

# MIAMI BEACH

PLANNING DEPARTMENT, 1700 CONVENTION CENTER DRIVE, 2<sup>ND</sup> FLOOR  
MIAMI BEACH, FLORIDA 33139, WWW.MIAMIBEACHFL.GOV  
305-673-7550

## LAND USE BOARD HEARING APPLICATION

THE FOLLOWING APPLICATION IS SUBMITTED FOR REVIEW AND CONSIDERATION OF THE PROJECT DESCRIBED HEREIN BY THE LAND USE BOARD SELECTED BELOW. A SEPARATE APPLICATION MUST BE COMPLETED FOR EACH BOARD REVIEWING THE PROPOSED PROJECT.

- ☐ BOARD OF ADJUSTMENT
- ☐ VARIANCE FROM A PROVISION OF THE LAND DEVELOPMENT REGULATIONS
  - ☐ APPEAL OF AN ADMINISTRATIVE DECISION
- ☒ DESIGN REVIEW BOARD
- ☒ DESIGN REVIEW APPROVAL
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY DRB.
- ☐ HISTORIC PRESERVATION BOARD
- ☐ CERTIFICATE OF APPROPRIATENESS FOR DESIGN
  - ☐ CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE
  - ☐ HISTORIC DISTRICT / SITE DESIGNATION
  - ☐ VARIANCE RELATED TO PROJECT BEING CONSIDERED OR APPROVED BY HPB.
- ☐ PLANNING BOARD
- ☐ CONDITIONAL USE PERMIT
  - ☐ LOT SPLIT APPROVAL
  - ☐ AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS OR ZONING MAP
  - ☐ AMENDMENT TO THE COMPREHENSIVE PLAN OR FUTURE LAND USE MAP
- ☐ FLOOD PLAIN MANAGEMENT BOARD
- ☐ FLOOD PLAIN WAIVER
- ☐ OTHER \_\_\_\_\_

SUBJECT PROPERTY ADDRESS: 122 W. Dillido Dr.  
MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION: PLEASE ATTACH LEGAL DESCRIPTION AS "EXHIBIT A"

FOLIO NUMBER (S) 02-3232-011-0140

1. APPLICANT: ☐ OWNER OF THE SUBJECT PROPERTY ☐ TENANT ☐ ARCHITECT ☐ LANDSCAPE ARCHITECT  
☐ ENGINEER ☐ CONTRACTOR ☒ OTHER \_\_\_\_\_

NAME Travel Charter Business, Ltd.  
 ADDRESS 4000 Hollywood Blvd., #500 N Hollywood FL. 33021  
 BUSINESS PHONE (954) 966-1820 CELL PHONE (954) 483-6345  
 E-MAIL ADDRESS jcantor@phillipslawyer.com

OWNER IF DIFFERENT THAN APPLICANT:

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME Choeff Levy Fischman  
 ADDRESS 8425 Biscayne Blvd, Suite 201, Miami, FL 33138  
 BUSINESS PHONE (305) 434-8338 CELL PHONE (347) 291-7058  
 E-MAIL ADDRESS rlevy@clfarchitects.com

☐ AGENT:

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

☐ CONTACT:

NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:

☒ ARCHITECT ☐ LANDSCAPE ARCHITECT ☐ ENGINEER ☐ CONTRACTOR ☐ OTHER: \_\_\_\_\_

NAME Choeff Levy Fischman LLC  
 ADDRESS 8425 Biscayne Blvd, Suite 201, Miami, FL 33138  
 BUSINESS PHONE (305) 434-8338 CELL PHONE (347) 291-7058  
 E-MAIL ADDRESS rlevy@clfarchitects.com

FILE NO. \_\_\_\_\_

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4. SUMMARY OF APPLICATION – PROVIDE BRIEF SCOPE OF PROJECT:

Request for modification to add an active roof deck and an elevator in a side courtyard.

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- 4A. IS THERE AN EXISTING BUILDING(S) ON THE SITE ☒ YES ☐ NO
- 4B. DOES THE PROJECT INCLUDE INTERIOR OR EXTERIOR DEMOLITION ☐ YES ☒ NO
- 4C. PROVIDE THE TOTAL FLOOR AREA OF THE NEW BUILDING (IF APPLICABLE) 4,962 SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE). 7,850 SQ. FT.
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5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ \_\_\_\_\_

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- A SEPARATE DISCLOSURE OF INTEREST FORM MUST BE SUBMITTED WITH THIS APPLICATION IF THE APPLICANT OR OWNER IS A CORPORATION, PARTNERSHIP, LIMITED PARTNERSHIP OR TRUSTEE.
  - ALL APPLICABLE AFFIDAVITS MUST BE COMPLETED AND THE PROPERTY OWNER MUST COMPLETE AND SIGN THE "POWER OF ATTORNEY" PORTION OF THE AFFIDAVIT IF THEY WILL NOT BE PRESENT AT THE HEARING, OR IF OTHER PERSONS ARE SPEAKING ON THEIR BEHALF.
  - TO REQUEST THIS MATERIAL IN ALTERNATE FORMAT, SIGN LANGUAGE INTERPRETER (FIVE-DAY NOTICE IS REQUIRED), INFORMATION ON ACCESS FOR PERSONS WITH DISABILITIES, AND ACCOMMODATION TO REVIEW ANY DOCUMENT OR PARTICIPATE IN ANY CITY-SPONSORED PROCEEDINGS, CALL 305.604.2489 AND SELECT (1) FOR ENGLISH OR (2) FOR SPANISH, THEN OPTION 6; TTY USERS MAY CALL VIA 711 (FLORIDA RELAY SERVICE).
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PLEASE READ THE FOLLOWING AND ACKNOWLEDGE BELOW:

- APPLICATIONS FOR ANY BOARD HEARING(S) WILL NOT BE ACCEPTED WITHOUT PAYMENT OF THE REQUIRED FEE. ALL CHECKS ARE TO BE MADE PAYABLE TO THE "CITY OF MIAMI BEACH".
- PUBLIC RECORDS NOTICE – ALL DOCUMENTATION, SUBMITTED FOR THIS APPLICATION IS CONSIDERED A PUBLIC RECORD SUBJECT TO CHAPTER 119 OF THE FLORIDA STATUTES AND SHALL BE DISCLOSED UPON REQUEST.
- IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 2-482 OF THE CODE OF THE CITY OF MIAMI BEACH, ANY INDIVIDUAL OR GROUP THAT WILL BE COMPENSATED TO SPEAK OR REFRAIN FROM SPEAKING IN FAVOR OR AGAINST A PROJECT BEING PRESENTED BEFORE ANY OF THE CITY'S LAND USE BOARDS, SHALL FULLY DISCLOSE, PRIOR TO THE PUBLIC HEARING, THAT THEY HAVE BEEN, OR WILL BE COMPENSATED. SUCH PARTIES INCLUDE: ARCHITECTS, LANDSCAPE ARCHITECTS, ENGINEERS, CONTRACTORS, OR OTHER PERSONS RESPONSIBLE FOR PROJECT DESIGN, AS WELL AS AUTHORIZED REPRESENTATIVES ATTORNEYS OR AGENTS AND CONTACT PERSONS WHO ARE REPRESENTING OR APPEARING ON BEHALF OF A THIRD PARTY; SUCH INDIVIDUALS MUST REGISTER WITH THE CITY CLERK PRIOR TO THE HEARING.

FILE NO. \_\_\_\_\_

- IN ACCORDANCE WITH SEC.118-31. - DISCLOSURE REQUIREMENT. EACH PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION FROM THE PLANNING BOARD, DESIGN REVIEW BOARD, HISTORIC PRESERVATION BOARD (INCLUDING THE JOINT DESIGN REVIEW BOARD/HISTORIC PRESERVATION BOARD), OR THE BOARD OF ADJUSTMENT SHALL DISCLOSE, AT THE COMMENCEMENT (OR CONTINUANCE) OF THE PUBLIC HEARING(S), ANY CONSIDERATION PROVIDED OR COMMITTED, DIRECTLY OR ON ITS BEHALF, FOR AN AGREEMENT TO SUPPORT OR WITHHOLD OBJECTION TO THE REQUESTED APPROVAL, RELIEF OR ACTION, EXCLUDING FROM THIS REQUIREMENT CONSIDERATION FOR LEGAL OR DESIGN PROFESSIONAL SERVICES RENDERED OR TO BE RENDERED. THE DISCLOSURE SHALL: (i) BE IN WRITING, (ii) INDICATE TO WHOM THE CONSIDERATION HAS BEEN PROVIDED OR COMMITTED, (iii) GENERALLY DESCRIBE THE NATURE OF THE CONSIDERATION, AND (iv) BE READ INTO THE RECORD BY THE REQUESTING PERSON OR ENTITY PRIOR TO SUBMISSION TO THE SECRETARY/CLERK OF THE RESPECTIVE BOARD. UPON DETERMINATION BY THE APPLICABLE BOARD THAT THE FOREGOING DISCLOSURE REQUIREMENT WAS NOT TIMELY SATISFIED BY THE PERSON OR ENTITY REQUESTING APPROVAL, RELIEF OR OTHER ACTION AS PROVIDED ABOVE, THEN (i) THE APPLICATION OR ORDER, AS APPLICABLE, SHALL IMMEDIATELY BE DEEMED NULL AND VOID WITHOUT FURTHER FORCE OR EFFECT, AND (ii) NO APPLICATION FROM SAID PERSON OR ENTITY FOR THE SUBJECT PROPERTY SHALL BE REVIEWED OR CONSIDERED BY THE APPLICABLE BOARD(S) UNTIL EXPIRATION OF A PERIOD OF ONE YEAR AFTER THE NULLIFICATION OF THE APPLICATION OR ORDER. IT SHALL BE UNLAWFUL TO EMPLOY ANY DEVICE, SCHEME OR ARTIFICE TO CIRCUMVENT THE DISCLOSURE REQUIREMENTS OF THIS SECTION AND SUCH CIRCUMVENTION SHALL BE DEEMED A VIOLATION OF THE DISCLOSURE REQUIREMENTS OF THIS SECTION.
- WHEN THE APPLICABLE BOARD REACHES A DECISION A FINAL ORDER WILL BE ISSUED STATING THE BOARD'S DECISION AND ANY CONDITIONS IMPOSED THEREIN. THE FINAL ORDER WILL BE RECORDED WITH THE MIAMI-DADE CLERK OF COURTS. THE ORIGINAL BOARD ORDER SHALL REMAIN ON FILE WITH THE CITY OF MIAMI BEACH PLANNING DEPARTMENT. UNDER NO CIRCUMSTANCES WILL A BUILDING PERMIT BE ISSUED BY THE CITY OF MIAMI BEACH WITHOUT A COPY OF THE RECORDED FINAL ORDER BEING INCLUDED AND MADE A PART OF THE PLANS SUBMITTED FOR A BUILDING PERMIT.

THE AFOREMENTIONED IS ACKNOWLEDGED BY: ☐ OWNER OF THE SUBJECT PROPERTY

☒ AUTHORIZED REPRESENTATIVE

SIGNATURE: *J. C. Cantor, agent & attorney in fact for Travel Charter Business, Ltd*

PRINT NAME: JERALD C. CANTOR

FILE NO. \_\_\_\_\_



OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The foregoing instrument was acknowledged before me by \_\_\_\_\_, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires:

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR  
CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY  
(Circle one)

STATE OF Florida  
COUNTY OF Broward

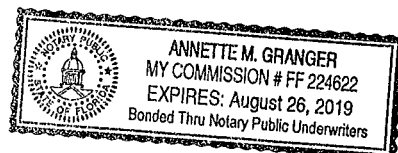
I, JERALD C. CANTOR, being duly sworn, depose and certify as follows: (1) I am the AGENT + ATTORNEY in fact (print title) of TRAVEL CHARTER Business, Ltd (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner or tenant of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (7) I am responsible for removing this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 15<sup>th</sup> day of March, 2018. The foregoing instrument was acknowledged before me by JERALD C. CANTOR, as agent + attorney of Travel Charter Business Ltd, on behalf of such entity, who has produced \_\_\_\_\_ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP:

My Commission Expires:



NOTARY PUBLIC

Annette Granger  
PRINT NAME

FILE NO. \_\_\_\_\_

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida  
 COUNTY OF Broward

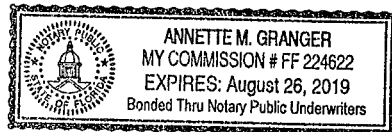
I, GERALD C. CANTOR, being duly sworn and deposed, certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Chorff Low Fishman LLC to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter the subject property for the sole purpose of posting a Notice of Public Hearing on the property, as required by law. (4) I am responsible for removing this notice after the date of the hearing.

GERALD C. CANTOR, Agent + Atty in fact  
 PRINT NAME (and Title, if applicable)

[Signature]  
 SIGNATURE

Sworn to and subscribed before me this 15<sup>th</sup> day of March, 2018. The foregoing instrument was acknowledged before me by GERALD C. CANTOR, AS AGENT + ATTY in fact of TICAL CHARTER BUSINESS and CL has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires

[Signature]  
 NOTARY PUBLIC  
Annette Granger  
 PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries, or partners. If any of the contract purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.\*

NAME

DATE OF CONTRACT

NAME, ADDRESS, AND OFFICE

% OF STOCK

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

FILE NO. \_\_\_\_\_

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION

DISCLOSURE OF INTEREST

1. CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership, or limited liability company, list ALL of the owners, shareholders, partners, managers, and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.\*

TRAVEL CHARTER BUSINESS, LTD.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

JEAN MICHEL BORDES  
4000 Hollywood Blvd., Suite 500 W  
Hollywood, FL 33021

100%

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

IF THERE ARE ADDITIONAL CORPORATE OWNERS, LIST ALL SUCH OWNERS, INCLUDING CORPORATE NAMES AND THE NAME, ADDRESS, AND PERCENTAGE OF OWNERSHIP OF EACH ADDITIONAL OWNER, ON A SEPARATE PAGE.

NOTE: Notarized signature required on page 9

FILE NO. \_\_\_\_\_

CITY OF MIAMI BEACH  
DEVELOPMENT REVIEW BOARD APPLICATION  
DISCLOSURE OF INTEREST

**2. TRUSTEE**

If the property that is the subject of this application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships, or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.\*

TRUST NAME

NAME AND ADDRESS

% INTEREST

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

*NOTE: Notarized signature required on page 9*

FILE NO. \_\_\_\_\_

### 3. COMPENSATED LOBBYIST:

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

	NAME	ADDRESS	PHONE #
a.	Raphael Levy	8425 Biscayne Blvd, Ste 201, Miami, FL 33138	(305) 434-8338
b.			
c.			

Additional names can be placed on a separate page attached to this form.

\*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or other country, or of any entity, the ownership interests of which are held in a limited partnership or other entity, consisting of more than 5,000 separate interests, where no one person or entity holds more than a total of 5% of the ownership interests in the entity.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) ANY APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL LAWS.

### APPLICANT AFFIDAVIT

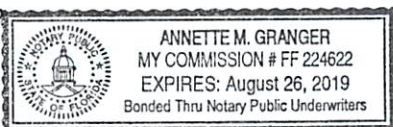
STATE OF Florida  
COUNTY OF Broward

I, TERALD C. CAYOR, being first duly sworn, depose and certify as follows: (1) I am the applicant, or the representative of the applicant. (2) This application and all information submitted in support of this application, including disclosures, sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

[Signature]  
AFFIDANT'S SIGNATURE

Sworn to and subscribed before me this 5<sup>th</sup> day of April, 2018. The foregoing instrument was acknowledged before me by, who has produced as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires:

[Signature]  
NOTARY PUBLIC  
Annette Granger  
PRINT NAME

FILE NO. \_\_\_\_\_

# EXHIBIT “A”

## **LEGAL DESCRIPTION:**

LOT 5, BLOCK 2, OF “PLAT OF DILIDO”, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 36 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITHAN 8 FOOT STRIP OF LAND CONTIGUOUS TO THE WESTERLY BOUNDARY LINE OF SAID LOT 5, BLOCK 2, PLAT OF DILIDO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 36 LYING BETWEEN THE NORTHERLY AND SOUTHERLY BOUNDARY LINES OF SAID LOT 5 EXTENDED WESTERLY.

March 19, 2018

To: Design Review Board Members and Planning Department Staff,

**Re: Request for a Modification to a Design Review Board Approval, File #23165, for a New Residence Located at 122 W. Dilido Dr. Miami Beach, FL. 33139**

Dear Board Members and Planning Staff,

The applicant is Travel Charter Business, LTD, the owner of the property located at 122 W. Dilido Dr. Let this letter serve as the Letter of Intent in support of the owner's request for a modification to the Design Review Board (DRB) approval for the construction of a new residence.

The applicant is requesting a modification to the Design Review Board Approval, File #23165, to add a habitable roof deck and an elevator with a 10' high bulkhead. The proposed elevator hoistway will encroach in a required side courtyard and the applicant is requesting a waiver of the minimum courtyard requirements, per Sec. 142-106 (2)(d).

Construction began per the plans as approved by DRB on June 2, 2015, where it was originally conceived without a habitable roof deck and elevator. The concrete structural work is mostly finished now and the opportunities to incorporate an elevator structure that can rise to the roof deck are limited without incurring significant design revisions that would also impact the work performed to date. Adding the elevator hoistway in the courtyard was found to be the least impactful way to introduce an elevator structure at this stage of construction without large impacts to the design or existing work. The proposed elevator will reduce the courtyard to 7'-0" in depth, where 8'-0" is the minimum required, and to 63 sqft in area, where 105 sqft is the minimum required.

With respect to the context, the elevator at this location would minimize its presence on the street since it is deeply recessed into the property and mostly concealed by large overhangs at the front of the house. It will also be minimally visible from the west and north views. To minimize impacts to the neighbor to the south, the elevator is still recessed into the courtyard and is 14'-6" away from the side property line. Also, the hoistway structure will be enclosed with glass, and the elevator cab will be glass, to minimize its presence. We're also proposing to cover the pit with river rock and line the hoistway with living vines, to extend the landscape from the side yard into the home.

I ask for your support and your vote in favor of the modification so that we may implement in the field. We ask that the Board approve our application as submitted. Should you have any questions regarding the application, please do not hesitate to contact our offices at the number listed below.

Sincerely,

Ralph Choeff





Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

## SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information		
1	Address:	122 W. Dilido Dr. Miami Beach, FL 33139	
2	Folio number(s):	02-3232-011-0140	
3	Board and file numbers :	Design Review Board #: 18-0244	
4	Year built:	1937	Zoning District: RS-3
5	Based Flood Elevation:	9.00' NGVD	Grade value in NGVD: 5.85' NGVD
6	Adjusted grade (Flood+Grade/2):	7.43' NGVD	Free board:
7	Lot Area:	10,500 SF	
8	Lot width:	60'-0"	Lot Depth: 175'-0"
9	Max Lot Coverage SF and %:	3,150 SF (30%)	Proposed Lot Coverage SF and %: 2,916 SF (27.8%)
10	Existing Lot Coverage SF and %:	2,335 SF (22.2%)	Lot coverage deducted (garage-storage) SF: 455 SF
11	Front Yard Open Space SF and %:	600 SF (50%)	Rear Yard Open Space SF and %: 1,357 SF (86.2%)
12	Max Unit Size SF and %:	5,250 SF (50%)	Proposed Unit Size SF and %: 4,962 SF (47.3%)
13	Existing First Floor Unit Size:	2,335 SF	Proposed First Floor Unit Size: 2,630 SF
14	Existing Second Floor Unit Size	1,679 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) 2,111 SF (80.6%)
15			Proposed Second Floor Unit Size SF and % :2,131 SF
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):
			Proposed Roof Deck Area SF and % :492 SF 23.0%)

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" or 28'-0"	19'-3"	34'-0"	
18	Setbacks:				
19	Front First level:	20'-0"	55'-1"	20'-0"	
20	Front Second level:	30'-0"	67'-5"	48'-4"	
21	Side 1:	7'-6"	11'-6"	7'-6"	
22	Side 2 or (facing street):	7'-6"	10'-0"	7'-6"	
23	Rear:	26'-3"	45'-7"	39'-8"	
	Accessory Structure Side 1:	7'-6"	n/a	7'-6"	
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:	13'-1 1/2"	n/a	13'-11"	
26	Sum of Side yard :	15'-0"	21'-6"	15'-0"	
27	Located within a Local Historic District?		Yes or no		
28	Designated as an individual Historic Single Family Residence Site?		Yes or no		
29	Determined to be Architecturally Significant?		Yes or no		

### Notes:

If not applicable write N/A

All other data information should be presented like the above format



REQUEST FOR MODIFICATION TO DRB FILE: #23165  
DILIDO ISLAND RESIDENCE

DRB - FINAL SUBMITTAL  
APRIL 06, 2018

122 W. DILIDO DR.

MIAMI BEACH, FLORIDA



SCOPE OF WORK

- REQUEST FOR MODIFICATION TO ADD AN ACTIVE ROOF DECK AND AN ELEVATOR IN A SIDE COURTYARD.

COVER

APRIL 06, 2018

**CHOEFF LEVY FISCHMAN**  
ARCHITECTURE + DESIGN







EXISTING ZONING CALCULATION



Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	122 W. Dilido Dr. Miami Beach, FL 33139		
2	Folio number(s):	02-3232-011-0140		
3	Board and file numbers :	Design Review Board #: 23165		
4	Year built:	1937	Zoning District: RS-3	
5	Based Flood Elevation:	9.00' NGVD	Grade value in NGVD: 5.85' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.43' NGVD	Free board:	
7	Lot Area:	10,500 SF		
8	Lot width:	60'-0"	Lot Depth: 175'-0"	
9	Max Lot Coverage SF and %:	3,150 SF (30%)	Proposed Lot Coverage SF and %: 2,880 SF (27.4%)	
10	Existing Lot Coverage SF and %:	2,335 SF (22.2%)	Lot coverage deducted (garage-storage) SF: 455 SF	
11	Front Yard Open Space SF and %:	600 SF (50%)	Rear Yard Open Space SF and %: 1,357 SF (86.2%)	
12	Max Unit Size SF and %:	5,250 SF (50%)	Proposed Unit Size SF and %: 4,730 SF (45%)	
13	Existing First Floor Unit Size:	2,335 SF	Proposed First Floor Unit Size: 2,619 SF	
14	Existing Second Floor Unit Size	1,679 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) 2,111 SF (80.6%)	
15			Proposed Second Floor Unit Size SF and % :2,111 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" or 28'-0"	19'-3"	24'-0"	
18	Setbacks:				
19	Front First level:	20'-0"	55'-1"	20'-0"	
20	Front Second level:	30'-0"	67'-5"	48'-4"	
21	Side 1:	7'-6"	11'-6"	7'-6"	
22	Side 2 or (facing street):	7'-6"	10'-0"	7'-6"	
23	Rear:	26'-3"	45'-7"	39'-8"	
	Accessory Structure Side 1:	7'-6"	n/a	7'-6"	
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:	13'-1 1/2"	n/a	13'-11"	
26	Sum of Side yard :	15'-0"	21'-6"	15'-0"	

27	Located within a Local Historic District?	Yes or <b>no</b>
28	Designated as an individual Historic Single Family Residence Site?	Yes or <b>no</b>
29	Determined to be Architecturally Significant?	Yes or no

Notes:

If not applicable write N/A

All other data information should be presented like the above format

PROPOSED ZONING CALCULATION



Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	122 W. Dilido Dr. Miami Beach, FL 33139		
2	Folio number(s):	02-3232-011-0140		
3	Board and file numbers :	Design Review Board #: 18-0244		
4	Year built:	1937	Zoning District: RS-3	
5	Based Flood Elevation:	9.00' NGVD	Grade value in NGVD: 5.85' NGVD	
6	Adjusted grade (Flood+Grade/2):	7.43' NGVD	Free board:	
7	Lot Area:	10,500 SF		
8	Lot width:	60'-0"	Lot Depth: 175'-0"	
9	Max Lot Coverage SF and %:	3,150 SF (30%)	Proposed Lot Coverage SF and %: 2,916 SF (27.8%)	
10	Existing Lot Coverage SF and %:	2,335 SF (22.2%)	Lot coverage deducted (garage-storage) SF: 455 SF	
11	Front Yard Open Space SF and %:	600 SF (50%)	Rear Yard Open Space SF and %: 1,357 SF (86.2%)	
12	Max Unit Size SF and %:	5,250 SF (50%)	Proposed Unit Size SF and %: 4,962 SF (47.3%)	
13	Existing First Floor Unit Size:	2,335 SF	Proposed First Floor Unit Size: 2,630 SF	
14	Existing Second Floor Unit Size	1,679 SF	Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval) 2,111 SF (80.6%)	
15			Proposed Second Floor Unit Size SF and % :2,131 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	
			Proposed Roof Deck Area SF and % :492 SF 23.0%)	

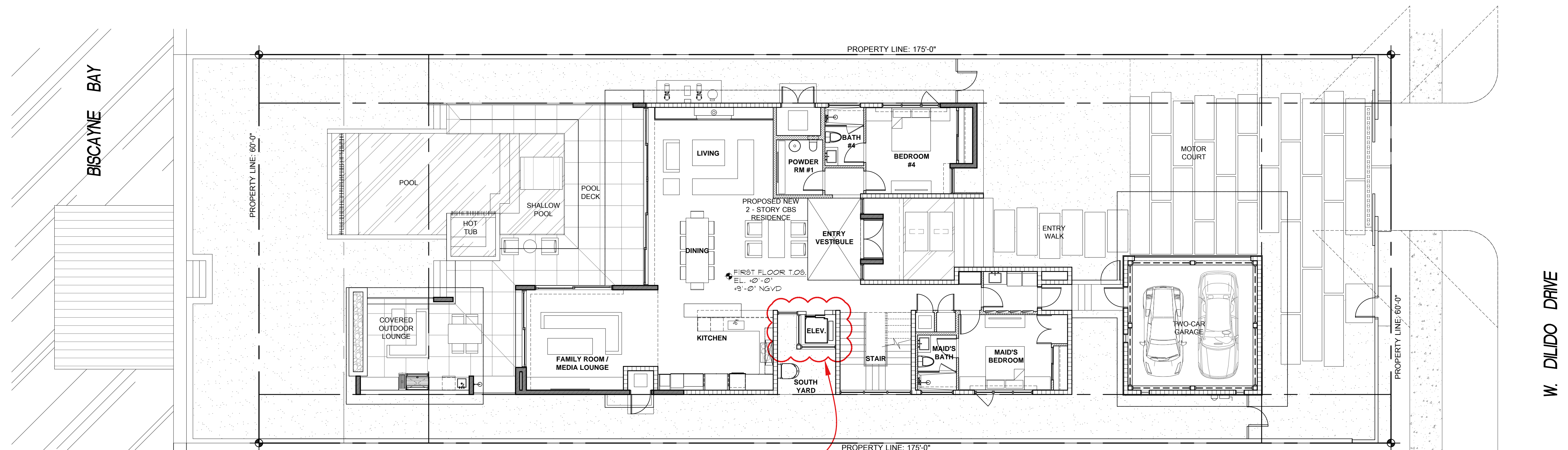
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" or 28'-0"	19'-3"	34'-0"	
18	Setbacks:				
19	Front First level:	20'-0"	55'-1"	20'-0"	
20	Front Second level:	30'-0"	67'-5"	48'-4"	
21	Side 1:	7'-6"	11'-6"	7'-6"	
22	Side 2 or (facing street):	7'-6"	10'-0"	7'-6"	
23	Rear:	26'-3"	45'-7"	39'-8"	
	Accessory Structure Side 1:	7'-6"	n/a	7'-6"	
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:	13'-1 1/2"	n/a	13'-11"	
26	Sum of Side yard :	15'-0"	21'-6"	15'-0"	

27	Located within a Local Historic District?	Yes or <b>no</b>
28	Designated as an individual Historic Single Family Residence Site?	Yes or <b>no</b>
29	Determined to be Architecturally Significant?	Yes or no

Notes:

If not applicable write N/A

All other data information should be presented like the above format

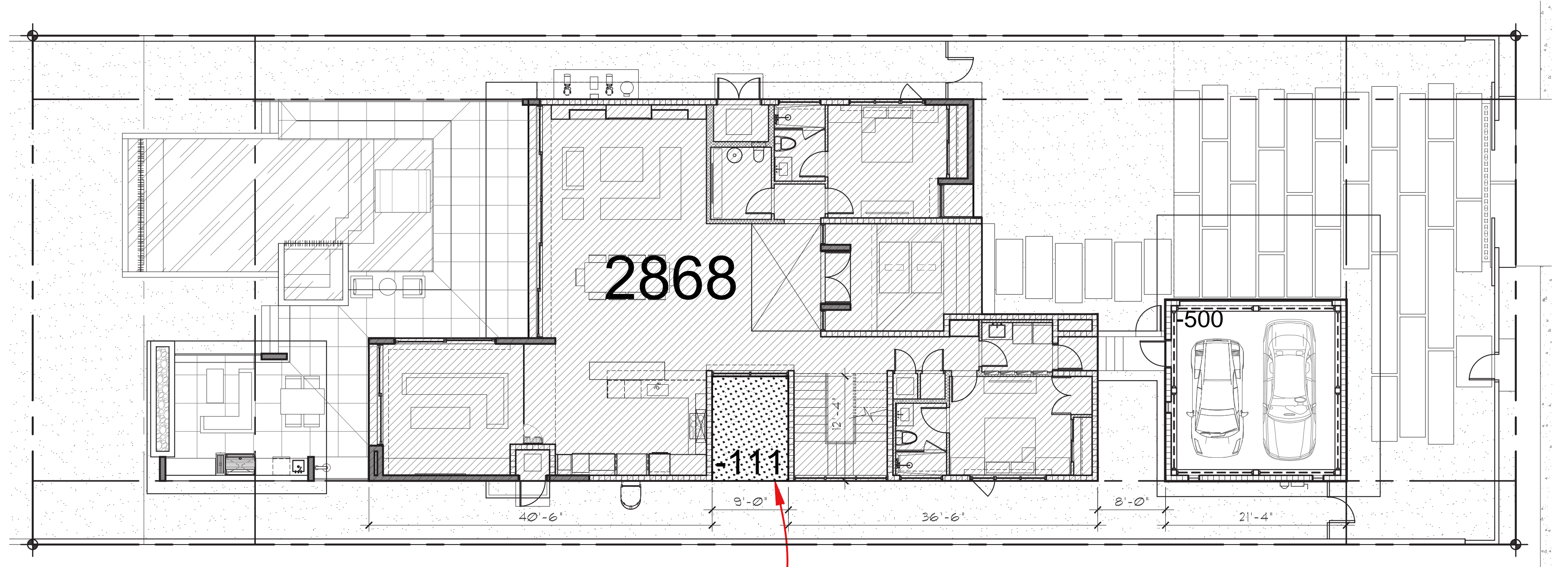


REQUEST FOR MODIFICATION TO SOUTH  
YARD FOR THE ADDITION OF A RES.  
ELEVATOR TO ACCESS ROOF TERRACE.

SITEPLAN (PROPOSED)

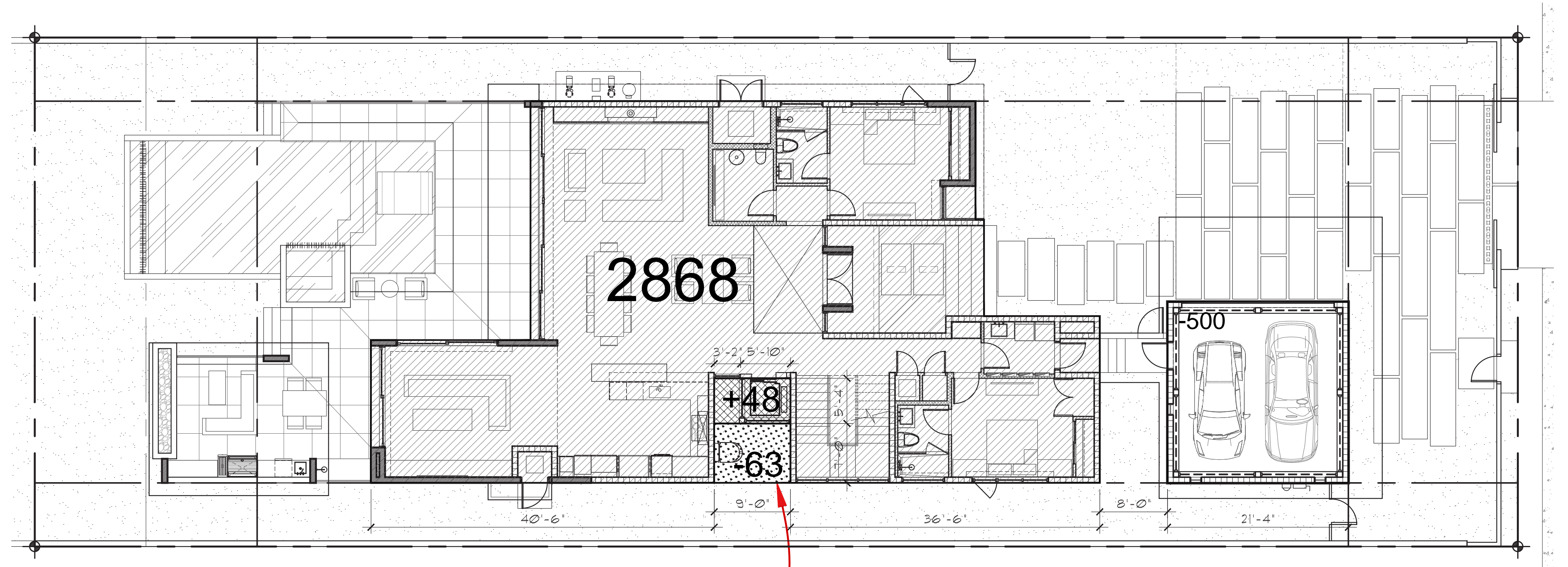


SIDE COURTYARD AREA  
 EXISTING LOT SIZE: 10,500 S. F.  
 (100%)  
 COURTYARD AREA: 111 S. F.  
 COURTYARD % TO LOT AREA: 111 S.F.  
 (1.1%)



EXISTING COURTYARD AREA: 111 SQ. FT (1.1%)  
 OPEN AREA

SIDE COURTYARD AREA  
 EXISTING LOT SIZE: 10,500 S. F.  
 (100%)  
 COURTYARD AREA: 63 S. F.  
 COURTYARD % TO LOT AREA: 63 S.F.  
 (0.6%)



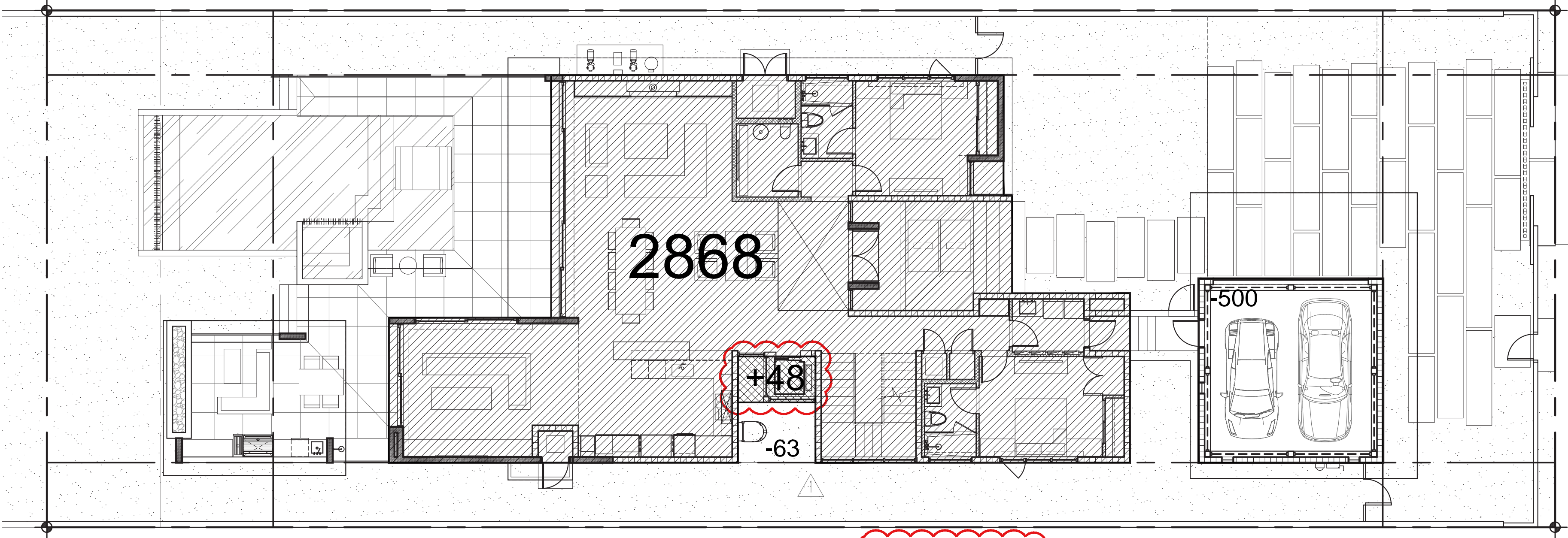
PROPOSED COURTYARD AREA: 63 SQ. FT (0.6%)  
 OPEN AREA

#### NOTES

REQUEST WAIVER OF SEC. 142-106(2d.)

SITE DATA	
EXISTING LOT SIZE:	10,500 S. F. (100%)
BLDG. LOT COVERAGE: MAIN HOUSE	2,868 S. F.
TOTAL BLDG. LOT COVERAGE:	2,868 S.F. (27.3%)

SITE DATA	
EXISTING LOT SIZE:	10,500 S. F. (100%)
BLDG. LOT COVERAGE: MAIN HOUSE	2,916 S. F.
TOTAL BLDG. LOT COVERAGE:	2,916 S.F. (27.8%)



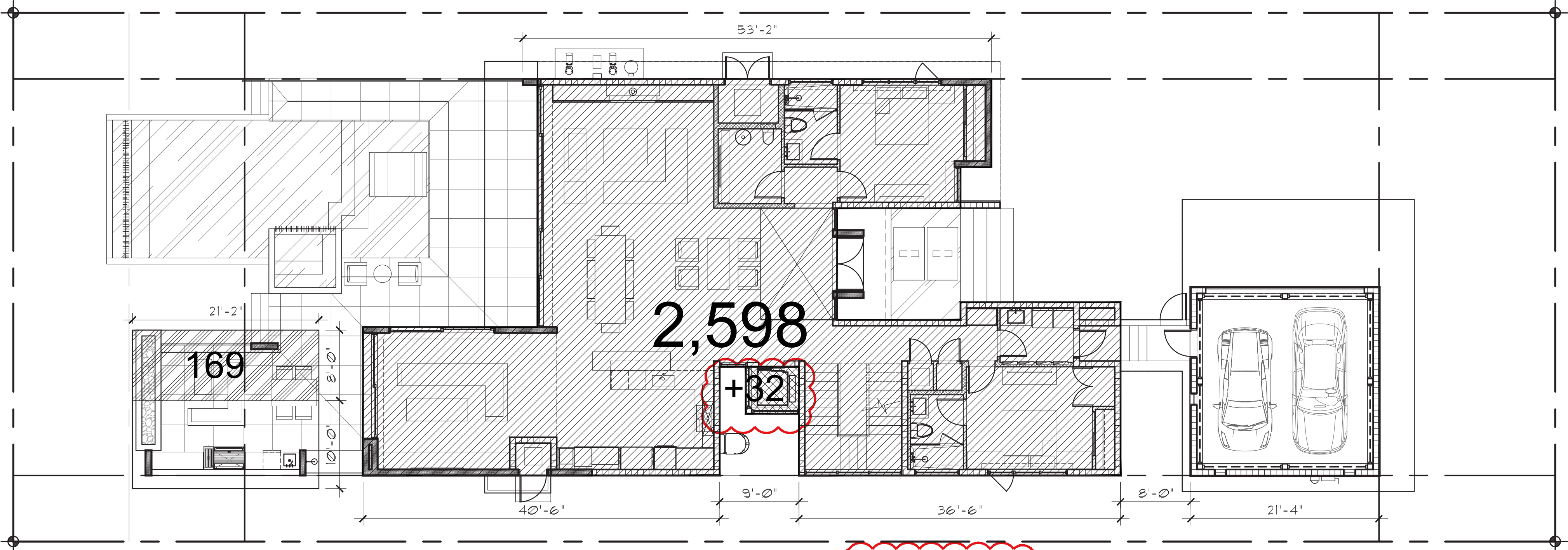
$$2,868 + 48 = 2,916$$

LOT COVERAGE (PROPOSED)



EXISTING UNIT SIZE CALCULATION

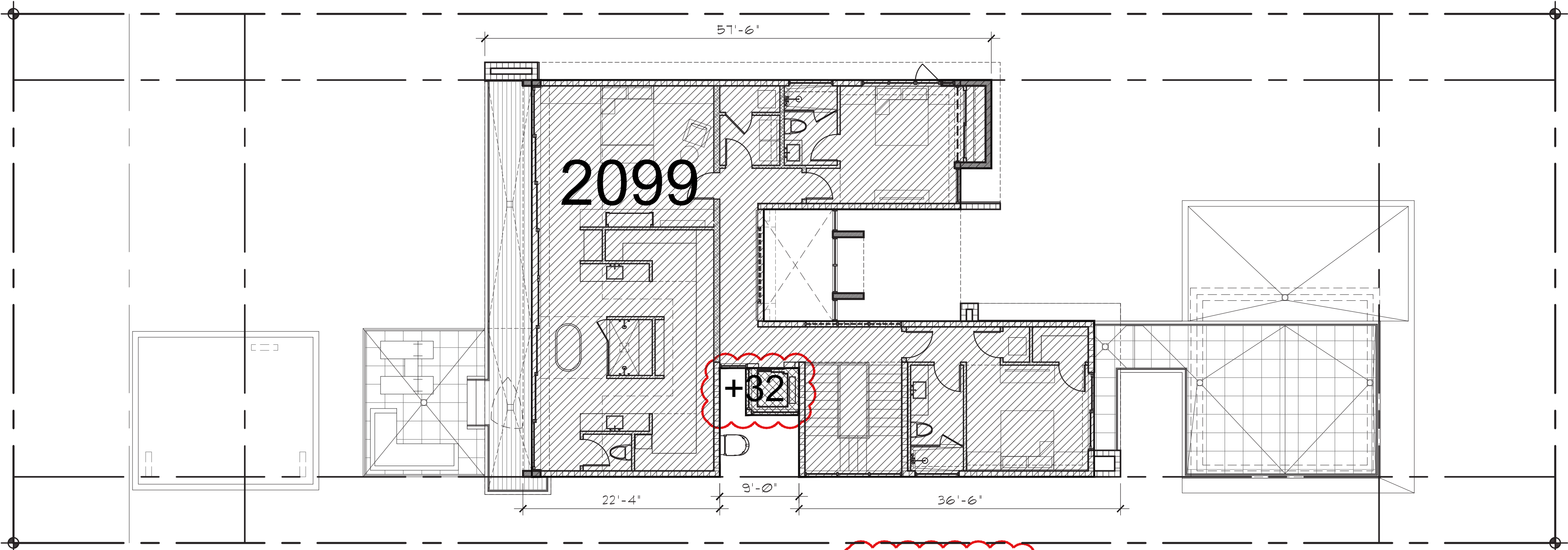
BUILDING DATA	
MAIN HOUSE:	
FIRST FLOOR	2,598 S. F.
SECOND FLOOR	2,099 S. F.
CABANA	169 S. F.
TOTAL:	4,866 S. F.
GARAGE (NON A/C) (455 - 500)	
	0 S.F.
TOTAL (NON AC):	0 S.F.
TOTAL UNIT SIZE :	4,866 S. F. (46.3%)



1ST FLOOR UNIT SIZE:  $2,598 + 32 = 2,630$

PROPOSED UNIT SIZE CALCULATION

BUILDING DATA	
MAIN HOUSE:	
FIRST FLOOR	2,630 S. F.
SECOND FLOOR	2,131 S. F.
CABANA	169 S. F.
TOTAL:	4,930 S. F.
GARAGE (NON A/C) (455 - 500)	
	0 S.F.
TOTAL (NON AC):	0 S.F.
TOTAL UNIT SIZE :	4,930 S. F. (47.0%)



2ND FLOOR UNIT SIZE:  $2,099 + 32 = 2,131$

PROPOSED UNIT SIZE CALCULATION

BUILDING DATA

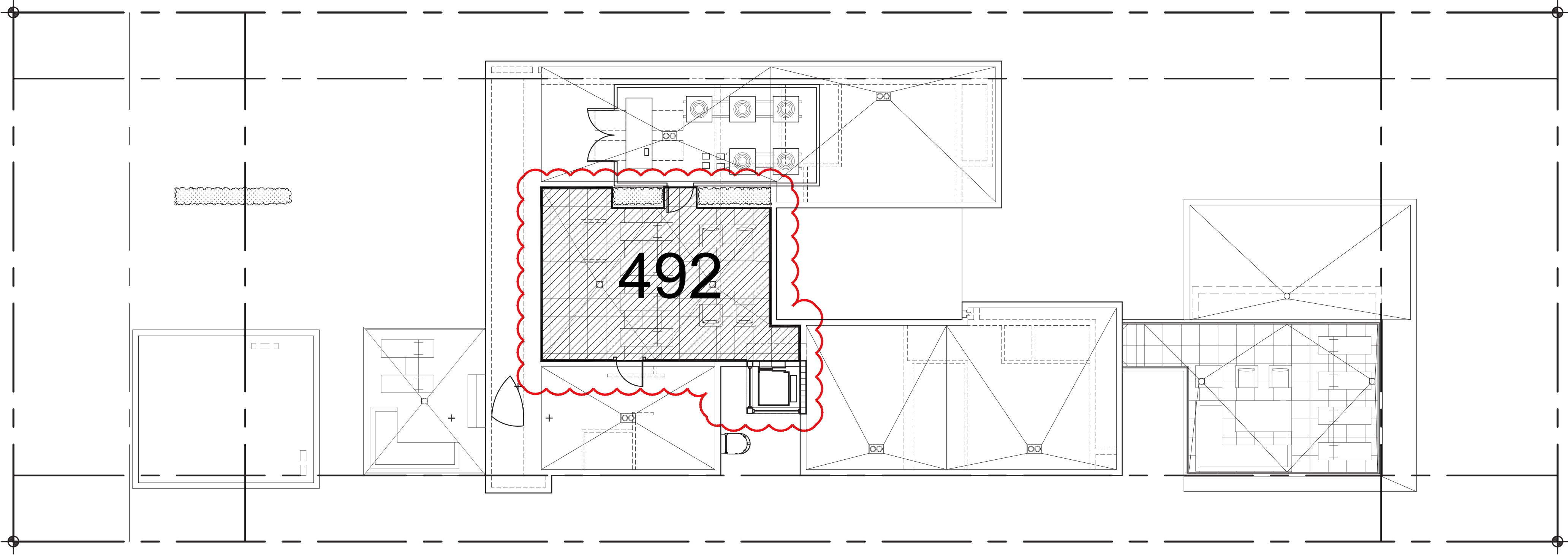
MAIN HOUSE:	
FIRST FLOOR	2,630 S. F.
SECOND FLOOR	2,131 S. F.
CABANA	169 S. F.
TOTAL:	4,930 S. F.
GARAGE (NON A/C) (455 - 500)	0 S.F.
TOTAL (NON AC):	0 S.F.
TOTAL UNIT SIZE :	4,930 S. F. (47.0%)

FLOOR RATIO PERCENTAGE

MAIN HOUSE:	
TOTAL FIRST FLOOR	2,630 S. F.
TOTAL SECOND FLOOR	2,131 S. F.
TOTAL:	81.0%

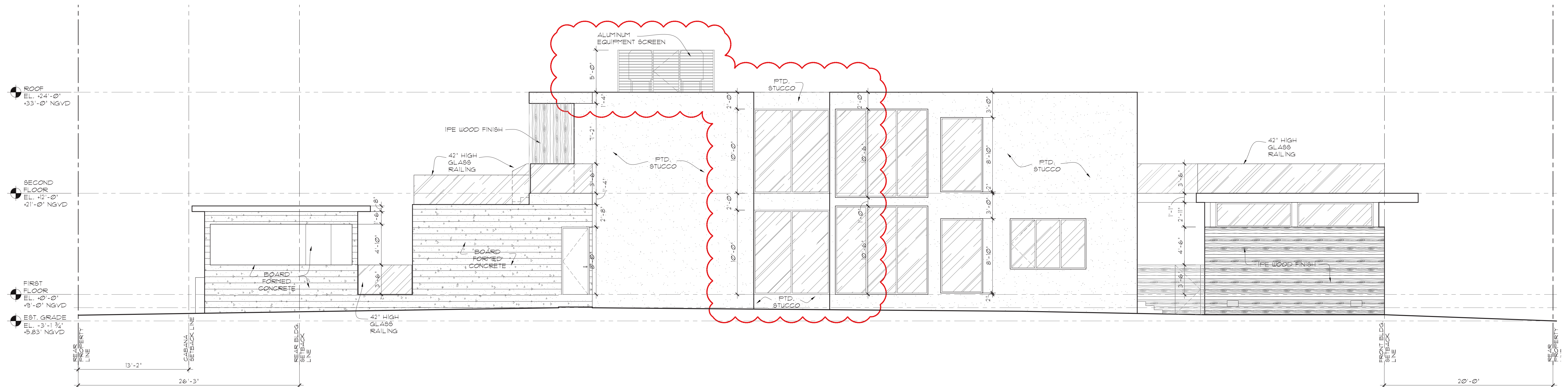
ROOF DECK CALCULATION

TOTAL SECOND FLOOR AREA	2,131 S. F.
TOTAL ROOF DECK AREA	492 S. F. 23.0%

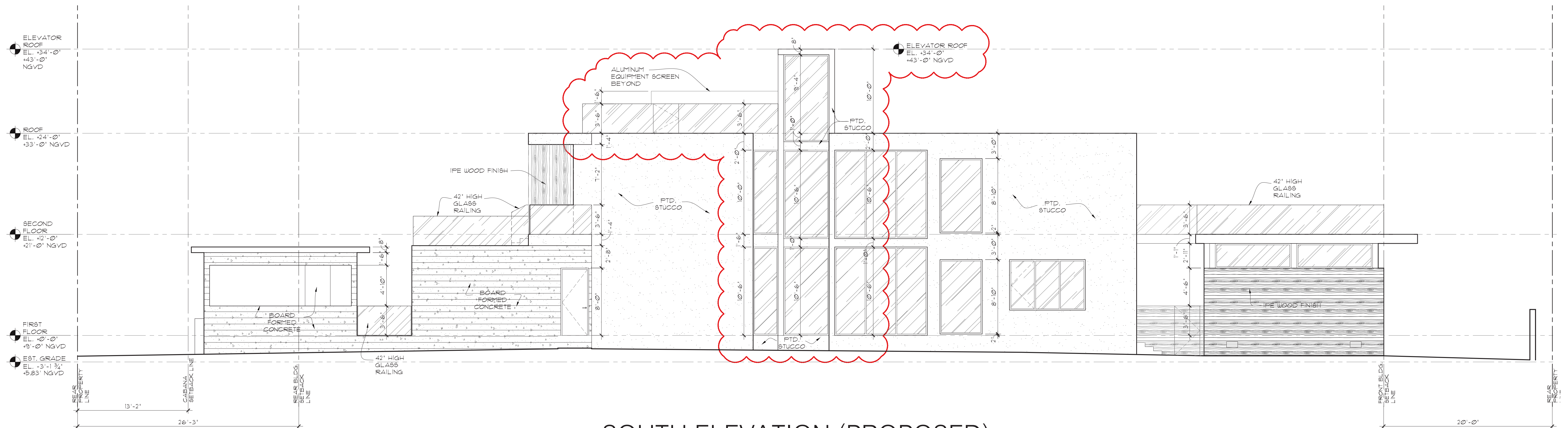


ROOF DECK UNIT SIZE:



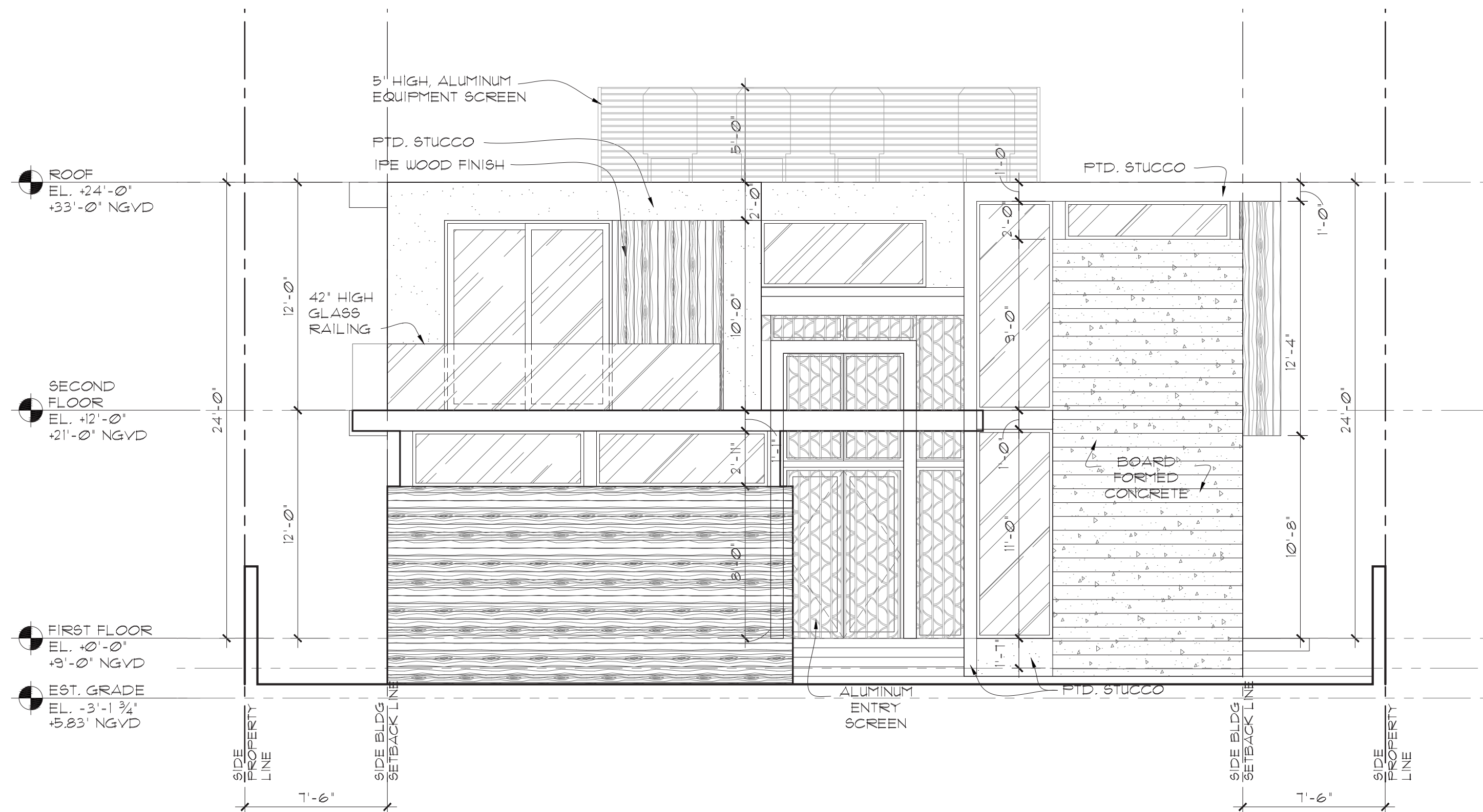


SOUTH ELEVATION (EXISTING)

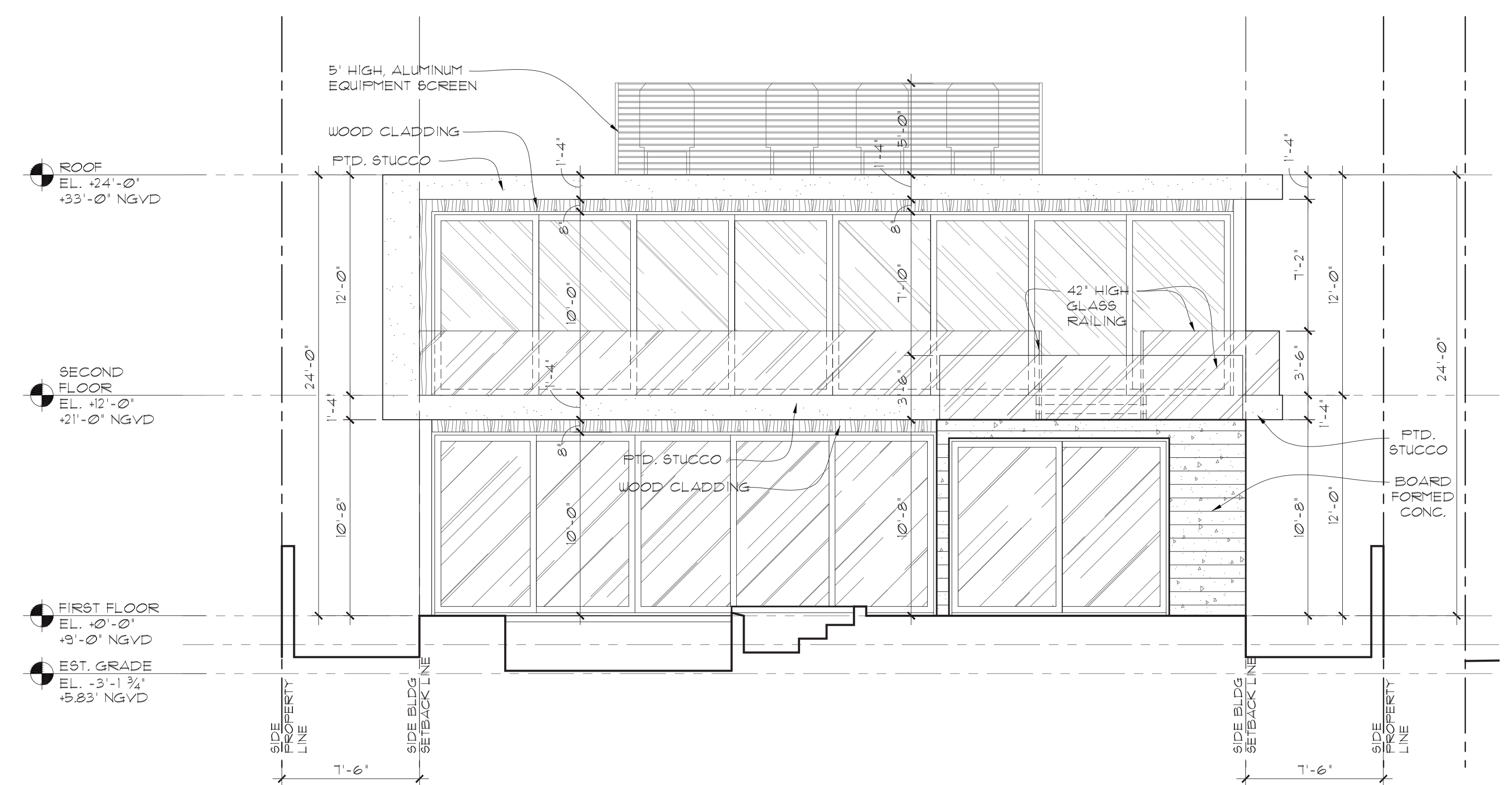


SOUTH ELEVATION (PROPOSED)

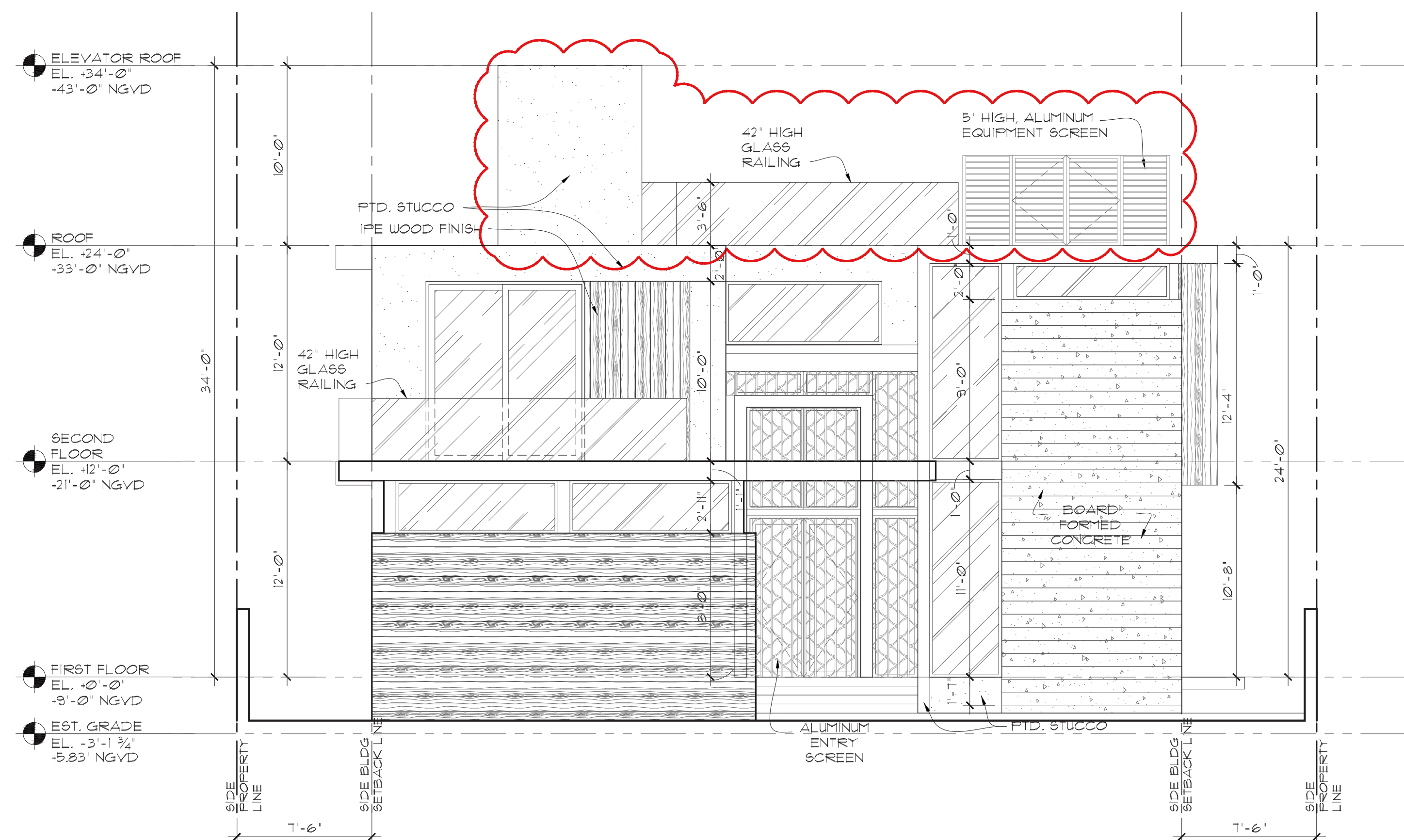




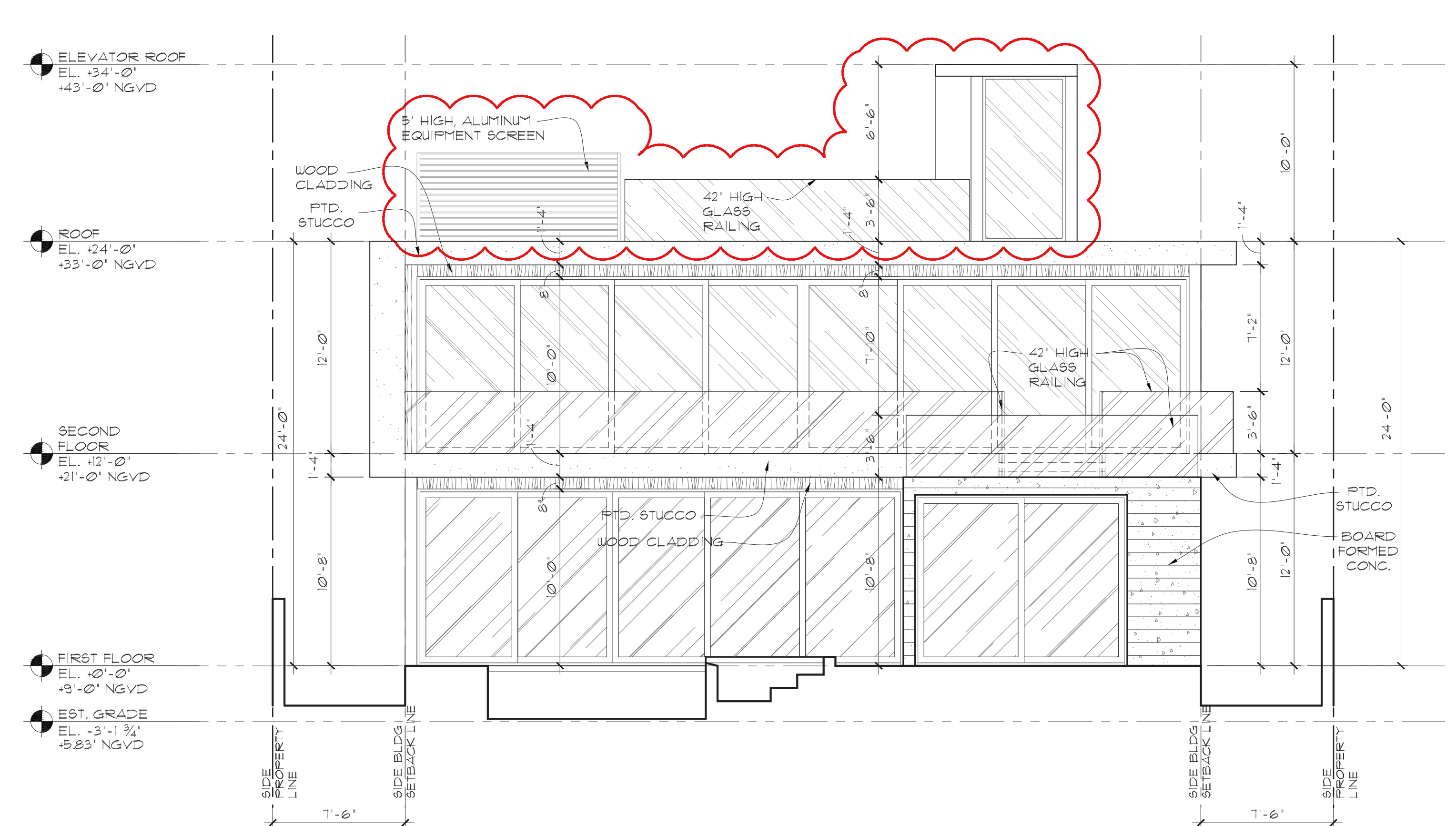
FRONT ELEVATION (EXISTING)



REAR ELEVATION (EXISTING)

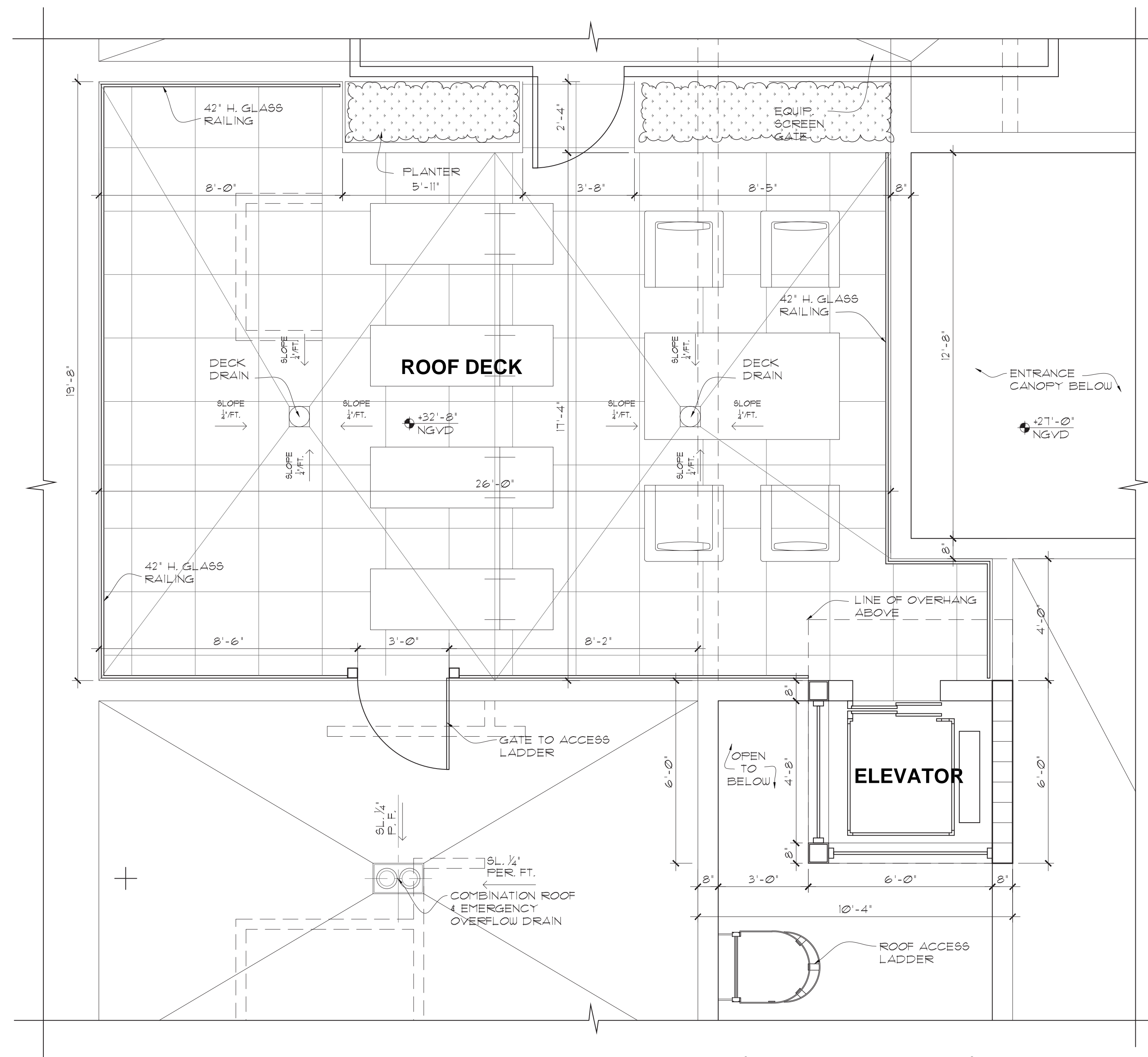


FRONT ELEVATION (PROPOSED)

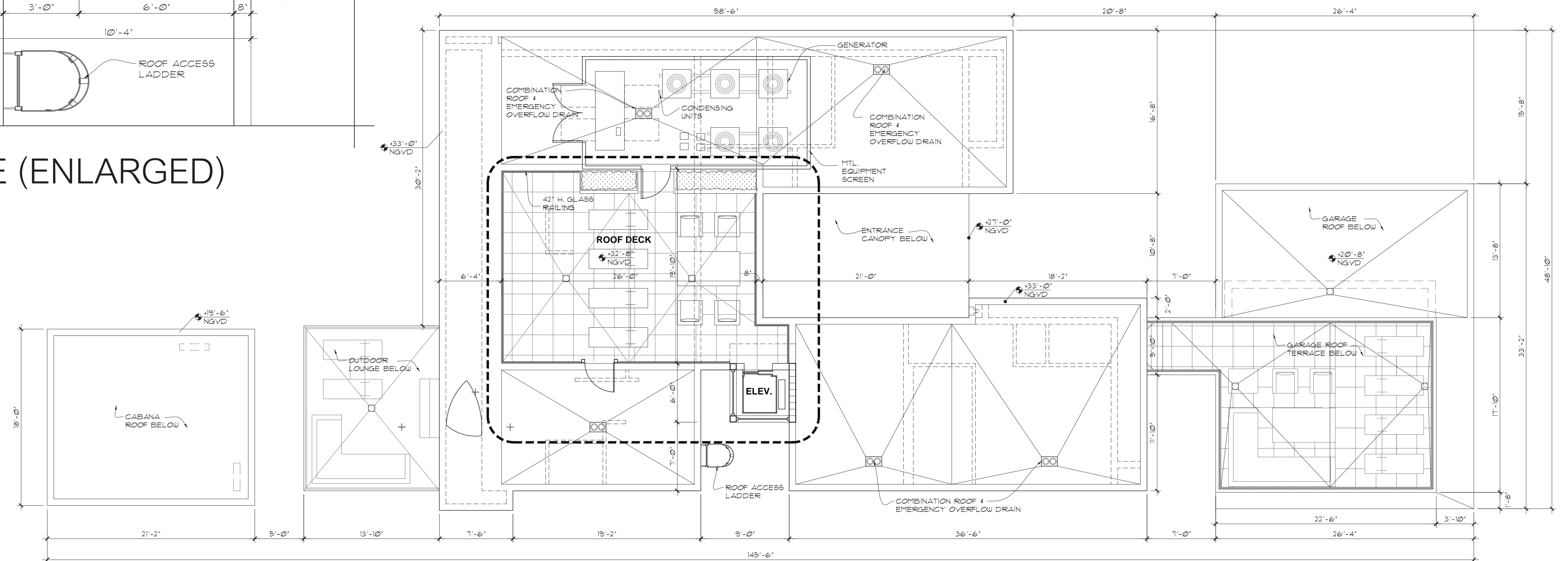


REAR ELEVATION (PROPOSED)





PROPOSED ROOF TERRACE (ENLARGED)



PROPOSED ROOF PLAN

ROOF DETAIL

PAGE 10





SITE IMAGE

PAGE 11

CHOEFF **LEVY** FISCHMAN  
ARCHITECTURE + DESIGN



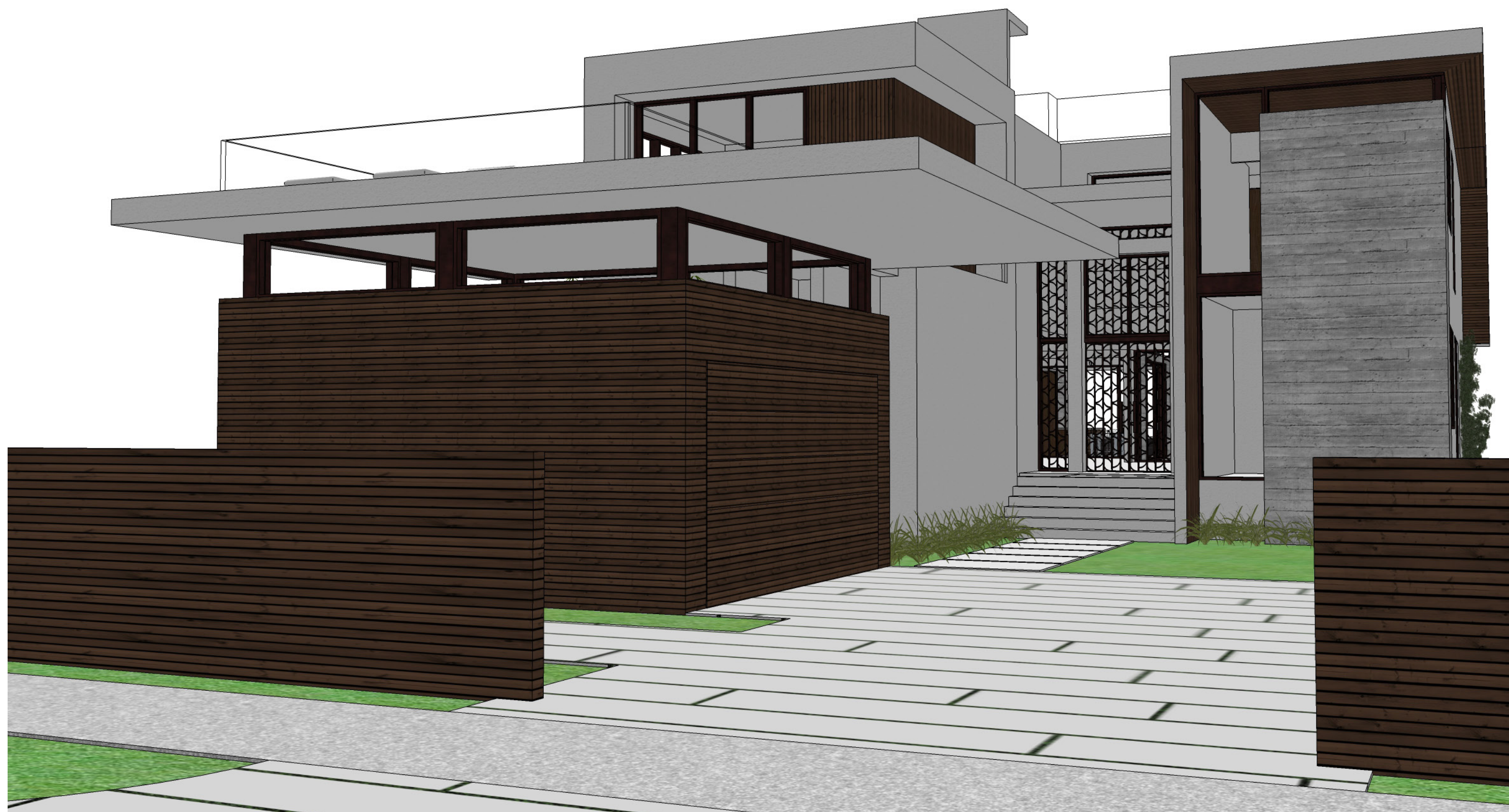


SITE IMAGE

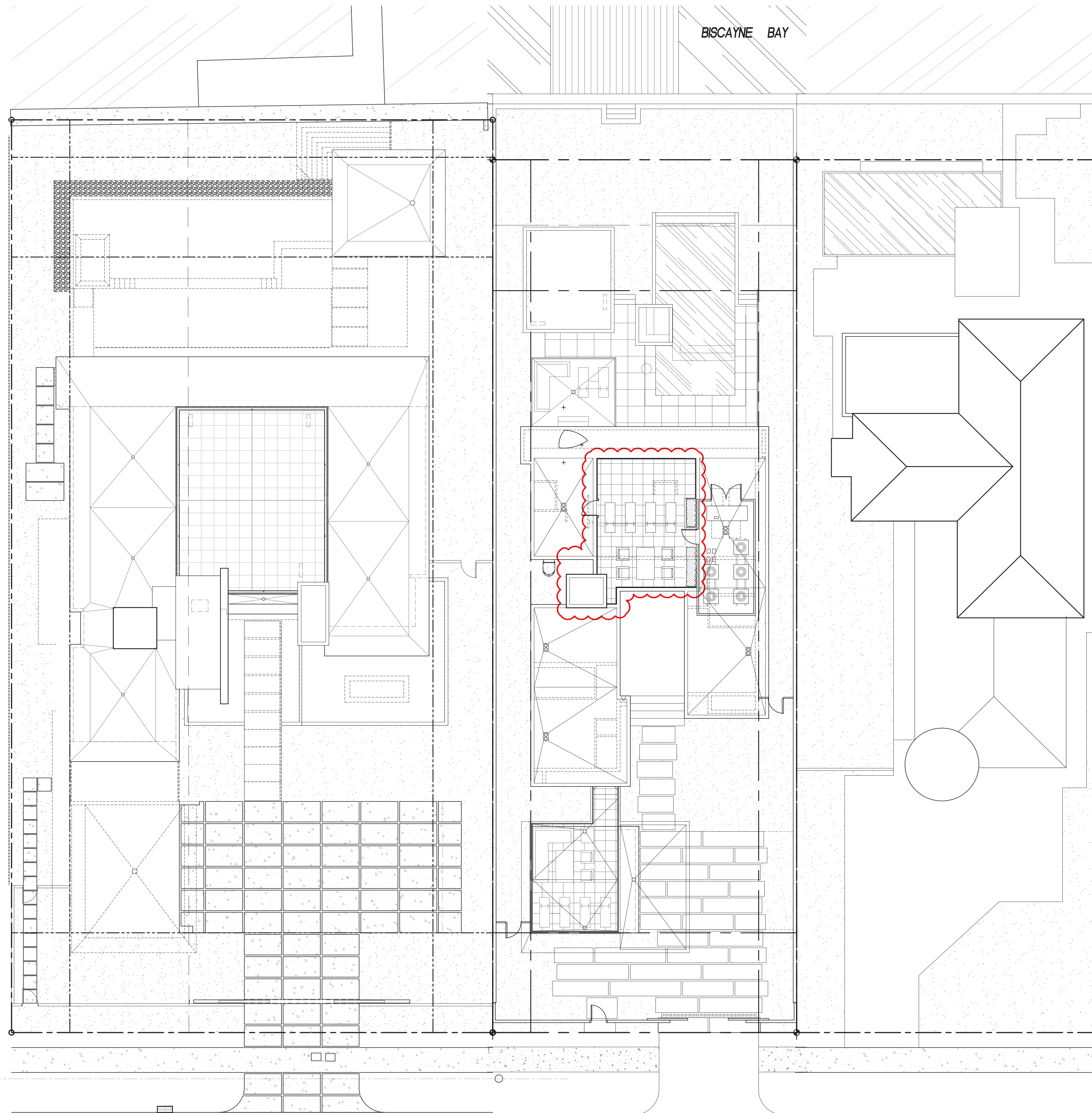
PAGE 12

CHOEFF **LEVY** FISCHMAN  
ARCHITECTURE + DESIGN

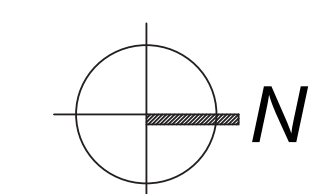








BISCAYNE BAY



118 W DILIDO

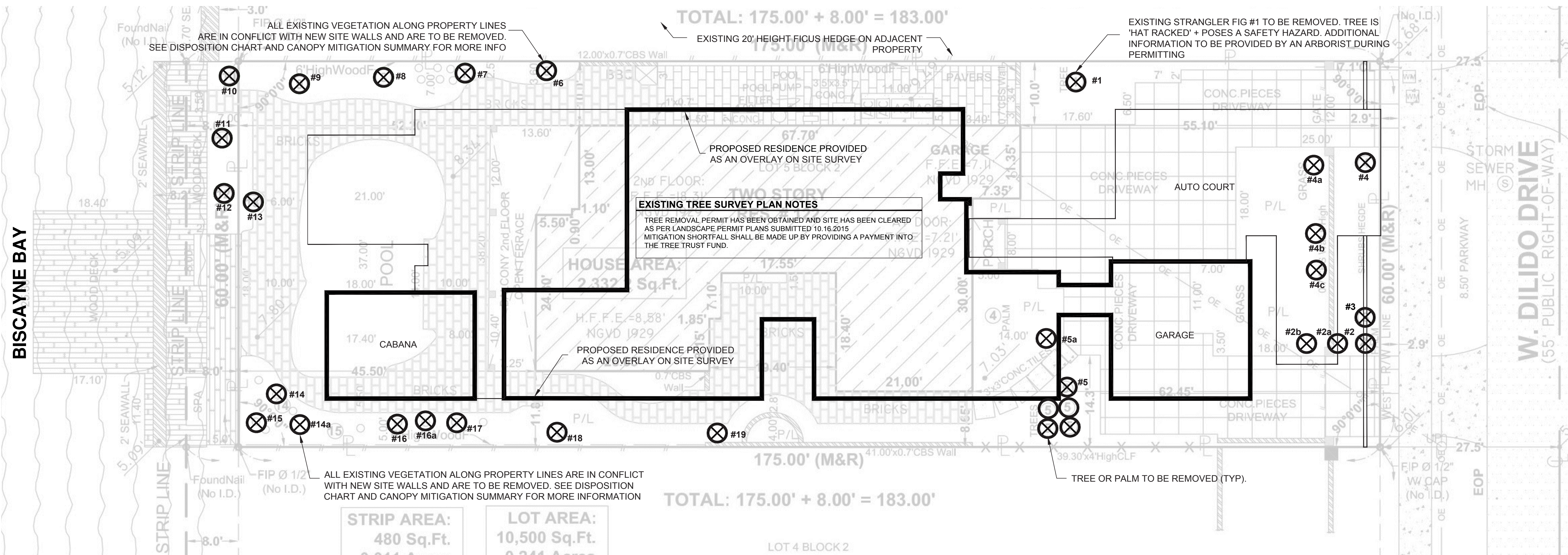
122 W DILIDO

204 W DILIDO

SURROUNDING AREA

PAGE 14





**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 LAND SURVEYORS AND MAPPERS DATED 01.16.14. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 04.10.15.
3. 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 8" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
4. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED BY CITY OF MIAMI BEACH P-Z PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 8" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES.
5. PLEASE SEE ARBORIST REPORT PREPARED BY ISA CERTIFIED ARBORIST JEREMY CHANCEY DATED 03.28.16.
6. PRE PERMIT APPLICATION MEETING WITH MARK WILLIAMS WAS HELD REGARDING THIS PROJECT, UNFORTUNATELY ALL EXISTING VEGETATION ALONG PROPERTY LINES MUST BE REMOVED DUE TO PROPOSED SITE WALLS AND CIVIL IMPROVEMENTS.

**C.M.B. CANOPY MITIGATION NOTES**

THE CANOPY MITIGATION OF 12,229 SF AS REQUIRED BY THE C.M.B. MITIGATION GUIDELINES HAS BEEN MET AND EXCEEDED. A TOTAL 8,600 SF OF CANOPY HAS BEEN PROVIDED. MITIGATION SHORTFALL SHALL BE MADE UP WITH A PAYMENT INTO THE TREE TRUST FUND.

**CANOPY MITIGATION SUMMARY**

- (3) NATIVE LIVE OAK TREES: 900 SF (MB category I @ 300 SF each)
- (25) NATIVE DAHOONE HOLLY TREES: 3,750 SF (MB category II @ 150 SF each)
- (21) NATIVE SILVER BUTTWOOD TREES: 3,150 SF (MB category IV @ 50 SF each)
- (5) JAPANESE BLUE BERRY TREES 500 SF (MB category III @ 100 SF each)
- (2) NATIVE SIMPSON STOPPER TREES: 200 SF (MB category III @ 100 SF each)
- (2) DATE PALM: 100 SF (MB category IV @ 50 SF each)

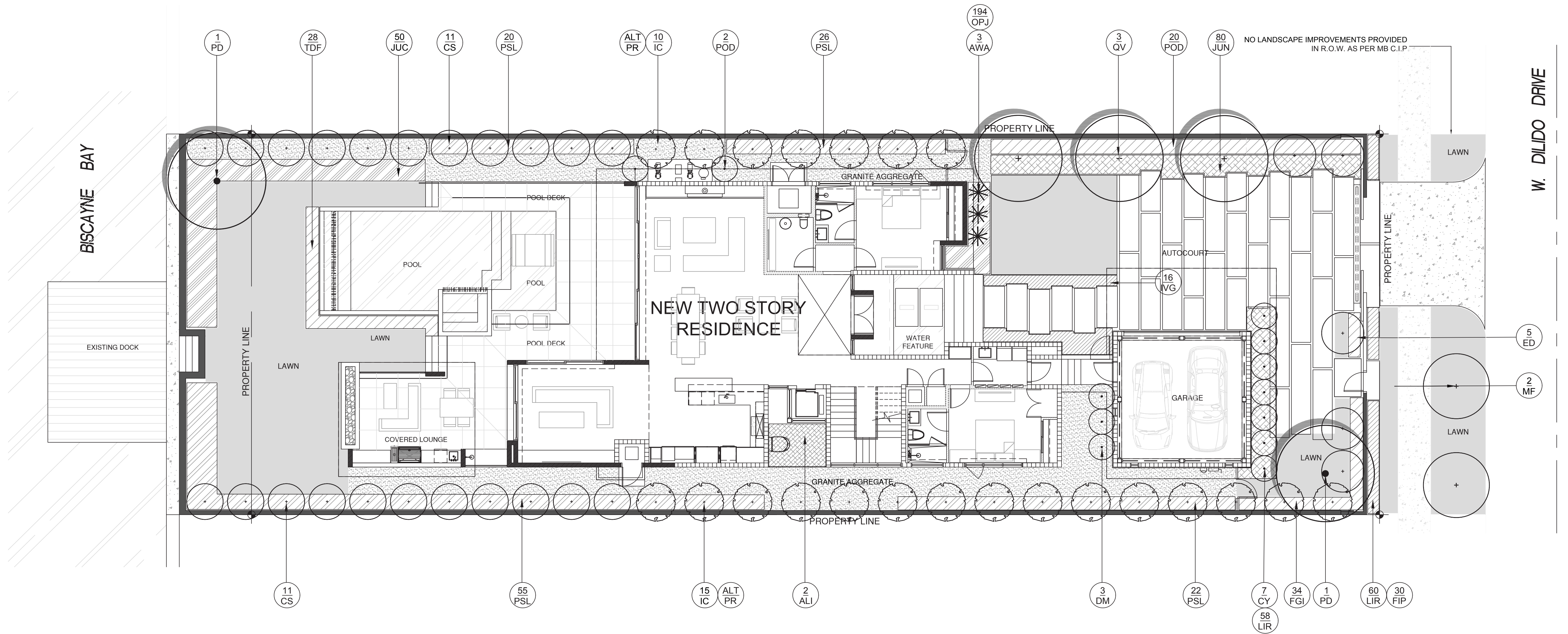
**C.M.B. EXISTING TREE SURVEY LEGEND**

⊗ TREE or PALM TO BE REMOVED.

C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - 122 W. DILIDO DR.											
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / MT. REQ. (SF)	COMMENTS
#1	Strangler Fig Tree	Ficus aurea	YES	+/- 8"	+/- 40'	+/- 35'	POOR	REMOVE	962 SF	962 x 2 = 1,924 SF	HATRACKED, HAZARDOUS
#2	Pygmy Date Palm	Phoenix roebelenii	NO	+/- 8"	+/- 15'	+/- 12'	GOOD	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#2a	Royal Palm	Roystonea elata	YES	+/- 16"	+/- 35'	+/- 20'	GOOD	REMOVE	314 SF	314 x 2 = 628 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#2b	Kentia Palm	Howea forsteriana	NO	+/- 8"	+/- 30'	+/- 12'	GOOD	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#3	Latania Palm	Latania loddigesii	NO	+/- 6"	+/- 18'	+/- 15'	GOOD	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4	Pygmy Date Palm	Phoenix roebelenii	NO	+/- 7"	+/- 10'	+/- 10'	GOOD	REMOVE	79 SF	79 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4a	Royal Palm	Roystonea elata	YES	+/- 18"	+/- 45'	+/- 15'	GOOD	REMOVE	177 SF	177 x 2 = 354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4b	Royal Poinciana	Delonix regia	YES	+/- 19"	+/- 25'	+/- 25'	POOR	REMOVE	491 SF	491 x 2 = 982 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#4c	Chinese Fan Palm	Livistona chinensis	YES	+/- 14"	+/- 20'	+/- 12'	GOOD	REMOVE	113 SF	113 x 2 = 226 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#5	Travelers Palm (Cluster)	Ravenea madagascariensis	YES	+/- 25"	+/- 25'	+/- 20'	GOOD	REMOVE	314 SF	314 x 2 = 628 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#5a	Canary Island Date Palm	Phoenix canariensis	YES	+/- 24"	+/- 25'	+/- 15'	FAIR	REMOVE	177 SF	177 x 2 = 354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#6	Chinese Fan Palm	Livistona chinensis	NO	+/- 8"	+/- 30'	+/- 12'	GOOD	REMOVE	113 SF	113 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#7	Travelers Palm (Cluster)	Ravenea madagascariensis	YES	+/- 12"	+/- 30'	+/- 20'	GOOD	REMOVE	314 SF	314 x 2 = 628 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#8	Coconut Palm	Cocos nucifera	NO	+/- 8"	+/- 32'	+/- 20'	GOOD	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#9	Fishtail Palm	Caryota mitis	YES	N/A	+/- 22'	+/- 30'	GOOD	REMOVE	707 SF	707 x 2 = 1414 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#10	Thatch Palm	Thrinax radiata	NO	+/- 6"	+/- 21'	+/- 6'	FAIR	REMOVE	28 SF	28 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#11	Coconut Palm	Cocos nucifera	NO	+/- 10"	+/- 30'	+/- 20'	GOOD	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#12	Coconut Palm	Cocos nucifera	YES	+/- 12"	+/- 40'	+/- 20'	GOOD	REMOVE	314 SF	314 x 2 = 628 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#13	Coconut Palm	Cocos nucifera	YES	+/- 11"	+/- 30'	+/- 20'	GOOD	REMOVE	314 SF	314 x 2 = 628 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#14	Travelers Palm (Cluster)	Ravenea madagascariensis	YES	+/- 12"	+/- 22'	+/- 15'	GOOD	REMOVE	177 SF	177 x 2 = 354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#14a	Alexander Palm	Ptychosperma elegans	NO	+/- 9"	+/- 30'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#15	Chinese Fan Palm	Livistona chinensis	YES	+/- 12"	+/- 12'	+/- 15'	GOOD	REMOVE	177 SF	177 x 2 = 354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#16	Chinese Fan Palm	Livistona chinensis	YES	+/- 12"	+/- 15'	+/- 15'	GOOD	REMOVE	177 SF	177 x 2 = 354 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#16a	Travelers Palm	Ravenea madagascariensis	YES	+/- 12"	+/- 20'	+/- 20'	GOOD	REMOVE	314 SF	314 x 2 = 628 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#17	Chinese Fan Palm	Livistona chinensis	YES	+/- 12"	+/- 24'	+/- 12'	GOOD	REMOVE	113 SF	113 x 2 = 226 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#18	Alexander Palm	Ptychosperma elegans	NO	+/- 9"	+/- 26'	+/- 15'	FAIR	REMOVE	177 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
#19	Alexander Palm	Ptychosperma elegans	NO	+/- 9"	+/- 22'	+/- 10'	GOOD	REMOVE	79 SF	177 SF	IN CONFLICT WITH SITE DESIGN. MITIGATION PROVIDED
TOTAL MITIGATION REQUIRED : 12,229 SF											
TOTAL MITIGATION PROVIDED : 8,600 SF											

EXISTING TREE INVENTORY + DISPOSITION PLAN 1/8" = 1'-0" 0' 8' 16' 24' N





C.M.B. CANOPY MITIGATION NOTES

THE CANOPY MITIGATION OF 12,229 SF AS REQUIRED BY THE C.M.B. MITIGATION GUIDELINES HAS BEEN MET AND EXCEEDED. A TOTAL 8,600 SF OF CANOPY HAS BEEN PROVIDED. MITIGATION SHORTFALL SHALL BE MADE UP WITH A PAYMENT INTO THE TREE TRUST FUND.

CANOPY MITIGATION SUMMARY

- (3) NATIVE LIVE OAK TREES: 900 SF (MB category I @ 300 SF each)
- (25) NATIVE DAHOONE HOLLY TREES: 3,750 SF (MB category II @ 150 SF each)
- (21) NATIVE SILVER BUTTWOOD TREES: 3,150 SF (MB category IV @ 50 SF each)
- (5) JAPANESE BLUE BERRY TREES: 500 SF (MB category III @ 100 SF each)
- (2) NATIVE SIMPSON STOPPER TREES: 200 SF (MB category III @ 100 SF each)
- (2) DATE PALM: 100 SF (MB category IV @ 50 SF each)

LANDSCAPE LEGEND

MIAMI - DADE COUNTY LANDSCAPE ORDINANCE CHAPTER 18-A (RESIDENTIAL VERSION)

TREES

3 TREES REQUIRED PER LOT / 70 TREES PROVIDED  
(3 NATIVE LIVE OAK TREES + 38 NATIVE CLUSIA ROSEA TREES + 25 ITALIAN CYPRESS + 4 OLIVE TREES)

NATIVE TREES

30% OF REQUIRED TREES OR .30 X 3 = 9 NATIVE TREES REQUIRED / 41 NATIVE TREES PROVIDED  
(3 NATIVE LIVE OAK TREES + 38 NATIVE CLUSIA ROSEA TREES)

SHRUBS

10 SHRUBS REQUIRED FOR EACH REQUIRED TREE OR 10 X (3) = 30 REQUIRED / 246 SHRUBS PROVIDED  
(85 NATIVE DWARF BAHAMA COFFEE SHRUBS)

NATIVE SHRUBS

30% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE OR .30 X 30 = 9 / 124 NATIVE SHRUBS PROVIDED  
(124 NATIVE DWARF BAHAMA COFFEE SHRUBS)

LAWN AREA

50% MAXIMUM OF LANDSCAPE AREA; NEW LAWN AREAS ARE LESS THAN 50% OF LANDSCAPE AREA

IRRIGATION SYSTEM

100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE

LANDSCAPE DETAILS NOTES

- CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND / OR BRACING MATERIALS FROM ALL PALMS, TREES, AND SHRUBS, WITHIN (1) YEAR OF INSTALLATION. THIS NOTE IS APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.
- EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT ON 04.10.16.
- ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- SHEETS L-1 thru L-4 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

PLANT LIST - 122 WEST DILIDO DR.

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CS	YES	21	SILVER BUTTWOOD TREES	Conocarpus erectus 'Sericeus'	45 gal., 12' height, matched, equal to Treeworld Wholesale
CY	NO	7	ITALIAN CYPRESS	Cupressus sempervirens	45 gal., 14' height, 2-3' spread, full
IC	YES	25	DAHOONE HOLLY	Ilex cassine	45 gal., 12' height, matched, equal to Treeworld Wholesale
ED	NO	5	JAPANESE BLUEBERRY TREES	Myrcianthus fragrans	100 gal., 12' height, matched, equal to Treeworld Wholesale
MF	YES	2	SIMPSON STOPPER TREES	Myrcianthus fragrans	100 gal., 12' height, matched, equal to Treeworld Wholesale
PR	NO	ALT	BAY RUM TREES	Pimenta racemosa	65 gal., 12' height, matched, equal to Treeworld Wholesale
OV	YES	3	LIVE OAK CATHEDRAL TREE	Quercus virginiana 'Cathedral'	Field grown, 14' height min, 12' spread min
PALMS					
PD	NO	2	MEDJOL DATE PALM	Phoenix dactylifera 'Medjool'	13-14' clear trunk, certified grower full
SHRUBS					
IVG	NO	16	STOKES DWARF YAUPON HOLLY	Ilex vomitoria 'Stokes Dwarf'	15 gallon, globes, 1.5-2' height, 2-3' spread, full, matched
FGI	NO	34	FICUS 'GREEN ISLAND'	Ficus microcarpa 'Green Island'	7 gallon, shrub, 18" height x 18" spread, full, space 18" on center
JUC	NO	50	SHORE JUNIPER	Juniperus conferta	3 gallon, 12" height x 18" spread, full, 24" on center, full
POD	NO	22	PODOCARPUS 'MAKI' SHRUB	Podocarpus macrophyllus	7 gal., full, space 24" o.c. or as necessary to create a uniform hedge at time of planting
PSL	YES	124	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gal., full, space 30" o.c. or as necessary to create a uniform hedge at time of planting
GROUNDCOVERS + GRASSES					
LIR	NO	198	LIRIOPE 'BIG BLUE'	Liriope muscari 'Big Blue'	1 gal., full, space 18" o.c. or as necessary to create a uniform planting area
MIC	NO	40	WART FERN	Microsorium scolopendria	3 gal., full, space 18" o.c. or as necessary to create a uniform planting area
OPJ	NO	194	MONDO GRASS	Ophiopogon japonicus	1 gal., full, space 8" o.c. or as necessary to create a uniform planting area
TDF	YES	28	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gal., full, space 18" o.c. or as necessary to create a uniform planting area
ACCENTS + VINES					
ALI	NO	2	IMPERIAL BROMELIAD	Alcantarea imperialis	15 gal., full,
AWA	NO	3	VARIEGATED WEBER AGAVE	Agave weberi 'Arizona Star'	15 gal., 3' height, 3' spread
DM	NO	10	MEJAE DIOON	Dioon mejiae	7 gallon, 36" height X 36" spread,
FIP	NO	30	CREeping FIG	Ficus pumila	1 gallon, long runners
SOD, AGGREGATE, & MULCH					
DGA			3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH		
MLC			DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS), TO BE DETERMINED		
SOD			'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS		

LANDSCAPE PLAN 1/8" = 1'-0"

LANDSCAPE

CHOEFF LEVY FISCHMAN  
ARCHITECTURE + DESIGN



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

**ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.**

- 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.

**CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.**

SODDED-LAWN AREAS  
2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

GROUNDCOVER PLANTING BEDS:  
6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

SHRUB AND HEDGE PLANTING AREAS:  
12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:  
**REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL.** APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

- 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.
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
- 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. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALLS UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24-94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY

IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWFMD) REQUIREMENTS.
- THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR SHALL INSTALL POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY, OR BUBBLER AND SHALL BE INSTALLED SO AS NOT TO CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TOTO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AS PER MANUFACTURER'S SPECIFICATIONS.
- ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAINLINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAINLINES SHALL BE IN THE SAME TRENCH WITH THE LATERAL LINES WHERE POSSIBLE.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY, AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL SUNSHINE STATE ONE CALLS 811, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
- THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING, AND PROCEDURE.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.

DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL, GRAY GRANITE AGGREGATE or APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.

- SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.

- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNLGA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.**

**CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.**

- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

- IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING- IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

**A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.**

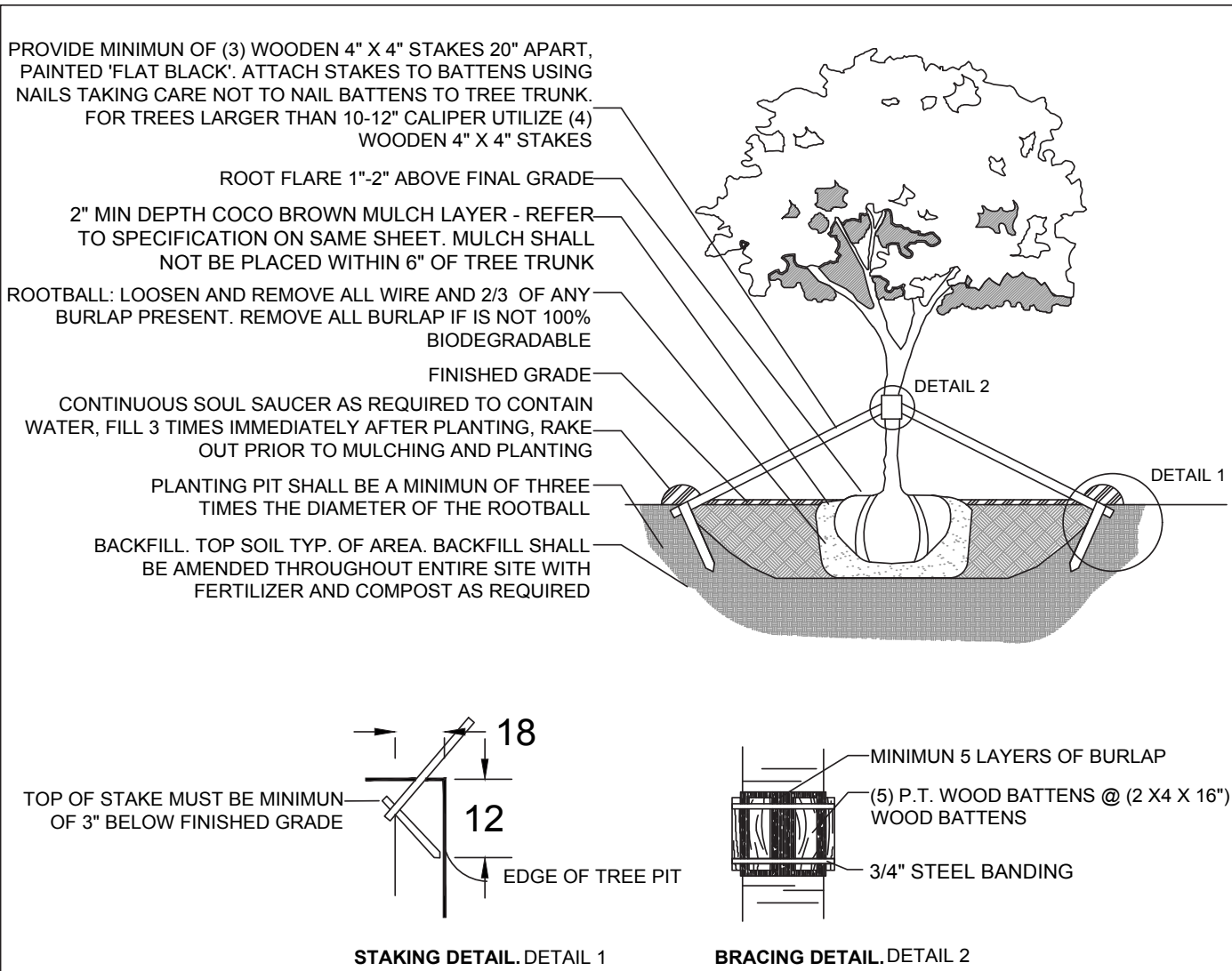
- FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.

- SHOULD ANY TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTION REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH A MIAMI DADE COUNTY CODE, ANSI-A 300 PRUNING STANDARDS AND OR AN ISSUED ERM TREE PERMIT OR ENVIRONMENTAL PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.**

- ALL TREES + PALMS TO REMAIN OR BE RELOCATED ON SITE IN THE VICINITY OF CONSTRUCTION ACTIVITIES, SHALL BE PROTECTED THROUGH THE USE OF TREE PROTECTION BARRICADES INSTALLED AT THE TREE OR PALM DRIP LINE. A TREE PROTECTION FENCE SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING AND SHALL REMAIN IN PLACE UNTIL ON SITE CONSTRUCTION HAS BEEN COMPLETED.**

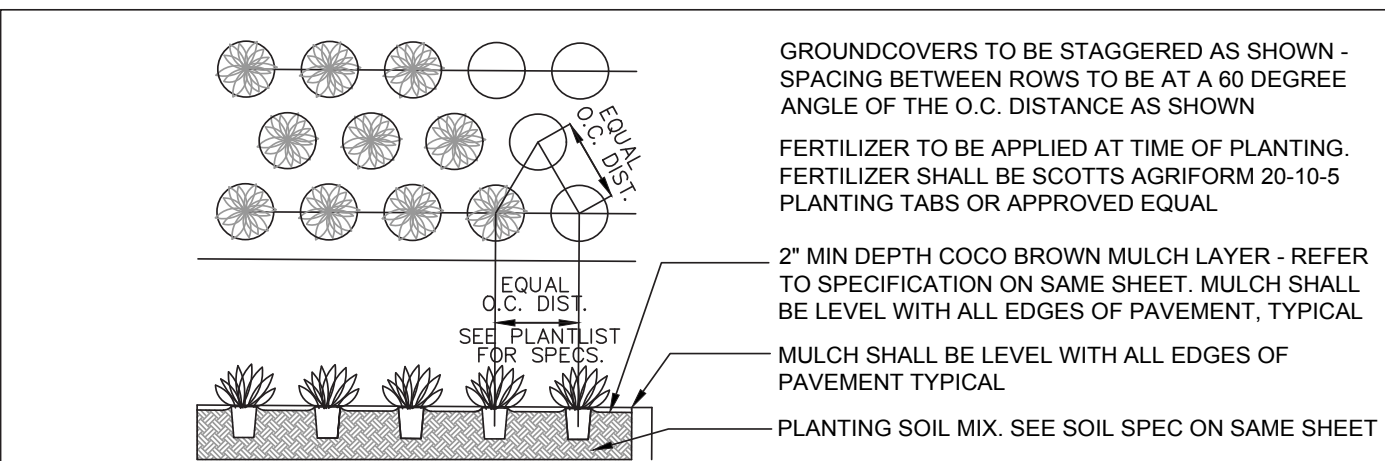
- CITY OF URBAN FORESTER AND OR PLANNING DEPARTMENT STAFF TO APPROVE ROW TREES BEFORE THEY ARE PLANTED.**

- MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT. FOR ROW TREES + PALMS, ALL MULCH SHALL BE AMERIGROW 'PREMIUM PINEBARK BROWN' SHREDDED MULCH OR A CITY APPROVED ALTERNATIVE.**



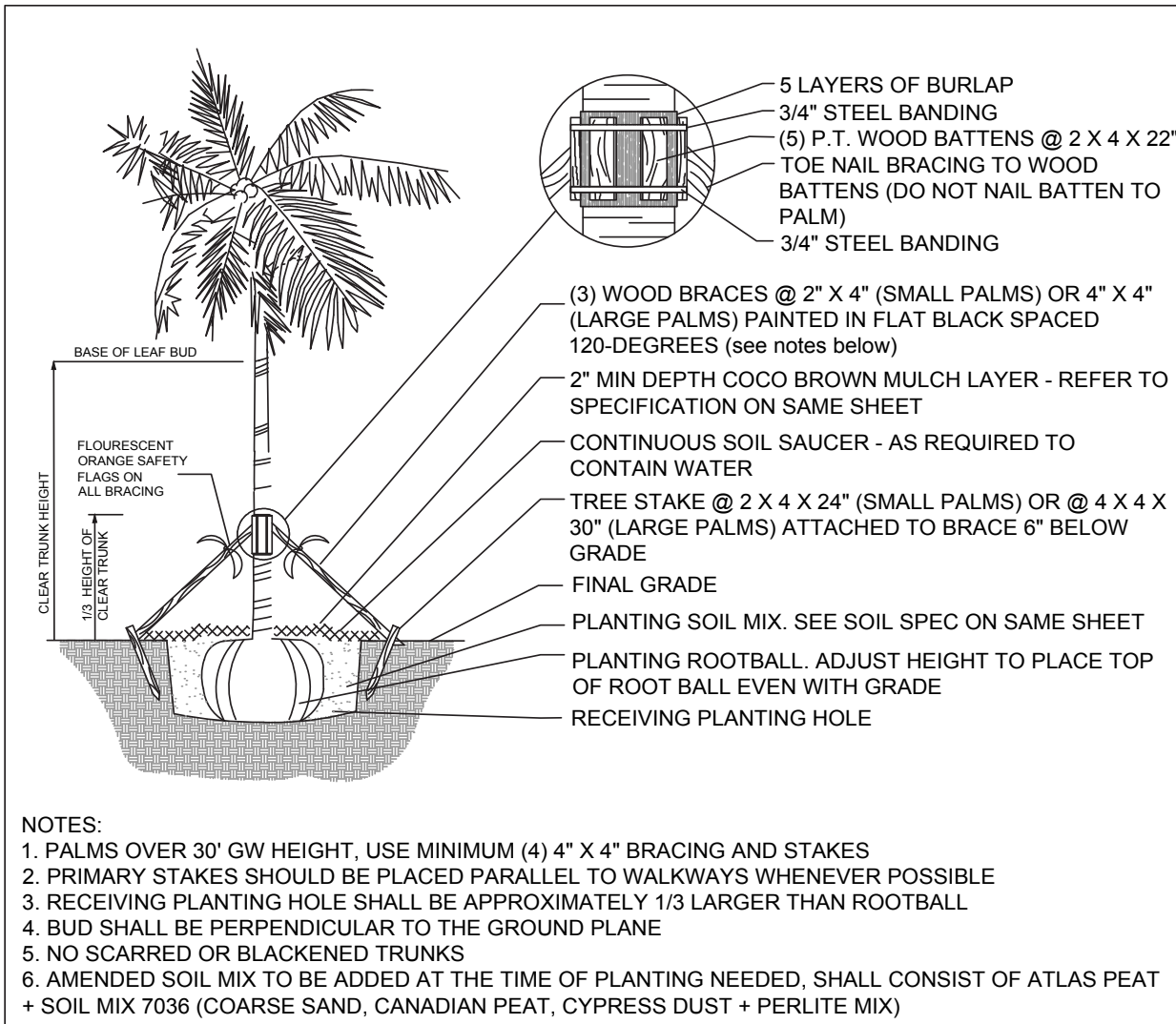
C.M.B. LARGE TREE PLANTING DETAIL

N.T.S.



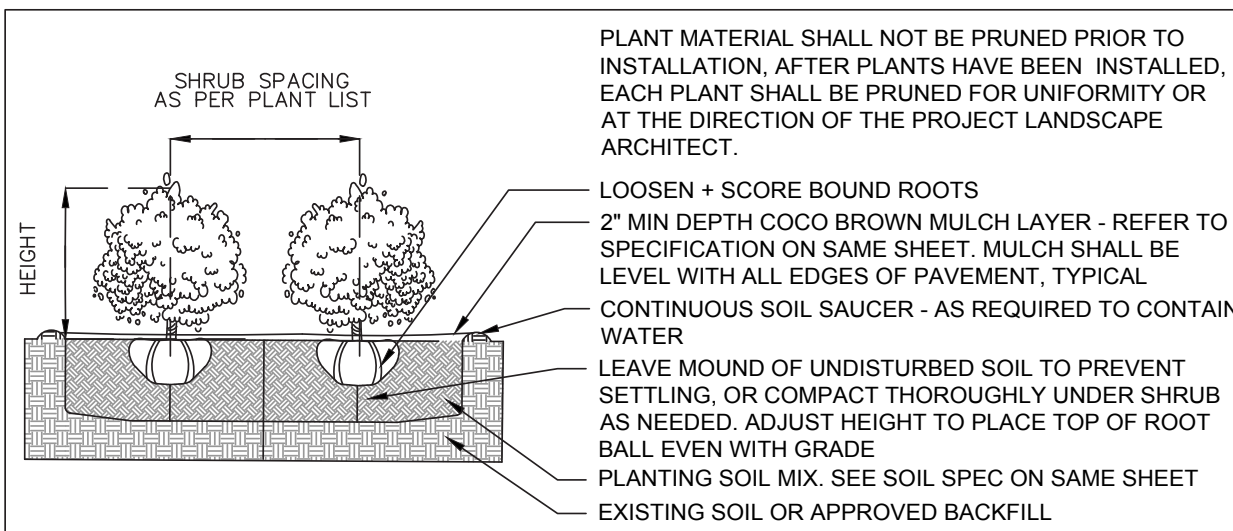
GROUNDCOVER PLANTING DETAIL

N.T.S.



C.M.B. PALM PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT CONDITIONS

- SHOULD ANY EXISTING TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH MIAMI BEACH CODE, THE MOST CURRENT ANSI A-300 PRUNING STANDARDS AND OR AN ISSUED CITY OF MIAMI BEACH TREE WORK PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
- CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIP LINES OF TREES SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND NO SHREDDED, RAGGED OR BROKEN ROOT ENDS SHOULD BE LEFT. THE CITY URBAN FORESTER SHALL BE NOTIFIED IN WRITING AND OR CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE.
- SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ONSITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
- ANY ROOT PRUNING, IF REQUIRED DURING THE PROJECT, SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST. ANY ROOT PRUNING, IF REQUIRED, WILL BE LIMITED TO WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION, ADDITIONALLY, AND ROOT PRUNING WORK WILL BE DOCUMENTED WITH COLOR PICTURES AND PROVIDED TO MR. MARK WILLIAMS AT C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT + MR. RICARDO GUZMAN AT C.M.B. PLANNING + ZONING DEPARTMENTS ON A REGULAR BASIS.**