCREENS



1 STRUCTURE VS BREAKAWAY WALL PLAN
1" = 30'-0"

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

STR. + BREAKAWAY PLAN | 03/08/2021

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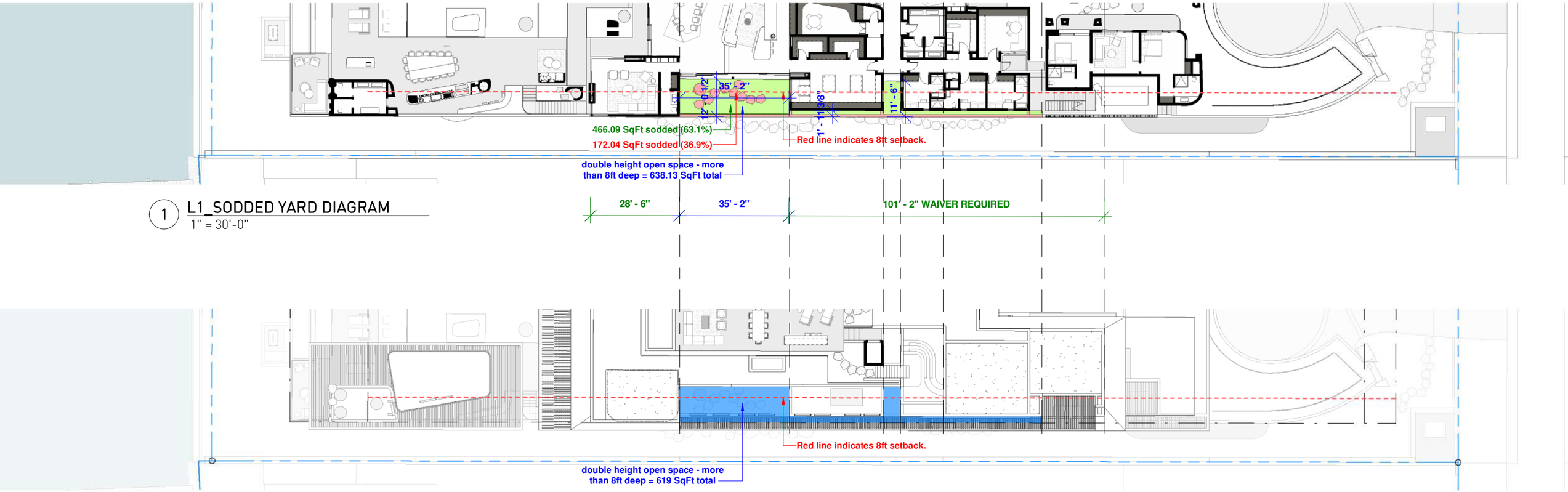
DWG: A-068



1 L1_SODDED YARD DIAGRAM
1" = 30'-0"

2 R1_ROOF LEVEL
1" = 30'-0"

0 30 60 ft
0 9m 18m
Scale 1" = 30' - 0"

60FT MAX ELEVATION NORTH
- WAIVER

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DWG: A-070

560 Northeast 42nd Court, Oakland Park FL 33334 (O) 954-561-9514 jcarrasco@bartlett.com

Tree Disposition at 28 Star Island Dr. Miami Beach, FL.

Date:

April 8, 2021

Prepared for:

BRODSON CONSTRUCTION INC.
120 NE 27th Street. Suite 100
Miami, FL 33137

Prepared by:

Bartlett Tree Experts
560 NW 42nd Court
Oakland Park, FL 33334

Juan C. Carrasco
ISA Board Certified Master Arborist #WE-3576B
ISA Tree Risk Assessment Qualified

560 Northeast 42nd Court, Oakland Park FL 33334 (O) 954-561-9514 jcarrasco@bartlett.com

Table of Contents

Juan C Carrasco ISA Board Certified Master Arborist #WE-3576B

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SUMMARY

Brodson Construction hired Bartlett Tree Experts to inspect and evaluate the trees and palms located at 28 Star Island Dr. in Miami Beach, Florida prior to the develop of the lot and the construction of the new house and gardens. This is an empty lot with several mature specimen trees and palms. Some trees/palms can be considered for relocation, however the majority are in poor condition, interfering with the construction and should be remove. A mix hedge of palms and trees are forming a hedge/screen on the south side, this mix hedge is in poor condition and also interferes with the construction, removal will be the appropriate consideration to create a new landscape. One Green Buttonwood is a specimen tree and efforts to preserve it are being considered (previous report dated February, 2021). However, please note that the DRB application indicates the Green Buttonwood is slated for removal, pending further feasibility studies.

INTRODUCTION

Background

The 28 Star Island Dr. property is located in a private residential neighborhood in Miami Beach. It is a large lot facing the bay. This lot will be developed with a new house and gardens. It's the desire of the property owner to try to preserve the Green Buttonwood growing at the end of the lot near the bay. However, given the unknowns, the property owner has directed the design team to apply for a permit to remove the tree, until the feasibility of saving the tree is better understood.

Urban Robot Associates in collaboration with Brodson Construction will build and develop the lot at 28 Star Island Dr. in Miami Beach. Urban Robot will be designing the new landscape. Several trees/palms have not received proper maintenance over the years. Most trees are in fair to poor condition. A few trees are acceptable specimens and should be consider to be relocated.

Assignment

Bartlett Tree Experts' assignment is as follows:

- Create a map with the approximate location of the trees using aerial photography.
- Visually evaluate the trees/palms from the ground.
- Provide an assessment of the trees condition, develop a tree disposition and provide recommendations.
- Submit a report.

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Limits of Assignment

This report is based on my observations made on March 17, 2021. All of my assessments were performed visually and from the ground. I did not climb the tree or use any aerial lift equipment. No tree risk assessment was performed and this document should not be construed as such.

The conclusions and recommendations are based on the author's experience and education as a qualified professional, and are not intended as a predictor of future conditions. Trees are dynamic systems and even healthy, intact trees may fail under given conditions. This work is intended as a tool to assist the tree owner and construction team and designers in making an educated tree management decision rather than to dictate a management action.

Purpose of this Report

This report has been prepared to help Broadson Construction and Urban Robot determine which trees/palms should be preserved, relocated or removed at 28 Star Island Dr, take into consideration the current condition of the trees and site development. This is intended also to be used by the client to apply with the City of Miami Beach to obtain other permits for the construction of the new landscape.

OBSERVATIONS

A total of 30 trees and/or group of trees and palms were identified and located in a map.

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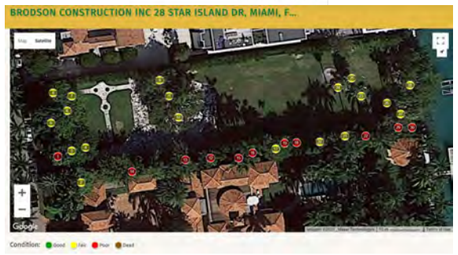

The following are the observations for each tree/palm or group of trees/palms and/or hedges:

Palms # 1, 11, 15, 16, 21 and 22 Royal palm, these trees are large specimens with some symptoms of what appears to be Royal palm bug damage. The main bud in some of these palms it turning brown. Nutrient deficiencies are evident and the trunks are crooked in some of the palms, this is an indication of stress.

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Royal Palm # 1 showing browning fronds, suspected to be caused by Royal Palm bug.

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Royal Palm # 11 growing next to Live Oak. New fronds are turning brown.

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Royal Palm # 15 and 16 showing crooked trunks and nutrient deficiencies.

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REVISED 4/29/21

L003A

ARBORIST REPORT

28 STAR ISLAND
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Royal Palm # 11 growing next to Live Oak. New fronds are turning brown.

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Royal Palm # 15 and 16 showing crooked trunks and nutrient deficiencies.

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Royal Palm # 21 and 22 with crooked trunks, nutrient deficiencies and Royal Palm Bug symptoms.

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Christmas Palm # 2, 7 and 8, these palm is located at the front of the property, they are in poor location and next to the northern and southern walls of the lot.

Christmas Palm # 2 near entrance, growing near the wall.

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Christmas Palms # 7 and 8 near the northern wall.

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Umbrella Tree # 3, invasive species. Poor structure with codominant stems.

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Ficus tree # 4, with poor structure and codominant stems. Invasive species.

Mango tree # 5, growing in a poor location next to the front wall. This tree doesn't have more space to continue to thrive. Interfering with construction. Leans towards the street.

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Shaving Brush tree # 6, this tree has some structural defects proper of the species, it's a large mature tree with possibility to be relocated.

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L003B

ARBORIST REPORT

28 STAR ISLAND
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Sausage Tree # 9, large specimen tree with codominant stems, branches with included bark and unbalance canopy. Interior deadwood present. This tree is a candidate to be relocated.

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Live Oak tree # 10, this tree shows some bleeding spots near the root flare, trunk and branches. There is a decaying old cut in the trunk, evidence of reaction wood with the presence of ridges in the lower trunk.

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Chinese Pistache tree # 13, growing within the Areca and palm mix hedge, the tree in poor condition with sings of stress, poor structure, areas with decay in large stems and a broken top.

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ARBORIST REPORT

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Areca Palm # 14, hedge growing along the south wall. Areca palms are the predominant species, however the hedge is form by other trees and palms. The areca clumps are in poor condition with many dead and dying stems, possibly caused by Ganoderma root rot.

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Umbrella tree # 17, this tree is in the middle of the south hedge. It's an invasive species interfering with the construction.

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Fishtail Palm # 18, Solitaire Palm # 19 and Chinese Fan Palm # 20, these palms are growing and are part of the south mix hedge. Are poor specimens and interfere with the proposed construction.

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Washingtonia Fan Palm # 23 and # 24, these 2 palms are growing in the middle of the lot and can be considered for relocation.

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Bismarck Palm # 25, medium size specimen growing at the middle of the lot, it can be considered for relocation.

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Washingtonia Palm # 26 and # 27, large palms growing in a poor location, these palms are interfering with the proposed construction.

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Green Buttonwood Tree # 28, this is a large specimen with some structural failures and large codominant stems. The tree needs to be pruned above the seawall and water to be able to build a new seawall. The intention is to try to preserve this tree as a main specimen and keep it to be part of the new gardens. However, given the uncertainty about the feasibility of preservation, the property owner has directed the design team to apply for a permit to remove the tree, until a preservation plan is attempted, with the input/oversight of the City of Miami Beach Urban Forestry Division. (Please refer to report date 2/15/2021 for preservation plan and details).

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ARBORIST REPORT

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Bottlebrush Tree # 29 and Brazilian Pepper # 30, these are the last group of trees growing along the south wall and near the water. These tree are in poor condition. Brazilian Pepper is considered an invasive species.

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DISCUSSION

This is a mature landscape with a mix of large and small specimens. Several trees and palms have overgrown the space interfering with different structures as walls, fences and propose construction. The most valuable trees and palms should remain or be relocated, the others, remove and replace with a more appropriate specimen. Most palms and trees have been neglected for many year and have not received proper care and maintenance.

CONCLUSION

The landscape renovation provides an opportunity to remove existing trees that are in poor condition and to plant trees that will perform better on this site. This site's contribution to the urban forest can be improved by proper species selection and future care. A Board Certified Master Arborist should be retained to assist in planning, care and maintenance of the existing and new trees to be planted. Any removed trees should be replaced to offset canopy loss.

RECOMMENDATIONS

The following are my recommendations:

- Remove all trees and palms that are in poor condition, present a risk, don't have the proper space to continue to grow, and/or are invasive species.

- Prune the trees as recommended in the chart based on the ANSI A-300 pruning specifications. Work to be performed under the supervision of an ISA Board Certified Master Arborist.

- Create the Critical Root Zones for the trees that are preserved based on the minimum guidelines and distances recommended in the chart.

- Create a soil care program to provide adequate nutrients before, during and after the construction. A soil care program should consist of soil samples to test for pH, macronutrients, micronutrients; provide stress relief treatments, soil conditioning, addition of biochar as a source of organic matter and to improve the soil biology and application of mulch to reduce compaction and maintain soil moisture.

- Supply adequate irrigation to all retained trees and palms during and after construction.

- Provide Integrated Pest Management or Plant Health Care Services to treat the trees and palms for insects and disease preventively and/or monitor for any infestation during and after construction.

- Perform Level 3 Advanced Assessment of risk (as defined in the International Society of Arboriculture's BMP for Tree Risk Assessment) on Live Oak # 10.

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Notes - Tree and Palm Protection

1. Fences shall be erected to protect trees and palms to be preserved. Fences define a specific protection zone for each tree or group of trees. Fences shall be installed prior to the beginning of construction and are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Arborist. Refer to the Landscape Architect's Tree Protection Detail.

2. Construction trailers, traffic, and storage areas must remain outside fenced areas at all times.

3. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, disturbance shall be minimized by using techniques such as tunneling or boring.

4. No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.

5. Additional tree pruning required for clearance during construction must be approved by the Certified Arborist and shall be performed by trained arborists, not by construction personnel.

6. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Certified Arborist should be notified immediately.

7. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.

8. All trees shall be irrigated at least two times a week. Each irrigation session shall wet the soil within the tree protection zone to a depth of 30 inches.

9. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned at the edge of the tree protection zone by cutting all roots cleanly to a depth of 36 inches. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.

10. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

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11. Spoil from trenches, basements, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.

12. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.

13. Maintain fire-safe areas around the fences. Also, no heat sources, flames, ignition sources, or smoking is allowed near mulch or trees.

14. Protective barriers shall be placed around each tree, cluster of trees, or the edge of the preservation area at the specified distance. Protective barriers shall be a minimum of four feet above ground level and shall be constructed of wood, plastic, or metal, and shall remain in place until development is completed. Protective barriers shall be in place prior to the start of any construction.

15. Understory plants within protective barriers shall be protected.

16. No excess oil, fill, equipment, building materials or building debris shall be placed within the areas surrounded by protective barriers, nor shall there be disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar or any other material harmful to trees or understory plants within the areas surrounded by protective barriers.

17. Trees shall not be braced in such a fashion as to scar, penetrate, perforate or otherwise inflict damage to the tree.

18. Natural grade shall be maintained within protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.

19. Fences and walls shall be constructed to avoid disturbance to any protected tree. Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary, using techniques such as discontinuous footings, to avoid damage to major roots.

Tree and Palm Relocation Notes -

1. All phases of transplanting trees and palms to be performed or supervised by Certified Arborist.

2. Trees to be relocated shall be root pruned six to eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted material during construction period by watering, moving, spraying, fertilizing, and pruning.

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3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape Contractor prior to beginning of project. The Owner and Certified Arborist shall not be responsible for damage to utility or irrigation lines.

4. The Landscape Contractor shall comply with all local and state codes and shall be responsible for obtaining all applicable permits.

5. The Landscape Contractor shall regularly inspect the relocated material to ensure compliance with standard horticultural practices.

6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not in viable condition shall be replaced by the Landscape Contractor.

7. The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture practices.

8. The diameter of the root ball to be transplanted shall follow the guidelines set forth in the latest edition of the Florida Grades and Standards for Nursery Plants.

9. Roots shall be cleanly cut with a sharp spade, hand saw, chainsaw, or other approved root-pruning equipment.

10. Trees shall not be pruned at transplanting to compensate for root loss. Any pruning required shall be as per the ANSI A300 Standards.

11. For all palms except Sabal palmetto, only dead fronds shall be removed. Sabal palmetto shall have all fronds cut without damaging the bud. Fronds shall be securely tied around the bud prior to relocation and shall be untied after placement in the new planting hole. The bud shall be protected from damage or injury during relocation.

12. After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.

13. Provide a layer of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.

14. Provide tree protection as per Landscape Architect's Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.

15. After root pruning and prior to relocation, tree(s) shall be watered a minimum of twice weekly.

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16. Transplanting shall occur within 24 hours after being dug for relocation. The root ball shall be kept moist.

17. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.

18. The depth of the new hole shall be equal to the depth of the root ball and the width shall be equal to two to three times the width of the root ball.

19. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.

20. The slings used to lift the trees and large palms shall be non-binding nylon slings that are wrapped under the root ball to support the weight of tree or palm. Slings shall not be solely wrapped around the trunk of the tree. Padding the sling may be necessary so that the trunk is not damaged.

21. Trees and palms shall be planted so that the top of the rootball is flush with the existing grade. Ensure that deep planting does not occur. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the growth pattern prior to transplanting.

22. Transplanted trees and palms shall be backfield with a uniform mix of 25% fully decomposed compost and 75% existing site soil cleaned free of weeds and rocks.

23. Trees and palms shall be watered to eliminate air pockets in the backfill mix prior to mulching.

24. A 4" soil berm shall be created around the edge of the planting hole to hold water, or as per the Landscape Architect's Planting Details.

25. Install tree and palm bracing as per the Landscape Architect's Planting Details, to ensure stability of trees and palms.

26. After transplanting trees and palms, the Landscape Contractor shall be responsible for watering to maintain soil moisture during the guarantee period. The following schedule is suggested: First month - Daily; Second month - 3 times per week; Third and Fourth month - 2 times per week; Last Eight months – 1 time per week. For trees over 4" in caliper at the time of planting, the suggested schedule is: First 6 weeks - Daily; from 1.5 months to 6 months - 3 times per week, last 6 months - 1 time per week.

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APPENDIX A: Tree Inventory and Spreadsheet with Observations

Please see attached file.

APPENDIX B: ASSUMPTIONS AND LIMITING CONDITIONS

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or to attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant and the consultant's fee is not contingent upon the reporting of a specified appraised value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference.
Inclusion of said information with any drawings or other documents does not constitute a representation of Juan C. Carrasco as to the sufficiency or accuracy of said information.

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Unless otherwise expressed: a) this report covers only the examined items and their condition at the time of inspection: and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

APPENDIX C: CERTIFICATE OF PERFORMANCE

I, Juan C. Carrasco, certify that:

- I have personally inspected the tree(s) and/or property referred to in this report, and that I have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of Assignment.
- I have no current or prospective interest in the vegetation or property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Board Certified Master Arborist, and have been involved in the practice of arboriculture and the study of trees for over twenty-five years.

Signed: _____ Dated: April 8, 2021

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