



MIAMI BEACH HISTORIC PRESERVATION BOARD FINAL SUBMITTAL 04.11.22
BANCROFT EXECUTIVE OFFICE SUITES | 1501 COLLINS AVE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

BANCROFT OFFICE CLUB

PROPERTY ADDRESS
1501 COLLINS AVE
MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation on site is composed of mature coconut palms, small native simpsons stopper trees, small japanese privet trees and small silver buttonwood trees along 15th Street and Collins Avenue, and native sabal palms, native silver buttonwood trees, small native simpsons stopper trees and a large native strangler fig along Collins Avenue. Please note that there is no specimen vegetation in conflict with the proposed improvements to the existing building. The landscape architect is proposing to remove small japanese privet, simpson stopper and silver buttonwood trees that are in conflict with the proposed improvements and native mitigation will be provided to offset the loss.

SCOPE OF WORK

- Preservation of existing vegetation and landscape
- New landscape design to complement renovations to the existing historic building

INDEX OF SHEETS

- L0.00 Landscape Cover Page + Sheet Index
- L0.01 Previously Approved - Ground Level Landscape Plan
- L1.00 Ground Level Rendered Landscape Master Plan
- L1.01 Ground Level Landscape Plan
- L1.02 Second Level Landscape Plan
- L1.03 Third Level Landscape Plan
- L1.04 Fifth Roof Landscape Plan
- L2.00 Existing Tree Survey + Disposition Plan
- L2.01 Existing Tree Chart, Mitigation Summary, Notes + Details
- L3.00 Plant List, Landscape Notes + Details

MIAMI BEACH LANDSCAPE LEGEND

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District MXE Lot Area 53,922 SF Acres 1.24

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>53,922</u> s.f. x <u>.20</u> % = <u>10,785</u> s.f.	<u>10,785</u>	<u>---</u>
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	<u>N/A</u>	<u>N/A</u>
C. Total square feet of landscaped open space required: A+B=	<u>N/A</u>	<u>N/A</u>

LAWN AREA CALCULATION

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

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=	<u>28 TREES</u>	<u>--</u>	* TOTAL SHORT FALL OF 28 CODE TREES
B. % Natives required: Number of trees provided x 30% =	<u>9 TREES</u>	<u>--</u>	
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>14 TREES</u>	<u>--</u>	
D. Street Trees (maximum average spacing of 20' o.c.): <u>500 LF</u> linear feet along street divided by 20'=	<u>25</u>	<u>20</u>	5 STREET TREES PROVIDED ON COLLINS AVENUE 15 STREET TREES PROVIDED ON 15TH STREET * TOTAL SHORT FALL OF 5 STREET TREES
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	<u>N/A</u>	<u>N/A</u>	

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>636</u>	<u>840</u>
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>318</u>	<u>480</u>

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>64</u>	<u>189</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>32</u>	<u>90</u>

* BUILDING RESTORATION PROJECT IS LOCATED WITHIN THE ART DECO HISTORIC DISTRICT AND HAS LIMITED LANDSCAPE AREAS AVAILABLE. THEREFORE, IT IS NOT POSSIBLE TO MEET THE CMB PLANNING + ZONING CODE REQUIREMENTS.

PREVIOUSLY APPROVED
(PROVIDED FOR REFERENCE ONLY)



7500 NE 4th Court
Studio 103
Miami, FL 33138

2026

PROJECT NUMBER

ARCHITECT

Gensler

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

PREVIOUSLY
APPROVED
GROUND LEVEL
LANDSCAPE
PLAN

**CHRISTOPHER
CAWLEY
LANDSCAPE
ARCHITECTURE**

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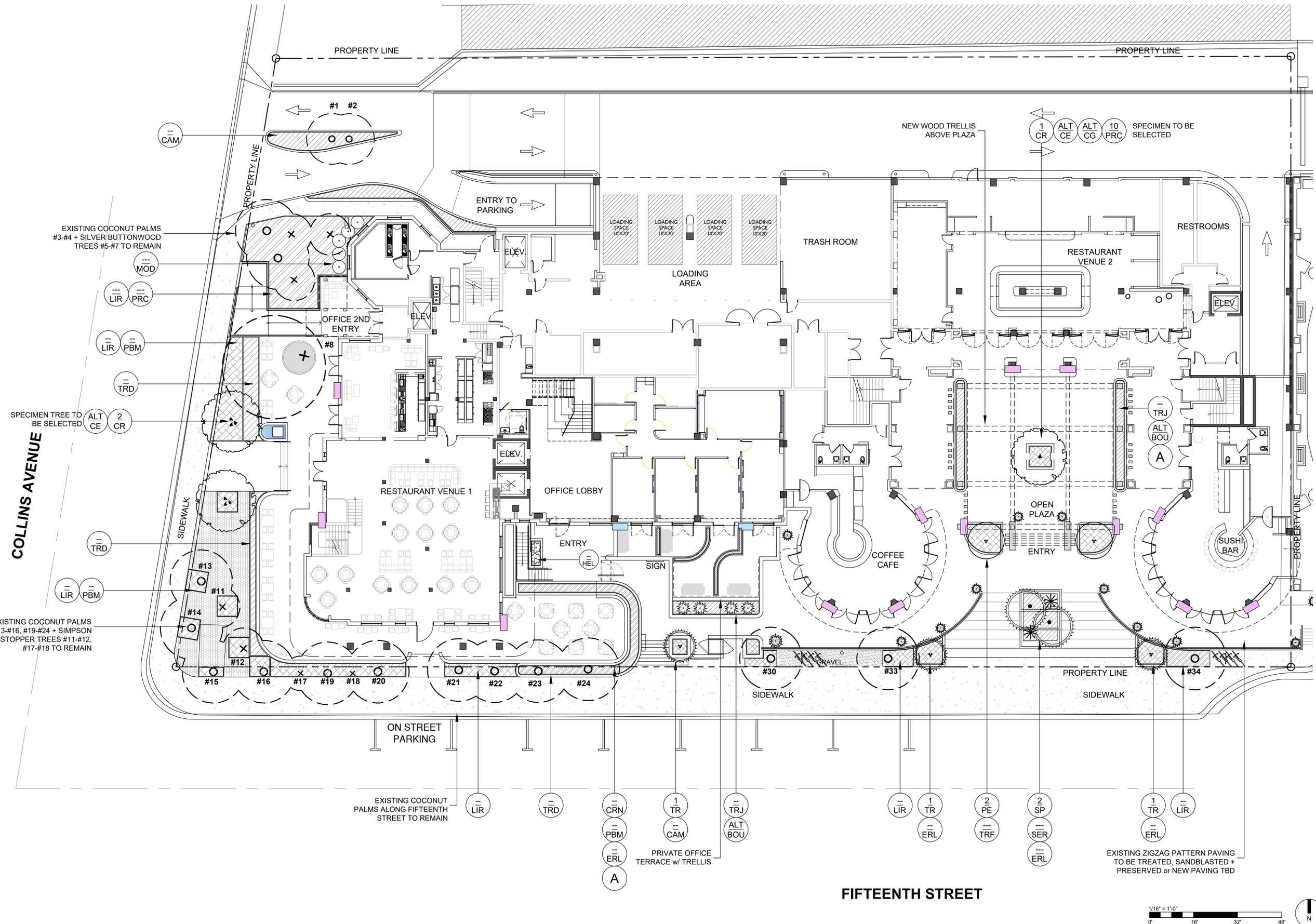
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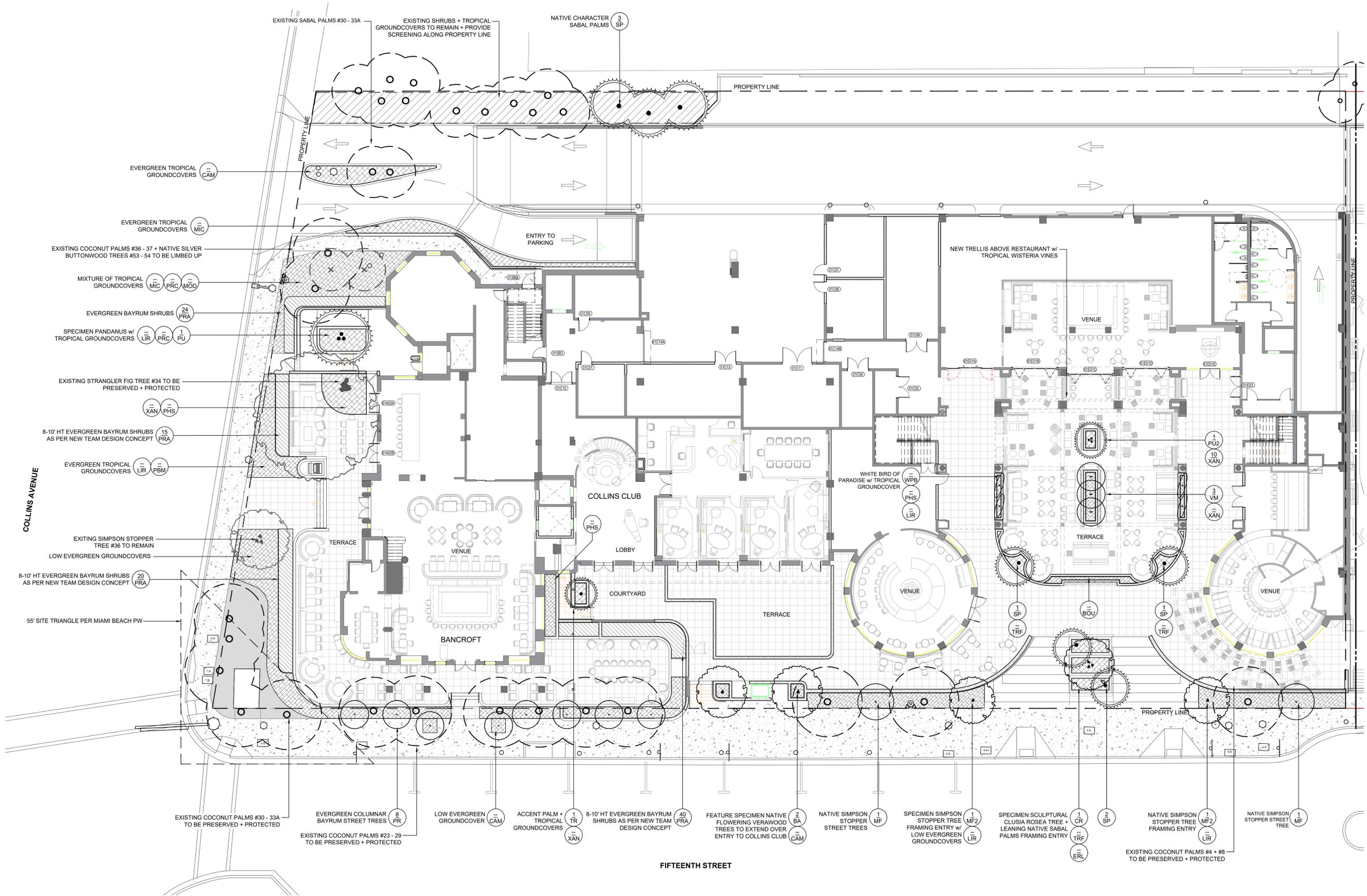
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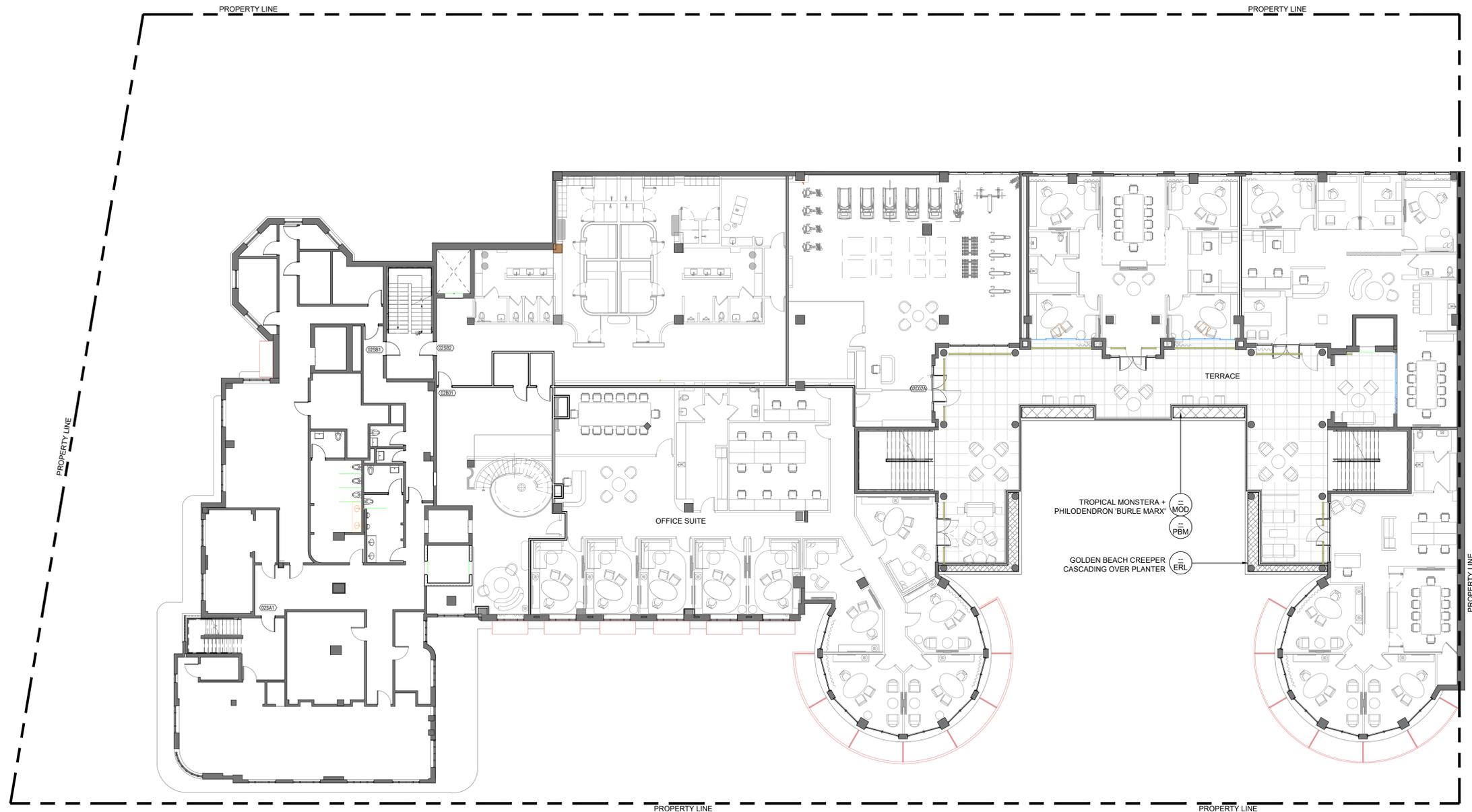
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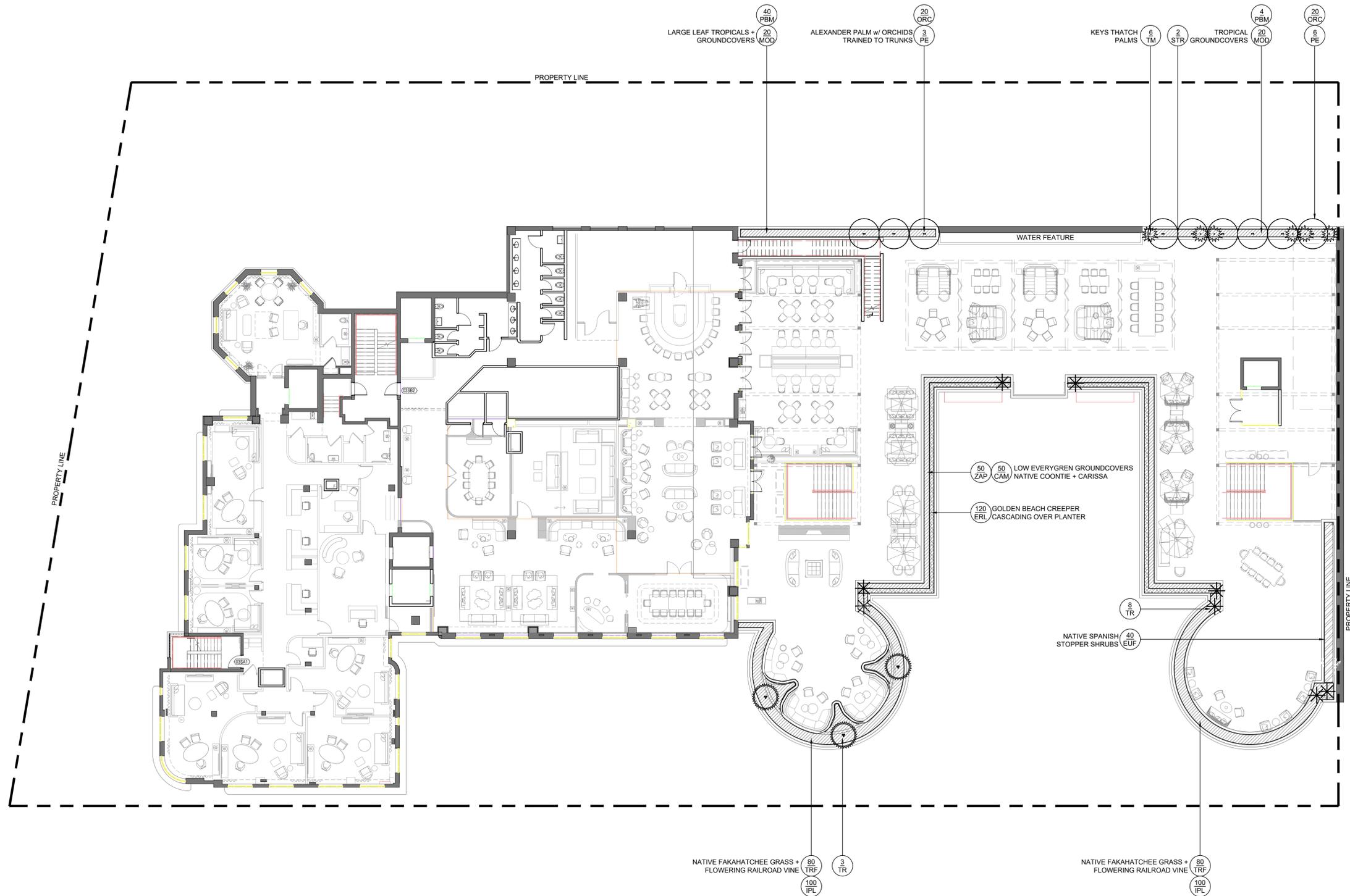
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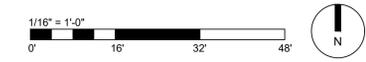


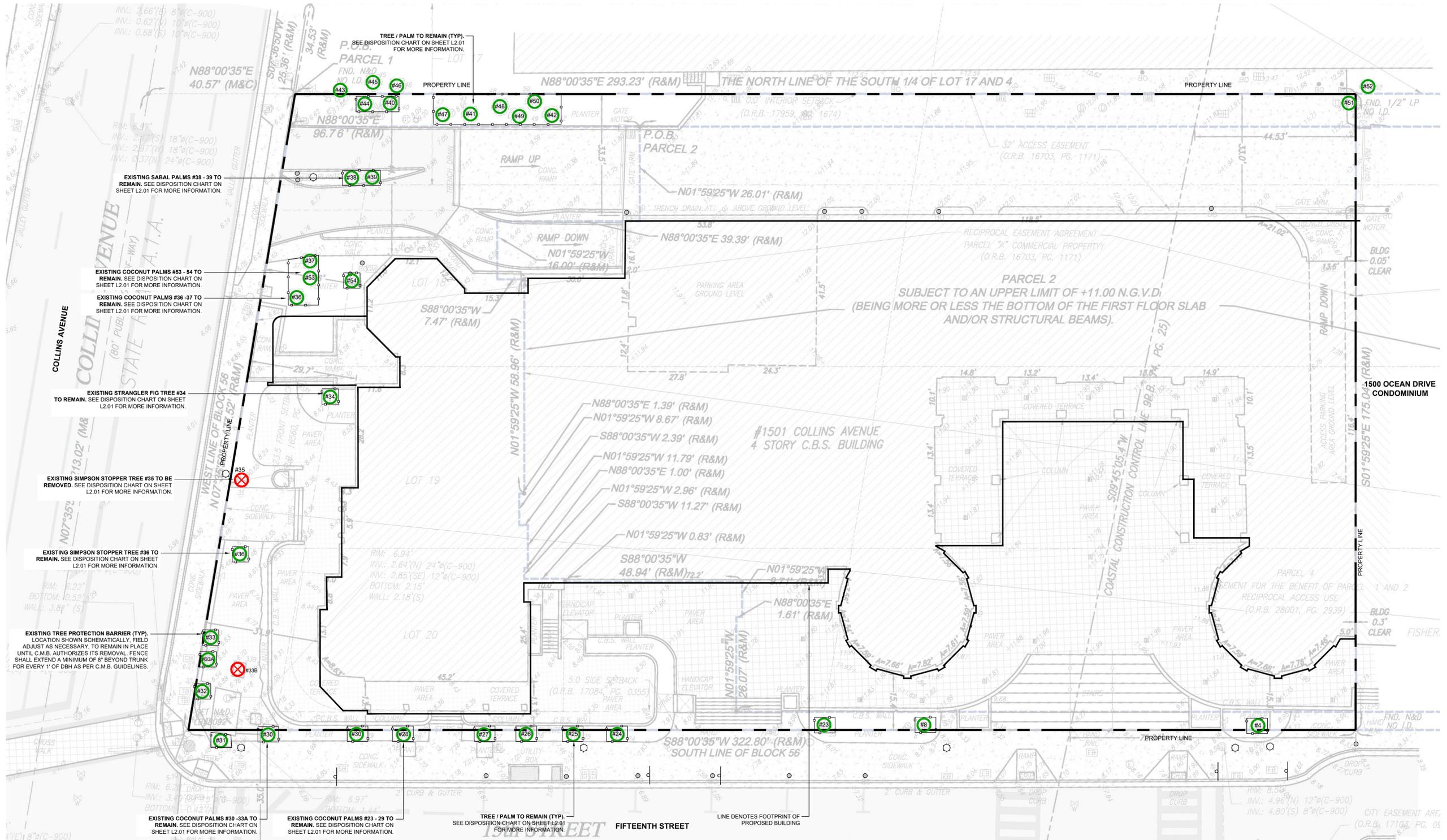


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C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE.
2. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY CDS DUE DILIGENCE SERVICES. DATED 10/20/20.
3. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 01.21.22.
4. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 3" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
5. THERE ARE NO TREES or PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

C.M.B. EXISTING TREE SURVEY LEGEND

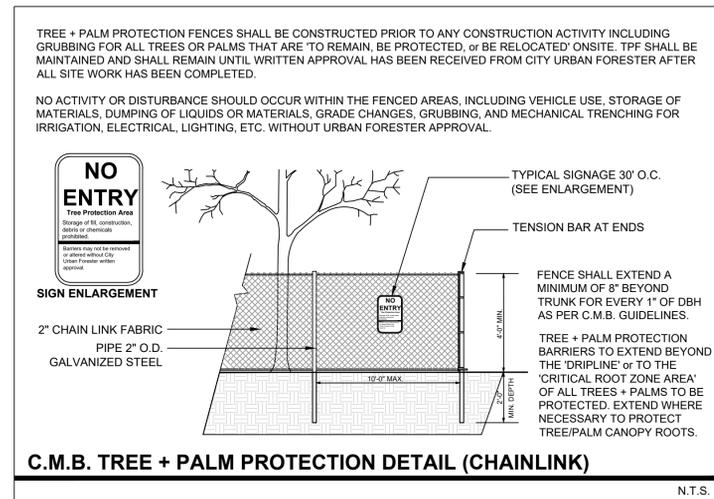
- # TREE or PALM TO REMAIN, PRESERVE + PROTECT
- X TREE or PALM TO BE REMOVED. SEE CHART L3.00.
- TREE or PALM PROTECTION FENCE

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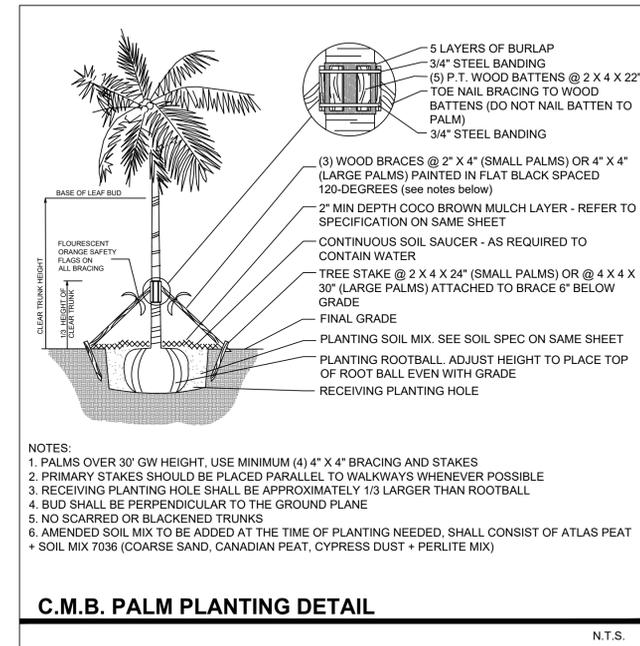
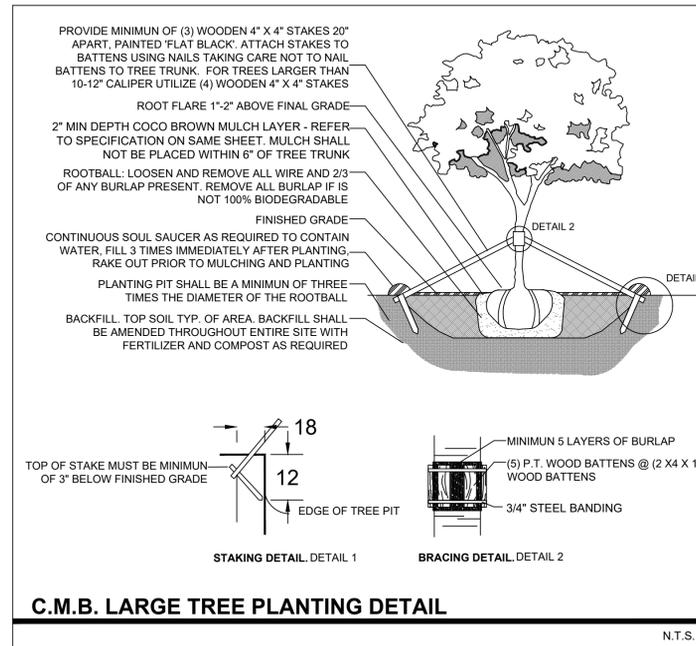
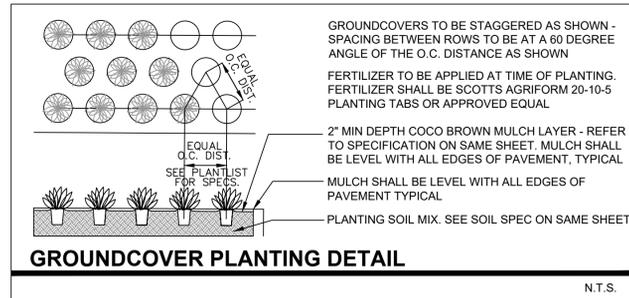
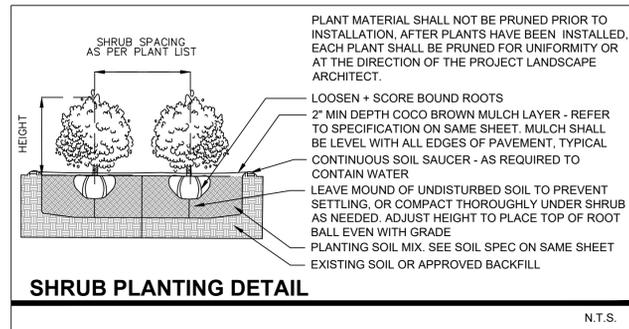
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C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 1501 COLLINS AVE										
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	MITIGATION	COMMENTS
#4	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#8	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#23	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#24	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#25	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#26	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#27	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#28	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#29	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#30	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#31	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#32	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#33	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 30'	+/- 12'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#33A	COCONUT PALM	Cocos nucifera	NO	+/- 8"	+/- 10'	+/- 25'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#33B	SIMPSON STOPPER	Myrcianthes fragrans	NO	+/- 2"	+/- 12'	+/- 6'	FAIR	REMOVE	2" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#34	STRANGLER FIG	Ficus Aurea	YES	+/- 30"	+/- 40'	+/- 30'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#35	SIMPSON STOPPER	Myrcianthes fragrans	NO	+/- 2"	+/- 12'	+/- 6'	FAIR	REMOVE	2" DBH	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#36	SIMPSON STOPPER	Myrcianthes fragrans	NO	+/- 2"	+/- 12'	+/- 6'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#37	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 35'	+/- 15'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#38	SABAL PALM	Sabal palmetto	NO	+/- 10"	+/- 20'	+/- 10'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#39	SABAL PALM	Sabal palmetto	NO	+/- 10"	+/- 20'	+/- 10'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#40	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 6'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#41	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 6'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#42	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 6'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#43	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 6'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#44	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 6'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#45	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 6'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#46	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 6'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#47	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 6'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#48	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 6'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#49	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 6'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#50	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 6'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#51	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 6'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#52	COCONUT PALM	Cocos nucifera	NO	+/- 10"	+/- 6'	+/- 20'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#53	SILVER BUTTWOOD	Conocarpus erectus 'Sericeus'	NO	+/- 2"	+/- 12'	+/- 8'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
#54	SILVER BUTTWOOD	Conocarpus erectus 'Sericeus'	NO	+/- 2"	+/- 12'	+/- 8'	FAIR	REMAIN	N/A	PRESERVE + PROTECT
TOTAL TREE DBH LOSS: 4" + THE REMOVAL OF (0) PALMS *										
TREE MITIGATION REQUIRED: (2) REPLACEMENT TREES @ 12'HT x 2" DBH X 6' SPREAD										

CH 46 TREE PRESERVATION + PROTECTION / TREE + PALM MITIGATION SUMMARY		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 46 ENVIRONMENT		
TREES		
REMOVED (TOTAL DBH OF TREES)	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROVIDED
4" OF DBH	2 @ 12' HEIGHT + 2" DBH + 6' SPREAD OR 1 @ 16' HEIGHT + 4" DBH + 8' SPREAD	2 REPLACEMENT TREES PROVIDED @ 12' HEIGHT + 2" DBH + 6' SPREAD BREAKDOWN: (2) BAY RUM TREES @ 12' HEIGHT + 2" DBH + 6' SPREAD = 2 REPLACEMENT TREES



LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
6. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
7. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
8. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

PLANT LIST - 1501 COLLINS AVE

KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BA	2	YES	VERAWOOD	Bulnesia arborea	Specimen to be selected, 14-16' ht, 8-10' spread, 4" dbh min
CR	1	YES	PITCH APPLE TREE	Clusia rosea	Sculptural Specimen to be selected, multi-trunk, 16-18' ht, 10-12' spread, 6" dbh min
MF	2	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	12-14' ht min, 6-8' spread min, 2" dbh min
MF2	2	YES	SIMPSON STOPPER TREE	Myrcianthes fragrans	Specimen to be selected, character multi-trunk, 16' ht min, 8' spread, 4" dbh
PR	8	NO	BAYRUM TREE	Pimenta racemosa	12-14' ht min, 6-8' spread min, 2" dbh min, standard
PU	1	NO	PANDANUS	Pandanus utilis	65 gallon, 10' ht, 8' spread, multi
PU2	1	NO	PANDANUS	Pandanus utilis	Specimen to be selected, multi-trunk, field grown
PALMS					
PE	9	NO	ALEXANDER PALM	Ptychosperma elegans	12 - 16' overall height min, multi, grade #2
SP	7	YES	SABAL PALM	Sabal palmetto	10' - 18' clear trunk, varying heights, character trunks, slick
TM	6	YES	KEY THATCH PALM	Thrinax morrisii	30 gallon, 4' - 6' ht
TR	16	YES	THATCH PALM	Thrinax radiata	3' - 5' clear trunk, varying heights, Florida Fancy
VM	3	NO	CHRISTMAS PALM	Veitchia merrillii	25 gallon, double trunk, 9' - 10' ht
SHRUBS					
EUF	40	YES	SPANISH STOPPER	Eugenia foetida	15 gallon, 6' height, 24" spread
FGI	18	NO	FICUS GREEN ISLAND	Ficus microcarpa 'Green Island'	7 gallon, 24" height, 24" spread
PRA	75	NO	BAYRUM SHRUB	Pimenta racemosa	25 gallon, 8' - 10' Ht, full to base, 30"
SAB	30	YES	BAHAMA MAIDEN BUSH	Savia bahamensis	15 gallon, 5' height, 24" spread
GROUNDCOVERS					
ALC	AS REQ	NO	BROMELIAD	Alcantarea 'Odorata'	3 gallon, 12" on center, full
ALP	AS REQ	NO	RED GINGER	Alpinia purpurata	7 gallon, 14" on center, full, low branch
BOU	AS REQ	NO	BOUGAINVILLEA	Bougainvillea	1 gallon, 12" on center, full
CAM	AS REQ	NO	CARISSA 'EMERALD BLANKET'	Carissa macrocarpa	1 gallon, 12" on center, full
ERL	AS REQ	NO	BEACH GOLDEN CREEPER	Ernodea littoralis	3 gallon, 12" on center, full
IPP	AS REQ	NO	RAILROAD VINE	Ipomoea pes capraes subsp. brasiliensis	1 gallon, 12" on center, full
LIR	AS REQ	NO	LILYTURF	Liriope muscari	1 gallon, 12" on center, full
MIC	AS REQ	NO	WART FERN	Microsorium scolopendrium	3 gallon, 12" on center, full
MOD	AS REQ	NO	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, 30" spread, full
ORC	AS REQ	NO	ORCHID	Same	1 gallon, 12" on center, full
PBM	AS REQ	NO	PHILODENDRON 'BURL MARX'	Same	3 gallon, 18" on center, full
PHS	AS REQ	NO	PHILODENDRON 'SELLOUM'	Same	7 gallon, 18" on center, full
PRC	AS REQ	NO	PHILODENDRON 'ROJO CONGO'	Same	7 gallon, 18" on center, full
STR	AS REQ	NO	BIRD OF PARADISE 'ORANGE'	Strelitzia	15 gallon, 24" on center, full
TRF	AS REQ	NO	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, 18" on center, full
WPB	AS REQ	NO	BIRD OF PARADISE 'WHITE'	Strelitzia 'Alba'	15 gallon, 24" on center, full
XAN	AS REQ	NO	PHILODENDRON 'XANADU'	Same	3 gallon, 18" spread, full
ZAP	AS REQ	YES	COONTIE	Zamia pumila	3 gallon, 18" on center, full
SOD, AGGREGATE & MULCH					
MLC	AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH				
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				