441 E RIVO ALTO DR
DRB23-0974

DESIGN REVIEW BOARD HEARING

FEBRUARY 6, 2024

MARMOL RADZINER

architecture
construction
interiors
landscape

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INTRODUCTION



TRUE NORTH

ARCHITECTURAL NORTH

VICINITY PLAN



TRUE NORTH

ARCHITECTURAL NORTH

PROPERTY SURVEY

NOT TO SCALE

FOLIO NUMBER:

02-3233-001-0530



TRUE NORTH

ARCHITECTURAL NORTH

DESIGN WAIVER REQUESTS

1. **A request to construct a new, two-story single family residence with an understory**

2. **A request to waive the two-story side elevation open space requirement**

EXISTING STREET FAÇADES

ADJACENT NEIGHBORS



444 W RIVO ALTO DR



445 E RIVO ALTO DR

PROJECT SITE



441 E RIVO ALTO DR



425-435 E RIVO ALTO DR

ACROSS STREET NEIGHBORS



412 E RIVO ALTO DR



440 E RIVO ALTO DR



431 W RIVO ALTO DR



401 W RIVO ALTO DR

EXISTING RESIDENCE



1



2



KEY PLAN
NOT TO SCALE



3

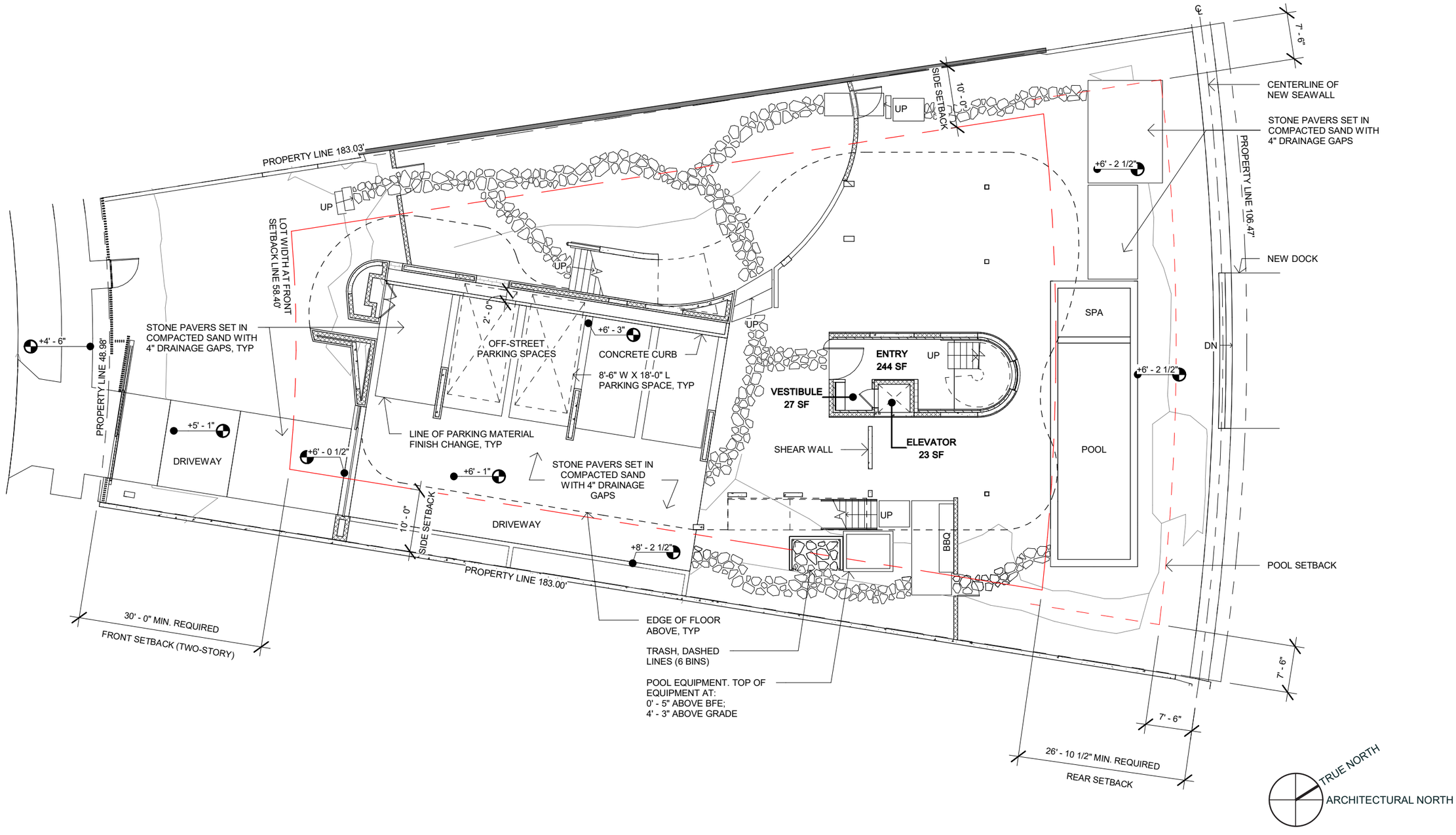


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TRUE NORTH
ARCHITECTURAL NORTH

SITE PLAN - UNDERSTORY

1/16” = 1’-0”



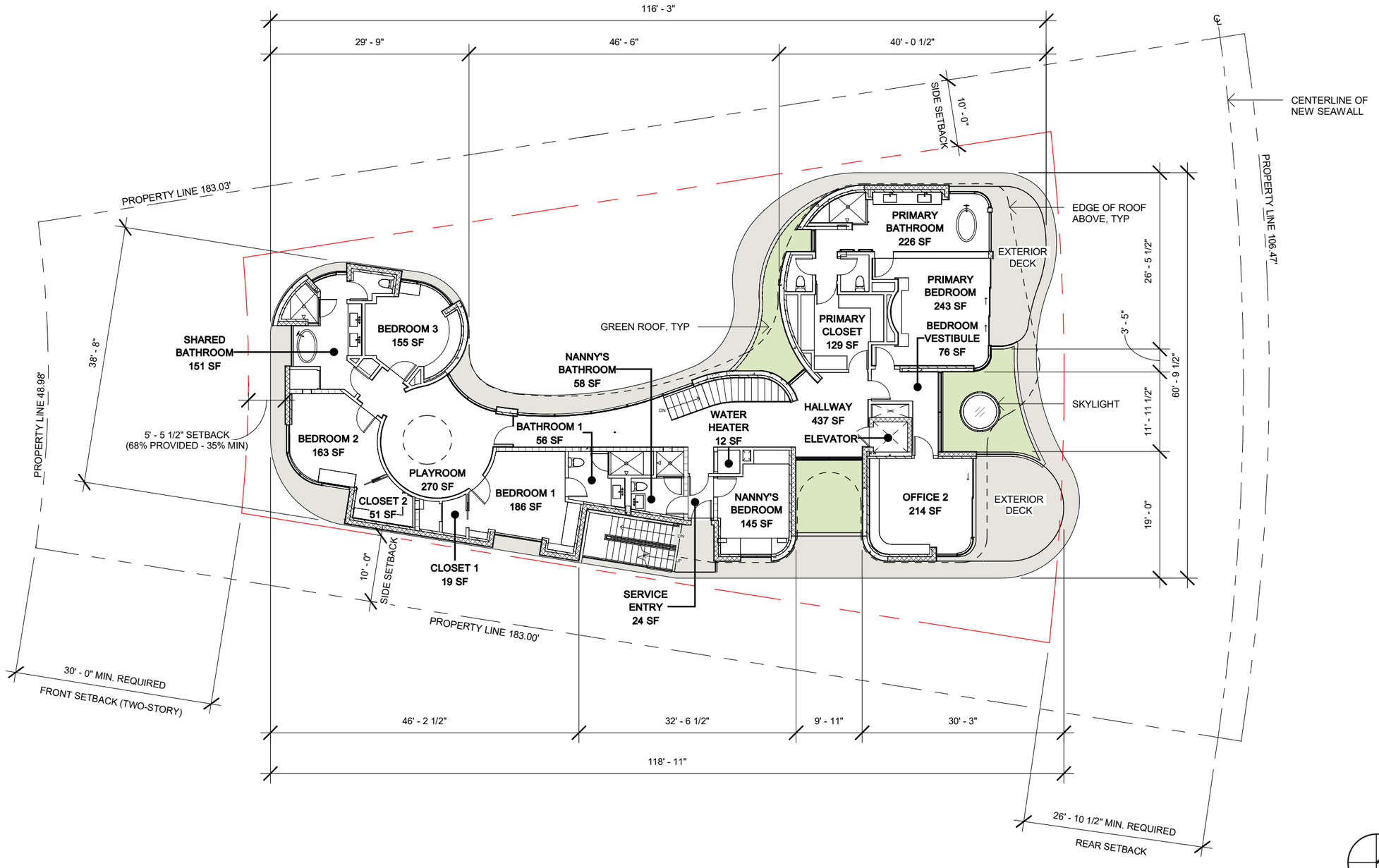
FIRST FLOOR PLAN

1/16” = 1’-0”



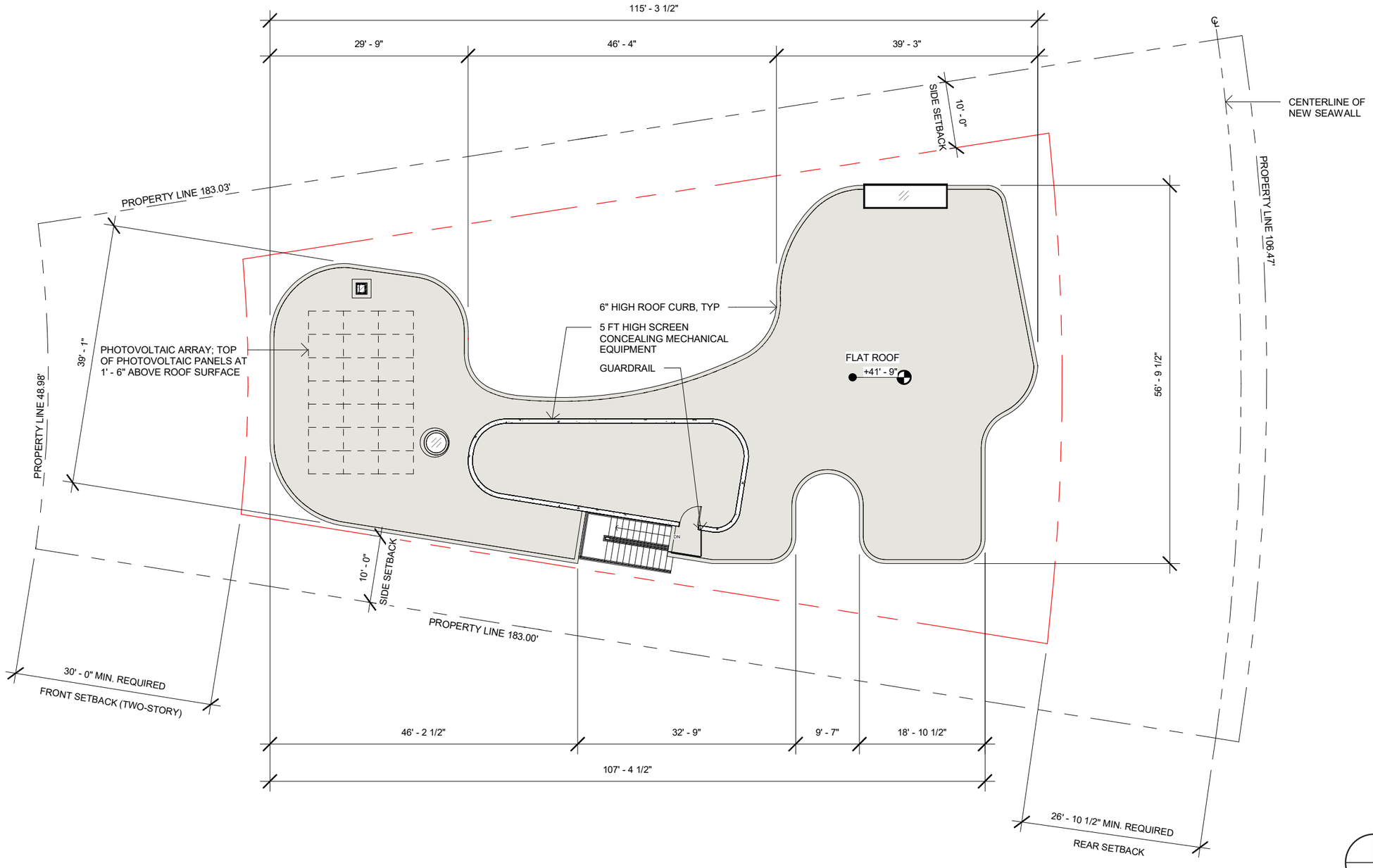
SECOND FLOOR PLAN

1/16” = 1’-0”



ROOF PLAN

1/16” = 1’-0”



FRONT (STREET) VIEW



ENTRY VIEW



COURTYARD VIEW



REAR (BAY) VIEW



EXTERIOR MATERIALS





ALUMINUM WINDOW AND DOOR FRAMES - CHAMPAGNE COLOR



SOFFITS AND ACCENTS - WOOD

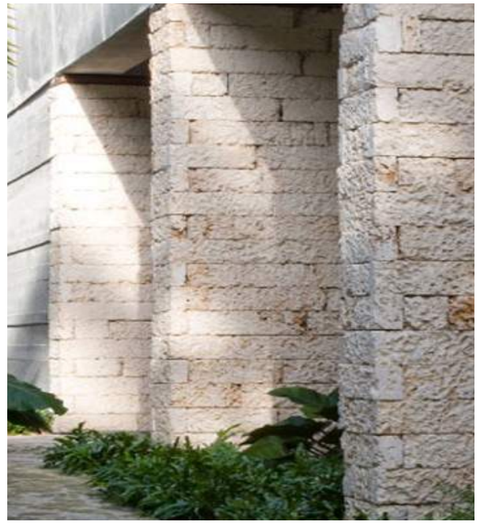
PRIVACY WINDOWS - GLASS BRICK





BALCONY FLOORS AND STAIRS- TRAVERTINE

WALLS - CORAL STONE SPLIT FACE





FLOOR PLATES AND ROOF FASCIA - CONCRETE



CIRCULATION VOLUME - GLASS TILE



WALLS AND SOFFITS - ACRYLIC PLASTER

LANDSCAPE SITE PLAN

1/16” = 1’-0”

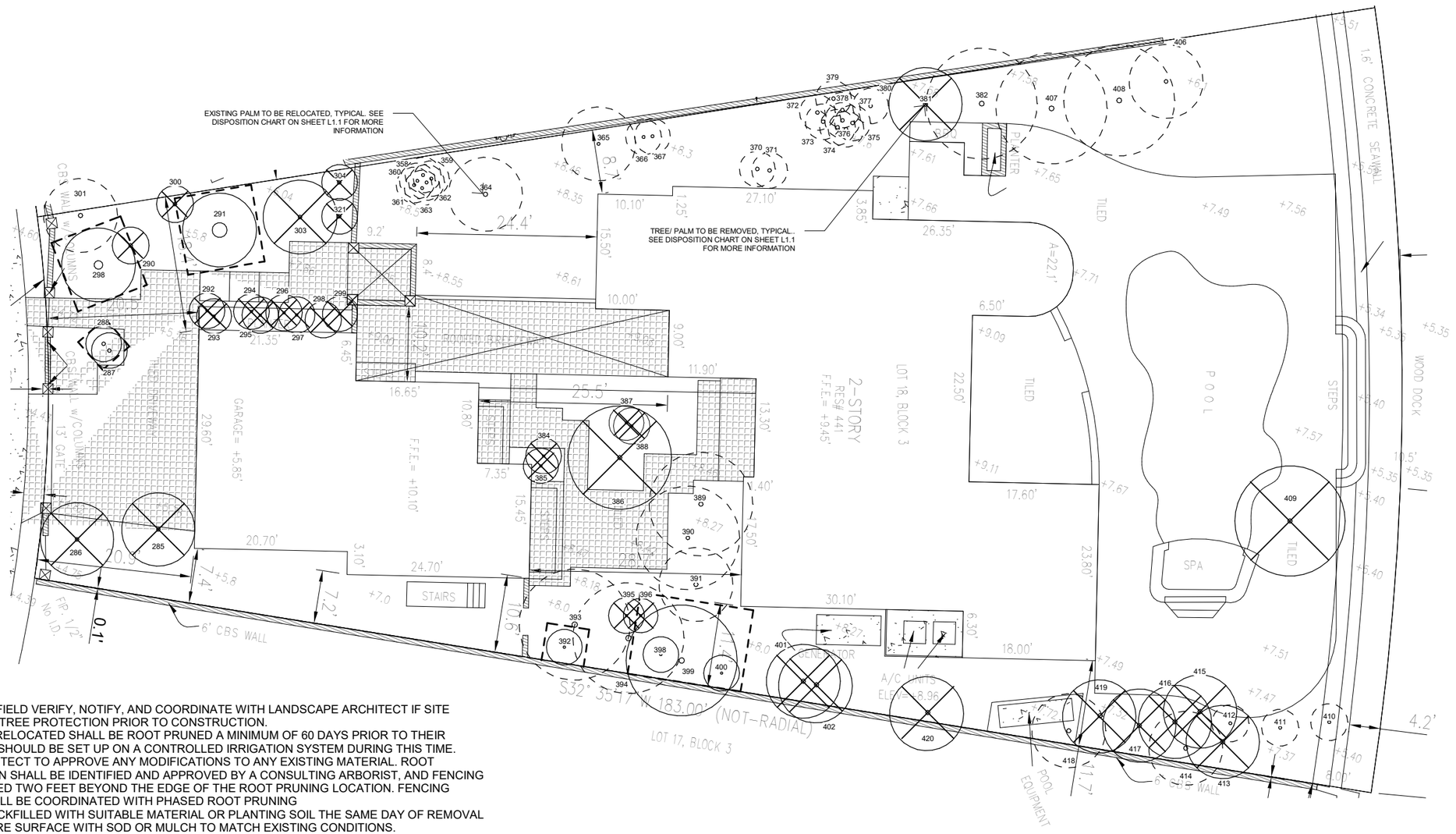


TRUE NORTH

ARCHITECTURAL NORTH

TREE DISPOSITION PLAN

1/16” = 1’-0”



TREE DISPOSITION PLAN AND SCHEDULE BASED ON:
ORIGINAL SURVEY BY: ROYAL POINT LAND SURVEYORS, INC.
DATE: 9/18/2023

EXISTING TREE SURVEY LEGEND

REFER TO SHEET L1.1 FOR DISPOSITION NOTES

- EXISTING TREE OR PALM TO REMAIN
- EXISTING TREE OR PALM TO BE REMOVED
- EXISTING TREE OR PALM TO BE RELOCATED
- TREE PROTECTION FENCE

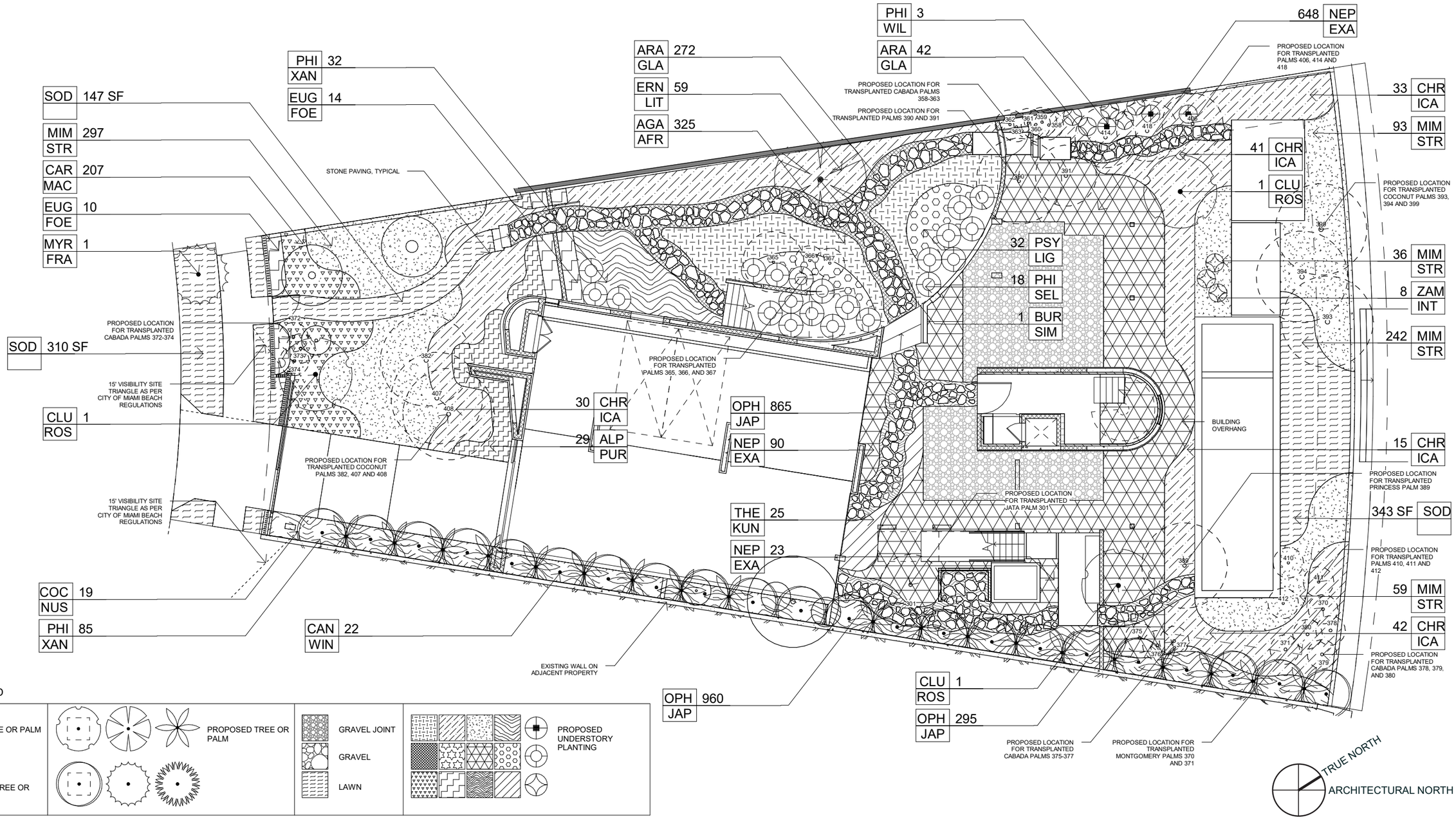
1. CONTRACTOR TO FIELD VERIFY, NOTIFY, AND COORDINATE WITH LANDSCAPE ARCHITECT IF SITE CONDITIONS LIMIT TREE PROTECTION PRIOR TO CONSTRUCTION.
2. ALL TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF 60 DAYS PRIOR TO THEIR RELOCATION AND SHOULD BE SET UP ON A CONTROLLED IRRIGATION SYSTEM DURING THIS TIME. LANDSCAPE ARCHITECT TO APPROVE ANY MODIFICATIONS TO ANY EXISTING MATERIAL. ROOT PRUNING LOCATION SHALL BE IDENTIFIED AND APPROVED BY A CONSULTING ARBORIST, AND FENCING SHALL BE INSTALLED TWO FEET BEYOND THE EDGE OF THE ROOT PRUNING LOCATION. FENCING INSTALLATION SHALL BE COORDINATED WITH PHASED ROOT PRUNING
3. ALL PITS TO BE BACKFILLED WITH SUITABLE MATERIAL OR PLANTING SOIL THE SAME DAY OF REMOVAL OF TREES. RESTORE SURFACE WITH SOD OR MULCH TO MATCH EXISTING CONDITIONS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON SITE EXCAVATION.
5. REFER TO LANDSCAPE PLANS FOR FINAL LOCATION OF RELOCATED TREES.
6. ALL WORK AND/ OR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, INCLUDING LANDSCAPING AND IRRIGATION, REQUIRES A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
7. ALL TRANSPLANTING AND RELOCATING OF TREES OR PALMS SHALL BE DONE IN COMPLAINCE WITH STANDARDS SET FORTH IN THE MOST RECENTLY PUBLISHED EDITION OF THE AMERICAN STANDARDS INSTITUTE ANSI A-300 STANDARDS. THIS REQUIREMENT INCLUDES ALL PROCEDURES, TECHNIQUES, STANDARDS FOR MINIMUM ROOTBALL SIZE, AND ANY OTHER STANDARDS INCLUDED IN THE ANSI A-300 STANDARDS.

TRUE NORTH

ARCHITECTURAL NORTH

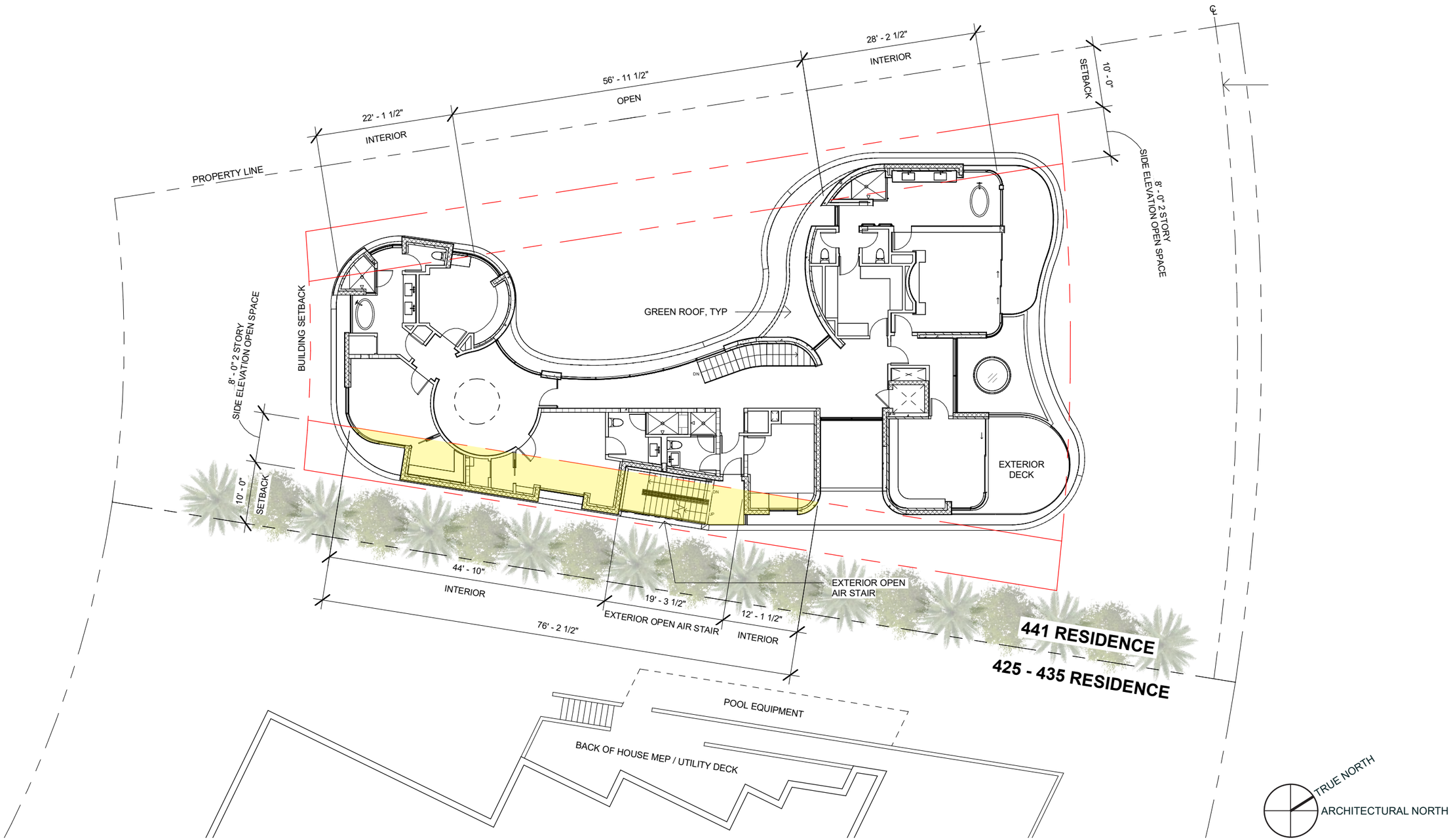
UNDERSTORY CANOPY AND PLANTING PLAN

1/16” = 1’-0”



SIDE ELEVATION OPEN AREA DIAGRAM

1/16” = 1’-0”



SIDE ELEVATION OPEN AREA DIAGRAM

NOT TO SCALE





APPENDIX

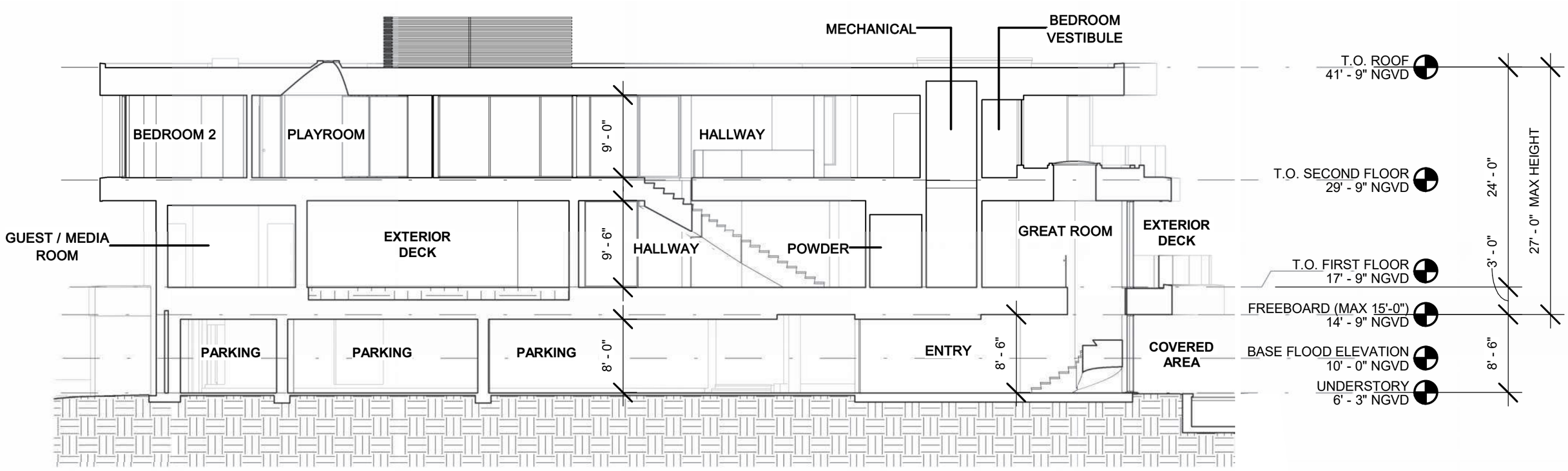
ZONING DATA

ITEM #	Project Information				
1	Address:	441 E Rivo Alto Drive, Miami Beach, FL 33139			
2	Folio number(s):	02-3233-001-0530			
3	Board and file number(s) :	DRB23-0974			
4	Year built: N/A	Zoning District:		RS-3	
5	Located within a Local Historic District (Yes or No):	No			
6	Individual Historic Single Family Residence Site (Yes or No):	No			
7	Home determined Architecturally Significant by CMB (Yes or No):	No			
8	Base Flood Elevation:	10'-0" NGVD	Grade value in NGVD:		4'-5 5/32" NGVD
9	Adjusted grade (Flood+Grade/2):	7'-2 1/2" NGVD	Free board:		4'-9"
10	30" above grade:	6'-11 5/32" NGVD	Lot Area:		13,825 SF
11	Lot width:	49'-0" F; 106'-6" R	Lot Depth:		179'-2"
12	Max Lot Coverage SF and %:	4,147.5 SF; 30%	Proposed Lot Coverage SF and %:		4,142.6 SF; <30%
13	Existing Lot Coverage SF and %:	N/A	Net Lot coverage (garage-storage)		N/A
14	Front Yard Open Space SF and %:	1,138.11 SF; 71%	Rear Yard Open Space SF and %:		1,842.60 SF; 72%
15	Max Unit Size SF and %:	6,912.5 SF; 50%	Proposed Unit Size SF and %:		6,812 SF; 49%
16	Existing First Floor Unit Size:	N/A	Proposed First Floor Unit Size:		3,046 SF
17	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A			
18	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan).		Yes or No:		
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
19	Height measured from B.F.E. plus freeboard	27'-0" MAX	N/A	27'-0"	N/A
20	Front Setbacks:				
	Front First level:	30'-0" MIN	N/A	32'-1"	N/A
	Front second level:	30'-0" MIN	N/A	33'-4"	N/A
21	Front second level if lot coverage is 25% or greater:				
	a) At least 35% of the front façade shall be setback 5' from the minimum required setback.	>35% @ 35'-0" MIN	N/A	68% @ 35'-5 1/2"	N/A
	b) At least 50% of the second floor along a side elevation facing a street shall be setback 5' from the minimum required setback.	N/A	N/A	N/A	N/A
22	Sum of side yard :	19'-5 1/4"	N/A	20'-11"	N/A
23	Side 1:	10'-0"	N/A	10'-2 1/2"	N/A
24	Side 2 or (facing street):	10'-0"	N/A	10'-8 1/2"	N/A
25	Rear:	26'-10 1/2"	N/A	32'-11 1/2"	N/A
26	Accessory Structure Side 1:	N/A	N/A	N/A	N/A
27	Accessory Structure Side 2 or (facing street) :	N/A	N/A	N/A	N/A
28	Accessory Structure Rear:	N/A	N/A	N/A	N/A
30	Additional data or information that may be applicable to the project shall be provided in the following fields.	N/A			

Notes: Indicate N/A if not applicable.

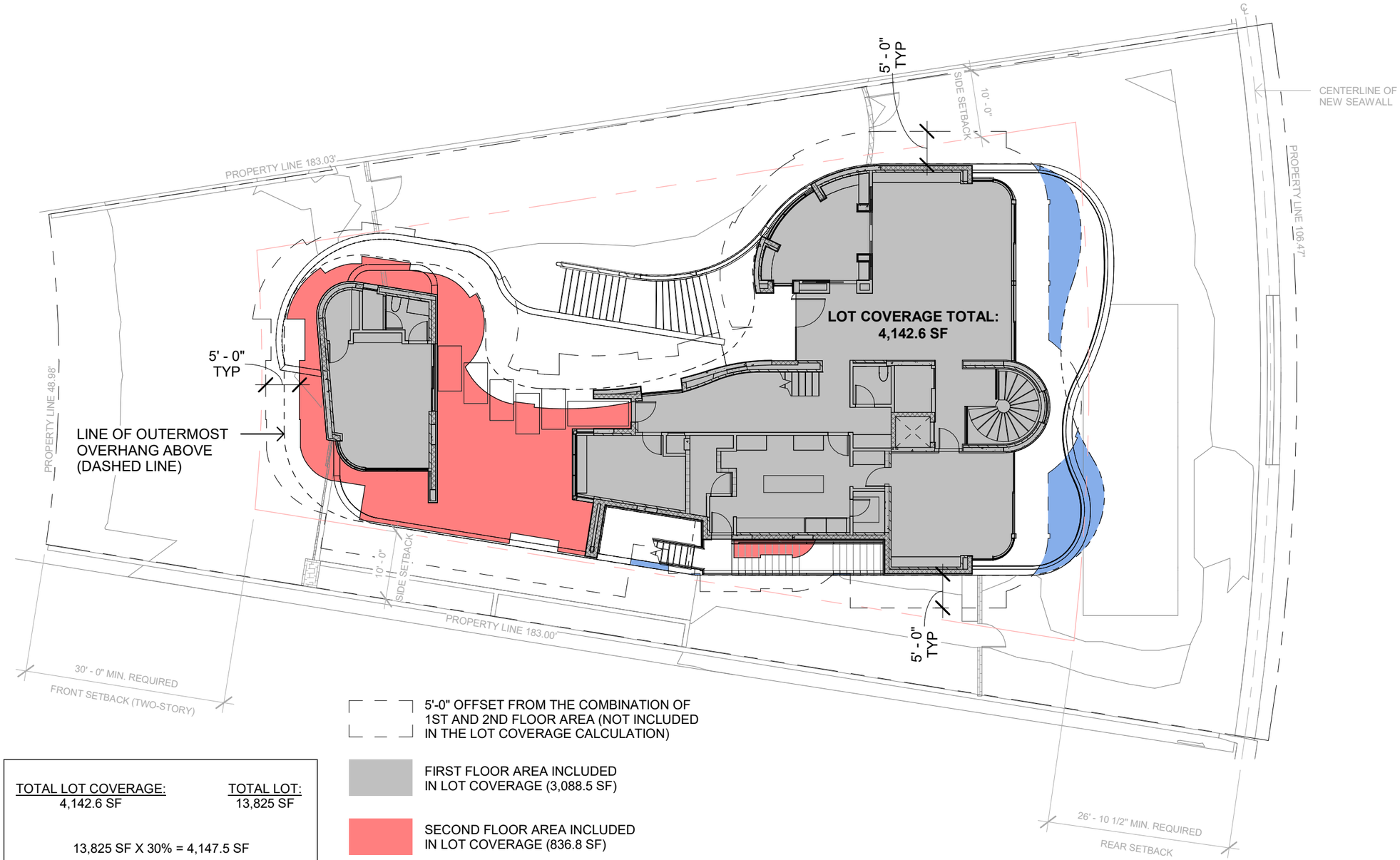
BUILDING HEIGHT

3/32” = 1’-0”



LOT COVERAGE

1/16” = 1’-0”



5'-0" OFFSET FROM THE COMBINATION OF 1ST AND 2ND FLOOR AREA (NOT INCLUDED IN THE LOT COVERAGE CALCULATION)

FIRST FLOOR AREA INCLUDED IN LOT COVERAGE (3,088.5 SF)

SECOND FLOOR AREA INCLUDED IN LOT COVERAGE (836.8 SF)

COVERED AREA BEYOND 5'-0" OVERHANG INCLUDED IN LOT COVERAGE (217.3 SF)

TOTAL LOT COVERAGE:	TOTAL LOT:
4,142.6 SF	13,825 SF

13,825 SF X 30% = 4,147.5 SF

4,142.6 SF < 4,147.5 SF

UNIT SIZE

1/32” = 1’-0”

UNIT SIZE:

1. AREA OF STAIRS AND ELEVATOR HAVE BEEN COUNTED ON ALL APPLICABLE FLOORS.

2. COVERED TERRACES AND PORCHES WHICH ARE UNENCLOSED AND OPEN ON AT LEAST ONE SIDE HAVE BEEN EXCLUDED.

3. COVERED EXTERIOR UNENCLOSED PRIVATE BALCONIES HAVE BEEN EXCLUDED.

MAX ALLOWABLE UNIT SIZE:

13,825 SF (LOT AREA) X 50% =

TOTAL 6,912.5 SF

TOTAL CALCULATED UNIT SIZE:

UNDERSTORY	397 SF +
FIRST FLOOR	3,046 SF +
SECOND FLOOR	3,369 SF =
TOTAL	**6,812 SF**

MAX ALLOWABLE UNDERSTORY SIZE (5% OF LOT AREA):

13,825 SF (LOT AREA) X 5% =

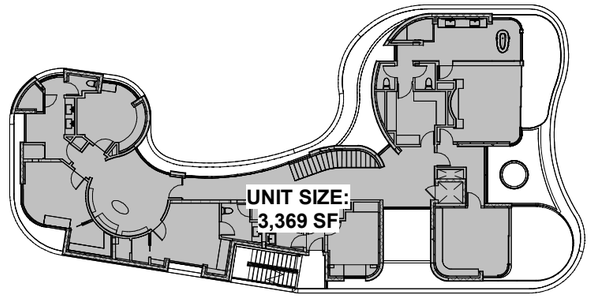
TOTAL 691.25 SF

TOTAL CALCULATED UNDERSTORY SIZE:

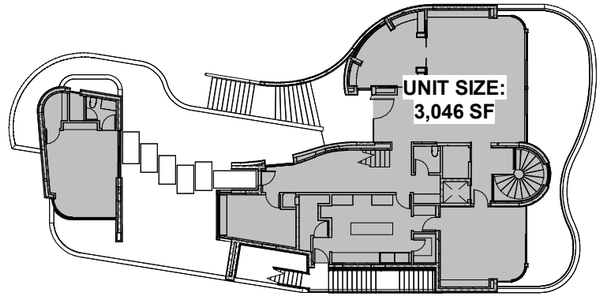
UNDERSTORY	397 SF
TOTAL	**2.9%**

397 SF < 691.25 SF

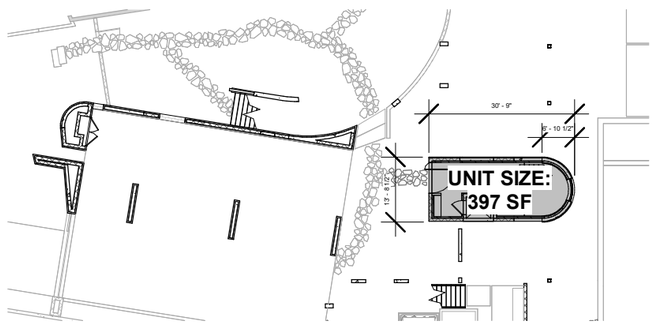
AREA INCLUDED IN UNIT SIZE



SECOND FLOOR



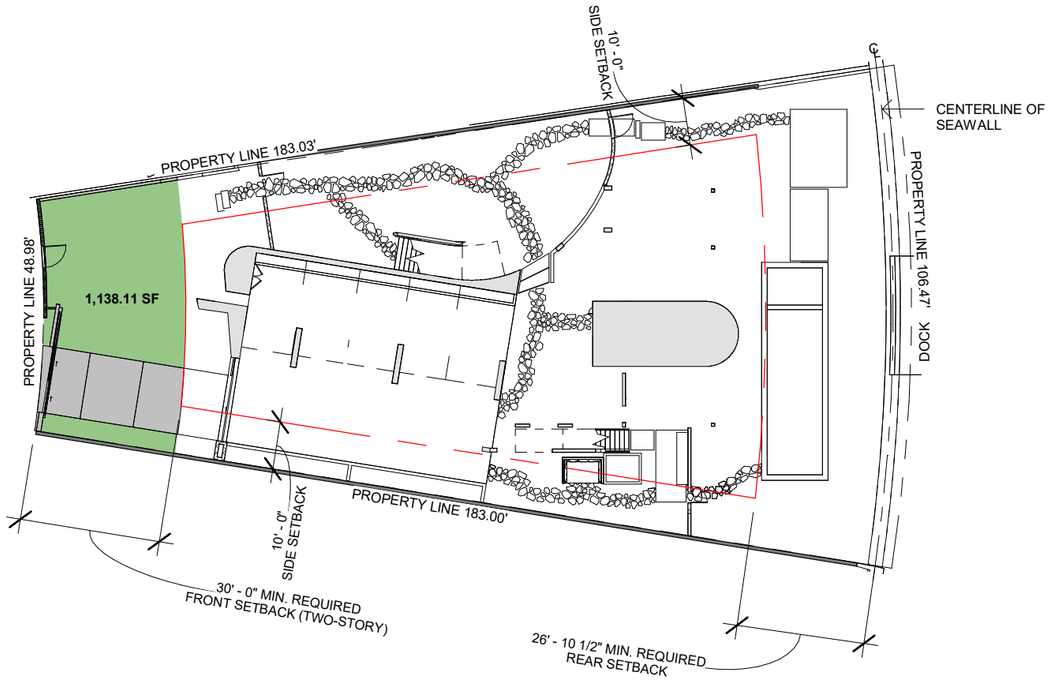
FIRST FLOOR



UNDERSTORY

YARD OPEN SPACE

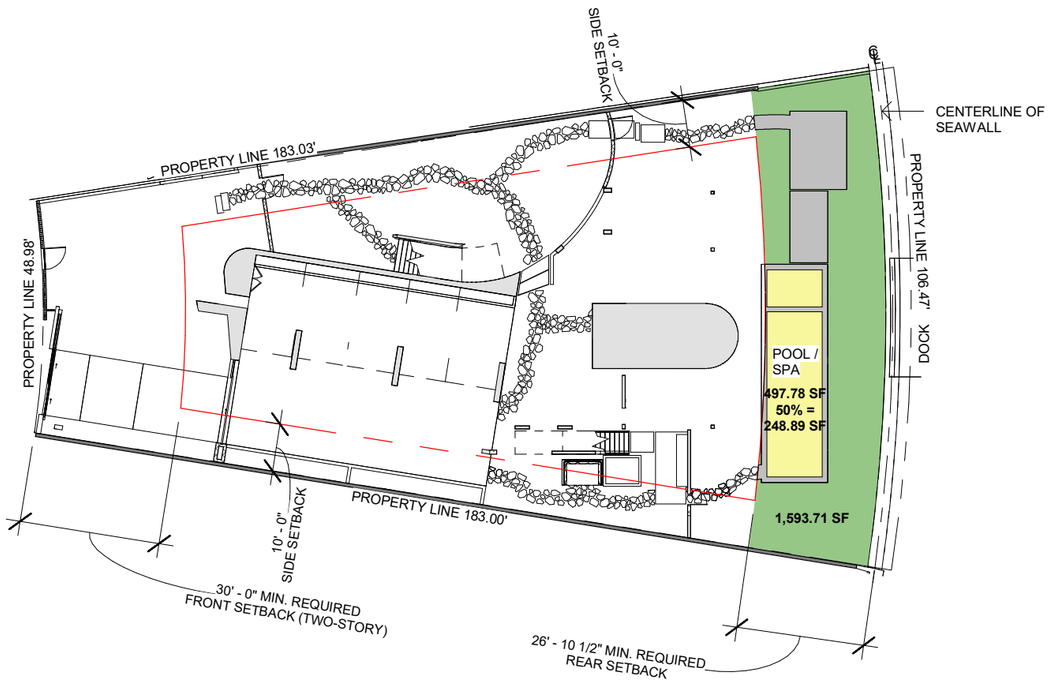
1/32” = 1’-0”



FRONT YARD

TOTAL FRONT YARD AREA: 1,610.78 SF
70% OF TOTAL: 1,127.55 SF REQUIRED
PROVIDED: 1,138.11 SF

1,138.11 SF > 1,127.55 SF



REAR YARD

TOTAL REAR YARD AREA: 2,558.88 SF
70% OF TOTAL: 1,791.22 SF REQUIRED
PROVIDED: 1,593.71 + 248.89 = 1,842.60 SF

1,842.60 SF > 1,791.22 SF

OPEN SPACE

POOL WATER COUNTED AT 50%

AREA NOT COUNTED

CODE LEGEND

PLANTING NOTES

1. LANDSCAPE CONTRACTOR TO PROVIDE ALLOWANCE FOR 10% MORE UNDERSTORY PLANTS THAN SPECIFIED. ACTUAL QUANTITIES TO BE DETERMINED BY PLANT SCHEDULE AS PREPARED BY LANDSCAPE ARCHITECT.
2. LANDSCAPE PLANTS TO BE INSTALLED IN COMPLIANCE WITH ALL STATE OF FLORIDA, MIAMI-DADE COUNTY, AND CITY OF MIAMI BEACH CODES. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER, UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT
3. ALL SIZES SHOWN FOR PLANT MATERIALS ON THE PLAN ARE TO BE CONSIDERED MINIMUM AND SAMPLES WILL REQUIRE ACCEPTANCE BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
4. NO CHANGES TO THE PLANS ARE TO BE MADE WITHOUT PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. PLANT MATERIAL IS SUBJECT TO AVAILABILITY AT THE TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.
5. EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD. CONTRACTOR TO STAGE ALL PLANT MATERIAL ONSITE PER PLAN, IN THE PLANT CONTAINERS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF PLACEMENT 48 HOURS PRIOR TO REQUIRED INSPECTION BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT PLACEMENT WHILE STILL IN THE CONTAINERS, BEFORE GIVING APPROVAL TO CONTRACTOR FOR PLANTING.
6. CONTRACTOR TO COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS. LANDSCAPE CONTRACTOR TO COORDINATE HIS/HER WORK WITH THE GENERAL CONTRACTOR, IRRIGATION CONTRACTOR, AND ELECTRICAL CONTRACTOR FOR ITEMS NOT IN HIS/HER SCOPE.
7. LANDSCAPE CONTRACTOR TO VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS PRIOR TO BEGINNING WORK.
8. DRAIN LINE PLACEMENT SHALL BE ADJUSTED AS NECESSARY AROUND TREE.
9. LANDSCAPE CONTRACTOR TO VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING, BUT NOT LIMITED TO, OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
10. ALL SOIL CONDITIONING AND AMENDMENT SHALL ADHERE TO THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.
11. CONTRACTOR TO VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
12. REFER TO GRADING AND DRAINAGE PLANS FOR UTILITY LOCATIONS, AND FOR GRADING AND DRAINAGE INFORMATION. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, OR IF THERE ARE DISCREPANCIES BETWEEN THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
13. ALL PLANT MATERIAL TO BE FERTILIZED AT TIME OF INSTALLATION.
14. ALL PLANTING BEDS AND TREE SAUCERS TO RECEIVE 2” MINIMUM DEPTH OF MULCH.
15. ALL PLANTING AREAS SHALL BE EQUIPPED WITH A PERMANENT AUTOMATED IRRIGATION SYSTEM, TO BE FUNCTIONAL AT THE TIME OF PLANTING.
16. ALL EXISTING TREES AND VEGETATION OUTSIDE LIMIT OF WORK WILL REMAIN. CONTRACTOR IS RESPONSIBLE FOR HEALTH OF ALL VEGETATION THAT IS TO REMAIN DURING CONSTRUCTION AND DURING THE PLANT ESTABLISHMENT PERIOD. REFER TO DEMOLITION/ TREE PROTECTION PLAN FOR LIMIT OF WORK AND TREE PROTECTION DETAILS.
17. CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTAINING ALL LANDSCAPE MATERIALS UNTIL FINAL ACCEPTANCE.

CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-3 Lot Area 13,682 Acres 0.318

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = 13,682 s.f.x 70 % = 9,577 s.f.	9,577 S.F.	
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	9,577 S.F.	
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required		
B. Maximum lawn area (sod) permitted= 50 % x 9,577 s.f.	4,789 S.F.	800 S.F.
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 5 trees x _____ net lot acres - number of existing trees=	13 TREES	28 TREES
B. % Natives required: Number of trees provided x 30% =	4 TREES	28 TREES
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	7 TREES	23 TREES
D. Street Trees (maximum average spacing of 20' o.c.) 40 linear feet along street divided by 20'=	40 L.F.	40 L.F.
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 40 linear feet along street divided by 20'=	2 TREES	2 TREES

NOTE: 1 REQUIRED STREET TREE PLACED WITHIN PROPERTY DUE TO 15' SIGHT TRIANGLE LIMITATIONS

SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	174 SHRUBS	239 SHRUBS
B. % Native shrubs required: Number of shrubs provided x 50%=	87 SHRUBS	239 SHRUBS
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	24 SHRUBS	24 SHRUBS
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	24 SHRUBS	24 SHRUBS

MITIGATION SUMMARY AND TREE DISPOSITION SCHEDULE

CH 46 TREE PRESERVATION + PROTECTION		
MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 46 ENVIRONMENT		
TREES		
REMOVED (TOTAL DBH)	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROVIDED
34" OF DBH	12 @ 12' HT + 2" DBH + 6' SP OR 6 @ 16' HT + 4" DBH + 8' SP	BREAKDOWN (6) TREES @ 16' HT +4" DBH + 8' SP MINIMUM
PALMS		
REMOVED (PALMS)	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROVIDED
20	20 @ 12' HT + 2" DBH + 6' SP	BREAKDOWN (20) TREES @ 16' HT + 4" DBH + 8' SP

TREE ID	TYPE	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT (OAH) FT	CANOPY (OAH) FT	DISPOSITION	NOTES	MITIGATION
285	PALM	LIVISTONA CHINENSIS	PALM - CHINESE FAN	9	25	10	REMOVE		(1) TREE
286	TREE	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	4	15	10	REMOVE		4" DBH
287	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	6	15	5	REMOVE		(1) TREE
288	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	6	15	5	REMAIN		
289	PALM	COPERNICIA BAILEYANA	PALM - BAILEY	14	32	10	REMAIN		
290	PALM	THRINAX RADIATA	PALM - FLORIDA THATCH	7	8	5	REMOVE	SMALL PALM UNDER 15' HEIGHT OA, NO MITIGATION REQUIRED	
291	PALM	COPERNICIA FALLAENSIS	PALM - YAREY	21	24	15	REMAIN		
292	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	3	18	5	REMOVE		(1) TREE
293	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	4	23	5	REMOVE		(1) TREE
294	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	7	26	5	REMOVE		(1) TREE
295	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	4	24	5	REMOVE		(1) TREE
296	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	4	26	5	REMOVE		(1) TREE
297	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	4	23	5	REMOVE		(1) TREE
298	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	4	14	5	REMOVE	SMALL PALM UNDER 15' HEIGHT OA, NO MITIGATION REQUIRED	(1) TREE
299	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	4	26	5	REMOVE		(1) TREE
300	PALM	THRINAX RADIATA	PALM - FLORIDA THATCH	6	8	5	REMOVE	SMALL PALM UNDER 15' HEIGHT OA, NO MITIGATION REQUIRED	
301	PALM	COPERNICIA RIGIDA	PALM - JATA	7	16	5	RELOCATE		
303	TREE	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	6	33	10	REMOVE		6" DBH
304	3 PALMS	VEITCHIA ARECINA	PALM - MONTGOMERY	3	35	5	REMOVE		(1) TREE
358	PALM	DYPSIS CABADAE	CABADA PALM	5	22	5	RELOCATE		(1) TREE
359	PALM	DYPSIS CABADAE	CABADA PALM	5	24	5	RELOCATE		
360	PALM	DYPSIS CABADAE	CABADA PALM	5	34	5	RELOCATE		
361	PALM	DYPSIS CABADAE	CABADA PALM	5	42	5	RELOCATE		
362	PALM	DYPSIS CABADAE	CABADA PALM	5	24	5	RELOCATE		
363	PALM	DYPSIS CABADAE	CABADA PALM	4	32	5	RELOCATE		
364	TREE	FICUS AUREA	FIG - FLORIDA STRANGLER	7	16	15	REMOVE		7" DBH
365	TREE	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	5	23	10	RELOCATE		
366	PALM	DYPSIS CABADAE	CABADA PALM	5	35	5	RELOCATE		
367	PALM	DYPSIS CABADAE	CABADA PALM	5	35	5	RELOCATE		
370	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	3	22	5	RELOCATE		
371	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	3	22	5	RELOCATE		
372	PALM	DYPSIS CABADAE	CABADA PALM	4	25	5	RELOCATE		
373	PALM	DYPSIS CABADAE	CABADA PALM	4	21	5	RELOCATE		
374	PALM	DYPSIS CABADAE	CABADA PALM	4	25	5	RELOCATE		
375	PALM	DYPSIS CABADAE	CABADA PALM	5	26	5	RELOCATE		
376	PALM	DYPSIS CABADAE	CABADA PALM	5	24	5	RELOCATE		
377	PALM	DYPSIS CABADAE	CABADA PALM	3	25	5	RELOCATE		
378	PALM	DYPSIS CABADAE	CABADA PALM	5	24	5	RELOCATE		
379	PALM	DYPSIS CABADAE	CABADA PALM	5	21	5	RELOCATE		
380	PALM	DYPSIS CABADAE	CABADA PALM	4	16	5	RELOCATE		
381	TREE	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	4	15	10	REMOVE		4" DBH
382	COCO	COCOS NUCIFERA	PALM - COCONUT	8	35	15	RELOCATE		
384	PALM	PTYCHOSPERMA ELEGANS	PALM - SOLITAIRE	3	18	5	REMOVE		(1) TREE
385	PALM	PTYCHOSPERMA ELEGANS	PALM - SOLITAIRE	3	20	5	REMOVE		(1) TREE
386	TREE	CAESALPINIA GRANADILLO	BRIDALVEIL	6	15	14	REMOVE		6" DBH
387	PALM	PHOENIX ROEBELENII	PALM - PYGMY DATE	4	12	5	REMOVE	SMALL PALM UNDER 15' HEIGHT OA, NO MITIGATION REQUIRED	
388	PALM	PHOENIX ROEBELENII	PALM - PYGMY DATE	4	11	5	REMOVE	SMALL PALM UNDER 15' HEIGHT OA, NO MITIGATION REQUIRED	
389	PALM	DICTYOSPERMA ALBUM	PALM - PRINCESS	6	21	10	RELOCATE		
390	PALM	DICTYOSPERMA ALBUM	PALM - PRINCESS	6	25	10	RELOCATE		(1) TREE
391	PALM	DICTYOSPERMA ALBUM	PALM - PRINCESS	6	20	10	RELOCATE		(1) TREE
392	6 PALMS	PTYCHOSPERMA ELEGANS	PALM - SOLITAIRE	3 to 4	30	5	REMAIN		
393	COCO	COCOS NUCIFERA	PALM - COCONUT	8	35	15	RELOCATE		
394	COCO	COCOS NUCIFERA	PALM - COCONUT	9	42	15	RELOCATE		
395	PALM	PHOENIX ROEBELENII	PALM - PYGMY DATE	3	8	5	REMOVE	SMALL PALM UNDER 15' HEIGHT OA, NO MITIGATION REQUIRED	
396	PALM	PHOENIX ROEBELENII	PALM - PYGMY DATE	3	8	5	REMOVE	SMALL PALM UNDER 15' HEIGHT OA, NO MITIGATION REQUIRED	
398	8 PALMS	PTYCHOSPERMA ELEGANS	PALM - SOLITAIRE	3 to 4	30	5	REMAIN		
399	COCO	COCOS NUCIFERA	PALM - COCONUT	9	38	15	REMAIN		
400	6 PALMS	PTYCHOSPERMA ELEGANS	PALM - SOLITAIRE	3 to 4	30	5	REMAIN		
401	TREE	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	4	25	10	REMOVE		4" DBH
402	TREE	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	3	25	10	REMOVE		3" DBH
406	PALM	LATANIA LODDIGESII	PALM - BLUE LATAN	6	10	10	RELOCATE		
407	COCO	COCOS NUCIFERA	PALM - COCONUT	8	35	15	RELOCATE		
408	COCO	COCOS NUCIFERA	PALM - COCONUT	8	42	15	RELOCATE		
409	PALM	PHOENIX CANARIENSIS	PALM - CANARY ISLAND DATE	17	37	15	REMOVE		(1) TREE
410	PALM	THRINAX RADIATA	PALM - FLORIDA THATCH	5	20	5	RELOCATE		
411	PALM	THRINAX RADIATA	PALM - FLORIDA THATCH	4	20	5	RELOCATE		
412	PALM	THRINAX RADIATA	PALM - FLORIDA THATCH	4	20	5	RELOCATE		
413	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	6	42	10	REMOVE		(1) TREE
414	PALM	COCOS PLUMOSA	PALM - QUEEN	7	34	10	RELOCATE		
415	PALM	COCOS PLUMOSA	PALM - QUEEN	7	41	10	REMOVE		(1) TREE
416	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	7	52	10	REMOVE		(1) TREE
417	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	7	42	10	REMOVE		(1) TREE
418	PALM	COCOS PLUMOSA	PALM - QUEEN	7	36	10	RELOCATE		
419	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY	7	54	10	REMOVE		(1) TREE
420	PALM	DYPSIS LUTESCENS	PALM - ARECA (2)		25		REMOVE		(1) TREE
421	PALM	VEITCHIA ARECINA	PALM - MONTGOMERY		23		REMOVE		(1) TREE

TOTAL MITIGATION	
TOTAL DBH TO BE REMOVED	34
TOTAL PALMS TO BE REMOVED	20
TOTAL PALMS TO BE RELOCATED	35
TOTAL TREES TO REMAIN	7