1100 Fifth Street

DRB23-0982 June 4, 2024

Souto Moura Arquitectos S.A. ZYSCOVICH

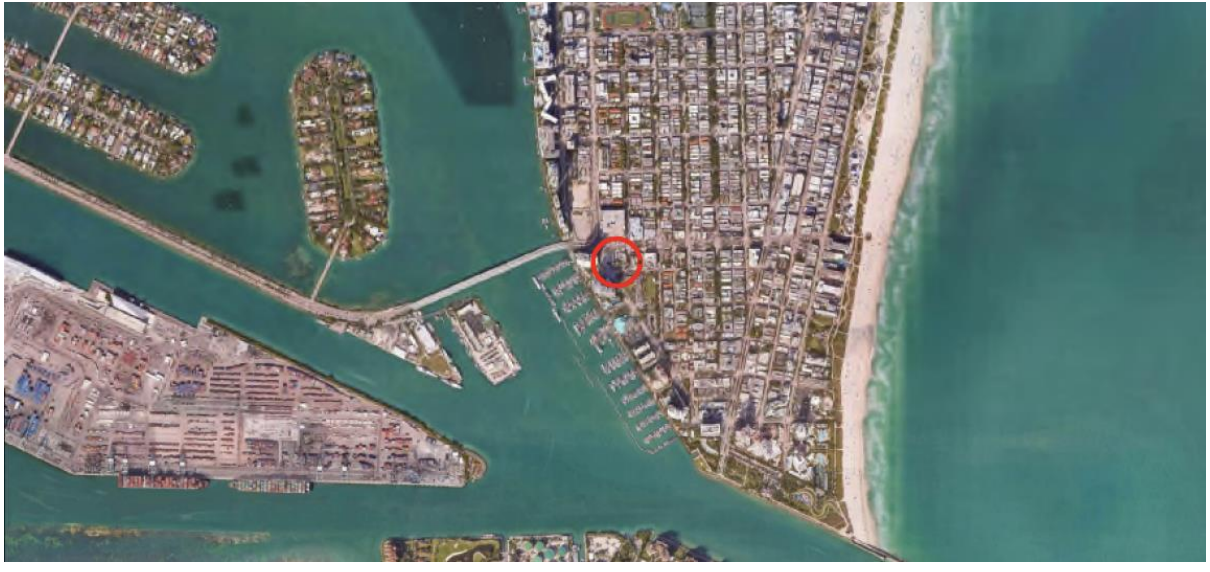


BERCOW RADELL FERNANDEZ LARKIN + TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

SUMAIDA + KHURANA

Property Location



Location Maps



Existing Condition



Burger King at 5th St. & Lenox Ave.



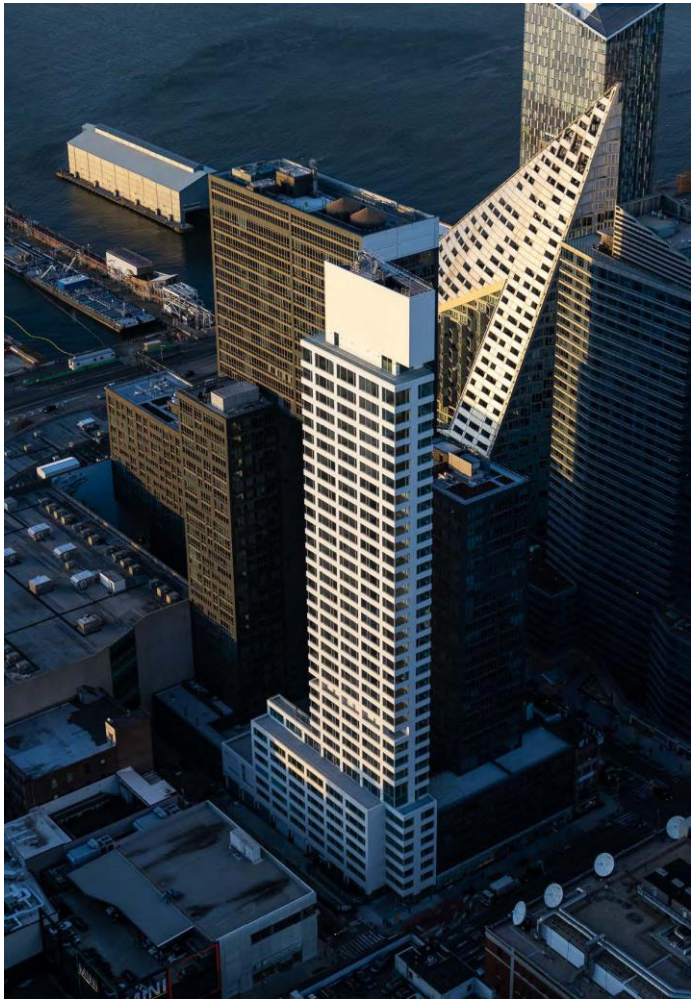
Former Pier One Retail at 5th St. & Alton Rd.

Project Overview

- 5 Story Office Building
- Stepping Down to 2 Stories to South / 4th St.
- First Floor Restaurant (Pending Tenant)
- Vehicular access on Lenox Ave.
- 101,381 SF gross and 62,253 FAR
- Extensive Short and Long Term Bicycle Parking
- Open Patio at Entrance



Sumaida + Khurana



Sumaida + Khurana, a New York-based development firm founded by Saif Sumaida and Amit Khurana, is establishing a new paradigm in global real estate development. The firm's core objective is developing seminal buildings through an uncompromising dedication to architecture and craft. With this purity of vision in mind, Sumaida + Khurana seeks to develop an elegant and timeless body of work by profoundly improving upon the built environment.

The firm and its affiliates are currently in development on upwards of 300,000 SF. of ground-up residential projects in Manhattan with a total projected sellout of approximately $700 million. Additionally, the firm's construction management affiliate, Foundations Group, is presently building 15 new development projects in excess of $550 million in construction value. Foundations Group is currently building 1.2 million SF. across its 11 ground-up construction projects and 4 residential conversions. Sumaida + Khurana and Foundations Group currently employ upwards of 100 professionals across project management, cost estimating, financial analysis, accounting, administration, and various construction personnel.





Eduardo Souto de Moura



Eduardo Souto de Moura, born on July 25, 1952, in Oporto, Portugal, is a celebrated Portuguese architect and a Pritzker Laureate renowned for his elegant and meticulously crafted buildings. After graduating from the School of Fine Arts in Oporto in 1980 and his collaborations with the Portuguese Pritzker Laureate Álvaro Siza, he quickly established his own architectural firm, where he began to shape his distinctive design philosophy and is recognized across the world.

Throughout his illustrious career, Souto de Moura has garnered numerous accolades, including the prestigious Pritzker Prize in 2011, the Wolf Prize in Arts in 2013, the Piranesi Prize in 2017, and the Gold Medal from the Circulo de Bellas Artes de Madrid in 2023. His work is characterized by its harmonious balance of materials, form, and light, setting a standard of excellence in architectural design.

With a legacy of exceptional achievements and a profound impact on the architectural world, Eduardo Souto de Moura continues to inspire admiration and reverence globally.

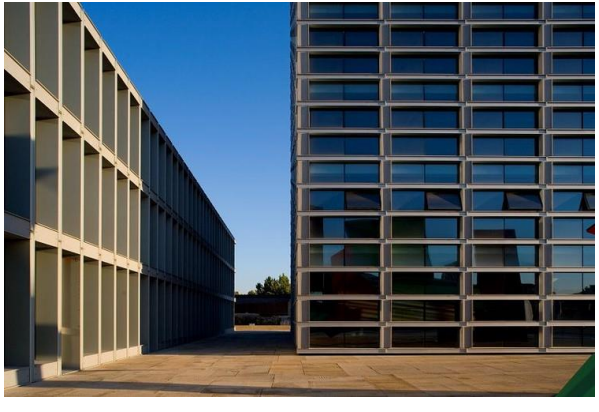




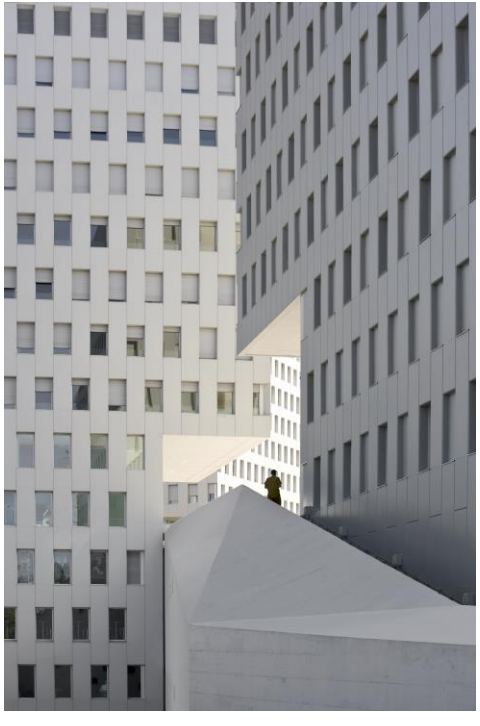


Eduardo Souto de Moura









Zyscovich



Zyscovich is a 130+ person integrated urban planning, architecture and interior design firm with offices in New York, Miami, Orlando, Tampa, and Jacksonville that has garnered an international reputation for its creative solutions to significant architectural and urban design work.

For 44 years, the firm has strived to create projects with purpose, bringing new life and vibrancy to cityscapes through integrated planning and architecture.

The firm is nationally recognized for both innovation and a practical approach to design. Zyscovich has extensive experience designing new construction, building additions, renovations, historic preservation, and adaptive reuse, which ensures the most cost effective, efficient, and aesthetically pleasing designs for our commercial projects. To this day, Zyscovich has remained true to the original concept: design projects that have purpose and meaning.





Urban Robot







Urban Robot Associates tells stories by making places.

Urban Robot Associates (UR) is a design collective located in Miami Beach, specializing in architecture, interior design, landscape architecture and urban planning. UR's 20+ person team works collaboratively with a multidisciplinary design approach across all projects. The process of discovering each project's own unique vision and experience — meaningful, memorable, and functional — has contributed to multiple award-winning works, including awards from the American Institute of Architects and the American Society of Landscape Architects. Whether a luxury single-family residence, dynamic restaurant, historic hotel, precious natural resource, brand identity, cruise ship or city neighborhood — UR strives to elevate the human experience. The firm draws upon on its team's diverse design backgrounds to bring about singular narratives that are true to concept and tailored to each project.

The Gateway



The Gateway




The Corner of Fifth Street and Alton Road

Celebrating The Corner of Fifth Street and Alton Road



Fifth Street and Lenox Avenue Corner



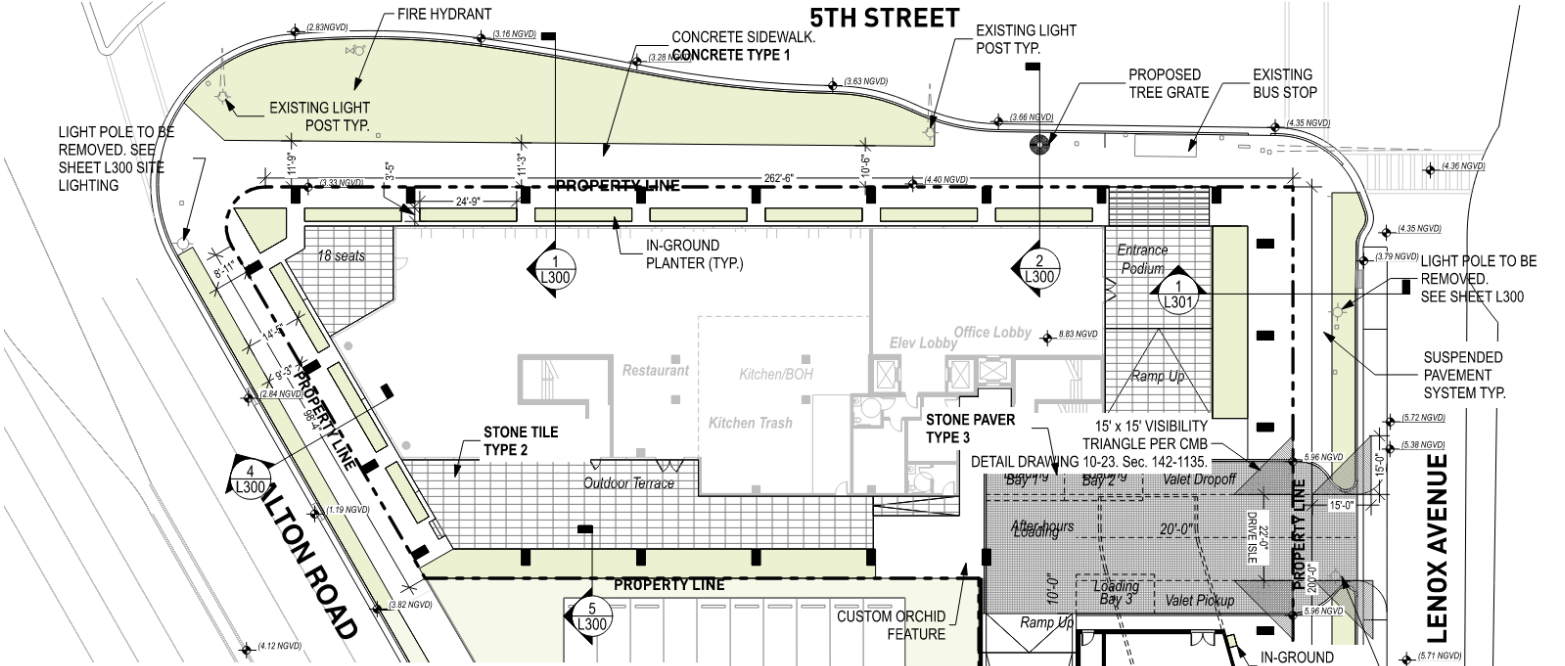
Lenox Avenue Elevation



Site Plan

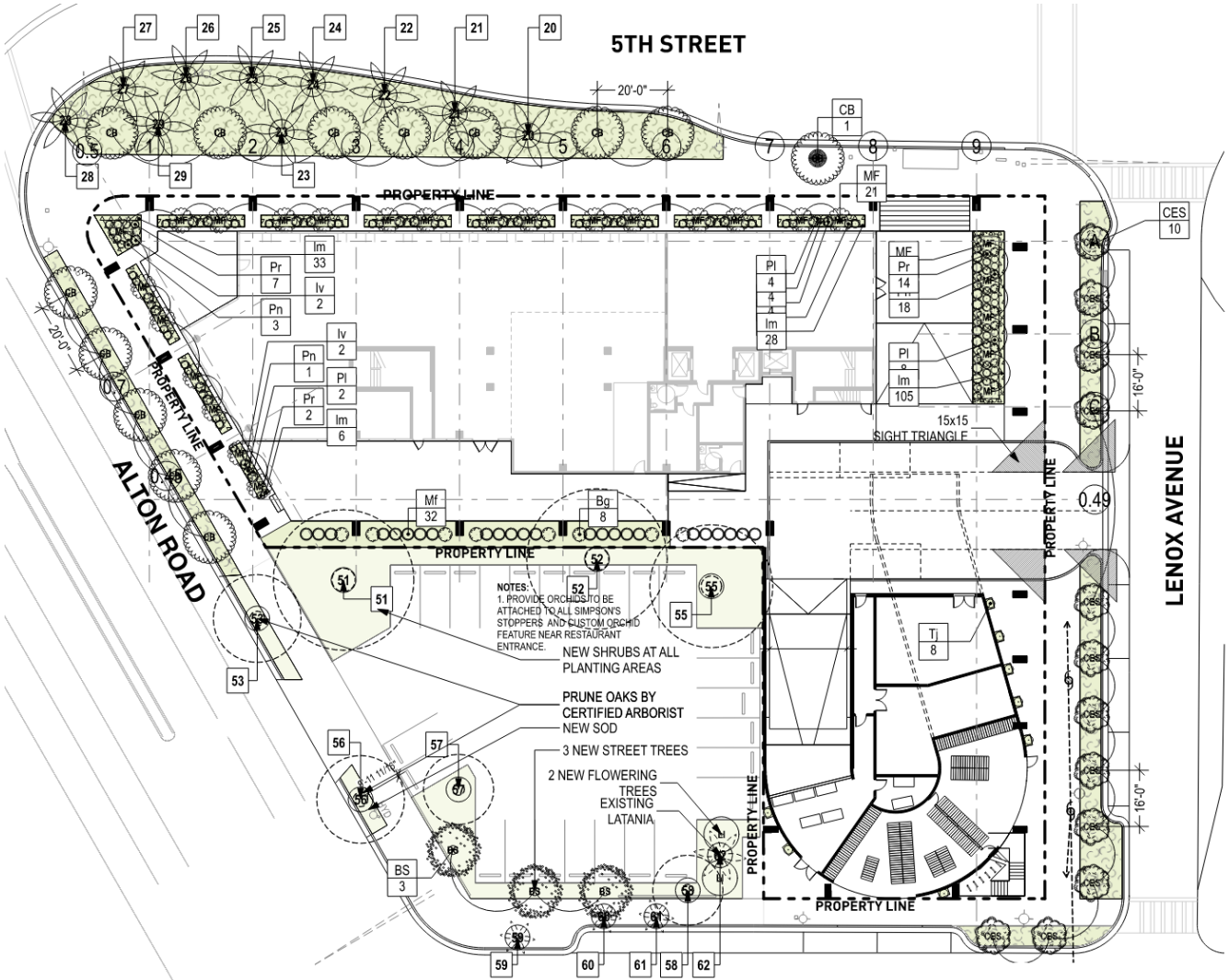

5TH STREET
4TH STREET
ALTON ROAD
LENOX AVENUE
PROPERTY LINE
11'-0"
20'-0"
20'-0"
16'-0"
16'-0"
15x15
SIGHT TRIANGLE
NEW SHRUBS AT ALL PLANTING AREAS
PRUNE OAKS BY CERTIFIED ARBORIST
NEW SOD
3 NEW STREET TREES
2 NEW FLOWERING TREES
EXISTING LATANIA
Tree Schedule
Symbol | ID | Qty | Botanical Name | Common Name | Cal | Height | Spread | Native
BS | 3 | Bursera simaruba | Gumbo Limbo | 4" | 16' min | 15' | Y
CB | 13 | Calopyllum brasiliense | Brazilian Beautyleaf | 4" | 16' min | 15' | Y
CES | 12 | Conocarpus erectus 'serica' | Silver Buttonwood | 4" | 14' min | 10' | Y
LI | 2 | Lagerstroemia indica | Crape Myrtle | 4" | 14' min | 10' | Y
MF | 26 | Myrcianthes fragrans | Simpson's Stopper | Multi Trunk | 14' | 10' | Y

Ground Floor Hardscape Plan



Hardscape Schedule Ground Floor			
Symbol	Item	Description	Area
	Adjacent Planter	Neighboring Parking Lot	2,847
	Concrete Sidewalk		219
	Concrete Sidewalk	Type 1. Grey Swept Concrete Sidewalk	14,307
	Driveway	Type 3. Concrete Paver TBD	3,574
	Planter	See Planting Plan L201	7,730
	Podium Flooring	Type 2. Stone Tile TBD at podium, slopes and stairs	4,464

Ground Floor Planting Plan



Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	BS	3	Bursera simaruba	Gumbo Limbo	4"	16' min	15'	Y	Florida Fancy. Single CT - - Adjacent parkin Trees
	CB	13	Calophyllum brasiliense	Brazilian Beautyleaf	4"	16' min	15'	Y	Florida Fancy. Single CT - Street Trees
	CES	12	Conocarpus erectus 'serica'	Silver Buttonwood	4"	14' min	10'	Y	Florida Fancy. Single CT - Street Trees
	LI	2	Lagerstroemia indica	Crape Myrtle	4"	14' min	10'	Y	Florida Fancy. Single CT - Adjacent parking
	MF	26	Myrcianthes fragrans	Simpson's Stopper	Multi Trunk	14'	10'	Y	Florida Fancy. Multi trunks 1.5" each. 4.5 Trees

Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Bg	8	Bougainvillea 'San Diego Red'	Red Bougainvillea	15g	48"	24"	N	Trellised. Florida Fan
	Iv	29	Ilex vomitoria 'Nana'	Holly	7g	18"	30"	Y	Florida Fancy. Full, L
	Mf	24	Myrcianthes fragrans	Simpson Stopper	25 gal	7'	4'	Y	Florida Fancy. Bush, Bottom. Large Shrub
	Pl	28	Pentas lanceolata 'Ruby Red'	Egyptian Star Cluster	3 gal	18"	18"	N	Florida Fancy. Full. L
	Pn	31	Psychotria nervosa 'little psycho'	Wild Coffee	3 gal	36"	24"	Y	Florida Fancy. Full, L
	Pr	57	Stachytarpheta 'Red Compacta'	Porterweed 'red'	3 gal	36"	24"	N	Florida Fancy. Full, L
	Tj	8	Trachelospermum jasminoides	Confederate Jasmine	25 gal	12'	30"	N	Florida Fancy. Trellis

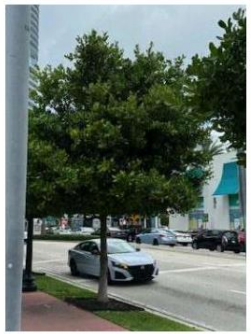
Groundcover Schedule

Symbol	QTY	ID	Botanical Name	Common Name	Size	Height	Spread	Spacing (Inches)	Native	Re
	418	lm	Liriope muscari	Liriope	1g	12"	12"	12	N	
	6,200	ag	Arachis glabrata	Perennial Peanut	1g	12"	12"	12	N	

N

GROUND FLOOR PLANTING PLAN

Planting Palette



Brazilian Beautyleaf CB
Calophyllum brasiliense



Silver Buttonwood CES
Conocarpus erectus 'Sericeus'



Simpson's Stopper MF
Myrcianthes fragrans



Phoenix dactylifera PD
Date Palm



Gumbo limbo BS
Bursera simaruba



Crape myrtle CG
Lagerstroemia indica



Japanese Privet LJ
Ligustrum japonicum



European Olive OE2
Olea europaea



European Olive - Specimen OE
Olea europaea



Bougainvillea 'San Diego Red' Bg



Dwarf Yaupon Holly Iv
Ilex vomitoria 'Nana'



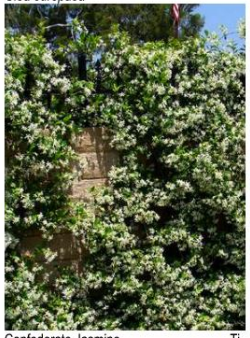
Simpson's Stopper Mf
Myrcianthes fragrans



Egyptian Star Cluster Pl
Pentas lanceolata 'Ruby Red'



Wild Coffee Pn
Psychotria nervosa



Confederate Jasmine Tj
Trachelospermum jasminoides 'Star'



Red Porterweed Pr
Stachytarpheta 'Red Compacta'



Bahama maidenbush Sb
Savia bahamensis



Coontie
Zamia pumila

Planting Palette



Necklace pod St
Sophora tomentosa



Pink Dwarf Powderpuff br
Calliandra emarginata



Bay Cedar Sm
Suriana maritima



Lilyturf lm
Liriope muscari



Bahama Wild Coffee Pl
Psychotria ligustrifolia

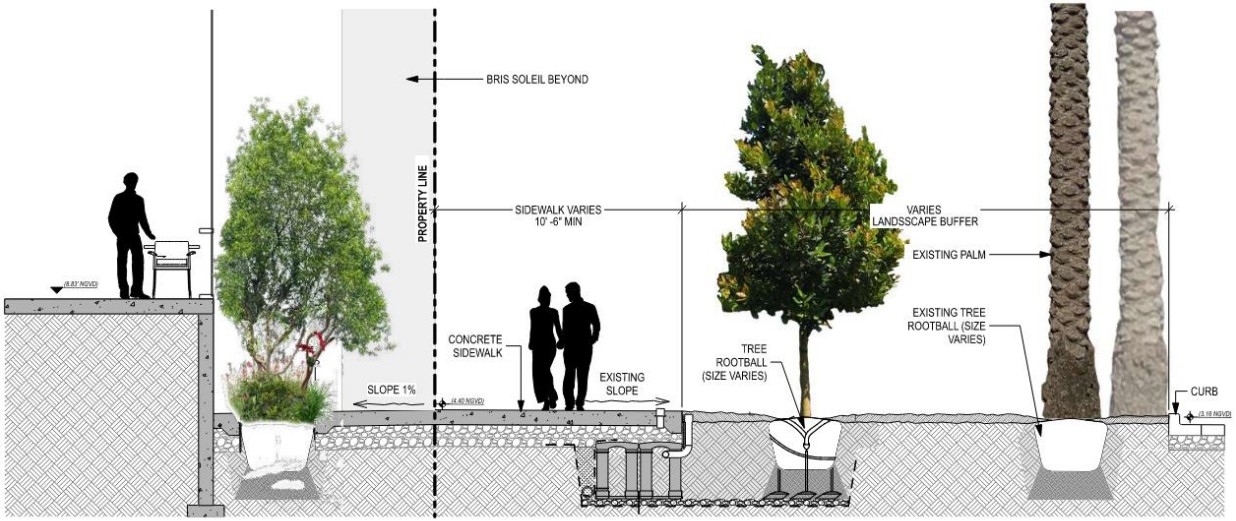


Coral Creeper br
Barleria repens

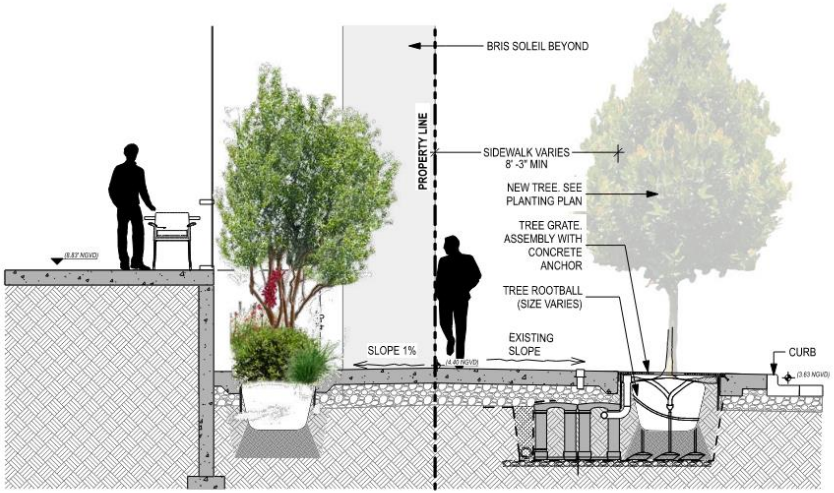


Perennial Peanut ag
Arachis glabrata

Sidewalk Sections

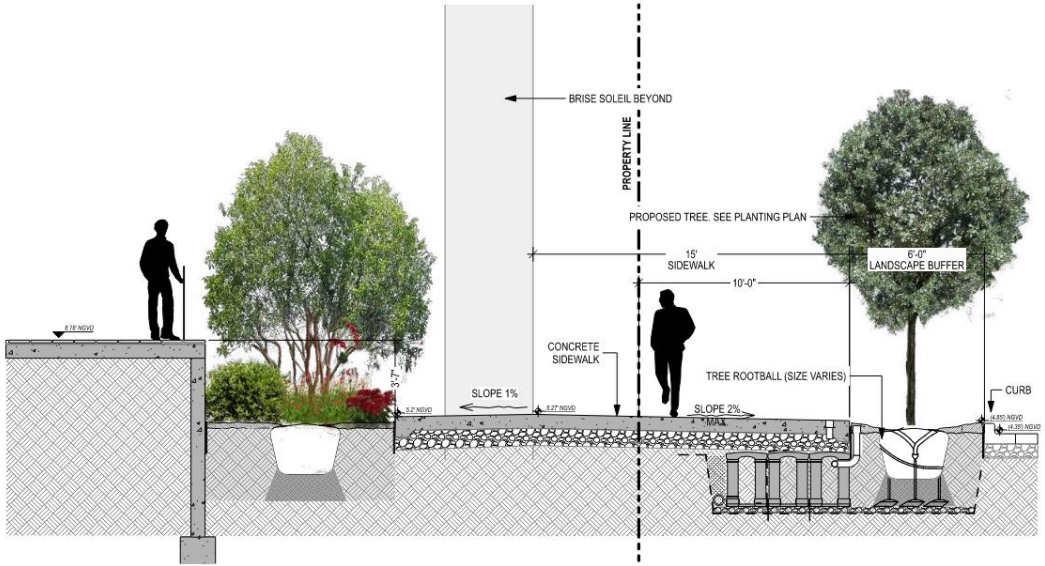


1 *Section At Fifth*

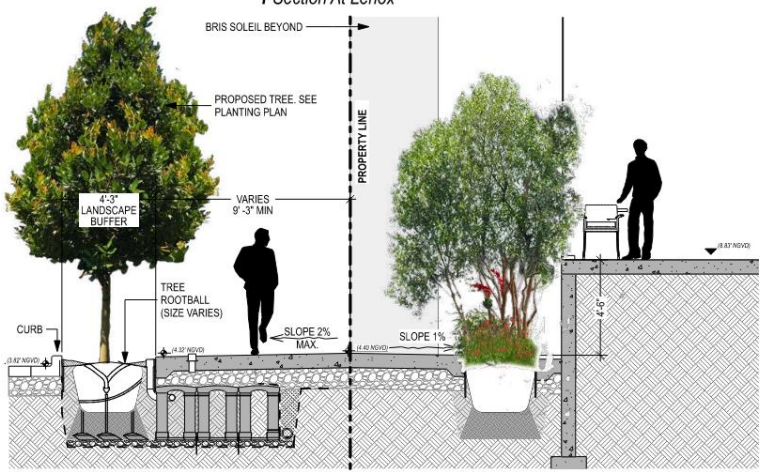


2 *Section At Fifth*

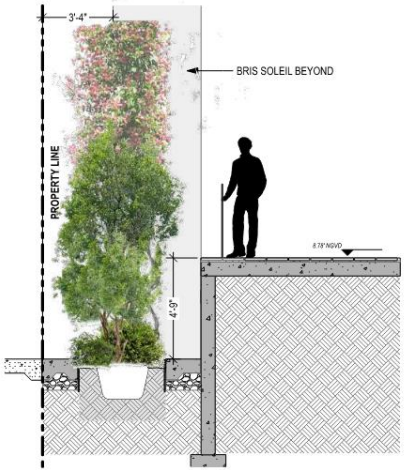
Sidewalk Sections



1 Section At Lenox



2 Section At Alton



3 Section At South

North Elevation



East Elevation



South Elevation



West Elevation



Landscape Legend

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District CPS-2 Lot Area 32,650 Acres 0.75

OG = ON GROUND
OS = ON STRUCTURE

	REQUIRED/ ALLOWED	PROVIDED	OG	OS
OPEN SPACE				
A. Square feet of required Open Space as indicated on site plan: Lot Area = _____ s.f.x _____ % = _____ s.f.	N/A			
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			
C. Total square feet of landscaped open space required: A+B=	N/A			
LAWN AREA CALCULATION				
A. Square feet of landscaped open space required	N/A			
B. Maximum lawn area (sod) permitted= 20 % x 32,650 s.f.	6,530	0		
TREES				
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 22 trees x 0.75 net lot acres - number of existing trees=	17	37	2	33
B. % Natives required: Number of trees provided x 30% =	6	62	32	30
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	9	62	32	30
D. Street Trees (maximum average spacing of 20' o.c.) 640 linear feet along street divided by 20'=	30	20 +3 @ ADJACENT PARKING LOT	-7	
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 80 linear feet along street divided by 20'=	4	5	+1	
	TOTAL 34	TOTAL 28	-6 SHORTFALL	
SHRUBS				
A. Number of shrubs required: Sum of lot and street trees required x 12=	588	620	141	479
B. % Native shrubs required: Number of shrubs provided x 50%=	294	295	84	212
LARGE SHRUBS OR SMALL TREES				
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	59	61	24	37
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	30	61	24	37

NOTES:
1. STREET TREES WILL COMPLY WITH FLORIDA FANCY REQUIREMENTS. ALL OTHER PLANTING MATERIALS SHALL MEET OR EXCEED FLORIDA GRADE # 1 AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS AND PART II, PALMS AND TREES, CURRENT EDITION.

TOTAL TREES AND PALMS TO BE REMOVED

TREES
7 Quercus virginiana
1 Tabebuia bahamensis
1 Bulnesia arborea
TOTAL 88" DBH

REQUIRED TREE MITIGATION
30 SMALL TREES (2" DBH x 6' SPREAD x 12' HEIGHT) OR,
15 LARGE TREES (4" DBH x 8' SPREAD x 16' HEIGHT) OR,
$30,000 CONTRIBUTION TO TREE TRUST FUND

PALMS
4 Veitchia arecina
15 Roystonea regia (1 Dead)
19 Ptychosperma elegans
1 Ravenala madagascariensis (Cluster)
TOTAL 37 PALMS

Sec. 46-61. (c) *The removal of a palm shall be replaced with one canopy tree at 12 feet overall height with a two-inch DBH.*

REQUIRED PALM MITIGATION
37 SMALL TREES (2" DBH x 12' HEIGHT) OR,
19 LARGE TREES (4" DBH x 16' HEIGHT) OR,
$37,000 CONTRIBUTION TO TREE TRUST FUND

PROPOSED TREES - SEE PLANTING PLANS

SMALL TREES: 38	LARGE TREES: 16
26 Myrcianthes fragrans*	13 Calophyllum brasiliense
12 Conocarpus erectus 'sericeus'	3 Bursera simaruba*
ON STRUCTURE: 34	ON STRUCTURE: 4
30 Conocarpus erectus 'sericeus'*	3 Ligustrum japonicum
4 Olea europaea	1 Olea Europaea
TOTAL SMALL TREES: 72	TOTAL LARGE TREES: 20

* Native trees

REQUIRED MITIGATION
67 SMALL TREES

TOTAL PROPOSED
72 SMALL TREES + 20 LARGE TREES
(112 SMALL TREES EQUIVALENT)

EXCEEDING BY 45 SMALL TREES OR 22 LARGE TREES EQUIVALENT

Resolution of Support: Discontinue 3 Parking Spaces along Alton Road

Seldom Used Parking Spaces

Proposed New Swale for Additional Trees

**Requested by Neighbors*



Overall Favorable Staff Recommendation

MIAMIBEACH
PLANNING DEPARTMENT
Staff Report & Recommendation

Design Review Board

TO: DRB Chairperson and Members

DATE: June 4, 2024

FROM: Thomas R. Mooney, AICP
Planning Director

SUBJECT: **DRB23-0982**
1100 5th Street

An application has been filed requesting Design Review Approval for the construction of a new 5-story commercial office building, including one or more waivers, and a variance from the open court requirements for lots greater than 100 feet in width, ~~and a variance to exceed the maximum allowed building height,~~ on a site containing two (2) existing 2-story buildings and a surface parking lot, to be demolished.

RECOMMENDATION:
Approval of the landscape plan.

STAFF ANALYSIS:
LANDSCAPE PLAN
As initially proposed, the landscape plan did not comply with the requirements of Chapter 4 of the Resiliency Code. Most significantly, the minimum street tree requirements were not satisfied. Staff has had productive meetings with the applicant with regards to the landscaping. Subsequently, the applicant submitted updated landscape plans dated April 7, 2024 and presented the updated plans at the May 7, 2024 hearing. Since the revised plans were not part of the final submittal, it was recommended that the landscape component of the project be continued to the June 4, 2024 meeting.

The revised plans reflect compliance with the minimum street tree requirements in Chapter 4 of the Resiliency Code. Additionally, the selected plant types are more consistent with the street trees on the opposite site of 5th Street and Alton Road. Staff is supportive of the modified plans.

RECOMMENDATION:
In view of the foregoing analysis, staff recommends the landscape plan, be **approved**.

Community Support

The Board of Directors of the South of Fifth Neighborhood Association Inc. (SOFNA) unanimously recommended approval of this project, including the landscaping design.

April 25, 2024

Design Review Board Members
c/o Rogelio Madan, Development & Resiliency Officer
City of Miami Beach Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: DRB23-0982 – 1100 5th Street– LETTER OF SUPPORT

Dear Design Review Board Members:

On behalf of the South of Fifth Neighborhood Association Inc. (SOFNA), we are writing to confirm our support of this DRB application and the beautiful five-story office building proposed for 1100 Fifth Street. There is a scarcity of high-quality office uses in our area, and this is the right location for such use, especially as this project fronts Fifth Street and steps down in height to the south, with appropriate sensitivity to nearby residential and other uses.

The project's proposed landscaping will enhance our neighborhood, and we support the proposed discontinuation of three on-street parking spaces on Alton Road in favor of a wider landscaped swale featuring new Brazilian Beauty Leaf trees. The developer is providing at its cost refreshed landscaping for the adjacent parking lot that is owned by the City. Further, the landscaped patio near the building's entrance on the corner of Fifth Street and Lenox Avenue will provide an attractive open court for the public's use near the existing bus stop. We further support maintaining the elevation of the Fifth Street sidewalk to preserve the continuity of the existing crosswalks along Fifth Street and the existing bus stop and shelter. The developers of the proposed Class A office building at 1100 Fifth Street presented a beautifully designed office building at our SOFNA Board of Directors meeting. The plan depicts a project that is appropriate in height, greatly improves existing conditions, and provides a showcase entrance to Miami Beach that is compatible with the neighborhood and nearby existing uses.

Based on the foregoing, SOFNA supports this application and the proposed 1100 Fifth Street office project.

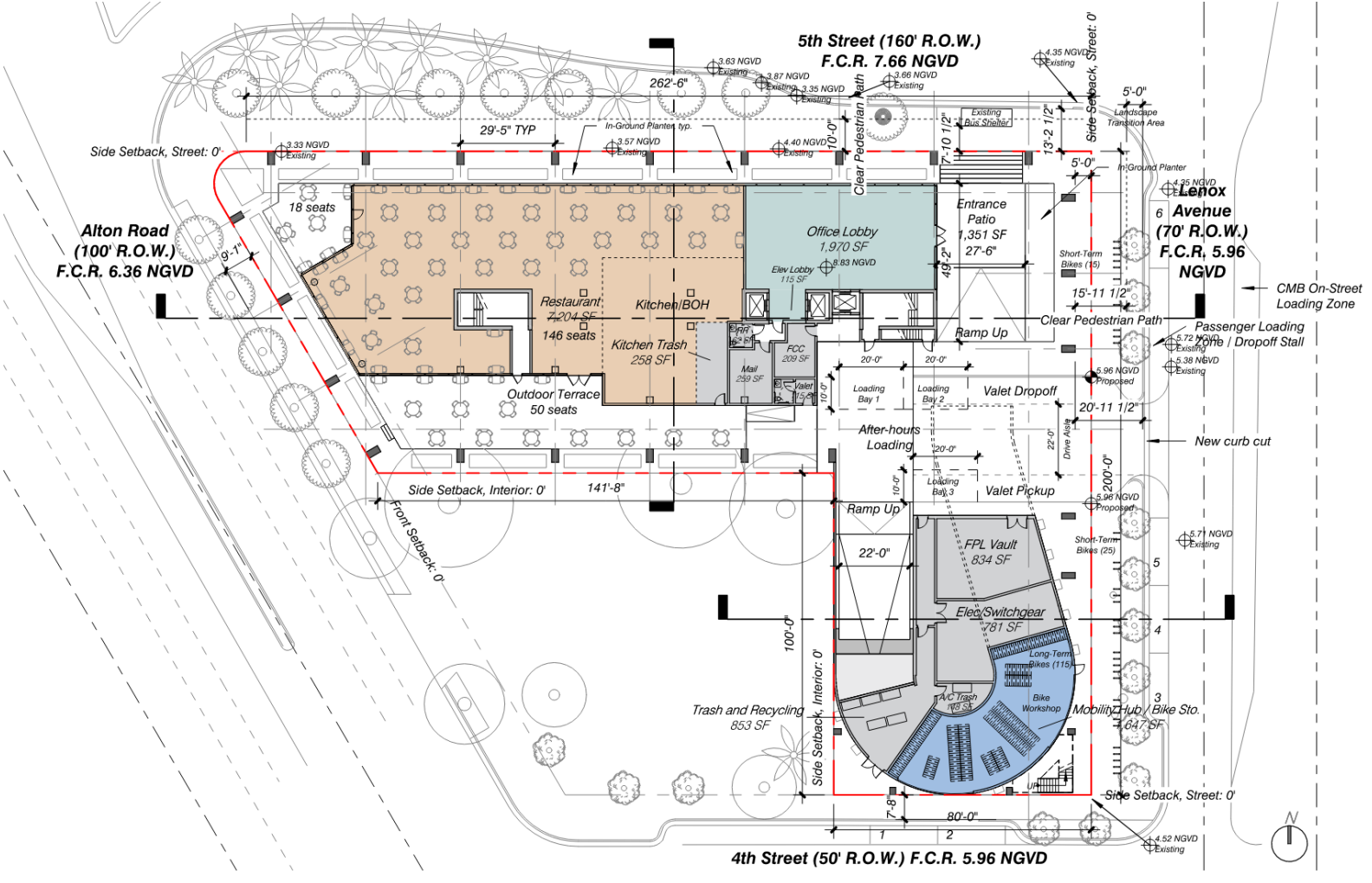
Sincerely,

DocuSigned by:
Keith Marks
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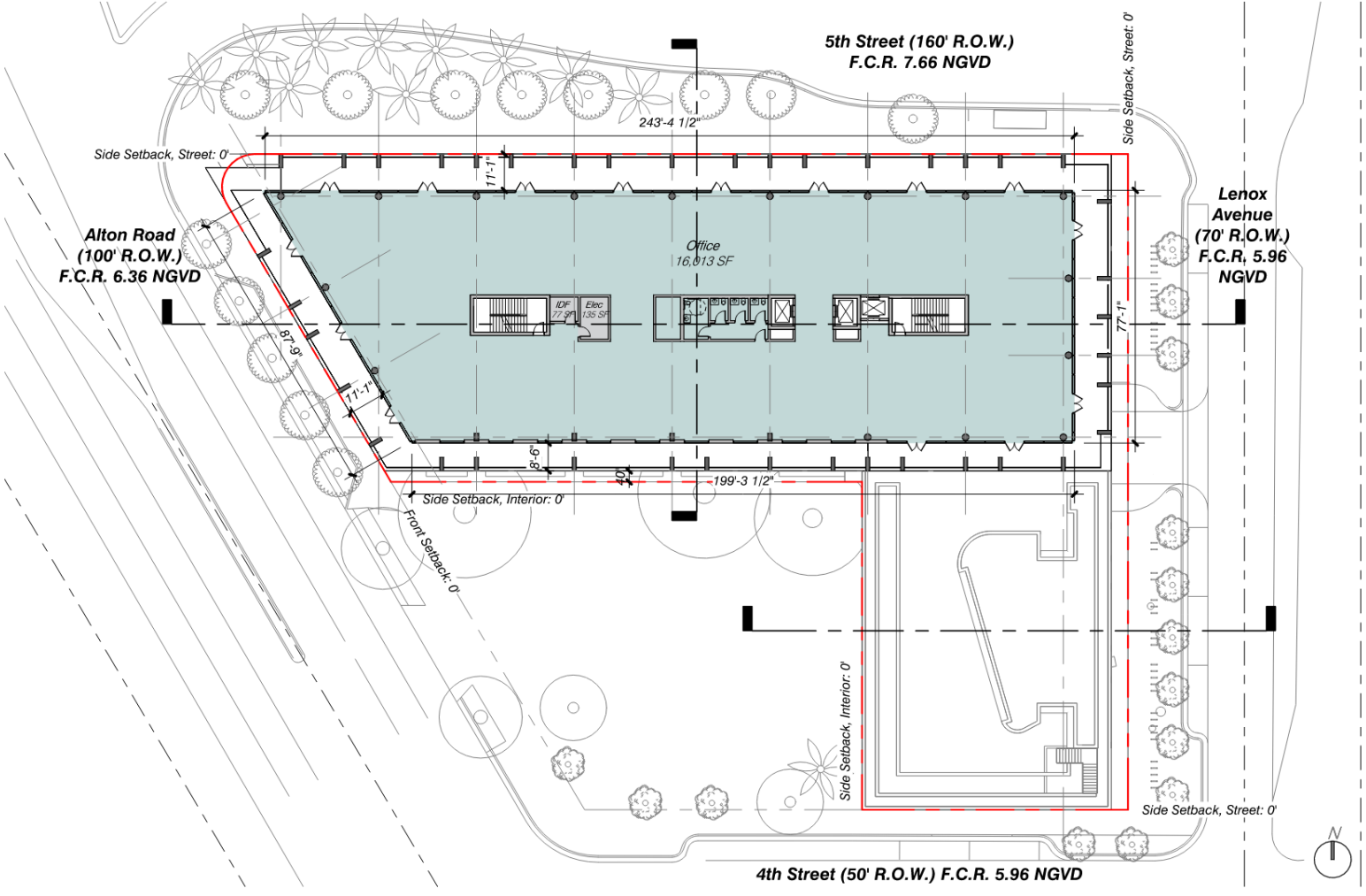
Keith Marks, President
South of Fifth Neighborhood Association, Inc.


Thank You.

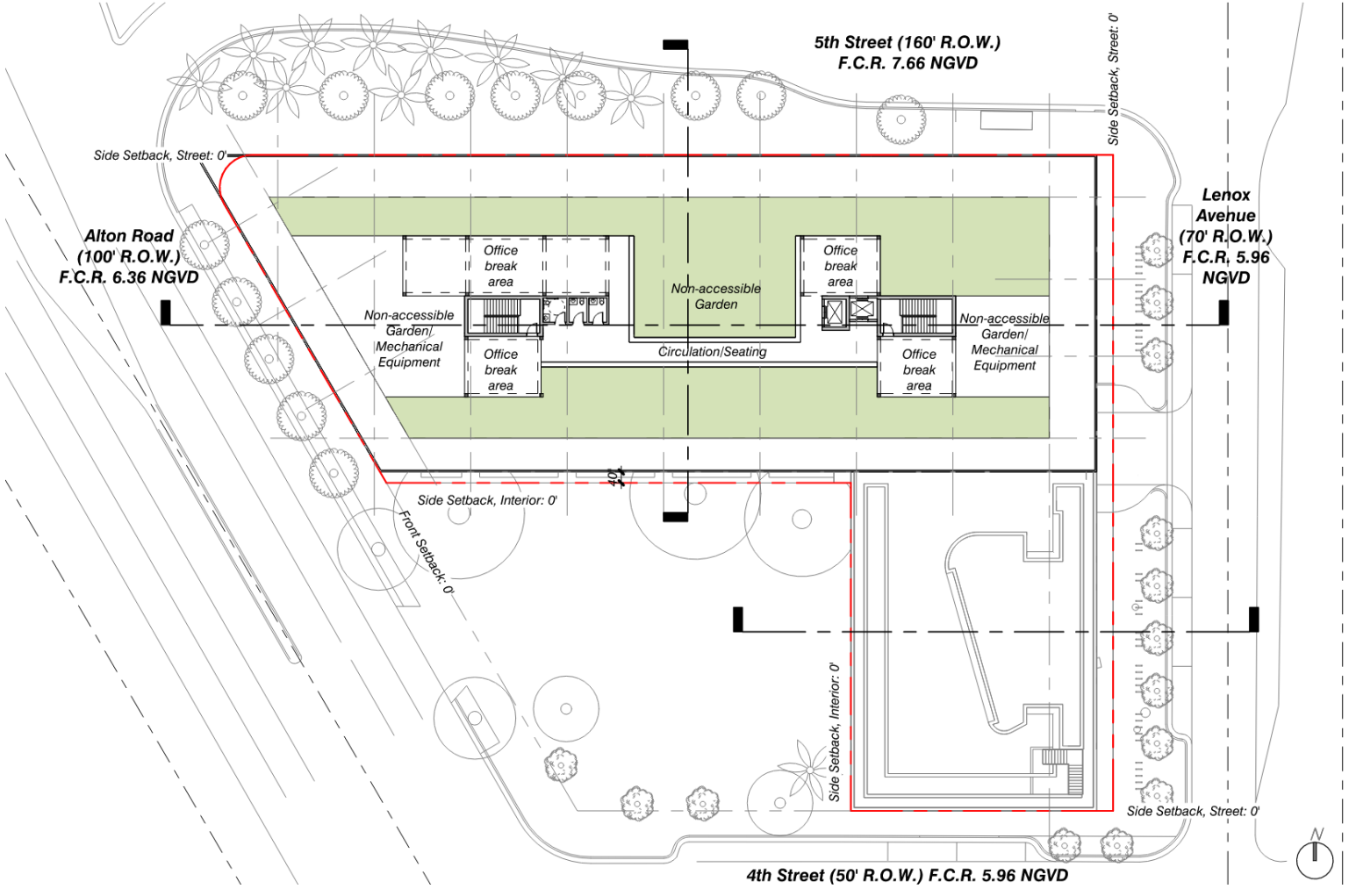
Site Plan


5th Street (160' R.O.W.)
F.C.R. 7.66 NGVD
Alton Road
(100' R.O.W.)
F.C.R. 6.36 NGVD
Lenox
Avenue
(70' R.O.W.)
F.C.R. 5.96
NGVD
4th Street (50' R.O.W.) F.C.R. 5.96 NGVD
Side Setback, Street: 0'
Side Setback, Interior: 0'
Front Setback: 0'
Clear Pedestrian Path
262'-6"
141'-8"
100'-0"
80'-0"
200'-0"
29'-5" TYP
In-Ground Planter typ.
18 seats
Restaurant
7,204 SF
146 seats
Kitchen/BOH
Kitchen Trash
258 SF
Outdoor Terrace
50 seats
Office Lobby
1,970 SF
Elev Lobby
115 SF
Entrance
Patio
1,351 SF
27'-6"
Ramp Up
FCC
209 SF
Mail
259 SF
Valet
175 SF
Loading
Bay 1
Loading
Bay 2
Valet Dropoff
After-hours
Loading
Loading
Bay 3
Valet Pickup
Drive Aisle
22'-0"
FPL Vault
834 SF
Elec Switchgear
781 SF
Trash and Recycling
853 SF
A/C Trash
98 SF
Long-Term
Bikes (115)
Bike
Workshop
Mobility Hub / Bike Sto.
1,647 SF
Short-Term
Bikes (15)
Short-Term
Bikes (25)
Existing
Bus Shelter
Landscape
Transition Area
In-Ground Planter
CMB On-Street
Loading Zone
Passenger Loading
Zone / Dropoff Stall
New curb cut
3.63 NGVD
Existing
3.87 NGVD
Existing
3.35 NGVD
Existing
3.66 NGVD
Existing
4.35 NGVD
Existing
3.33 NGVD
Existing
3.57 NGVD
Existing
4.40 NGVD
Existing
4.25 NGVD
Existing
8.83 NGVD
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Proposed
5.71 NGVD
Existing
4.52 NGVD
Existing
N

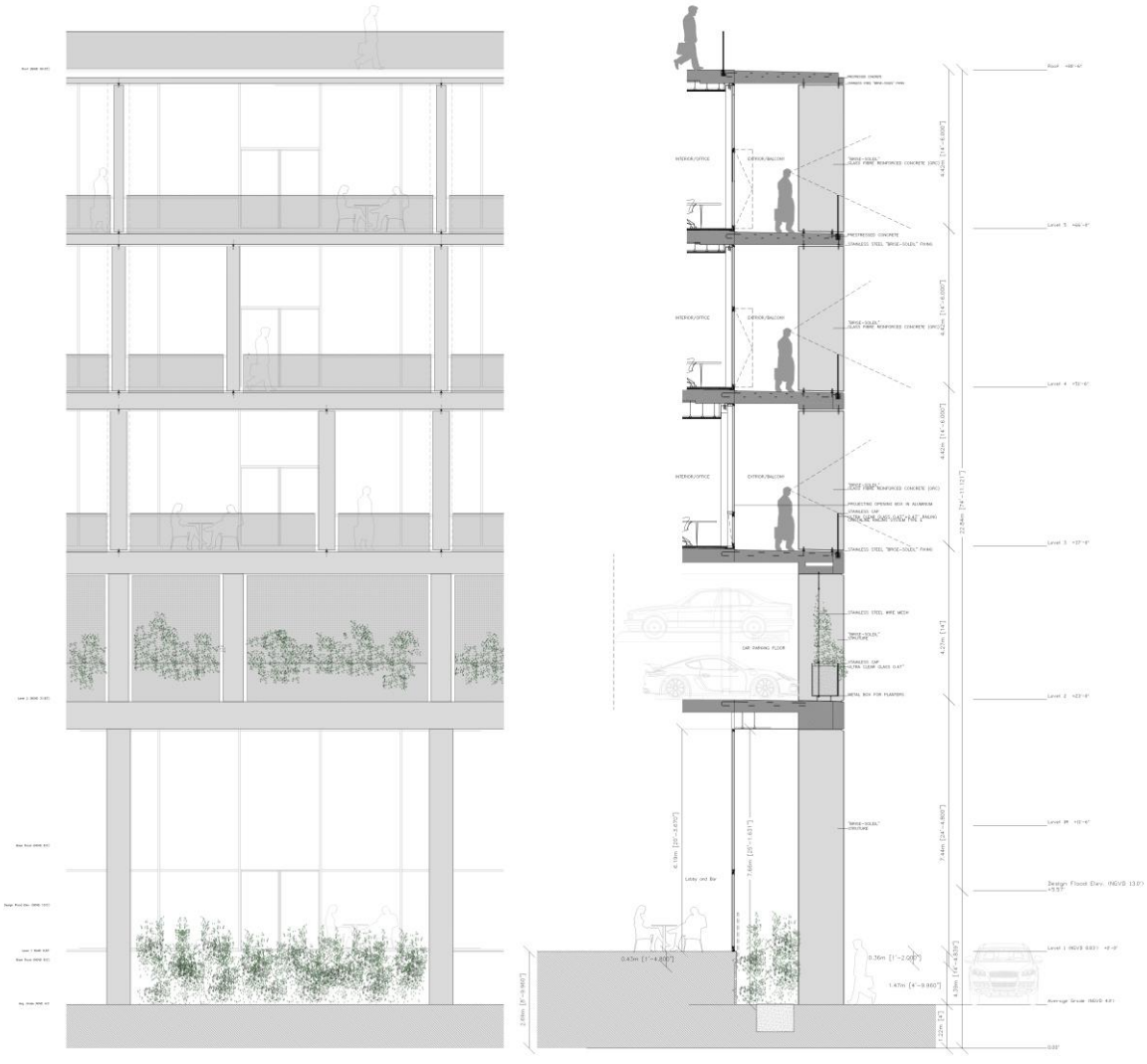
Typical Office Floor



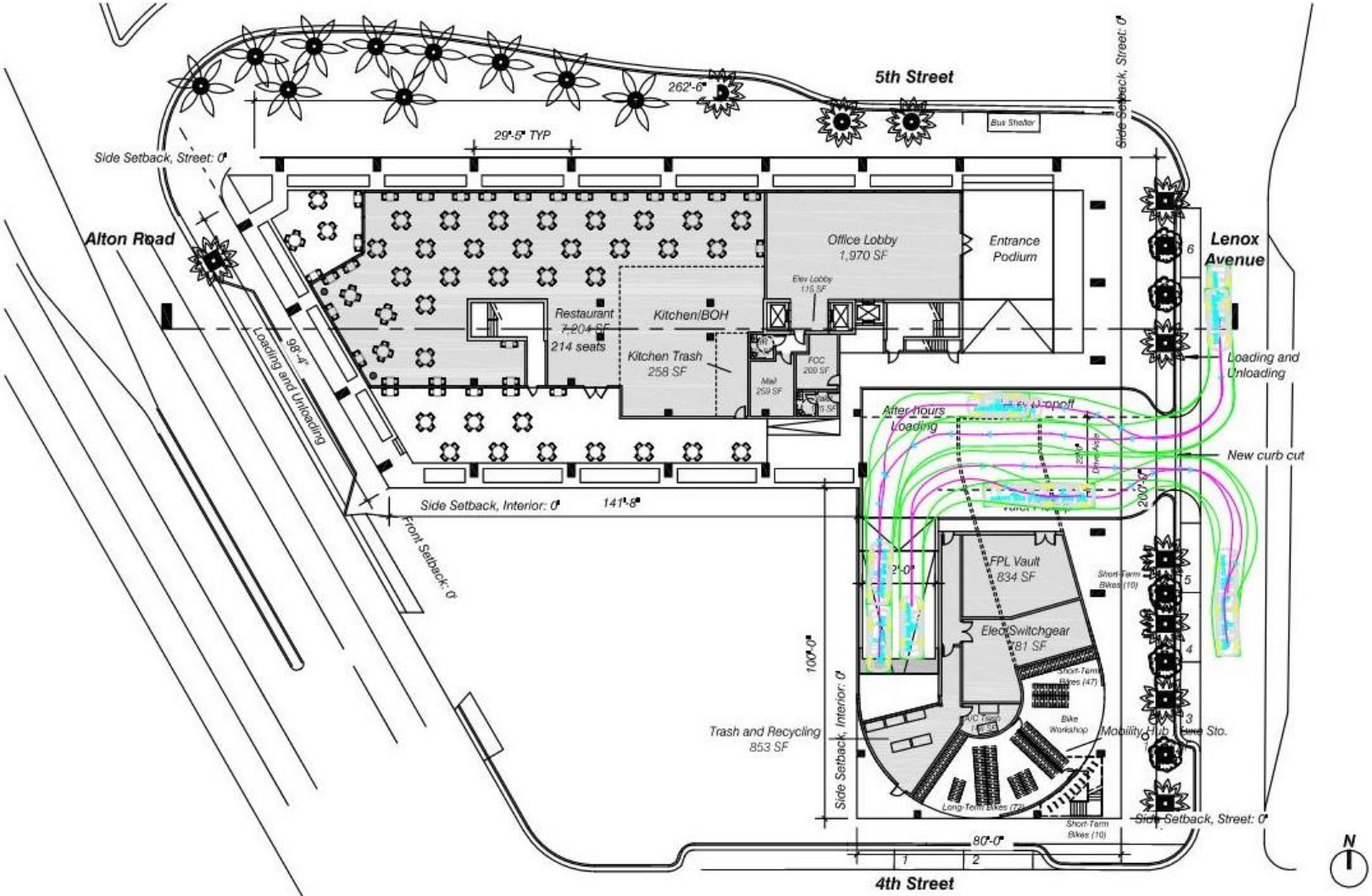
Rooftop


5th Street (160' R.O.W.)
F.C.R. 7.66 NGVD
Side Setback, Street: 0'
Side Setback, Street: 0'
Alton Road
(100' R.O.W.)
F.C.R. 6.36 NGVD
Lenox
Avenue
(70' R.O.W.)
F.C.R. 5.96
NGVD
Office break area
Office break area
Non-accessible Garden
Non-accessible Garden/ Mechanical Equipment
Circulation/Seating
Office break area
Office break area
Non-accessible Garden/ Mechanical Equipment
Side Setback, Interior: 0'
Front Setback: 0'
Side Setback, Interior: 0'
Side Setback, Street: 0'
4th Street (50' R.O.W.) F.C.R. 5.96 NGVD
N

Section / Elevation

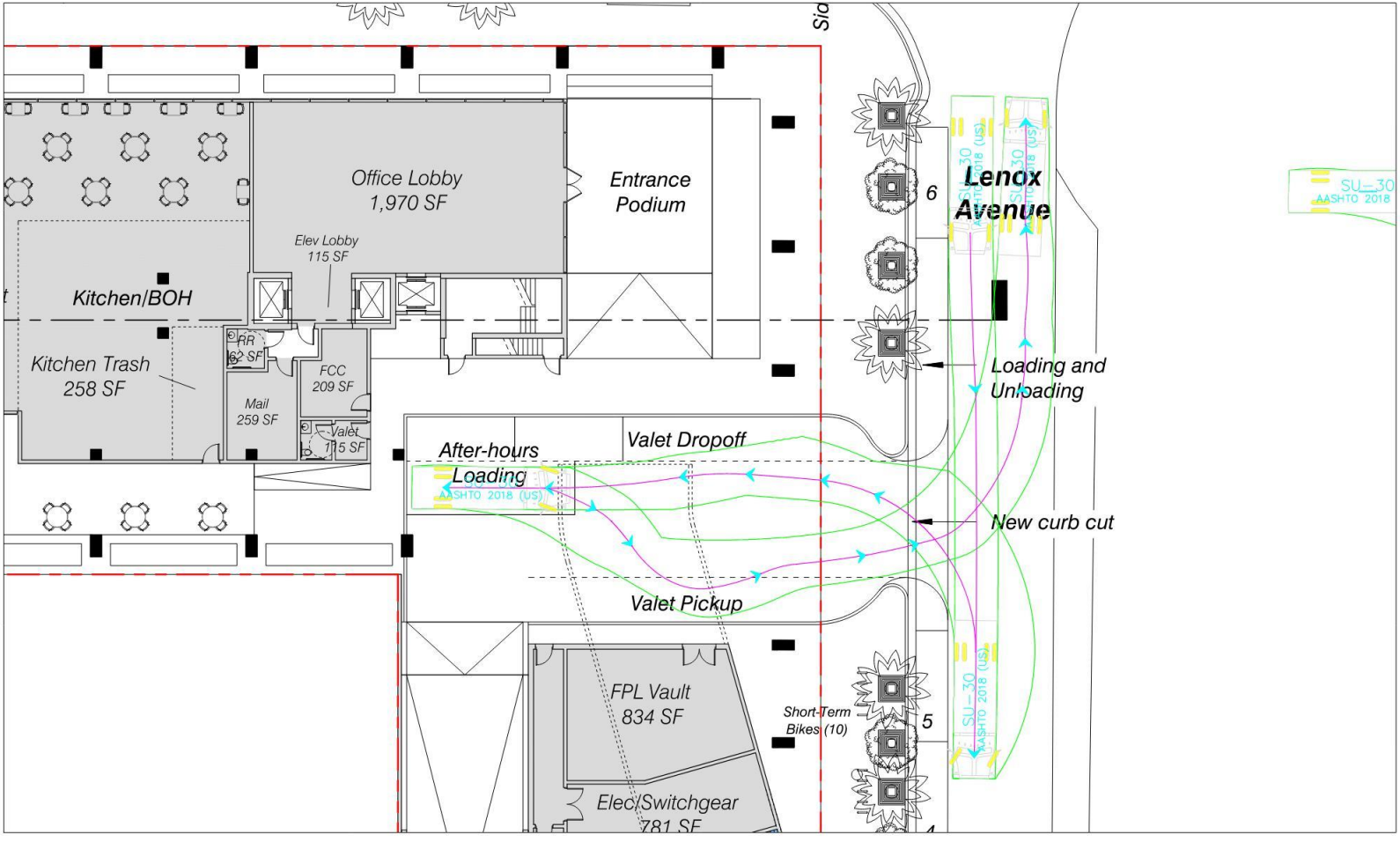


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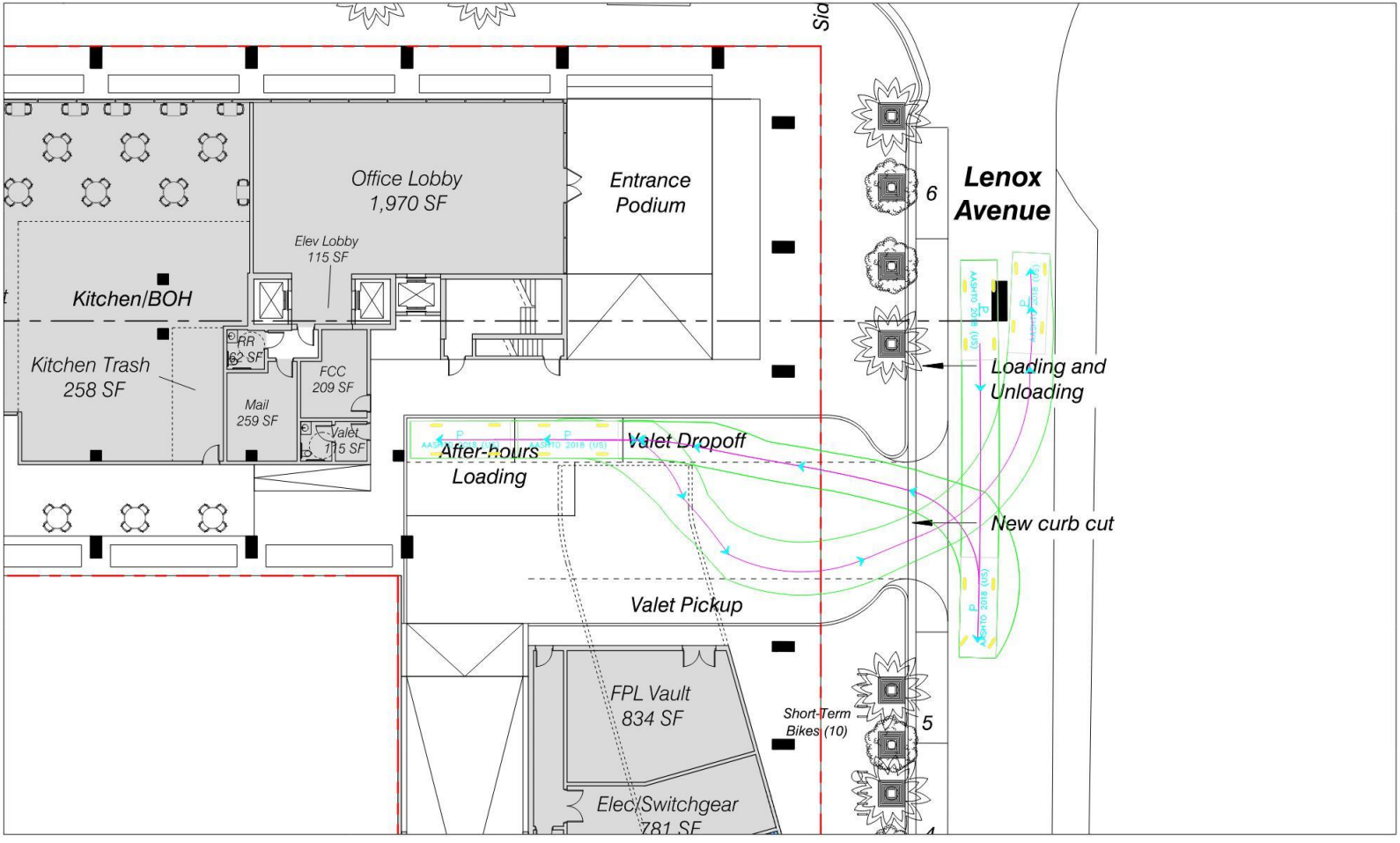
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Maneuverability Analysis - Ground Floor - SU 30 Vehicle

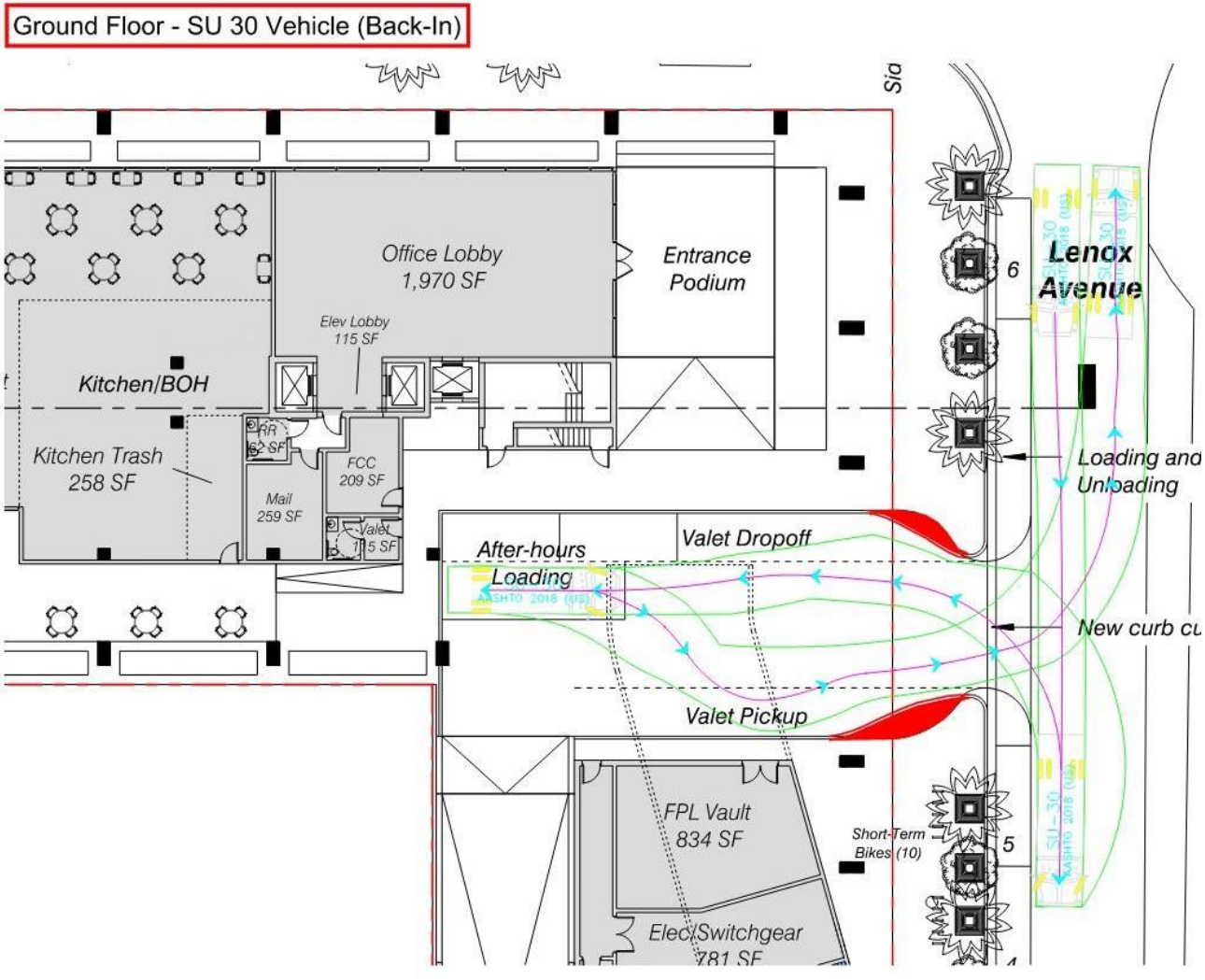


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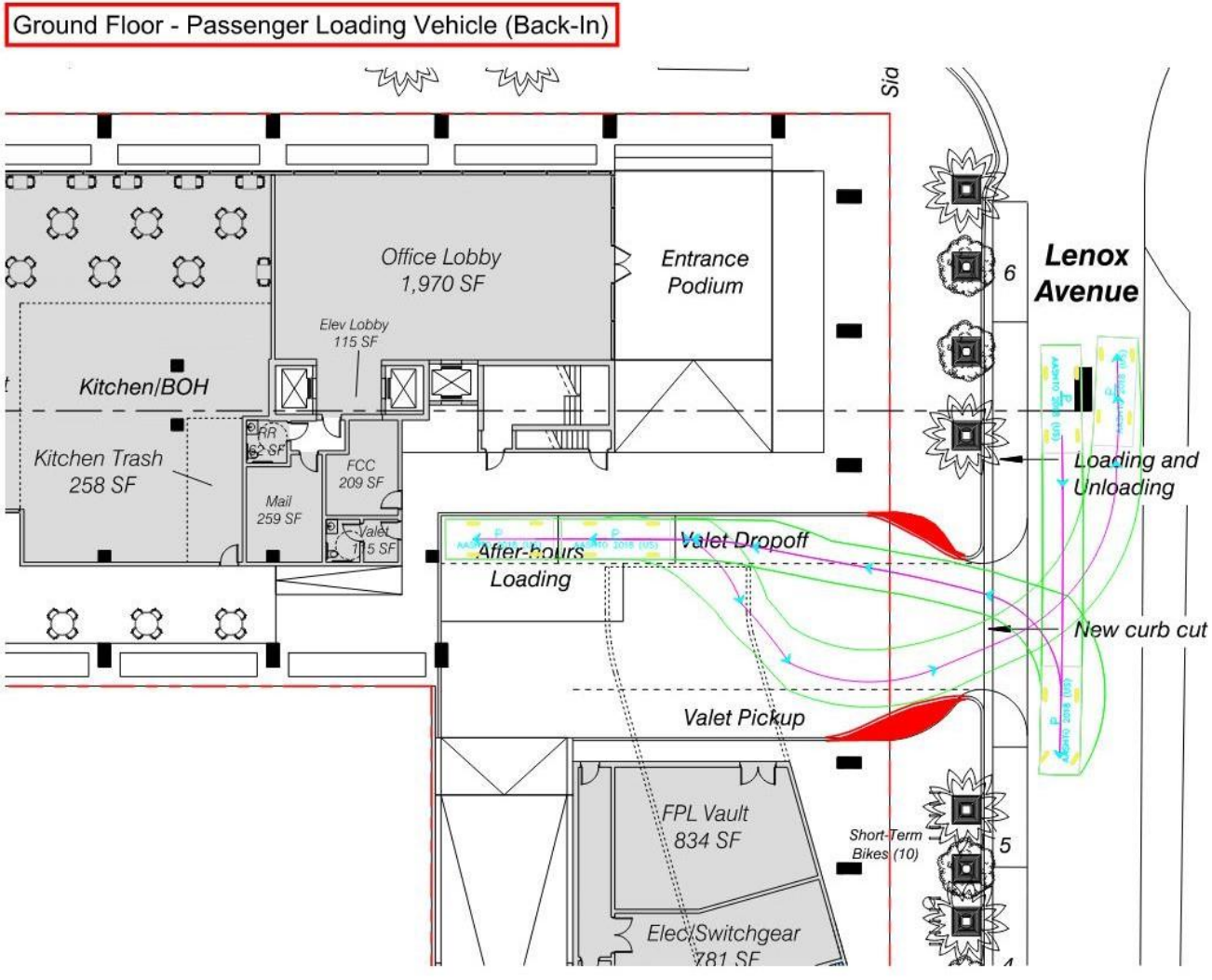
Maneuverability Analysis - Ground Floor - P Loading Vans



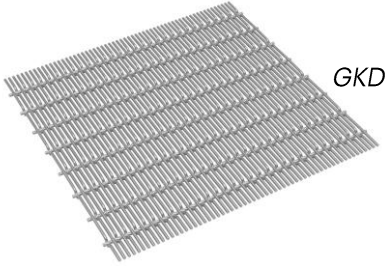
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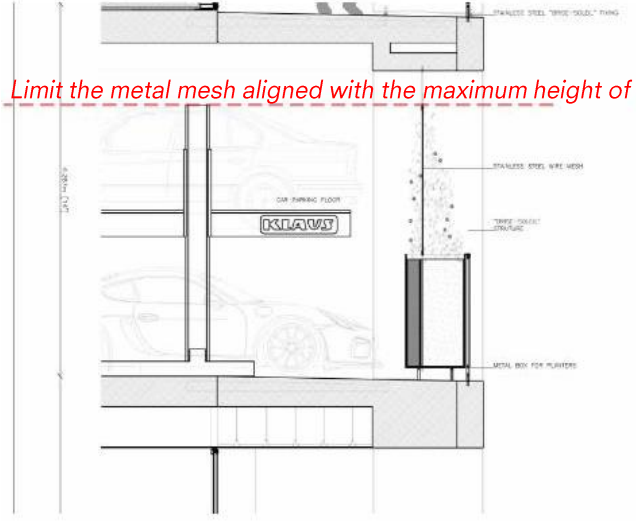
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Garage Screening



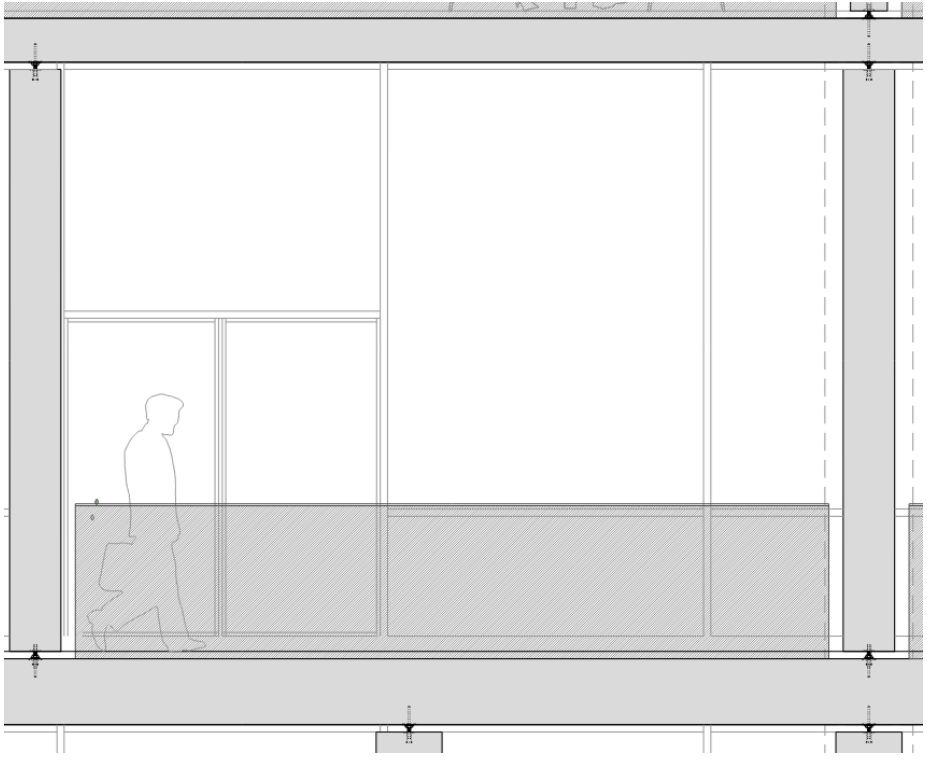
GKD Omega 1510

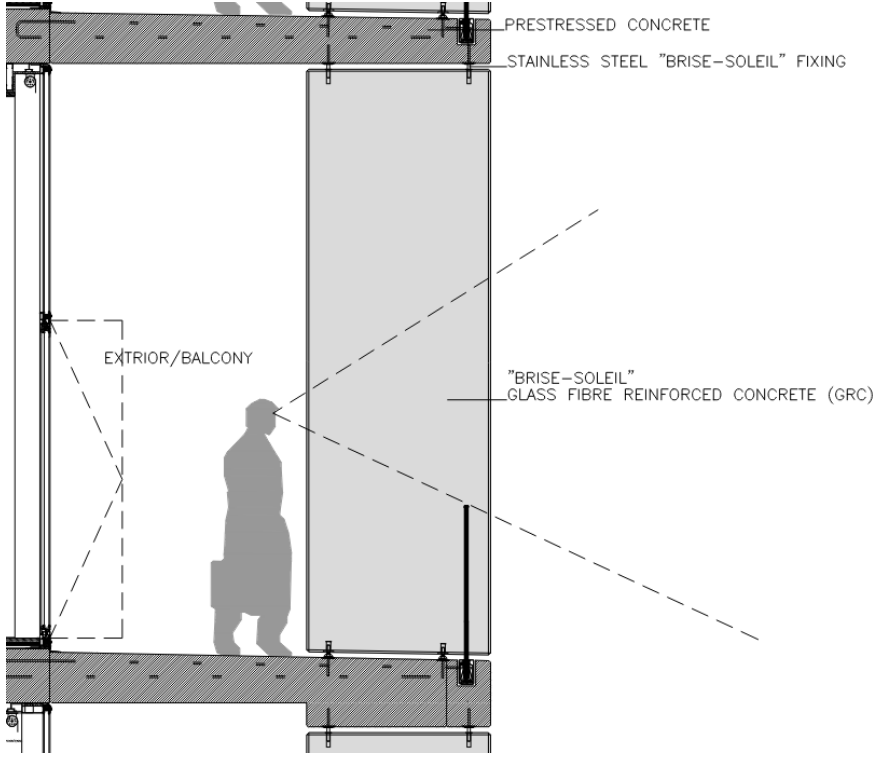


Limit the metal mesh aligned with the maximum height of the stackers



Brise Soleil Detail





1100 5th Street

Miami Beach, FL 33139



PROJECT LOCATION :: NTS

SHEET INDEX DRB File Number DRB23-0982 April 7, 2024

ID	SHEET TITTLE	DRB FIRST SUBMITTAL 02.18.24	FINAL SUBMITTAL 03.10.24	CONT'D FINAL SUBMITTAL 04.07.24
SK01	VERGE EXHIBIT			
L001	COVER SHEET	•	•	•
L002	TREE DISPOSITION PLAN	•	•	•
L003	TREE DISPOSITION SCHEDULE	•	•	•
L004	LANDSCAPE LEGEND	•	•	•
L101	GROUND FLOOR HARDSCAPE PLAN	•	•	•
L202	SECOND FLOOR HARDSCAPE PLAN		•	•
L103	THIRD FLOOR HARDSCAPE PLAN		•	•
L104	ROOF HARDSCAPE PLAN		•	•
L201	GROUND FLOOR PLANTING PLAN	•	•	•
L202	SECOND FLOOR LANDSCAPE PLAN	•	•	•
L203	THIRD FLOOR PLANTING PLAN	•	•	•
L204	ROOF PLANTING PLAN	•	•	•
L205	PLANTING NOTES AND DETAILS	•	•	•
L206	PLANTING PALETTE		•	•
L207	PLANTING PALETTE			•
L300	SIDEWALK SECTIONS		•	•
L301	SIDEWALK SECTIONS		•	•
L302	NORTH ELEVATION		•	•
L303	EAST ELEVATION		•	•
L304	SOUTH ELEVATION		•	•
L305	WEST ELEVATION		•	•
L401	SITE LIGHTING	•	•	•

REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667391 STATE OF FLORIDA 4/7/2024

N

COVER SHEET

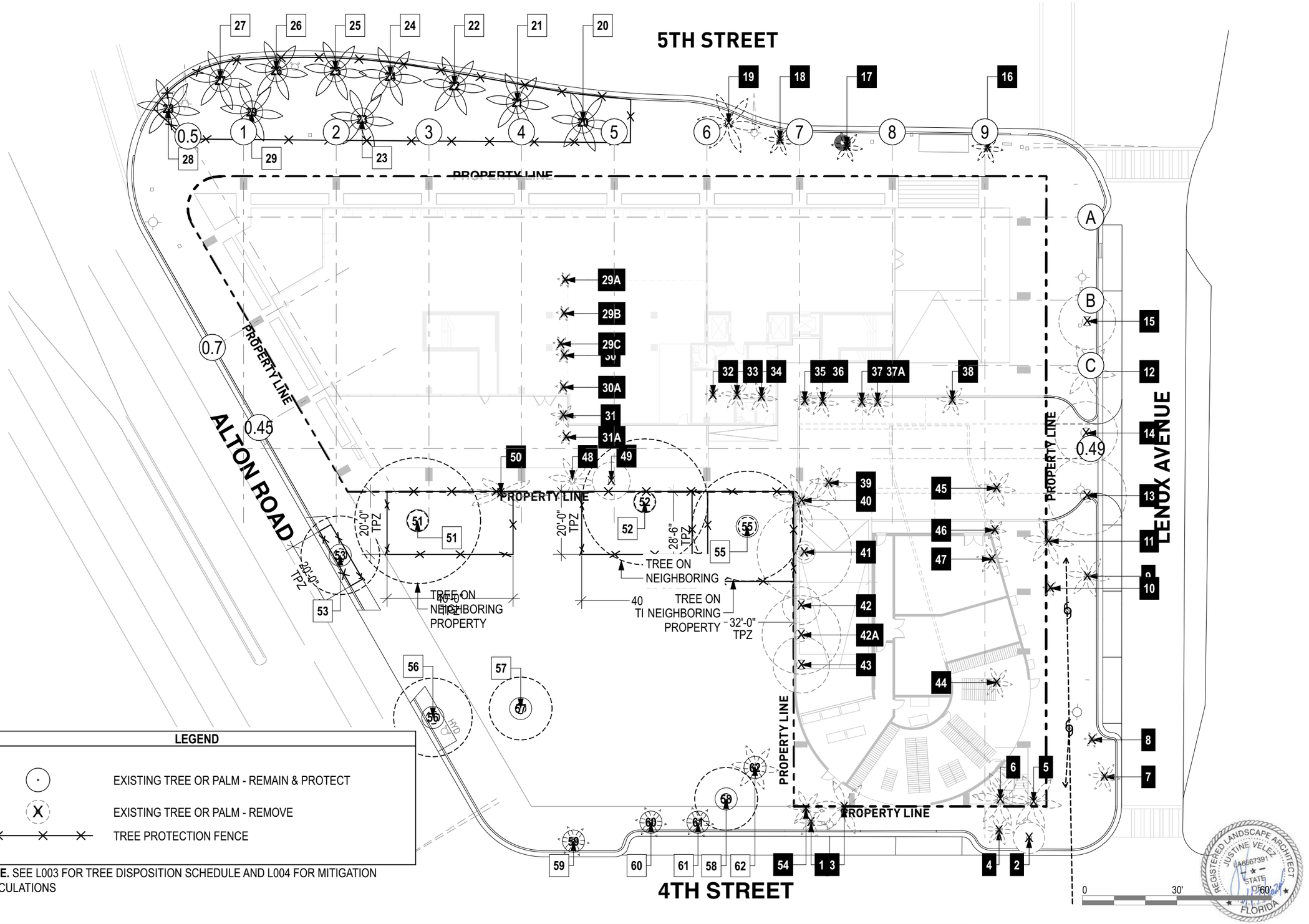
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LEGEND

- EXISTING TREE OR PALM - REMAIN & PROTECT
- EXISTING TREE OR PALM - REMOVE
- TREE PROTECTION FENCE

NOTE. SEE L003 FOR TREE DISPOSITION SCHEDULE AND L004 FOR MITIGATION CALCULATIONS

N

0 30' 60'

TREE DISPOSITION PLAN

Scale: 1" = 30'-0"

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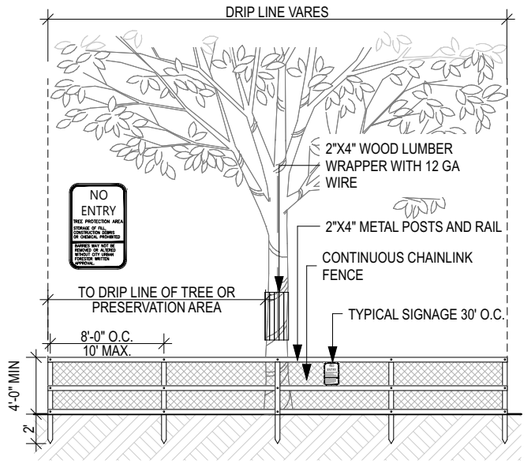
Existing Tree Schedule

Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	TPZ Radius	Status	Notes
	1	Veitchia arecina	Montgomery Palm	7"	25'	10'	Good	N	10'	REMOVE	Street Tree
	2	Tabebuia bahamensis	Dwarf Trumpet Tree	4"	16'	10'	Fair	N	10'	REMOVE	Street Tree
	3	Roystonea regia	Royal Palm	20"	60'	18'	Good	Y	10'	REMOVE	
	4	Veitchia arecina	Montgomery Palm	7"	30'	10'	Good	N	10'	REMOVE	Street Tree
	5	Roystonea regia	Royal Palm	17"	45'	18'	Good	Y	10'	REMOVE	
	6	Roystone Regia	Royal Palm	14"	55'	18'	Good	Y	10'	REMOVE	
	7	Veitchia arecina	Montgomery Palm	8"	30'	10'	Fair	N	10'	REMOVE	Street Tree
	8	Veitchia arecina	Montgomery Palm	7"	25'	5'	Poor	N	10'	REMOVE	Street Tree
	9	Roystonea regia	Royal Palm	20"	50'	14'	Fair	Y	10'	REMOVE	Street Tree
	10	Roystonea regia	Royal Palm	15"	40'	5'	Poor	Y	10'	REMOVE	Street Tree
	11	Roystonea regia	Royal Palm	15	40'	16'	Good	Y	10'	REMOVE	Street Tree
	12	Roystonea regia	Royal Palm	17"	40'	18'	Good	Y	10'	REMOVE	Street Tree
	13	Quercus virginiana	Live oak	14"	25'	25'	Good	Y	12.5'	REMOVE	Street Tree
	14	Quercus virginiana	Live oak	9"	25'	20'	Good	Y	10'	REMOVE	Street Tree
	15	Quercus virginiana	Live oak	10"	25'	18'	Good	Y	10'	REMOVE	Street Tree
	16	Roystonea regia	Royal Palm	18"	50'	12'	Fair	Y	10'	REMOVE	Street Tree
	17	Roystonea regia	Royal Palm	14"	40'	20'	Good	Y	10'	REMOVE	Street Tree
	18	Roystonea regia	Royal Palm	16"	45'	18'	Fair	Y	10'	REMOVE	Street Tree
	19	Roystonea regia	Royal Palm	19"	60'	20'	Good	Y	10'	REMOVE	Street Tree
	20	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
	21	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
	22	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
	23	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
	24	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
	25	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
	26	Phoenix dactylifera	Canary Date Palm	20"	40'	20'	Good	N	10'	PROTECT	Street Tree
	27	Phoenix dactylifera	Canary Date Palm	20"	40'	20'	Good	N	10'	PROTECT	Street Tree
	28	Phoenix dactylifera	Canary Date Palm	18"	38'	20'	Good	N	10'	PROTECT	Street Tree
	29	Phoenix dactylifera	Canary Date Palm	19"	40'	20'	Good	N	10'	PROTECT	Street Tree
	29A	Ptychosperma elegans	Solitaire Palm	3"	20'	5'	Poor	N	10'	REMOVE	
	29B	Ptychosperma elegans	Solitaire Palm	3"	20'	5'	Fair	N	10'	REMOVE	
	29C	Ptychosperma elegans	Solitaire Palm	3"	20'	5'	Fair	N	10'	REMOVE	
	30	Ptychosperma elegans	Solitaire Palm	3"	20'	5'	Fair	N	10'	REMOVE	
	30A	Ptychosperma elegans	Solitaire Palm	3"	17'	5'	Fair	N	10'	REMOVE	
	31	Ptychosperma elegans	Solitaire Palm	3"	20'	8'	Good	N	10'	REMOVE	

Existing Tree Schedule

Symbol	ID	Botanical Name	Common Name	DBH	Height	Spread	Condition	Native	TPZ Radius	Status	Notes
	31A	Ptychosperma elegans	Solitaire Palm	1"	14'	5'	Poor	N	10'	REMOVE	
	32	Ptychosperma elegans	Solitaire Palm	3"	25'	5'	Fair	N	10'	REMOVE	
	33	Ptychosperma elegans	Solitaire Palm	3", 3"	20'	10'	Fair	N	10'	REMOVE	Double
	34	Ptychosperma elegans	Solitaire Palm	3", 3", 3"	20'	10'	Fair	N	10'	REMOVE	Triple
	35	Ptychosperma elegans	Solitaire Palm	3"	25'	7'	Fair	N	10'	REMOVE	
	36	Ptychosperma elegans	Solitaire Palm	3", 3"	25'	10'	Fair	N	10'	REMOVE	Double
	37	Ptychosperma elegans	Solitaire Palm	3"	25'	7'	Fair	N	10'	REMOVE	
	37A	Ptychosperma elegans	Solitaire Palm	3", 3"	25'	10'	Fair	N	10'	REMOVE	Double
	38	Ptychosperma elegans	Solitaire Palm	3", 3"	22'	10'	Fair	N	10'	REMOVE	Double
	39	Roystonea regia	Royal Palm	12"	30'	12'	Fair	Y	10'	REMOVE	
	40	Roystonea regia	Royal Palm	15"	40'	18'	Good	Y	10'	REMOVE	
	41	Quercus virginiana	Live oak	12"	30'	30'	Good	Y	15'	REMOVE	
	42	Quercus virginiana	Live oak	8"	20'	12'	Poor	Y	10'	REMOVE	
	42A	Quercus virginiana	Live oak	14"	20'	25'	Good	Y	12.5'	REMOVE	
	43	Quercus virginiana	Live oak	15"	16'	0	Dead	Y	-	REMOVE	Dead Tree Remove
	44	Ptychosperma elegans	Solitaire Palm	3", 3"	20'	10'	Fair	N	10'	REMOVE	Double
	45	Ptychosperma elegans	Solitaire Palm	3", 3"	20'	12'	Fair	N	10'	REMOVE	Double
	46	Ptychosperma elegans	Solitaire Palm	3"	20'	7'	Fair	N	10'	REMOVE	
	47	Ptychosperma elegans	Solitaire Palm	3", 3"	20'	10'	Poor	N	10'	REMOVE	Double
	48	Roystonea regia	Royal Palm	14"	40'	15'	Good	Y	10'	REMAIN	
	49	Bulnesia arborea	Verawood	2"	12'	12'	Good	N	10'	REMOVE	
	50	Ravenala madagascariensis	Travelers Palm	Cluster	35'	30'	Good	N	15'	REMOVE	OFF SITE
	51	Quercus virginiana	Live oak	22"	35'	40'	Good	Y	20'	PROTECT	OFF SITE
	52	Quercus virginiana	Live oak	23"	30'	40'	Good	Y	20'	PROTECT	OFF SITE
	53	Quercus virginiana	Live oak	22"	20'	25'	Fair	Y	12.5'	PROTECT	OFF SITE
	54	Roystonea regia	Royal Palm	16"	18'	-	Good	N	10'	REMOVE	Dead Tree Remove
	55	Quercus virginiana	Live oak	20"	30'	35'	Good	Y	17.5'	PROTECT	OFF SITE
	56	Quercus virginiana	Live oak	22"	20'	25'	Fair	Y	17.5'	PROTECT	OFF SITE
	57	Bursera simaruba	Gumbo Limbo	22"	20'	25'	Fair	Y	12.5'	PROTECT	OFF SITE
	58	Bursera simaruba	Gumbo Limbo	22"	20'	25'	Fair	Y	12.5'	PROTECT	OFF SITE
	59	Veitchia arecina	Montgomery Palm	7"	25'	10'	Good	N	10'	REMOVE	OFF SITE
	60	Veitchia arecina	Montgomery Palm	7"	25'	10'	Good	N	10'	REMOVE	OFF SITE
	61	Veitchia arecina	Montgomery Palm	7"	25'	10'	Good	N	10'	REMOVE	OFF SITE
	62	Latania	Latan Palm	7"	25'	10'	Good	N	10'	REMOVE	OFF SITE

TREE/PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES/PALMS THAT ARE 'TO REMAIN, BE PROTECTED OR BE RELOCATED'
NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



IN NO CASE SHALL THE FENCE BE INSTALLED LESS THANK TEN FEET FROM THE TRUNK

TREE+PALM PROTECTION BARRIERS TO EXTEND BEYOND THE 'DRIPLINE' OR THE 'CRITICAL ROOT ZONE AREA' OF ALL TREES/PALMS TO BE PROTECTED. EXTEND WHERE NECESSARY TO PROTECT TREE CANOPY ROOTS

BARRIERS SHALL BE A MINIMUM OF FOUR FEET HIGH, AND SHALL BE CONSTRUCTED OF CONTINUOUS CHAIN LINK FENCE WITH METAL POSTS AT EIGHT-FOOT SPACING OR 2"X4" POSTS WITH THREE EQUALLY SPACED 2"X4" RAILS. POSTS MAY BE SHIFTED TO AVOID ROOTS

PROTECTION DETAIL NOTE:
CONTRACTOR TO INSTALL 'TREE/PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTRY + PLANNING + ZONING DEPARTMENT
2. REFER TO ARBORIST REPORT (UPLOADED AS SEPARATE DOCUMENT)

N

REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667391 STATE OF FLORIDA 4/7/2024

TREE DISPOSITION SCHEDULE

Scale: 1" = 30'-0"

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CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District CPS-2 Lot Area 32,650 Acres 0.75

OG = ON GROUND
OS = ON STRUCTURE

	REQUIRED/ ALLOWED	PROVIDED	OG	OS
OPEN SPACE				
A. Square feet of required Open Space as indicated on site plan: Lot Area = _____ s.f.x _____ % = _____ s.f.	N/A			
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			
C. Total square feet of landscaped open space required: A+B=	N/A			
LAWN AREA CALCULATION				
A. Square feet of landscaped open space required	N/A			
B. Maximum lawn area (sod) permitted= 20 % x 32,650 s.f.	6,530	0		
TREES				
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 22 trees x 0.75 net lot acres - number of existing trees=	17	37	2	33
B. % Natives required: Number of trees provided x 30% =	6	62	32	30
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	9	62	32	30
D. Street Trees (maximum average spacing of 20' o.c.) 640 linear feet along street divided by 20'=	30	20 +3 @ ADJACENT PARKING LOT	-7	
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): 80 linear feet along street divided by 20'=	4	5	+1	
	TOTAL 34	TOTAL 28	-6 SHORTFALL	
SHRUBS				
A. Number of shrubs required: Sum of lot and street trees required x 12=	588	620	141	479
B. % Native shrubs required: Number of shrubs provided x 50%=	294	295	84	212
LARGE SHRUBS OR SMALL TREES				
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	59	61	24	37
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	30	61	24	37

NOTES:
1. STREET TREES WILL COMPLY WITH FLORIDA FANCY REQUIREMENTS. ALL OTHER PLANTING MATERIALS SHALL MEET OR EXCEED FLORIDA GRADE # 1 AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS AND PART II, PALMS AND TREES, CURRENT EDITION.

TOTAL TREES AND PALMS TO BE REMOVED

TREES
7 Quercus virginiana
1 Tabebuia bahamensis
1 Bulnesia arborea
TOTAL 88" DBH

REQUIRED TREE MITIGATION
30 SMALL TREES (2" DBH x 6' SPREAD x 12' HEIGHT) OR,
15 LARGE TREES (4" DBH x 8' SPREAD x 16' HEIGHT) OR,
$30,000 CONTRIBUTION TO TREE TRUST FUND

PALMS
4 Veitchia arecina
15 Roystonea regia (1 Dead)
19 Ptychosperma elegans
1 Ravenala madagascariensis (Cluster)
TOTAL 37 PALMS

Sec. 46-61. (c) *The removal of a palm shall be replaced with one canopy tree at 12 feet overall height with a two-inch DBH.*

REQUIRED PALM MITIGATION
37 SMALL TREES (2" DBH x 12' HEIGHT) OR,
19 LARGE TREES (4" DBH x 16' HEIGHT) OR,
$37,000 CONTRIBUTION TO TREE TRUST FUND

PROPOSED TREES - SEE PLANTING PLANS

SMALL TREES: 38
26 Myrcianthes fragrans*
12 Conocarpus erectus 'sericeus'

LARGE TREES: 16
13 Calophyllum brasiliense
3 Bursera simaruba*

ON STRUCTURE: 34
30 Conocarpus erectus 'sericeus'*
4 Olea europaea

ON STRUCTURE: 4
3 Ligustrum japonicum
1 Olea Europaea

TOTAL SMALL TREES: 72

TOTAL LARGE TREES: 20

* Native trees

REQUIRED MITIGATION
67 SMALL TREES

TOTAL PROPOSED
72 SMALL TREES + 20 LARGE TREES
(112 SMALL TREES EQUIVALENT)

EXCEEDING BY 45 SMALL TREES OR 22 LARGE TREES EQUIVALENT

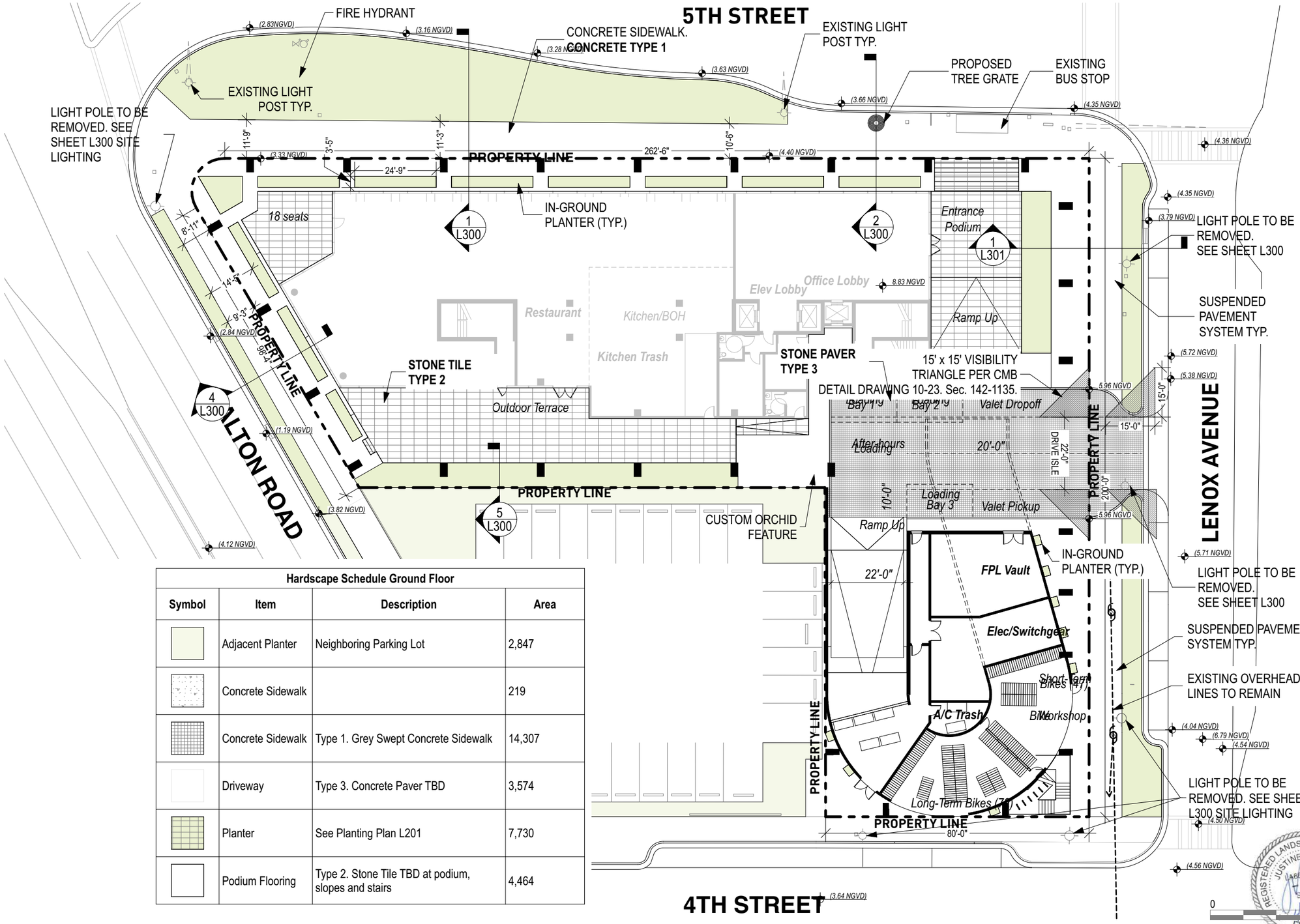
REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667391 STATE OF FLORIDA 4/7/2024

LANDSCAPE LEGEND

Scale: 1" = 30'-0"

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Hardscape Schedule Ground Floor			
Symbol	**Item**	**Description**	**Area**
	Adjacent Planter	Neighboring Parking Lot	2,847
	Concrete Sidewalk		219
	Concrete Sidewalk	Type 1. Grey Swept Concrete Sidewalk	14,307
	Driveway	Type 3. Concrete Paver TBD	3,574
	Planter	See Planting Plan L201	7,730
	Podium Flooring	Type 2. Stone Tile TBD at podium, slopes and stairs	4,464

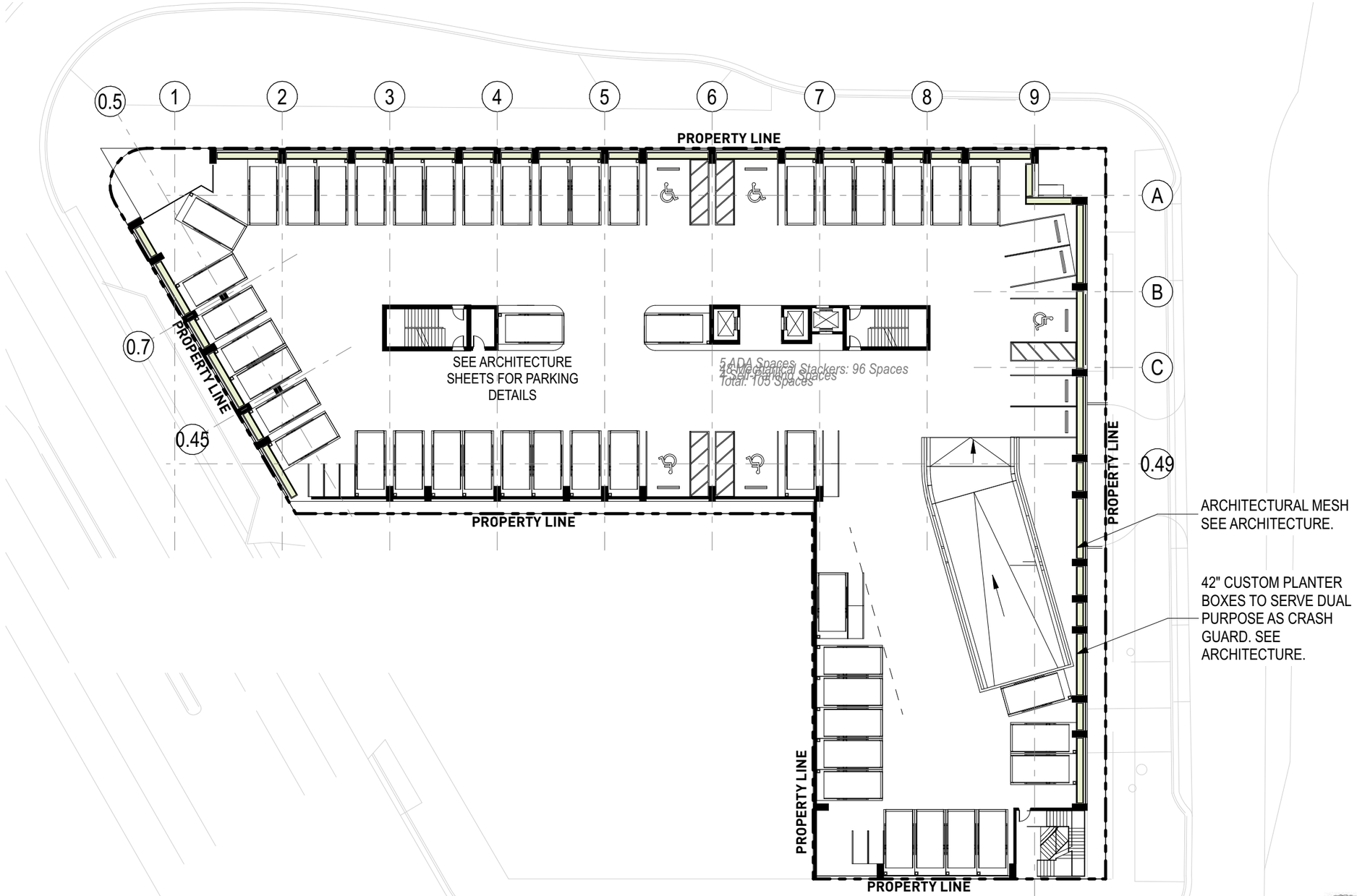
GROUND FLOOR HARDSCAPE PLAN

Scale: 1" = 30'-0"

1100 5th Street | Miami Beach, Florida | Zoning Data | April 7, 2024

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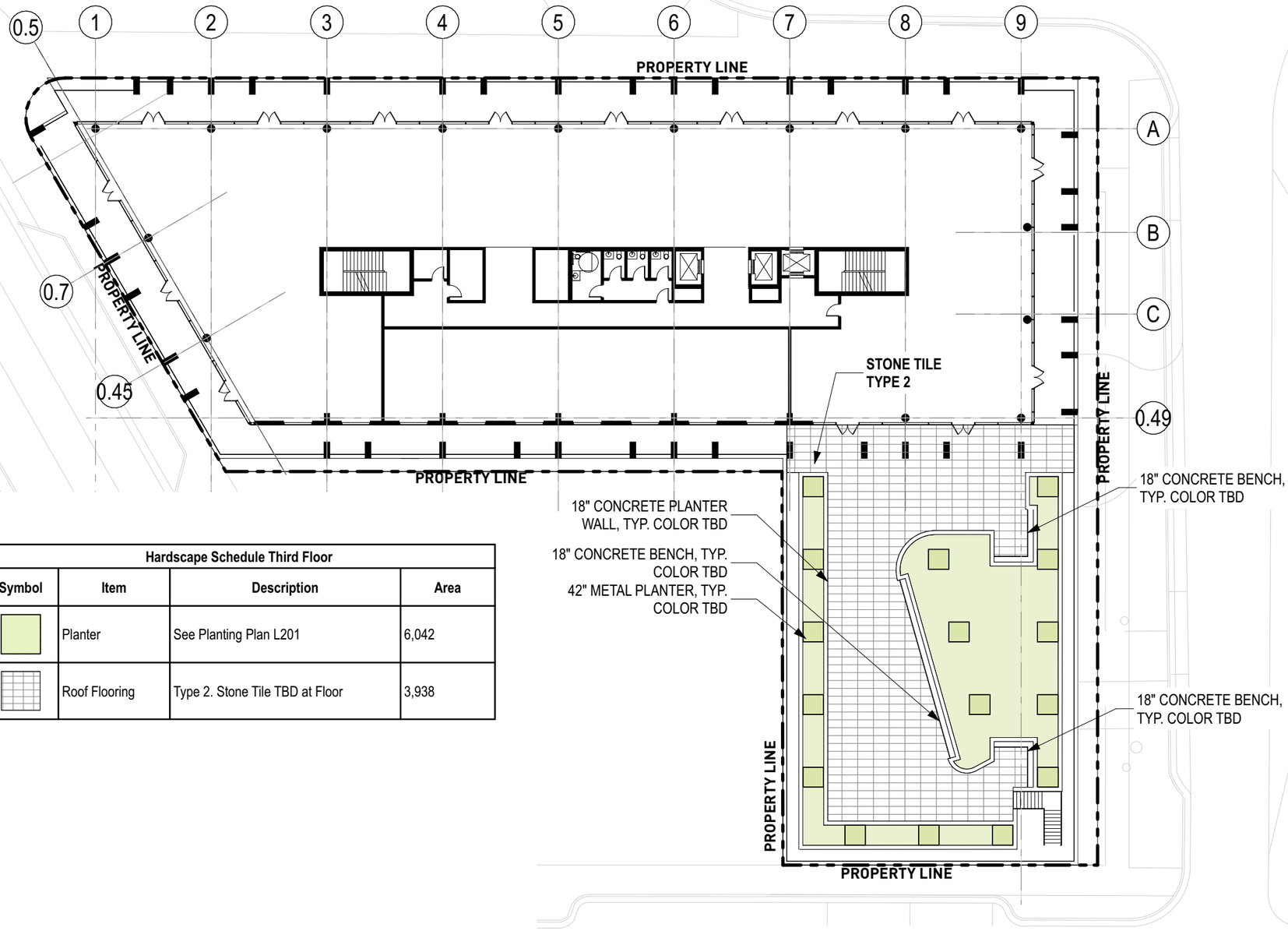
REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667391 STATE OF FLORIDA 4/7/2024

SECOND FLOOR HARDSCAPE PLAN
Scale: 1" = 30'-0"

1100 5th Street | **Miami Beach, Florida** | Zoning Data | | April 7, 2024

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Hardscape Schedule Third Floor			
Symbol	Item	Description	Area
	Planter	See Planting Plan L201	6,042
	Roof Flooring	Type 2. Stone Tile TBD at Floor	3,938

REGISTERED LANDSCAPE ARCHITECT
JUSTINE VELEZ
LA6667391
STATE OF FLORIDA
4/7/2024

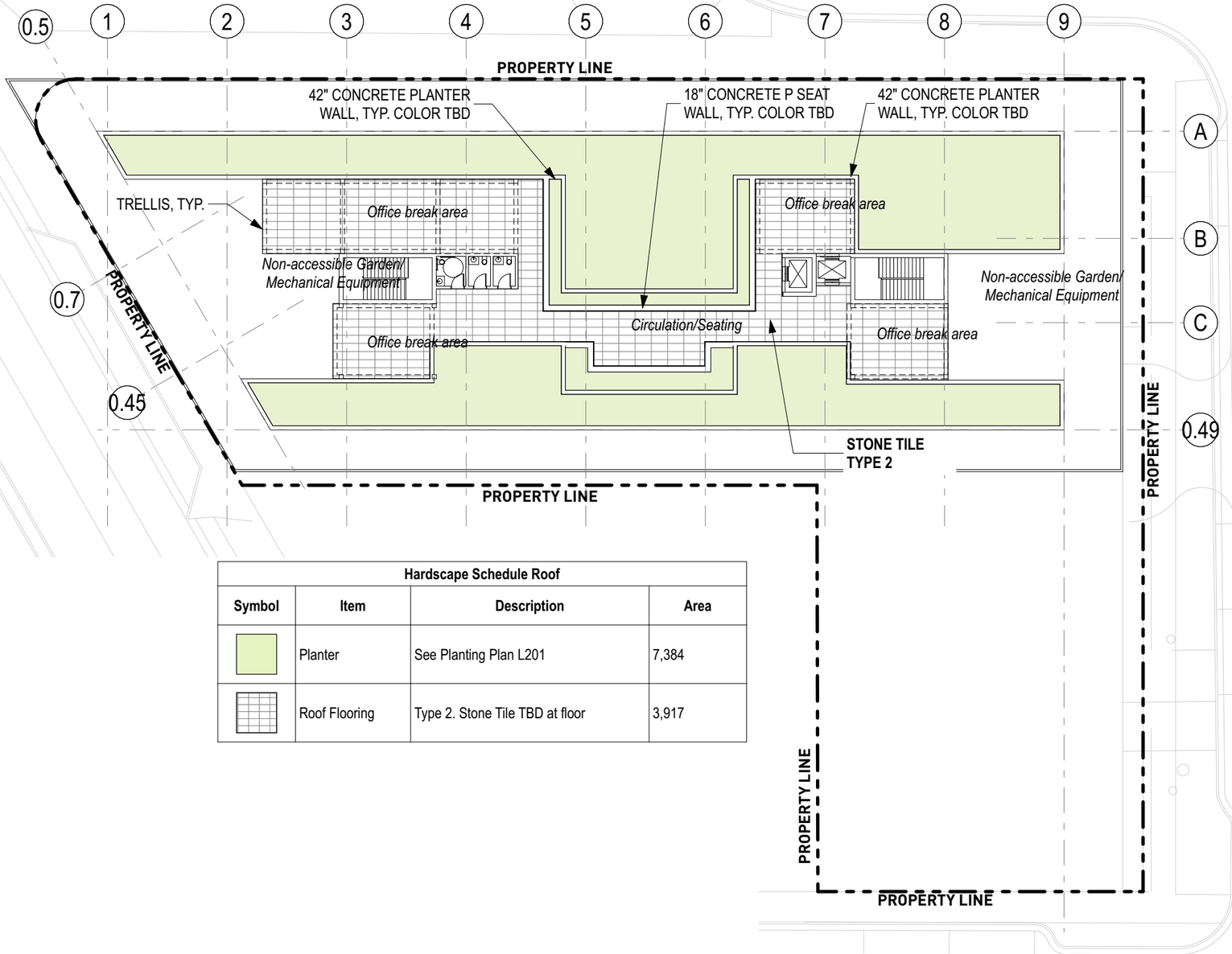
THIRD FLOOR
HARDSCAPE PLAN
Scale: 1" = 30'-0"

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Hardscape Schedule Roof			
Symbol	Item	Description	Area
	Planter	See Planting Plan L201	7,384
	Roof Flooring	Type 2. Stone Tile TBD at floor	3,917

0 30' 60'

REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667391 STATE OF FLORIDA

ROOF HARDSCAPE PLAN

Scale: 1" = 30'-0"

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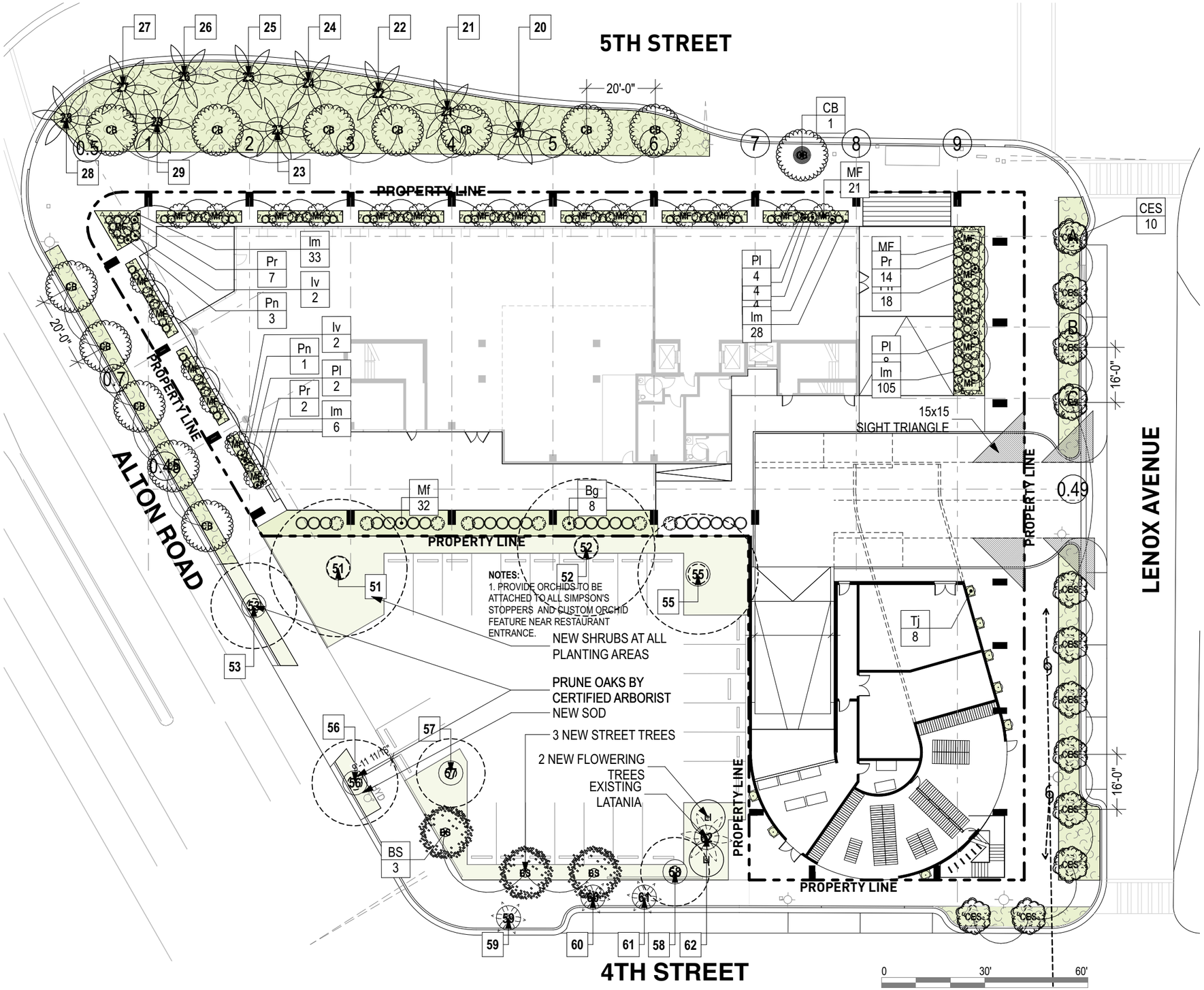
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L104



Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	BS	3	Bursera simaruba	Gumbo Limbo	4"	16' min	15'	Y	Florida Fancy. Single Leader. 4.5' CT - - Adjacent parking lot Street Trees
	CB	13	Calopyllum brasiliense	Brazilian Beautyleaf	4"	16' min	15'	Y	Florida Fancy. Single Leader. 4.5' CT - Street Trees
	CES	12	Conocarpus erectus 'serica'	Silver Buttonwood	4"	14' min	10'	Y	Florida Fancy. Single Leader. 4' CT - Street Trees
	LI	2	Lagerstroemia indica	Crape Myrtle	4"	14' min	10'	Y	Florida Fancy. Single Leader. 4' CT - Adjacent parking lot
	MF	26	Myrcianthes fragrans	Simpson's Stopper	Multi Trunk	14'	10'	Y	Florida Fancy. Multi Trunk. 5-7 trunks 1.5" each. 4.5' CT - Lot Trees

Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Bg	8	Bougainvillea 'San Diego Red'	Red Bougainvillea	15g	48"	24"	N	Trellised. Florida Fancy. Shrub
	Iv	29	Ilex vomitoria 'Nana'	Holly	7g	18"	30"	Y	Florida Fancy. Full, Lush. Shrub
	Mf	24	Myrcianthes fragrans	Simpson Stopper	25 gal	7'	4'	Y	Florida Fancy. Bush, Full to Bottom. Large Shrub
	Pl	28	Pentas lanceolata 'Ruby Red'	Egyptian Star Cluster	3 gal	18"	18"	N	Florida Fancy. Full. Lush. Shrub
	Pn	31	Psychotria nervosa 'little psycho'	Wild Coffee	3 gal	36"	24"	Y	Florida Fancy. Full, Lush. Shrub
	Pr	57	Stachytarpheta 'Red Compacta'	Porterweed 'red'	3 gal	36"	24"	N	Florida Fancy. Full, Lush. Shrub
	Tj	8	Trachelospermum jasminoides	Confederate Jasmine	25 gal	12'	30"	N	Florida Fancy. Trellis

Groundcover Schedule

Symbol	QTY	ID	Botanical Name	Common Name	Size	Height	Spread	Spacing (Inches)	Native	Remarks
	418	Im	Liriope muscari	Liriope	1g	12"	12"	12	N	
	6,200	ag	Arachis glabrata	Perennial Peanut	1g	12"	12"	12	N	

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GROUND FLOOR PLANTING PLAN
Scale: 1" = 30'-0"

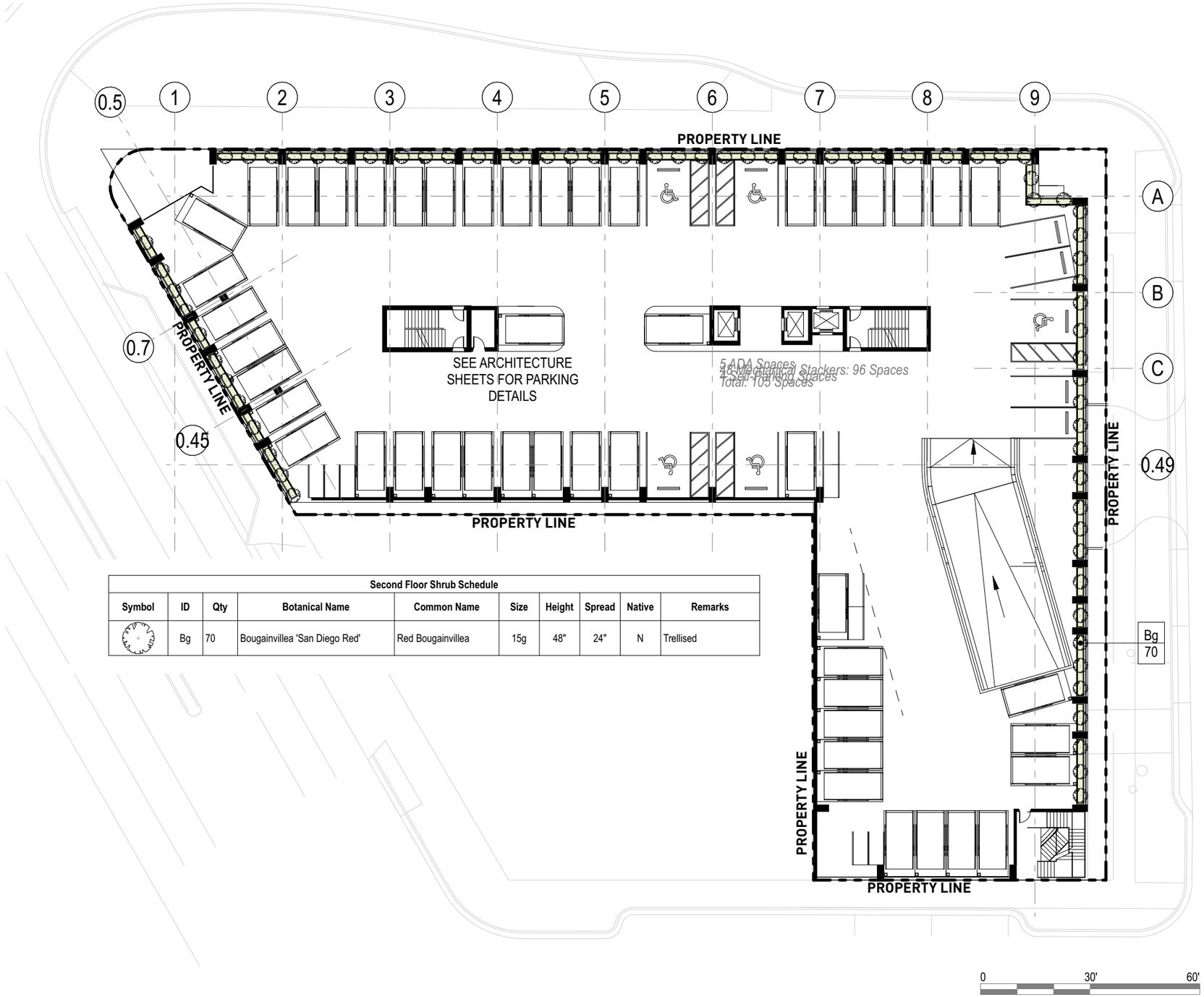
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Second Floor Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Bg	70	Bougainvillea 'San Diego Red'	Red Bougainvillea	15g	48"	24"	N	Trellised

N

REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667391 STATE OF FLORIDA 4/7/2024

SECOND FLOOR LANDSCAPE PLAN
Scale: 1" = 30'-0"

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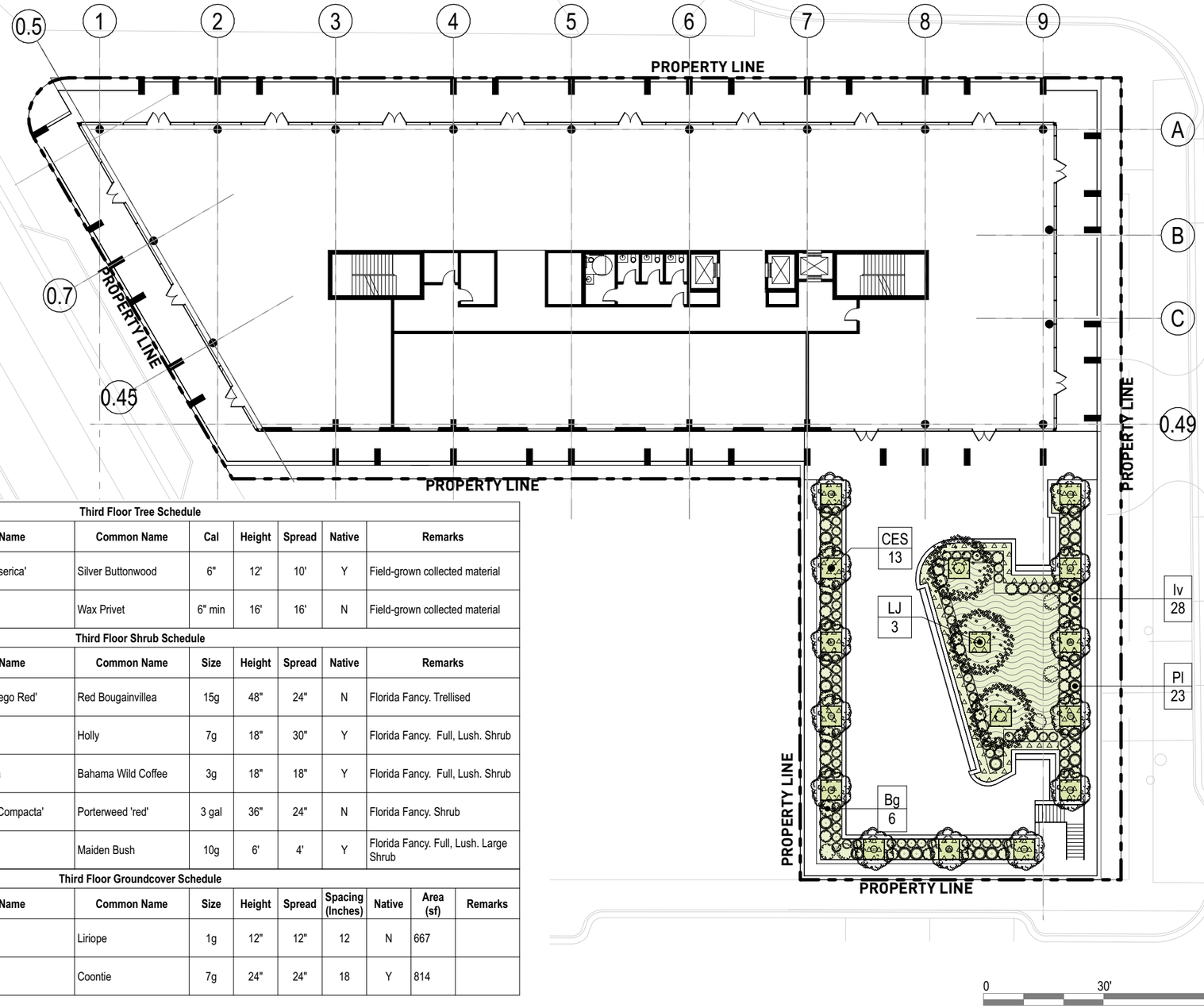
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L202



Third Floor Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CES	13	Conocarpus erectus 'serica'	Silver Buttonwood	6"	12'	10'	Y	Field-grown collected material
	LJ	3	Ligustrum japonicum	Wax Privet	6" min	16'	16'	N	Field-grown collected material

Third Floor Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Bg	6	Bougainvillea 'San Diego Red'	Red Bougainvillea	15g	48"	24"	N	Florida Fancy. Trellised
	Iv	36	Ilex vomitoria 'Nana'	Holly	7g	18"	30"	Y	Florida Fancy. Full, Lush. Shrub
	Pl	23	Psychotria ligustrifolia	Bahama Wild Coffee	3g	18"	18"	Y	Florida Fancy. Full, Lush. Shrub
	Pr	77	Stachytarpheta 'Red Compacta'	Porterweed 'red'	3 gal	36"	24"	N	Florida Fancy. Shrub
	Sb	4	Savia bahamensis	Maiden Bush	10g	6'	4'	Y	Florida Fancy. Full, Lush. Large Shrub

Third Floor Groundcover Schedule

Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing (Inches)	Native	Area (sf)	Remarks
	lm	161	Liriope muscari	Liriope	1g	12"	12"	12	N	667	
	zp	216	Zamia pumila	Coontie	7g	24"	24"	18	Y	814	

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THIRD FLOOR PLANTING PLAN
Scale: 1" = 30'-0"

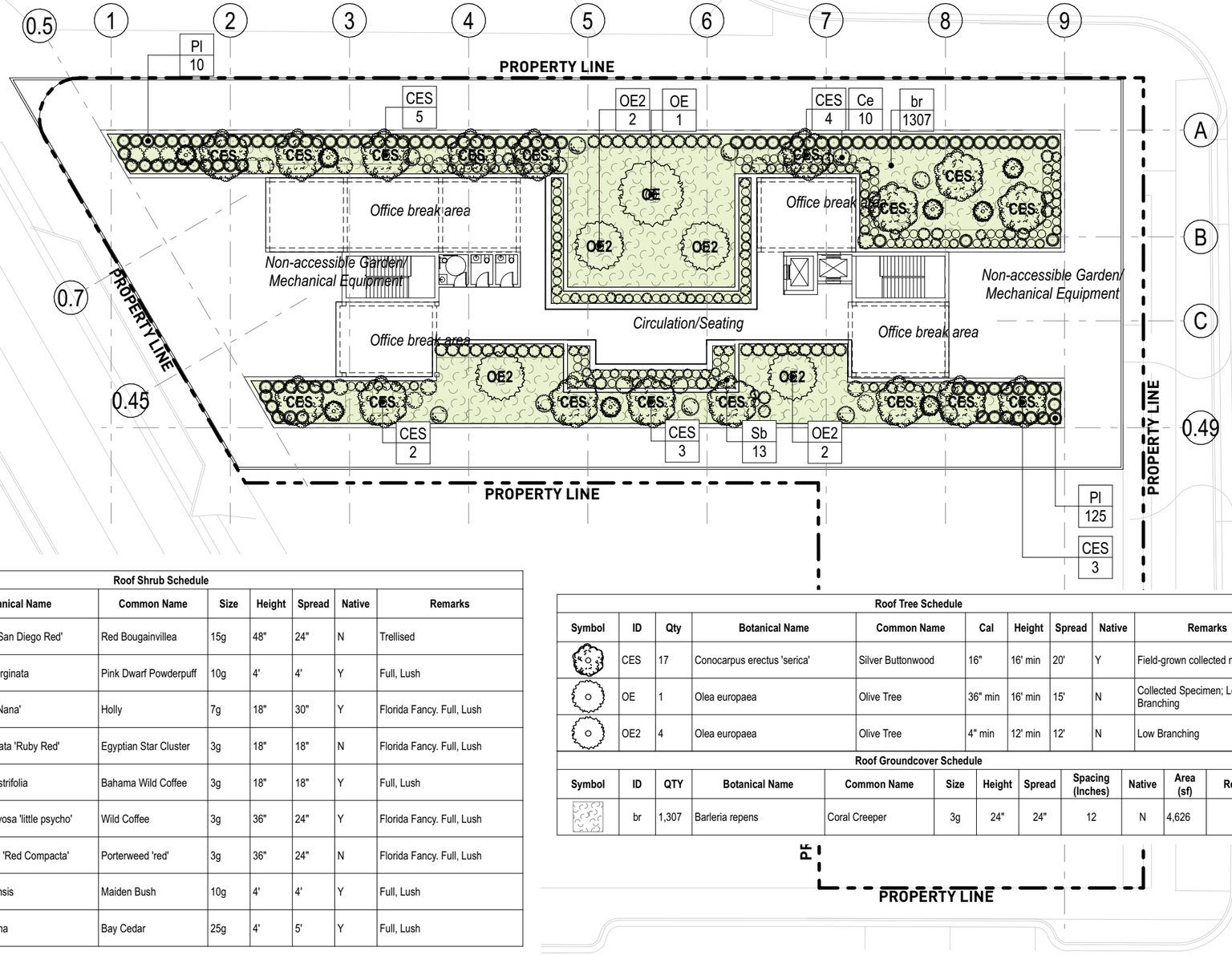
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Roof Shrub Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks
	Bg	11	Bougainvillea 'San Diego Red'	Red Bougainvillea	15g	48"	24"	N	Trellised
	Ce	16	Calliandra emarginata	Pink Dwarf Powderpuff	10g	4'	4'	Y	Full, Lush
	Iv	47	Ilex vomitoria 'Nana'	Holly	7g	18"	30"	Y	Florida Fancy. Full, Lush
	Pl	100	Pentas lanceolata 'Ruby Red'	Egyptian Star Cluster	3g	18"	18"	N	Florida Fancy. Full, Lush
	Pl	106	Psychotria ligustrifolia	Bahama Wild Coffee	3g	18"	18"	Y	Full, Lush
	Pn	47	Psychotria nervosa 'little psycho'	Wild Coffee	3g	36"	24"	Y	Florida Fancy. Full, Lush
	Pr	41	Stachytarpheta 'Red Compacta'	Porterweed 'red'	3g	36"	24"	N	Florida Fancy. Full, Lush
	Sb	9	Savia bahamensis	Maiden Bush	10g	4'	4'	Y	Full, Lush
	Sm	8	Suriana maritima	Bay Cedar	25g	4'	5'	Y	Full, Lush

Roof Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CES	17	Conocarpus erectus 'serica'	Silver Buttonwood	16"	16' min	20'	Y	Field-grown collected material
	OE	1	Olea europaea	Olive Tree	36" min	16' min	15'	N	Collected Specimen; Low Branching
	OE2	4	Olea europaea	Olive Tree	4" min	12' min	12'	N	Low Branching

Roof Groundcover Schedule										
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing (Inches)	Native	Area (sf)	Remarks
	br	1,307	Barleria repens	Coral Creeper	3g	24"	24"	12	N	4,626	

0 30' 60'

REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667391 STATE OF FLORIDA

ROOF PLANTING PLAN

Scale: 1" = 30'-0"

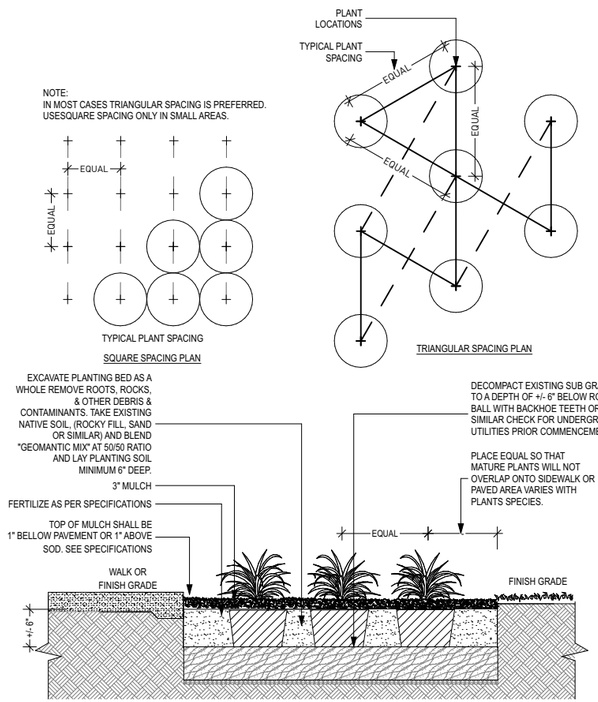
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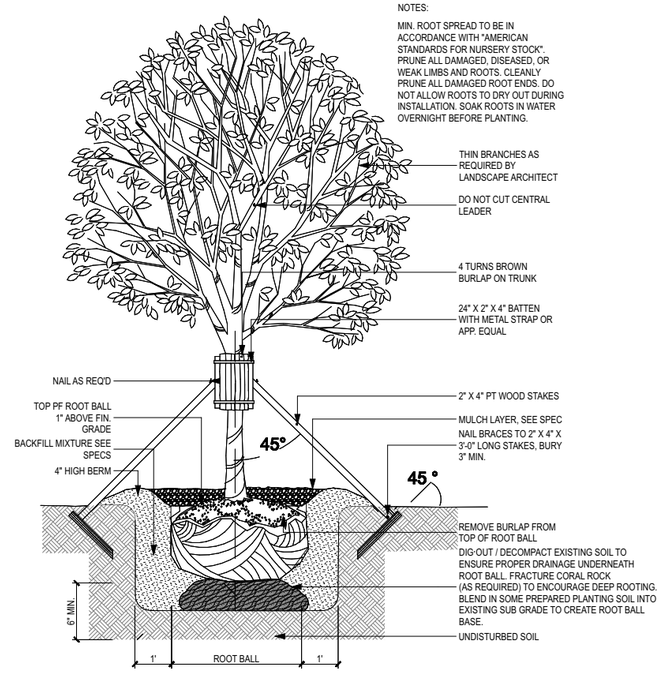
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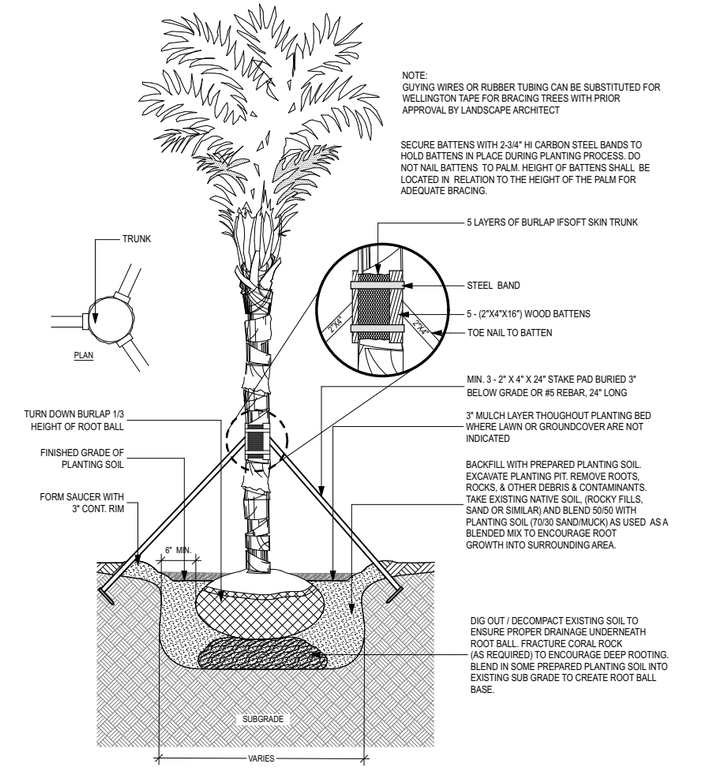
4 L205 GROUNDCOVER DETAIL

NOT TO SCALE



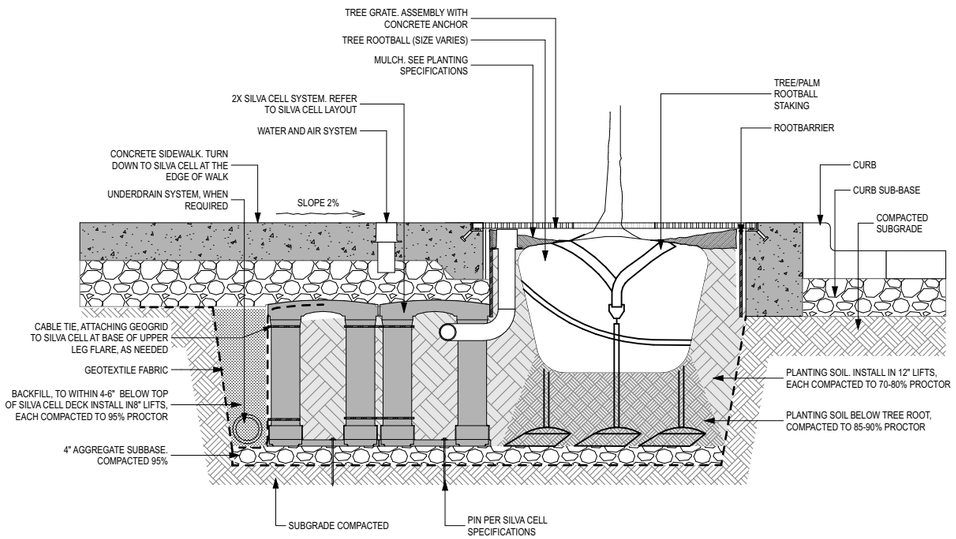
2 L205 TREE STAKING DETAIL

NOT TO SCALE



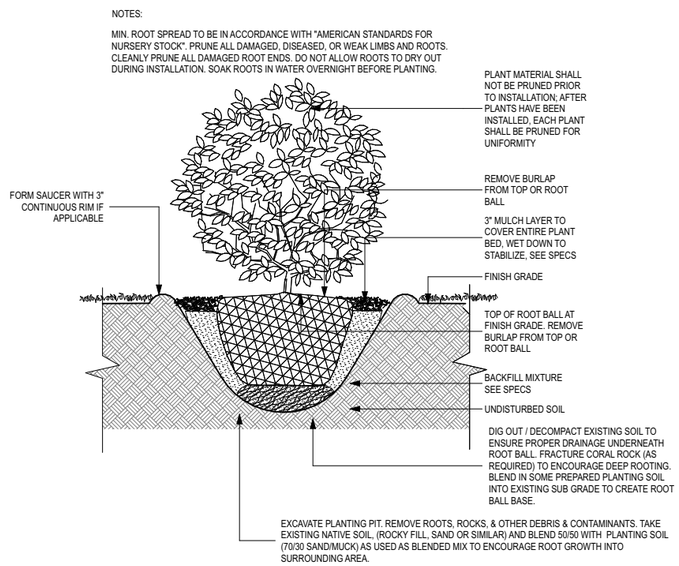
1 L205 PALM PLANTING DETAIL

NOT TO SCALE



5 L205 SUSPENDED PAVEMENT DETAIL

NOT TO SCALE



3 L205 SHURB PLANTING DETAIL

NOT TO SCALE

REGISTERED LANDSCAPE ARCHITECT JUSTINE VELEZ LA6667391 STATE OF FLORIDA 4/7/2024

PLANTING NOTES AND DETAILS
Scale: 1" = 30'-0"

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Brazilian Beautyleaf CB
Calophyllum brasiliense



Silver Buttonwood CES
Conocarpus erectus 'Sericeus'



Simpson's Stopper MF
Myrcianthes fragrans



Phoenix dactylifera PD
Date Palm



Gumbo limbo BS
Bursera simaruba



Crape myrtle CG
Lagerstroemia indica



Japanese Privet LJ
Ligustrum japonicum



European Olive OE2
Olea europaea



European Olive - Specimen OE
Olea europaea



Bougainvillea 'San Diego Red' Bg



Dwarf Yaupon Holly Iv
Ilex vomitoria 'Nana'



Simpson's Stopper Mf
Myrcianthes fragrans



Egyptian Star Cluster Pl
Pentas lanceolata 'Ruby Red'



Wild Coffee Pn
Psychotria nervosa



Confederate Jasmine Tj
Trachelospermum jasminoides 'Star'



Red Porterweed Pr
Stachytarpheta 'Red Compacta'



Bahama maidenbush Sb
Savia bahamensis



Coontie Zp
Zamia pumila



PLANTING PALETTE

Scale: 1" = 30'-0"

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L206



Necklace pod St
Sophora tomentosa



Pink Dwarf Powderpuff br
Calliandra emarginata



Bay Cedar Sm
Suriana maritima



Lilyturf lm
Liriope muscari



Bahama Wild Coffee Pl
Psychotria ligustrifolia



Coral Creeper br
Barleria repens



Perennial Peanut ag
Arachis glabrata

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PLANTING PALETTE

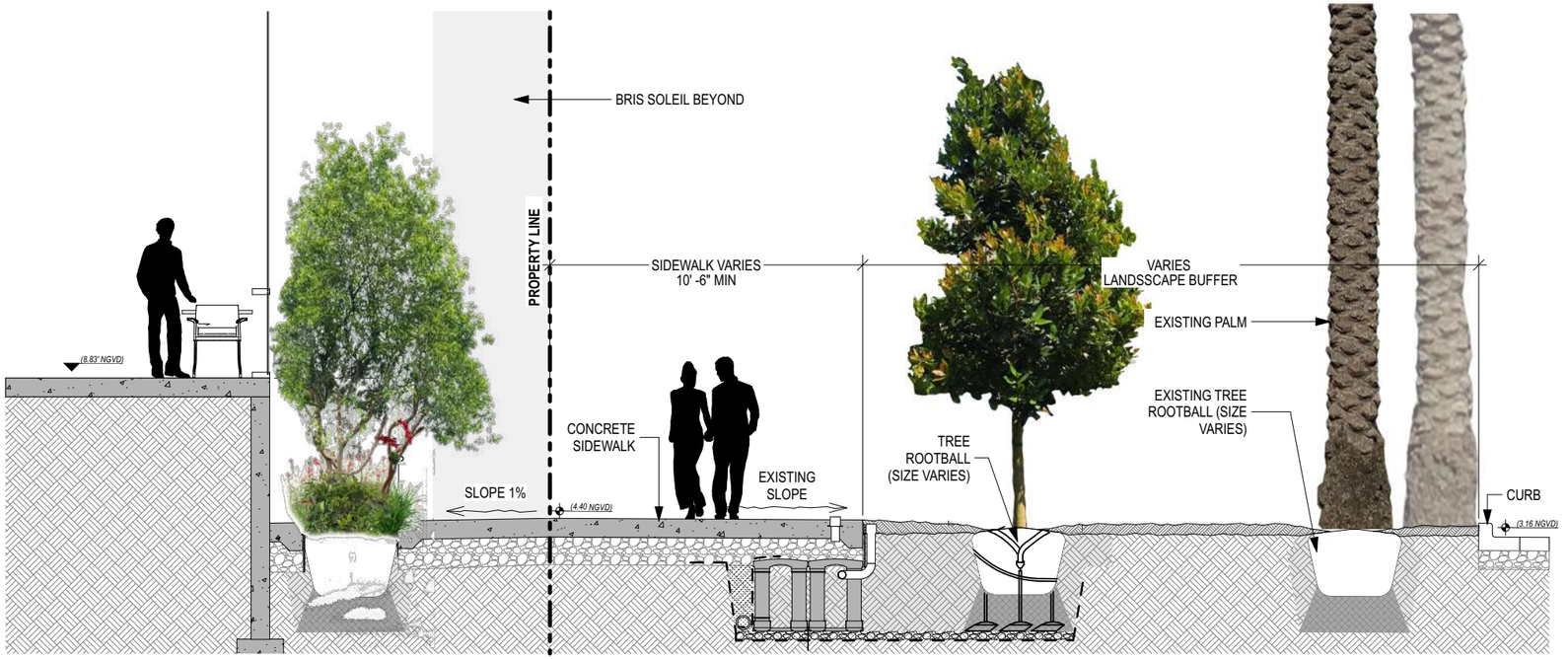
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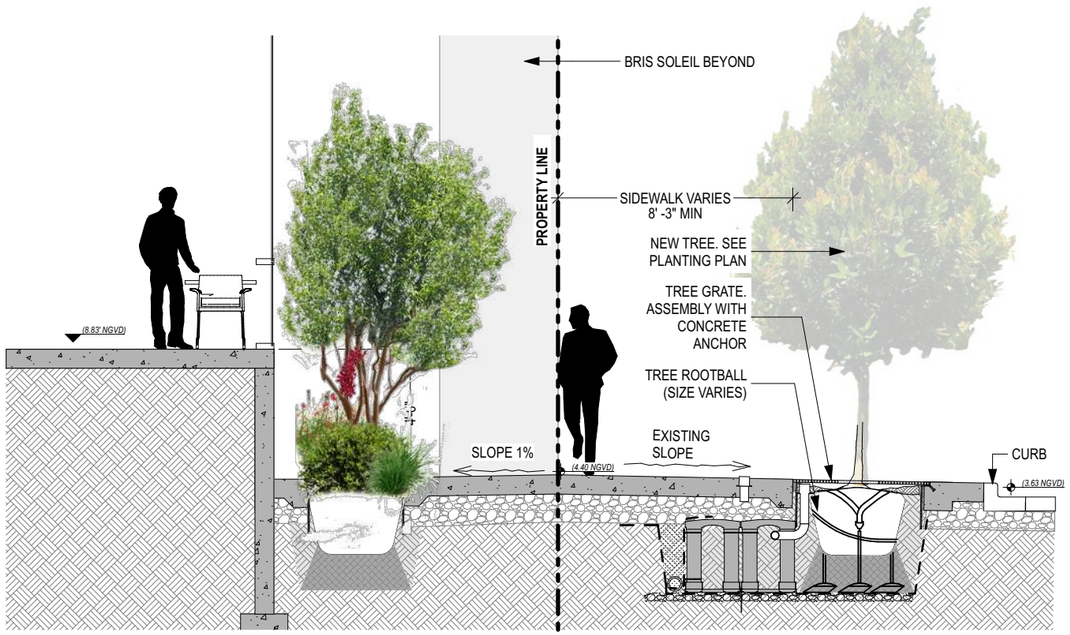
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1 *Section At Fifth*



2 *Section At Fifth*

REGISTERED LANDSCAPE ARCHITECT
JUSTINE VELEZ
LA6667391
STATE OF FLORIDA
4/7/2024

SIDEWALK SECTIONS

Scale: 3/16" = 1'

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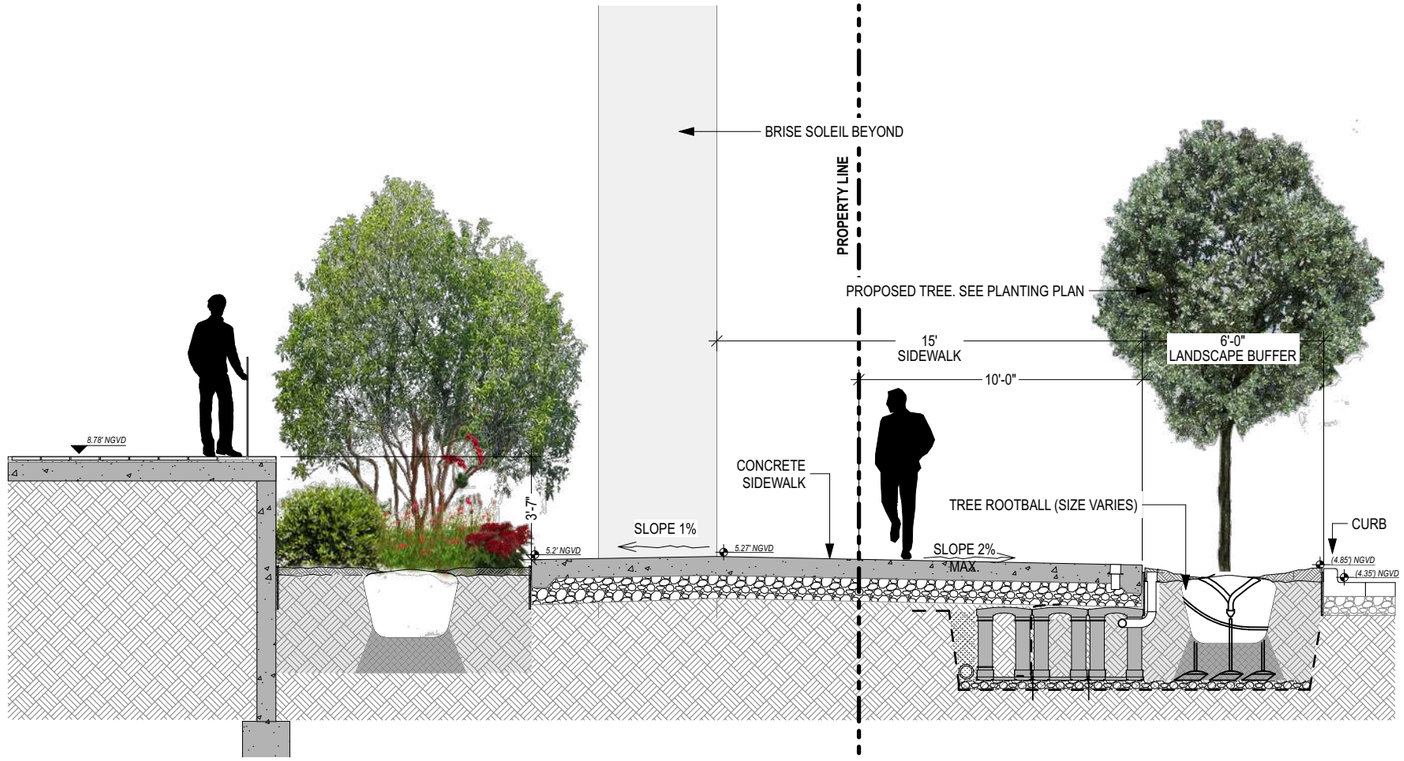
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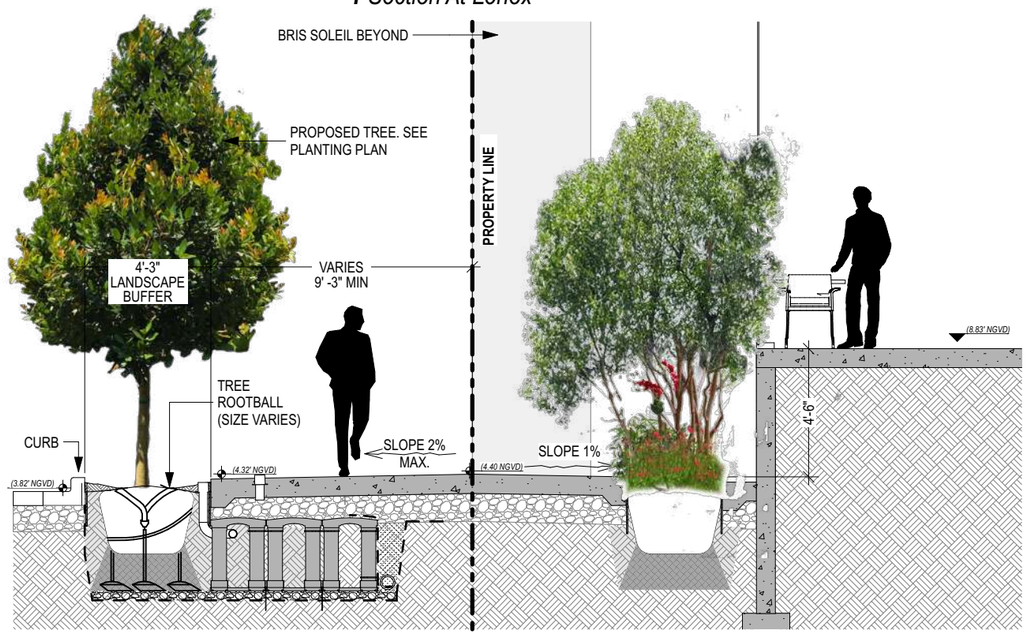
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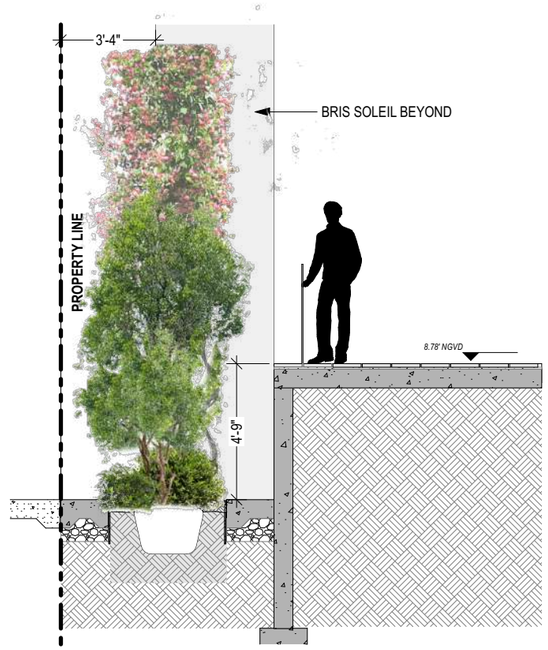
L300



1 *Section At Lenox*



2 *Section At Alton*



3 *Section At South*

REGISTERED LANDSCAPE ARCHITECT
JUSTINE VELEZ
LA6667391
STATE OF FLORIDA
4/7/2024

SIDEWALK SECTIONS

Scale: 1" = 30'-0"

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REGISTERED ARCHITECT JUSTINE VELEZ AR0007391 STATE OF FLORIDA

NORTH ELEVATION

Scale: 1" = 30'-0"

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L302



REGISTERED ARCHITECT UA6667391 STATE OF FLORIDA 4/7/2024

EAST ELEVATION

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L303



REGISTERED ARCHITECT JUS A6667391 STATE OF FLORIDA 4/7/2024

SOUTH ELEVATION

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L304



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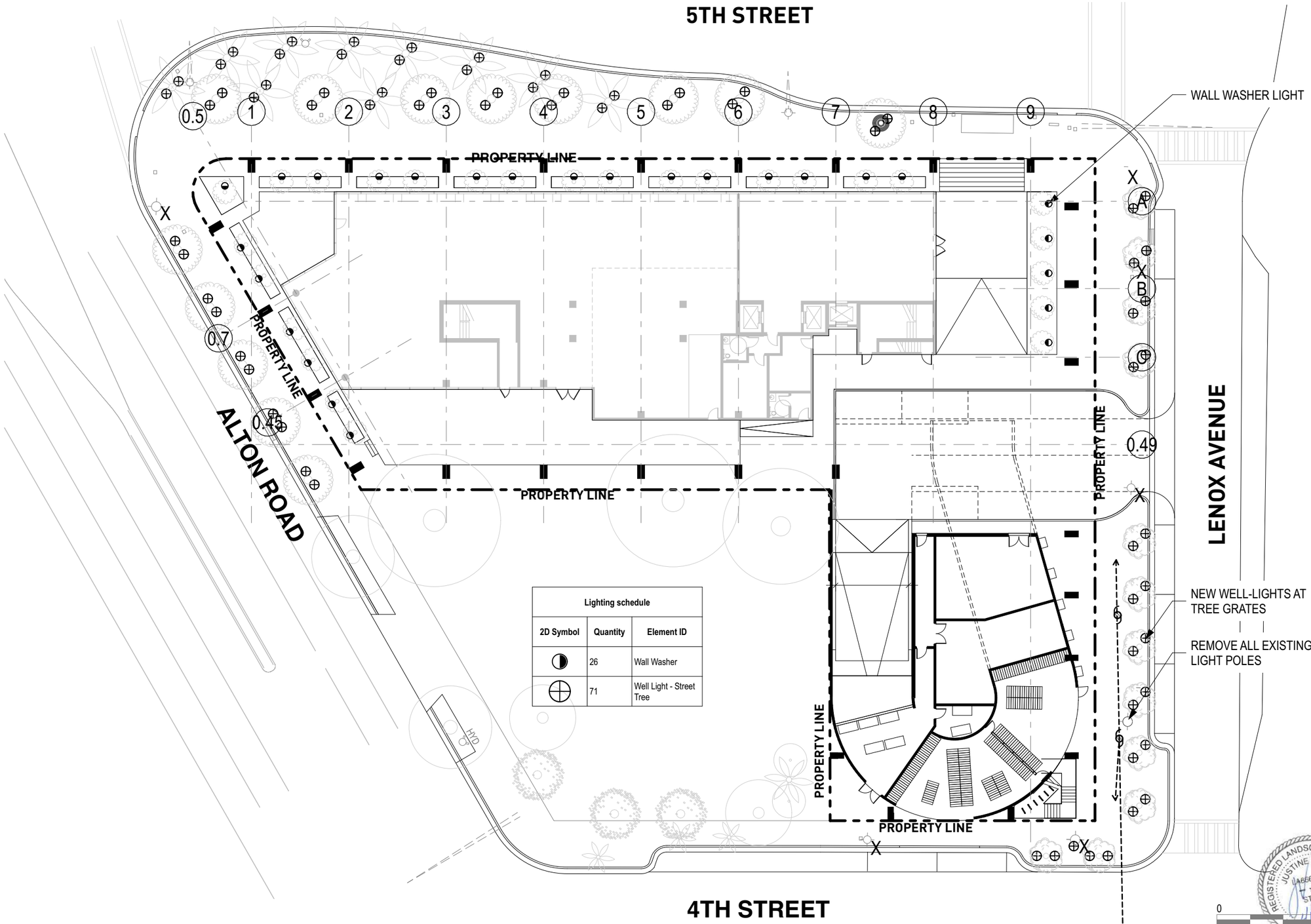
WEST ELEVATION

Scale: 1" = 30'-0"

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