

# 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: 55 EAST SAN MARINO ISLAND DRIVE  
MIAMI BEACH, FL 33139

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

FOLIO NUMBER (S) 0232320030500

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

NAME EXPEDITE MIAMI, LLC C/O RODOLFO MARTIN

ADDRESS 454 NW 22 AVE, SUITE 204 MIAMI FL 33125

BUSINESS PHONE 786-391-2142

CELL PHONE 4682396299

E-MAIL ADDRESS INFO@EXPEDITEMIAMI.COM

OWNER IF DIFFERENT THAN APPLICANT:

NAME BENCO BRASIL LTD C/O FIDELITY CORP SERVICES (PAULA SHAYENE ARAUJO)

ADDRESS 55 E SAN MARINO DRIVE MIAMI BEACH, FL 33139

BUSINESS PHONE 786-681-5019

CELL PHONE

E-MAIL ADDRESS

2. AUTHORIZED REPRESENTATIVE(S):

☐ ATTORNEY:

NAME

ADDRESS

BUSINESS PHONE

CELL PHONE

E-MAIL ADDRESS



AGENT:

NAME RAFAEL ARAGON

ADDRESS 3250 NE 1ST AVE #305 MIAMI, FL 33137

BUSINESS PHONE

CELL PHONE 786-985-9271

E-MAIL ADDRESS INFO@CREATEGROUPLLC.COM

☐ CONTACT:

NAME

ADDRESS

BUSINESS PHONE

CELL PHONE

E-MAIL ADDRESS

3. PARTY RESPONSIBLE FOR PROJECT DESIGN:



ARCHITECT



LANDSCAPE ARCHITECT



ENGINEER



CONTRACTOR



OTHER:

NAME ROOMSCAPES INC STEVEN LURIA, RA

ADDRESS 9641 SW 100 AV MIAMI, FL 33176

BUSINESS PHONE 305-305-3890

CELL PHONE

E-MAIL ADDRESS LURIAS@COMCAST.NET

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

## 4. SUMMARY OF APPLICATION - PROVIDE BRIEF SCOPE OF PROJECT:

DEMOLITION OF PRE 1942 SFR FOR CONSTRUCTION OF NEW 2 STORY SFR OF 10,392 SF.

- 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) \_\_\_\_\_ SQ. FT.
- 4D. PROVIDE THE TOTAL GROSS FLOOR AREA OF THE NEW BUILDING (INCLUDING REQUIRED PARKING AND ALL USEABLE FLOOR SPACE) 10,392 SF \_\_\_\_\_ SQ. FT.

5. APPLICATION FEE (TO BE COMPLETED BY PLANNING STAFF) \$ \_\_\_\_\_

- 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).

## 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. \_\_\_\_\_

**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 \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

I, PAULA SHAYENE ARAUJO, being duly sworn, depose and certify as follows: (1) I am the PRESIDENT (print title) of BENCO BRASIL LTD. C/O FIDELITY CORP SERVICES (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.

PAULA S. CRUZ DE ARAUJO  
 SIGNATURE

Sworn to and subscribed before me this 20 day of DECEMBER, 20\_\_\_\_. The foregoing instrument was acknowledged before me by PAULA SHAYENE ARAUJO, PRESIDENT of BENCO BRASIL LTD. C/O FIDELITY CORP SERVICES, 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: \_\_\_\_\_

ALICIA M. ORTIZ  
 NOTARY PUBLIC

ALICIA MARIA ORTIZ  
 PRINT NAME

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



POWER OF ATTORNEY AFFIDAVITSTATE OF  
COUNTY OF

I, PAULA SHAYENE ARAUJO, 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 RAFAEL ARAGON/ROOMSCAPES 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.

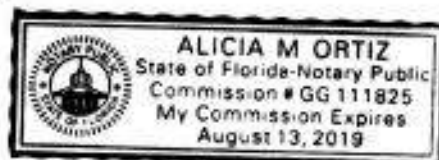
PAULA SHAYENE ARAUJO (PRESIDENT BENCO BRASIL LTD)

PRINT NAME (and Title, if applicable)

PAULA S. CRUZ DE ARAUJO  
SIGNATURE

Sworn to and subscribed before me this 20 day of DECEMBER, 2017. The foregoing instrument was acknowledged before me by PAULA SHAYENE ARAUJO PRESIDENT of BENCO BRASIL LTD 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

ALICIA M. ORTIZ  
NOTARY PUBLIC

PAULA SHAYENE ARAUJO ALICIA MARIA ORTIZ  
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. \_\_\_\_\_

- 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: 

PRINT NAME: RAFAEL ARAGON

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.\*

BENCO BRASIL LTD.

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

DARIO LEONARDO CONCA / AV. DAS AMERICAS, 10333, BL 3  
AP. 15, RIO DE JANEIRO, BRAZIL

50 %

PAULA SHAYENE CRUZ DE ARAUJO / AV. DAS AMERICAS, 10333, BL 3  
AP. 15, RIO DE JANEIRO, BRAZIL

50 %

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.	_____	_____	_____
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 \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, 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

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:



Rodolfo Martin  
PRINT NAME

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



**CERTIFICATE OF INCUMBENCY**

NAME OF COMPANY: SUPER PDB Ltd.  
 REGISTERED OFFICE ADDRESS: Mill Mall Tower, 2nd Floor, Wickhams Cay 1, P.O. Box 4406, Road Town, Tortola, British Virgin Islands  
 INCORPORATION DATE: June 24, 2015  
 COMPANY REGISTRATION NUMBER: 1879149  
 MAXIMUM NUMBER OF SHARES: 50,000 Ordinary shares of no par value

**1. The Directors of the Company are:**

<u>Names</u>	<u>Titles</u>	<u>Date of Appointment</u>
Dario Leonardo Conca Date of Birth: 11-May-1983 Passport No: AAB861335 Residential Address: Av. Das Americas, 10333, Bl 3 Ap 15, Rio de Janeiro, Brazil	Director	June 24, 2015
Paula Shayene Cruz De Araujo Date of Birth: 6-Nov-1989 Passport No: YA692432 Residential Address: Av. Das Americas, 10333, Bl 3 Ap 15, Rio de Janeiro, Brazil	Director	June 24, 2015

**2. The Shareholders of the Company are:**

<u>Names of Shareholders</u>	<u>No. of Share Certificate</u>	<u>No. of Shares Evidenced by Certificate</u>	<u>Date of Acquisition</u>
Dario Leonardo Conca Date of Birth: 11-May-1983 Passport No: AAB861335 Residential Address: Av. Das Americas, 10333, Bl 3 Ap 15, Rio de Janeiro, Brazil	1	25,000	June 24, 2015
Paula Shayene Cruz De Araujo Date of Birth: 6-Nov-1989 Passport No: YA692432 Residential Address: Av. Das Americas, 10333, Bl 3 Ap 15, Rio de Janeiro, Brazil	2	25,000	June 24, 2015

# Roomscapes, Inc.

9641 SW 100 Avenue ■ Miami, Florida 33176 ■ (305) 305-3880 ■ FL LIC # AR0017359

October 23, 2017

City of Miami Beach  
Planning & Zoning Department  
1700 Convention Center Drive  
Miami Beach, FL 33139

**RE: DESIGN REVIEW BOARD / LETTER OF INTENT / 55 San Marino Dr. Miami,  
Beach FL / Folio: 02-3232-003-0500**

Dear members of the City of Miami Beach Design Review Board (DBR),

Please accept this letter as a formal Letter of Intent for the noted property above.

This property currently has two single family residences on a 0.52 Acre lot. The structure at the North side is a one story 4,749 Sq Ft build in 1954 and the structure at the South side is one story 3,160 Sq Ft built in 1941 which fall on the pre-1942 category homes

From a preliminary approach to the City of Miami Beach, we found that the property built in 1941 is not an individually designated historic structure, is not located within a historic district and has no significant historic architectural value (Refer to attached email letter from City of Miami Beach).

We are respectfully requesting that the DBR consider the approval to demolish the existing structures and the new construction of a 10,767 Sq Ft two story single family residence, 6 bedrooms, 7.5 bathrooms, swimming pool, and carport.

Respectfully submitted:



Steven R. Luria, Architect  
AR0017359

10/24/2017  
Dated

**ISABEL T. QUINTANA**

REAL ESTATE DATA RESEARCHER

12872 SW 46 Terrace, Miami, FL 33175-4620

O 305.858.2287 / 305.222.4695 FAX 305.222.4698 Mobile 786-258-4119

E-Mail: [Quintana\\_c@bellsouth.net](mailto:Quintana_c@bellsouth.net), [cmqcorp@bellsouth.net](mailto:cmqcorp@bellsouth.net),

**November 7, 2017**

**CITY OF MIAMI BEACH  
DEVELOPING SERVICE DIVISION  
1700 CONVENTION CENTER DR  
MIAMI BEACH, FL 33139**

**RE: PROPERTY OWNERSHIP LIST 375'FT**

**FROM:**

**55 EAST SAN MARINO DRIVE**

**SAN MARINO ISLAND**

**MIAMI BEACH, FL 33139**

**F#02-3232-003-0500**

**(STREET ADDRESS)**

---

**LOTS 5 & 6**

**BLOCK 4**

**SAN MARINO ISLAND**

**PLAT BOOK 9-22**

**(LEGAL DESCRIPTION)**

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**MIAMI-DADE COUNTY FLORIDA.**

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THIS IS TO CERTIFY THAT THE ATTACHED OWNERSHIP LIST, MAP AND MAILING LABELS IS A COMPLETE AND ACCURATE REPRESENTATION OF THE REAL ESTATE PROPERTY AND PROPERTY OWNERS 375'FT FROM THE SUBJECT PROPERTY LISTED ABOVE. THIS REFLECTS THE MOST CURRENT RECORDS ON FILE IN THE DADE COUNTY TAX ASSESSOR'S™ OFFICE.

SINCERELY, -



---

**ISABEL T. QUINTANA, Real Estate Data Researcher  
B.S. Professional Mgt. & Human Resources**

**(26 LABELS WITHOUT REPETITION)**

**ORIGINALLY 29 NAMES**

(EXCEL) (CD) (INV-4715) ([BLUE LABELS](#) for L-2440L) (MAP) (MB\_24-2017) (L-2440) (TX-11/07/17)  
AND UPLOAD FOR CMB (6)

10 SAN MARINO LLC  
125 E SAN MARINO DR  
SAN MARINO ISLAND  
MIA BCH FL 33139

15-21 SAN MARINO LLC  
3929 PONCE DE LEON BLVD  
CORAL GABLES FL 33134-7323

121 W SAN MARINO LLC  
121 W SAN MARINO DR  
SAN MARINO ISLAND  
MIAMI BEACH FLA 33139-1129

JOSE A PEREZ &W  
THAIS GRANADOS  
10 W SAN MARINO DR  
SAN MARINO ISLAND  
MIAMI BEACH FL 33139-1128

MY SAN MARINO HOMESTEAD LLC  
1521 ALTON RD #842  
MIAMI BEACH FL 33139

FRANCISCO M FUENTES &W MIRTHA  
114-2 SAN MARINO TERR  
SAN MARINO ISLAND  
MIAMI BEACH FL 33139-1136

MEGA MIAMI BEACH LLC  
14 WEST SAN MARINO DR  
SAN MARINO ISLAND  
MIAMI BEACH FL 33139-1128

29 ESM INC  
C/O FOWLER WHITE BURNETT PA  
1395 BRICKELL AVE 14 FL  
RAW  
MIAMI FL 33131

VIRGILIO SANCHEZ &  
ESTHER CAROLINA REYES  
108-2 SAN MARINO TERR  
SAN MARINO ISLAND  
MIA BCH FL 33139

SANDRA GILBERT  
22 W SAN MARINO DR  
SAN MARINO ISLAND  
MIAMI BEACH FL 33139-1128

BENCO BRASIL LTD  
C/O FIDELITY CORP SERVICES LTD  
55 E SAN MARINO DR  
SAN MARINO ISLAND  
MIAMI BEACH FL 33139

SAN MARINO 122 LLC  
122 E SAN MARINO DR  
SAN MARINO ISLAND  
MIA BCH FL 33139-1104

ALAN MANOCHERIAN  
NANCY MANOCHERIAN  
150 EAST 58 ST 28 FL  
NEW YORK NY 10155

JEFFREY MILLER  
125 EAST SAN MARINO DR  
SAN MARINO ISLAND  
MIA BCH FL 33139-1103

LEONARD G WOLFSON &W ROSEMARIE C  
200 E SAN MARINO DR  
SAN MARINO ISLAND  
MIAMI BEACH FL 33139-1106

KENT KARPAWICH  
34 W SAN MARINO DR  
SAN MARINO ISLAND  
MIAMI BEACH FL 33139-1241

AZENDA PROPERTIES LLC  
8750 NW 36 ST  
DORAL FL 33178

RICHARD W JOHN MANHIRE  
KATIE LOUISE MANHIRE  
109-2 SAN MARINO TER  
SAN MARINO ISLAND  
MIAMI BEACH FL 33139

SRR PROPERTY HOLDINGS LLC  
90 ALTON RD 2007  
MIAMI BEACH FL 33139

LARA CURCIO  
104 E SAN MARINO DR  
SAN MARINO ISLAND  
MIA BCH FL 33139-1104

KEN HARTE &W MARIETTA  
70 W SAN MARINO DR  
MIAMI BEACH FL 33139-1128

JT SAN MARINO LLC  
11900 BISCAYNE BLVD 508  
MIAMI FL 33181

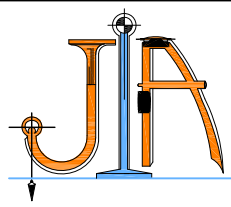
CHARLES E SOFGE  
114 W SAN MARINO DR  
SAN MARINO ISLAND  
MIAMI BEACH FL 33139-1130

JOSEPH F TRINGALI  
131 WEST 11 ST #3  
NEW YORK NY 10011

WILFREDO P AMAYA &W CAROLYN G  
11 E SAN MARINO DR  
SAN MARINO ISLAND  
MIAMI BEACH FL 33139-1101

BARRY A STEIN &W ALISSA  
115 W SAN MARINO DR  
SAN MARINO ISLAND  
MIAMI BEACH FL 33139-1129





# JOHN IBARRA & ASSOCIATES, INC.

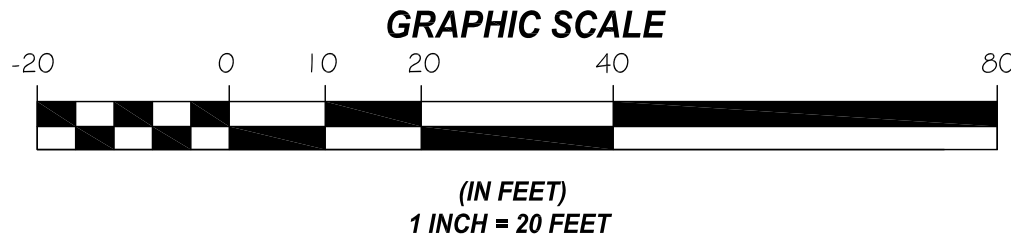
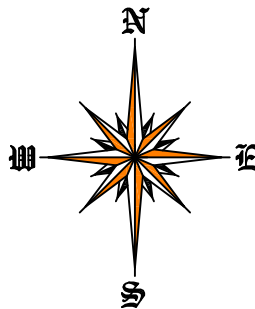
Professional Land Surveyors & Mappers

777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400  
FAX: (305) 262-0401

4851 TAMiami TRAIL NORTH  
SUITE # 200  
NAPLES, FL 34103  
PH: (239) 540-2660  
FAX: (239) 540-2664



## MAP OF BOUNDARY SURVEY



**LOCATION SKETCH**  
SCALE = N.T.S.

### LEGAL DESCRIPTION:

FOLIO: 02-3232-003-0490  
LOT 5, BLOCK 4, SAN MARINO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
FOLIO: 02-3232-003-0500  
LOT 6, BLOCK 4, OF PLAT OF SAN MARINO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### PROPERTY ADDRESS:

FOLIO: 02-3232-003-0490  
35 EAST SAN MARINO DRIVE, MIAMI BEACH, FL 33139  
FOLIO: 02-3232-003-0500  
55 EAST SAN MARINO DRIVE, MIAMI BEACH, FL 33139

### CERTIFICATION:

BENCO BRASIL LTD

### LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

### FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: "AE"  
BASE FLOOD ELEVATION: 9 FT.  
COMMUNITY: 120651  
PANEL: 0316  
SUFFIX: L  
DATE OF FIRM: 09/11/2009  
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

### SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCH MARK #0-172. LOCATOR NO. 3245 SW; ELEVATION IS 7.79 FEET OF N.G.V.D. OF 1929.

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  **JOHN IBARRA** (DATE OF FIELD WORK) **06/21/2017**

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

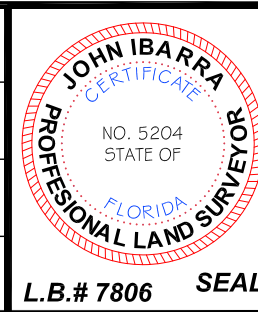
REVISED ON: \_\_\_\_\_  
REVISED ON: \_\_\_\_\_

### ABBREVIATIONS

A	= ARC
A/C	= AIR CONDITIONER PAD
A.E.	= ANCHOR EASEMENT
A.R.	= ALUMINUM ROOF
A.S.	= ALUMINUM SHEET
ASPH.	= ASPHALT
B.C.	= BLOCK CORNER
B.D.	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
C.	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH	= CHORD
CH.B.	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL	= CLEAR
C.D.	= CLEARED OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
D.M.E.	= DRIVEWAY
D.R.	= DRIVE
D.S.	= DEGREES
E.B.	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.N.D.	= FOUND NAIL & DISK
F.N.	= FOUND NAIL
F.N.P.	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
H.	= HIGH OR HEIGHT
I.N.E.G.	= INGRESS AND EGRESS EASEMENT
I.C.V.	= IRRIGATION CONTROL VALVE
I.F.	= IRON FENCE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
M.	= MINUTES
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.O.R.	= MIAMI-DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MAIN HOLE
N.A.P.	= NOT A PART OF
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# or NO.	= NUMBER
O.S.	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.V.H.	= OVERHANG
P.V.M.T.	= PAVEMENT
PL	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
P.W.	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.P.S.	= POOL PUMP SLAB
P.U.E.	= PUBLIC UTILITY EASEMENT
(R)	= RECORD DISTANCE
R.R.	= RAIL ROAD
RES.	= RESIDENCE
R.W.	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
R.O.E.	= ROOF OVERHANG EASEMENT
SEC.	= SECTION
STY.	= STORY
SWK.	= SIDEWALK
S.I.P.	= SET IRON PIPE
S.	= SOUTH
S.P.	= SCREENED PORCH
S.V.	= SEWER VALVE
"	= SECONDS
T	= TANGENT
T.B.	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
T.S.B.	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
T.W.P.	= TOWNSHIP
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
M	= MONUMENT LINE
C	= CENTER LINE
Δ	= DELTA

### LEGEND

— O —	= OVERHEAD UTILITY LINES
— X —	= CONCRETE BLOCK WALL
— X —	= CHAIN LINK FENCE
— 0 —	= IRON FENCE
—    —	= WOOD FENCE
— — —	= BUILDING SETBACK LINE
— — —	= UTILITY EASEMENT
— — —	= LIMITED ACCESS R/W
— — —	= NON-VEHICULAR ACCESS R/W
— — —	= EXISTING ELEVATIONS

<b>DRAWN BY:</b>	<b>DA</b>	
<b>FIELD DATE:</b>	<b>06/21/2017</b>	
<b>SURVEY NO:</b>	<b>17-002705-1</b>	
<b>SHEET:</b>	<b>1 OF 1</b>	

L.B.# 7806 SEAL

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	ROBELUNI	0.3	15	6
2	SABAL PALM	0.8	20	12
3	SABAL PALM	0.8	20	12
4	SABAL PALM	0.7	25	12
5	SABAL PALM	0.7	25	12
6	TREE	0.8	15	15
7	SEAGRAPE	1	20	12
8	CANARY ISLAND PALM	1.6	20	15
9	CANARY ISLAND PALM	1.6	20	15
10	BISMARCK PALM	1.4	40	20
11	FLOSS SILK TREE	0.7	25	15
12	BOTTLE BRUSH TREE	0.2	15	10
13	CANARY ISLAND PALM	1.5	40	20
14	ALEXANDER PALM	0.3	30	8
15	ALEXANDER PALM	0.5	35	12
16	ALEXANDER PALM	0.8	45	12
17	ALEXANDER PALM	0.8	45	12
18	TREE	0.4	20	15
19	SABAL PALM	0.7	25	10
20	MANGO TREE	0.4	15	15
21	COCONUT PALM	0.8	35	15
22	COCONUT PALM	0.8	30	15
23	COCONUT PALM	0.8	35	20
24	COCONUT PALM	0.8	35	20
25	COCONUT PALM	0.8	35	20
26	ALEXANDER PALM	0.7	30	10
27	TREE	0.3	20	15
28	SILVER BOTTLEWOOD	0.3	15	12
29	ALEXANDER PALM (2)	0.4	25	12
30	ALEXANDER PALM (2)	0.7	35	15
31	OAK TREE	0.5	15	20

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
32	OAK TREE	0.4	15	12
33	ALEXANDER PALM	0.6	30	15
34	ALEXANDER PALM	0.6	30	15
35	ALEXANDER PALM	0.8	35	15
36	ALEXANDER PALM	0.6	25	12
37	FRANGIPANI	0.3	12	12
38	ALEXANDER PALM	0.25	30	10
39	SABAL PALM	0.7	25	12
40	SAW PALMETTO PALM	0.4	20	8
41	SAW PALMETTO PALM	0.3	20	8
42	SAW PALMETTO PALM	0.4	15	8
43	ARECA PALM	1.5	20	12
44	MANGO TREE	1.2	40	30
45	ARECA PALM	1.2	20	12
46	ARECA PALM	1.2	20	12
47	ARECA PALM	1.5	20	12
48	ARECA PALM	1.5	20	12
49	ARECA PALM	1.5	20	12
50	CLUSIA TREE	0.3	20	10
51	CLUSIA TREE	0.3	20	10
52	CLUSIA TREE	0.3	20	10
53	ALEXANDER PALM	0.4	30	10
54	ALEXANDER PALM	0.4	30	10
55	ALEXANDER PALM	0.4	30	10
56	TRAVELLERS PALM	1.2	30	20
57	TRAVELLERS PALM	1.2	30	20
58	ALEXANDER PALM	0.2	25	8
59	ALEXANDER PALM (2)	0.2	25	8
60	ALEXANDER PALM	0.2	25	8
61	ALEXANDER PALM	0.2	25	8
62	ALEXANDER PALM	0.2	25	8

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
63	FICUS TREE	0.3	30	12
64	ALEXANDER PALM (5)	0.5	30	10
65	ALEXANDER PALM (6)	0.5	30	10
66	ALEXANDER PALM	0.7	35	15
67	ALEXANDER PALM (5)	0.25	20	10
68	BAMBOO	3	25	12
69	BAMBOO	3	25	12
70	TREE	0.8	20	15
71	SEAGRAPE	0.7	35	20
72	SEAGRAPE	0.5	25	15
73	SEAGRAPE	0.6	25	15
74	SEAGRAPE	0.4	20	10
75	SEAGRAPE	0.7	25	15
76	ALEXANDER PALM	0.5	35	10
77	ALEXANDER PALM (2)	0.5	35	12
78	ALEXANDER PALM	0.5	30	10
79	ALEXANDER PALM	0.7	25	10
80	ALEXANDER PALM (2)	0.4	15	10
81	ALEXANDER PALM (2)	0.3	25	10
82	ALEXANDER PALM	0.6	30	12
83	ALEXANDER PALM	0.25	25	8
84	ALEXANDER PALM	0.5	25	15
85	TREE	0.5	15	12
86	TRAVELLERS PALM	1.3	25	15
87	COCONUT PALM	1	40	20
88	COCONUT PALM	1	40	20
89	SAW PALMETTO PALM	0.4	15	10
90	TRAVELLERS PALM	1.3	25	15
91	FRANGIPANI	0.2	15	15

### ENCROACHMENT NOTES:

1. WEST SIDE OF THE SUBJECT PROPERTY, CONCRETE RETURN AND COLUMNS ARE ENCROACHING INTO THE RIGHT OF WAY OF E. SAN MARINO DRIVE, AND GUY ANCHOR LIES INTO THE SUBJECT PROPERTY.
2. EAST SIDE OF THE SUBJECT PROPERTY, WOOD FENCE, WOOD DOCK AND CONCRETE SEAWALL ARE ENCROACHING INTO THE INTRACOASTAL.



To: **Rudy Martin**  
Email: [expeditemiami@gmail.com](mailto:expeditemiami@gmail.com)  
[CONFIDENTIAL]

From: Isabel T. Quintana  
12872 S.W. 46<sup>th</sup> Terrace  
Miami, FL 33175-4620  
305.222.4695 / 305.858.2287 Ofc  
305.222.4698 Fax  
786.258.4119 Cell  
[Quintana\\_c@bellsouth.com](mailto:Quintana_c@bellsouth.com)  
[cmqcorp@bellsouth.net](mailto:cmqcorp@bellsouth.net)

Phone

Pages: 1

Fax

Date: 11/7/2017

Cell 786.239.6299

REQUEST FOR PROPOSAL (R.F.P.)

Re: FOR OWNERSHIP LIST (Quote)

CC: N/A

We, at the offices of Consuelo M. Quintana, have been providing Research for the preparation of Ownership Lists for Variances to the City Halls within Miami-Dade County for over 40 years & **now serving Broward.**

Please acknowledge below that you are requesting a property ownership list and approve the proposal price quote, and **return via email.**

The price quote for the ownership list is **\$375.00 plus \$1.15 per each condominium unit within the 375' FT radius.**

We, Thank You, for letting us assist you with your projects!

Best Regards,  
Isabel T. Quintana, Real Estate Data Researcher

I, → RODOLFO MARTIN, am requesting an ownership list located at:

**address: 55 E. San Marino Drive, Miami Beach FL 33139. Folio #02-3232-003-0500**

**375' FT for the City of Miami Beach. Includes: (2 sets): Ownership List, Certified Letter, Map, gummed labels and (1) CD**

**all required by City of Miami Beach. I will forward all documents after completion to go on memory stick per requirements of CMB.**

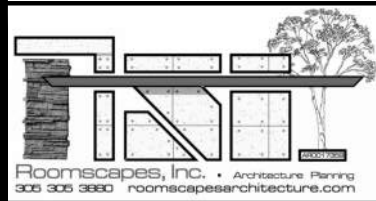
**Note: When acknowledged, you are accepting the proposal (\*) and will be responsible to pay without reservation. If you cancel the project, after signing/acknowledgement, you are still liable / responsible for the entire cost of the proposal. If you do not pay said amount, a Lien will be placed on all properties/businesses.**

Approval Signature) →

Dated 11/07/17

⇒ **PLEASE RETURN VIA EMAIL A.S.A.P. to commence project** ← Thank You.

Need by date: **A.S.A.P.**



RENDERINGS-FRONT VIEW

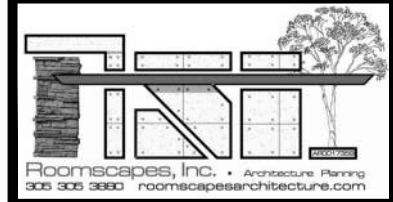
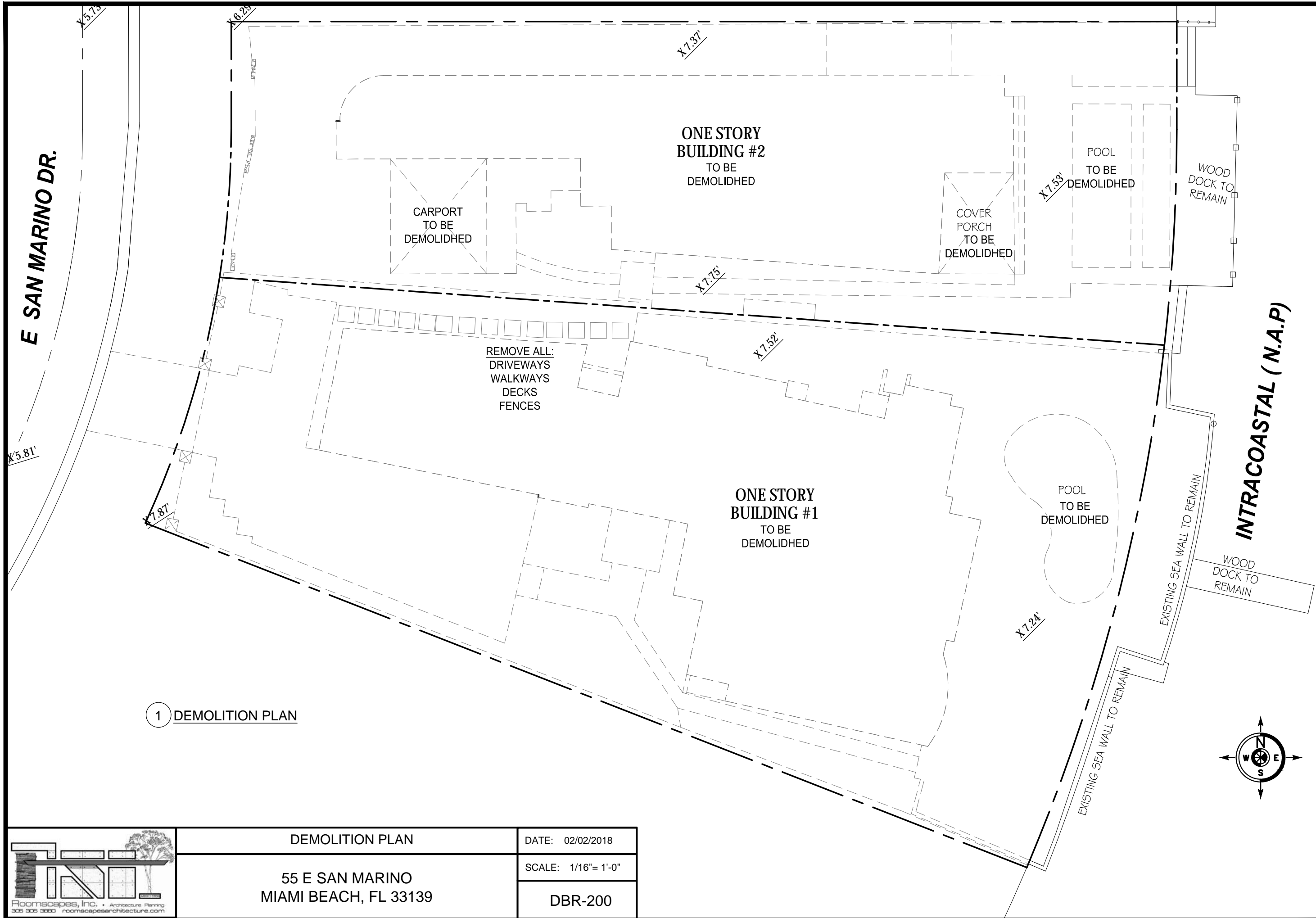
DATE: 02/02/2018

55 E SAN MARINO  
MIAMI BEACH, FL 33139

SCALE: N.T.S.

DBR-800





DEMOLITION PLAN	DATE: 02/02/2018
55 E SAN MARINO MIAMI BEACH, FL 33139	SCALE: 1/16"= 1'-0"
	DBR-200

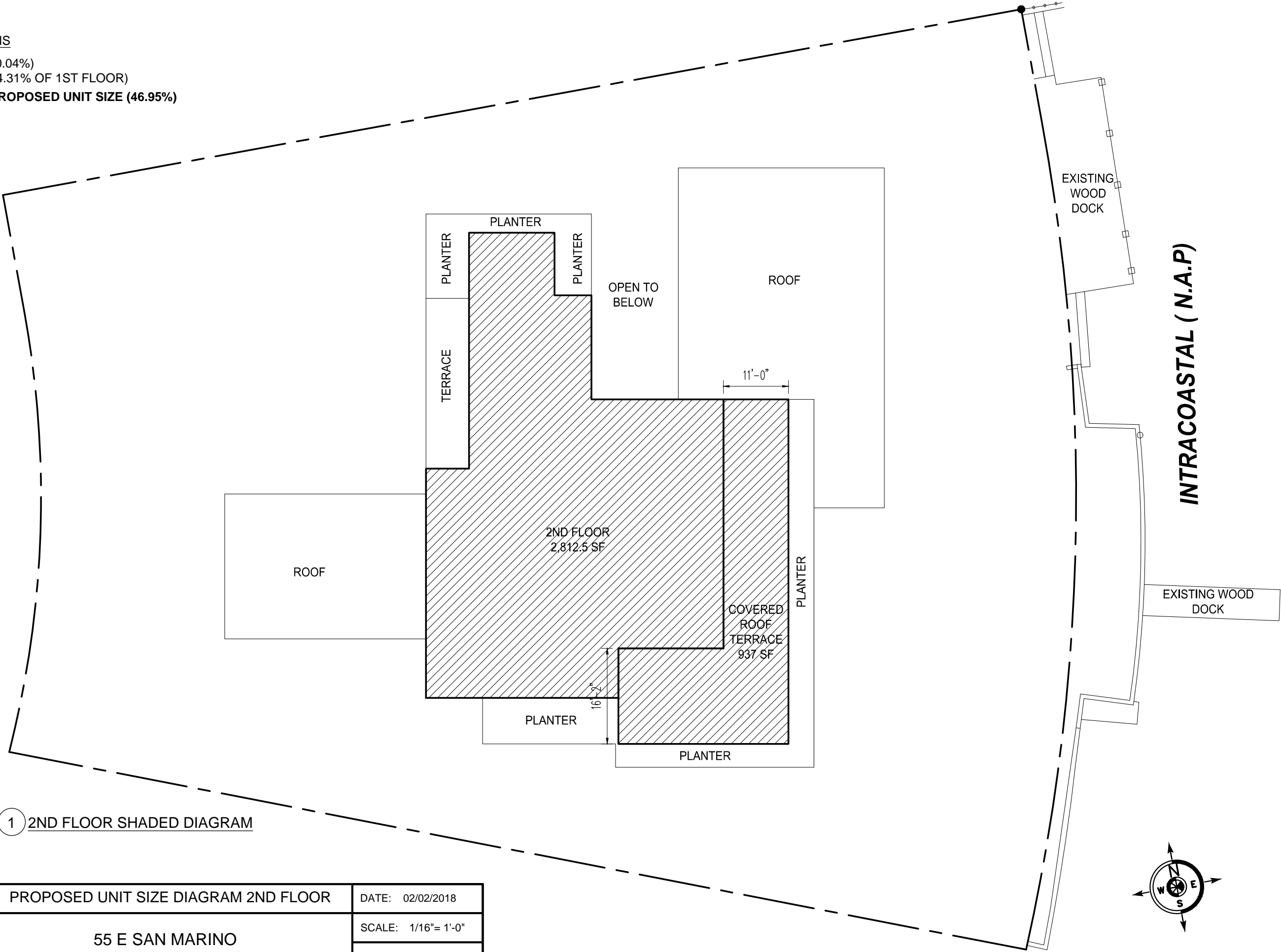
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

UNIT SIZE CALCULATIONS

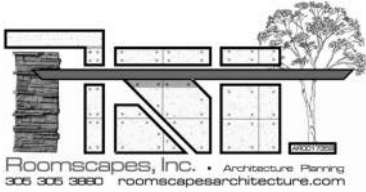
1ST FLOOR: 6,902 SF (30.04%)  
2ND FLOOR: 3,749 SF (54.31% OF 1ST FLOOR)  
**10,651 SF PROPOSED UNIT SIZE (46.95%)**

E SAN MARINO DR.

INTRACOASTAL ( N.A.P)



1 2ND FLOOR SHADED DIAGRAM



PROPOSED UNIT SIZE DIAGRAM 2ND FLOOR	DATE: 02/02/2018
55 E SAN MARINO MIAMI BEACH, FL 33139	SCALE: 1/16"= 1'-0"
	DBR-105

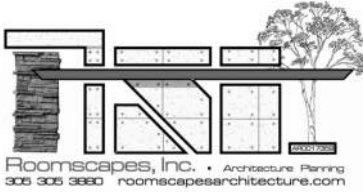
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Planning Department, 1700 Convention Center Drive  
Miami Beach, Florida 33139, www.miamibeachfl.gov  
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	55 EAST SAN MARINO DRIVE. MIAMI BEACH, 33139		
2	Folio number(s):	02-3232-003-0500		
3	Board and file numbers :			
4	Year built:	1951	Zoning District:	RS-3
5	Based Flood Elevation:	9'-0" (Flood Zone: AE)	Grade value in NGVD:	5.65' NGVD
6	Adjusted grade (Flood+Grade/2):	5.65'+9.00'/2=7.32'NGVD	Free board:	2
7	Min.- Max. side & front yard elevation	6.56' - 8.15'	Min.- Max. rear yard elevation	6.56' - 11.0'
8	Lot Area:	22,685 S.F.		
9	Lot width:	127'-9"	Lot Depth:	175'-0"
10	Max Lot Coverage SF and %:	6,805.5 S.F.(30%)	Proposed Lot Coverage SF and %: Lot coverage deducted (garage-storage) SF:	7,012 S.F. -233 S.F. 6,779 S.F. (29.87%)
11	Existing Lot Coverage Building 1: Existing Lot Coverage Building 2: Existing Lot Coverage Size :	4,749 (20.93%) 3,160 (13.92%) 7,909 (34.86%)		
12	Front Yard Open Space SF and %:	2,040 S.F. (67.0%)	Rear Yard Open Space SF and %:	2,944 S.F (71.56%)
13	Max Unit Size SF and %:	11,342.5 S.F.(50%)	Proposed Unit Size SF and %:	10,392 S.F. (45.81%)
14	Existing Unit Size Building 1:	4,749 (20.93%)	Proposed First Floor Unit Size:	5,455 S.F
15	Existing Unit Size Building 2:	3,160 (13.92%)	Proposed Second Floor Unit Size SF and % : (Note: to exceed 70% of the first floor of the main home require DRB Approval)	3,749 S.F. (56.44%)
16	Existing Combined Unit Size :	7,909 (34.86%)	Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A

		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0" (28'-0" By Waiver)		24'-0"	
18	Setbacks:				
19	Front First level:	30'-0"		32'-0"	
20	Front Second level:	30'-0"		67'-1"	
21	Side 1:	15'-9-1/2"		16'-0"	
22	Side 2 or (facing street):	15'-9-1/2"		16'-0"	
23	Rear:	26'-6"		26'-6"	
	Accessory Structure Side 1:				
24	Accessory Structure Side 2 or (facing street) :				
25	Accessory Structure Rear:				
26	Sum of Side yard :	31'-7"		32'-0"	
27	Located within a Local Historic District?			No	
28	Designated as an individual Historic Single Family Residence Site?			No	
29	Determined to be Architecturally Significant?			No	



ZONING DATA RS-3

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: 1/16"= 1'-0"

DBR-100

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.






55 E SAN MARINO, MIAMI BEACH, FL 33139

FINAL SUBMITTAL 02/02/2018 - DESIGN BOARD REVIEW

SCOPE OF WORK:

1. DEMOLITION OF EXISTING RESTRUCTURES
2. NEW CONSTRUCTION OF 2 STORY SINGLE FAMILY RESIDENCE



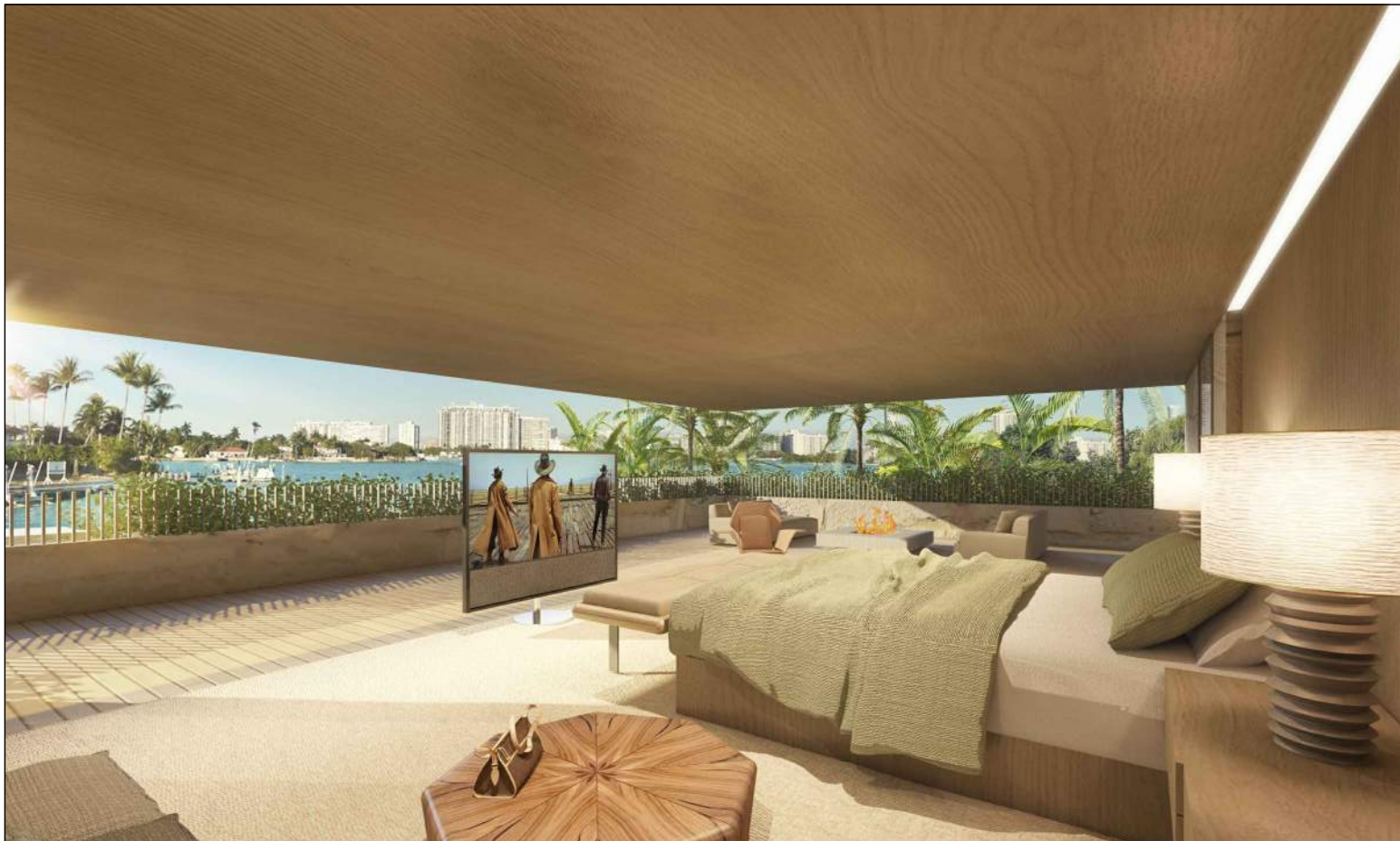
Roomscapes, Inc. • Architecture Planning  
305 305 3880 roomscapesarchitecture.com

COVER SHEET		DATE: 02/02/2018
55 E SAN MARINO MIAMI BEACH, FL 33139		SCALE: N.T.S.
		DBR-000

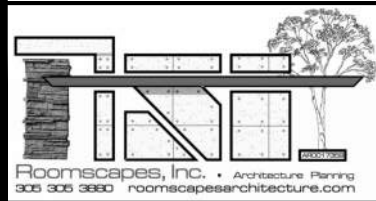




FAMILY ROOM VIEW



MASTER BEDROOM VIEW



RENDERINGS-INTERIOR VIEWS

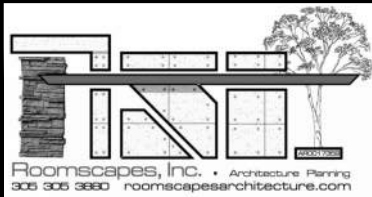
55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: N.T.S.

DBR-802





RENDERINGS-REAR VIEW

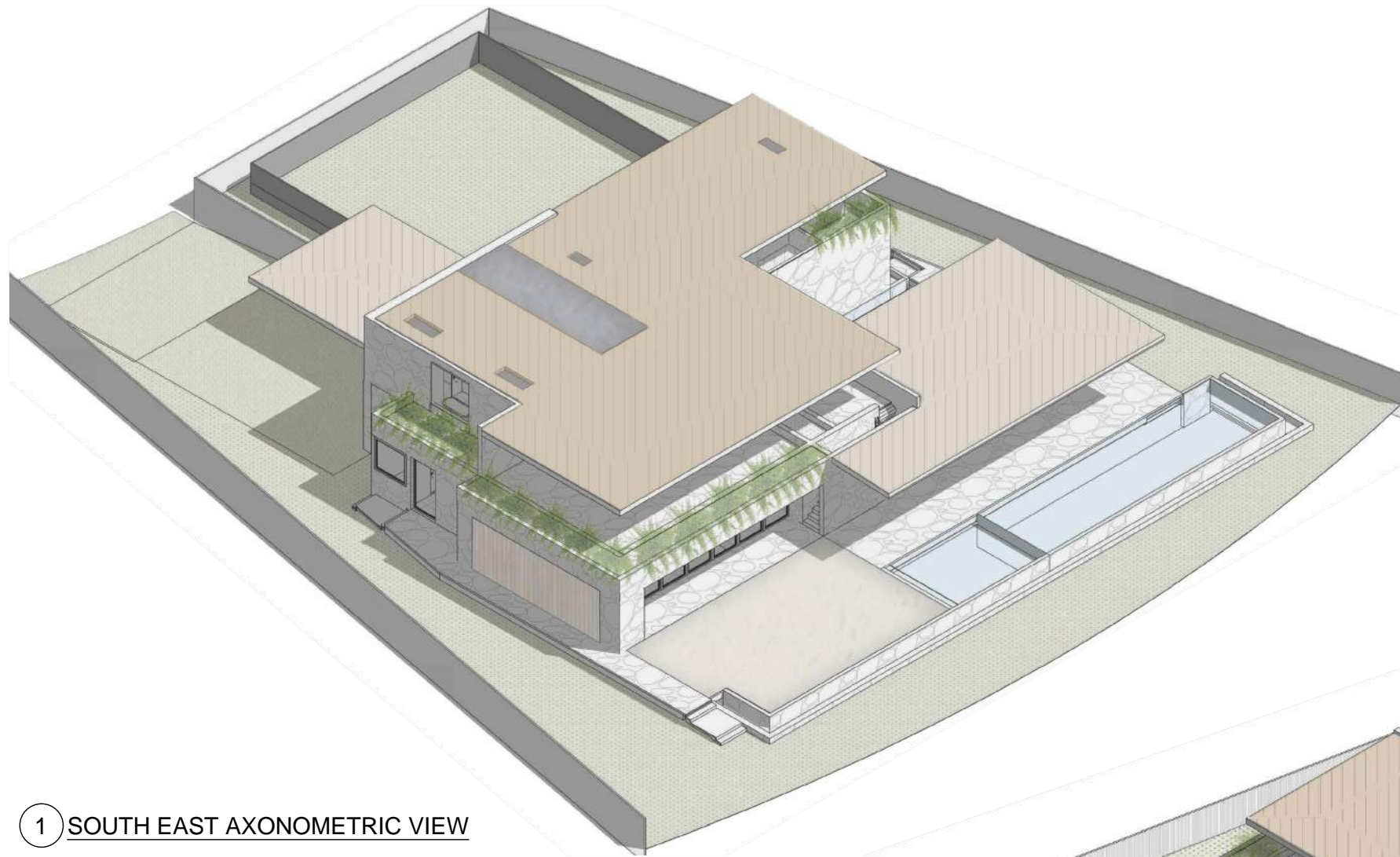
55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

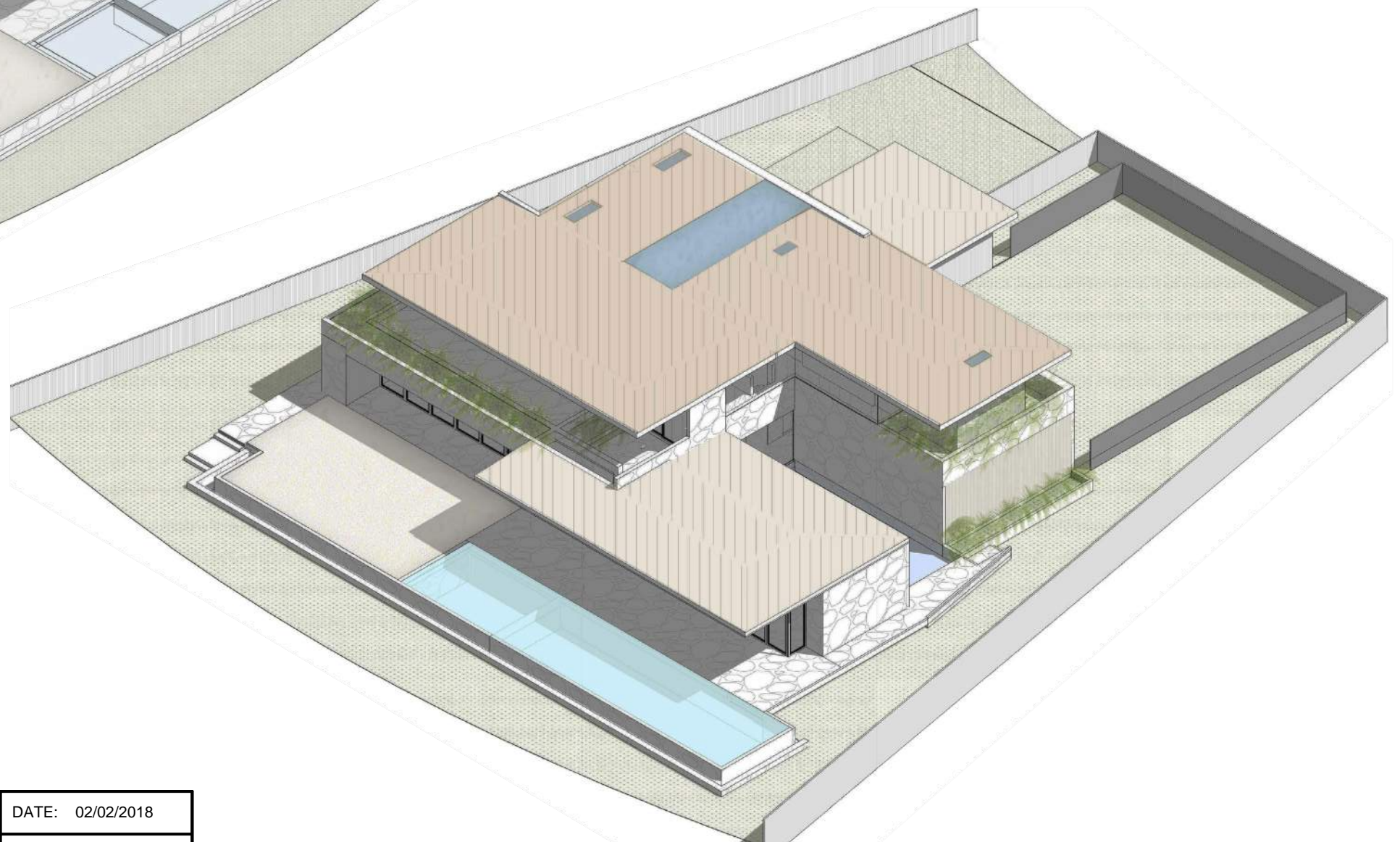
SCALE: N.T.S.

DBR-801

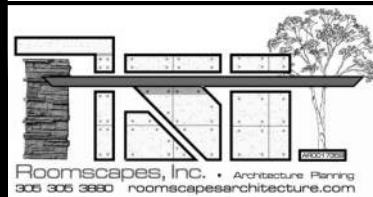




1 SOUTH EAST AXONOMETRIC VIEW



2 NORTH EAST AXONOMETRIC VIEW



AXONOMETRIC VIEWS

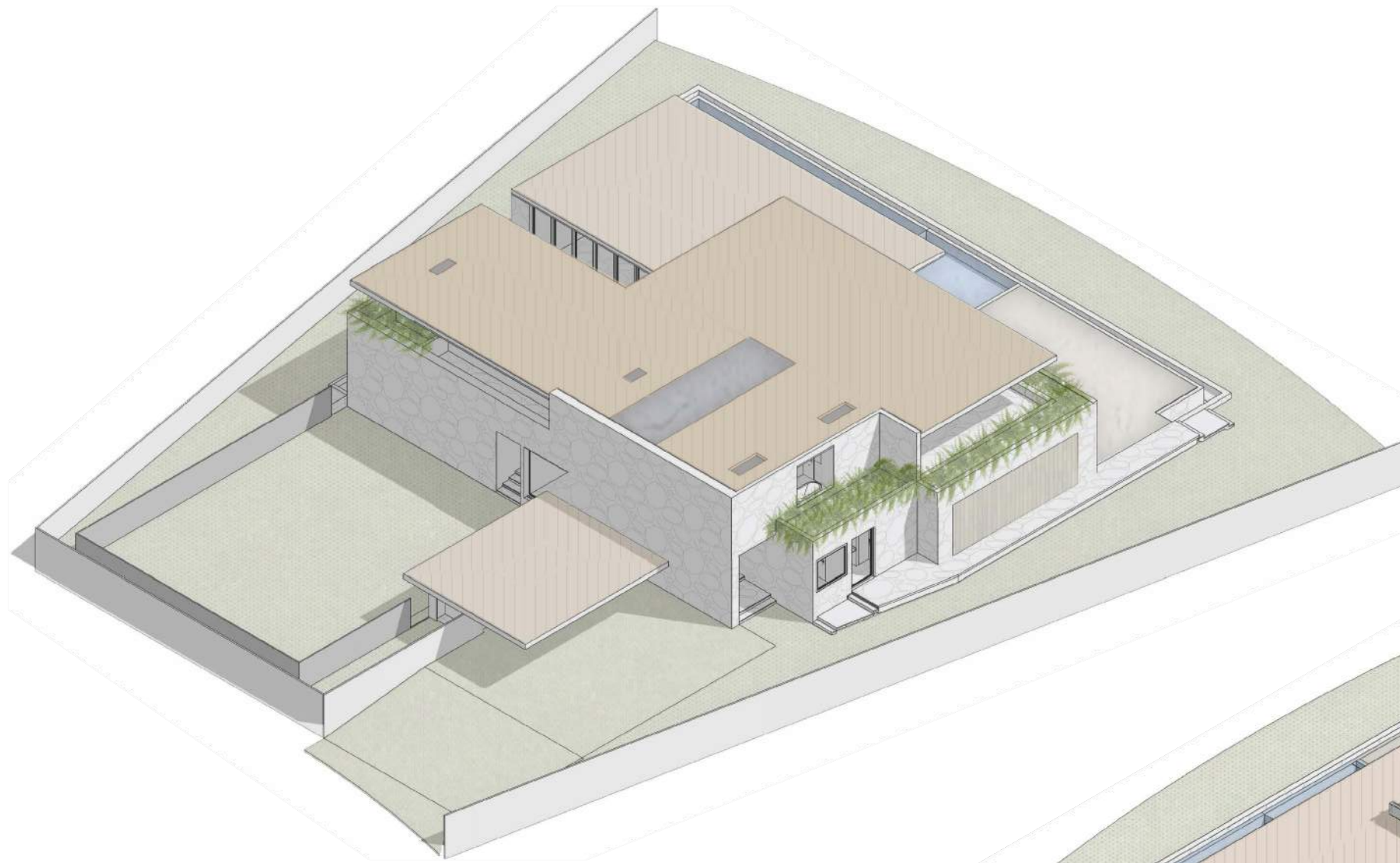
55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: N.T.S.

DBR-601

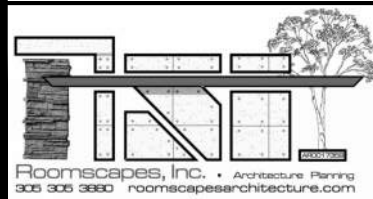




1 SOUTH WEST AXONOMETRIC VIEW



2 NORTH WEST AXONOMETRIC VIEW



# AXONOMETRIC VIEWS

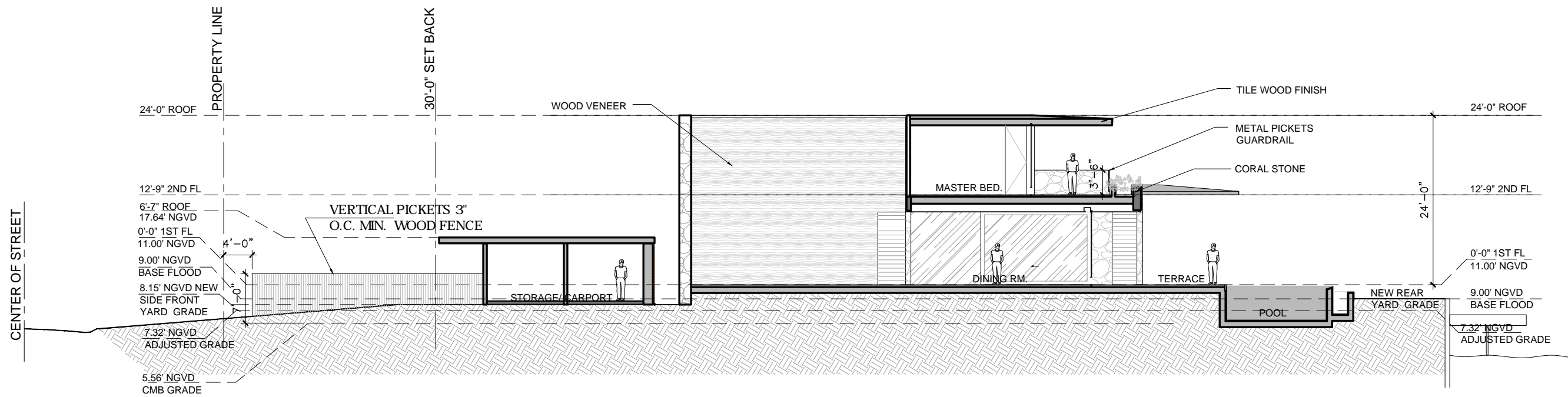
55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

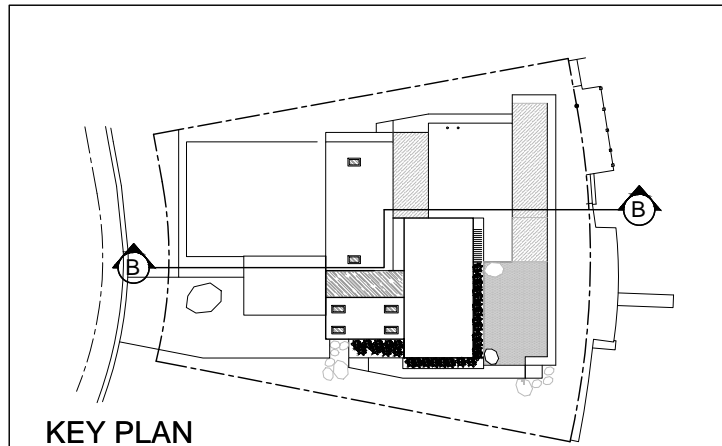
SCALE: N.T.S.

DBR-600

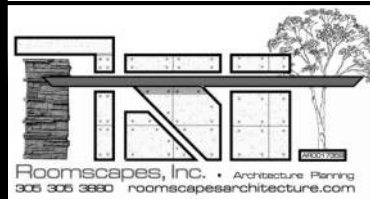




**B** SECTION-B



**KEY PLAN**



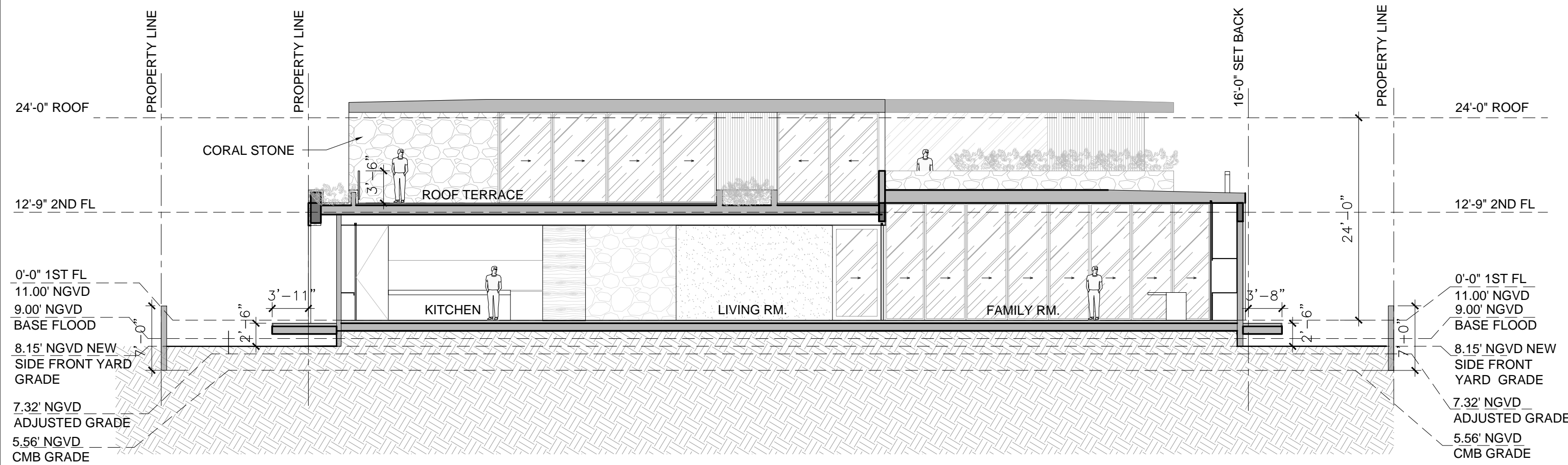
PROPOSED SECTION "B"

55 E SAN MARINO  
MIAMI BEACH, FL 33139

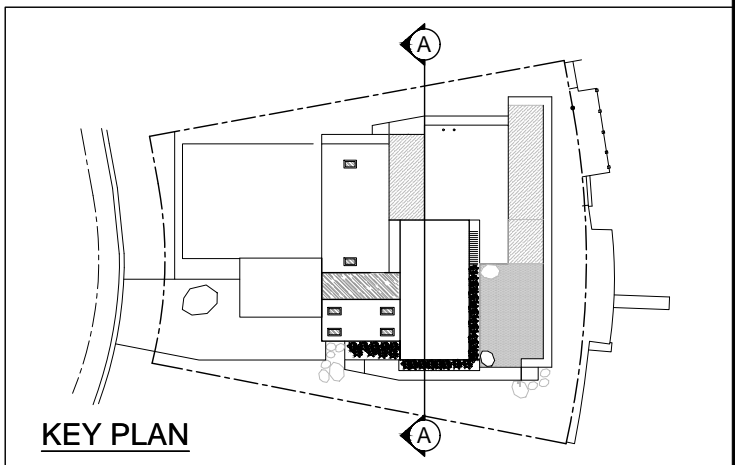
DATE: 02/02/2018

SCALE: 3/16"= 1'-0"

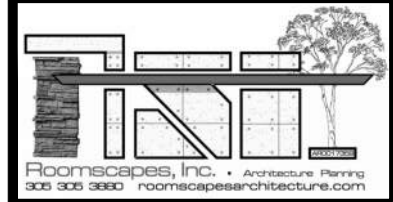
DBR-501



1 SECTION -A



KEY PLAN

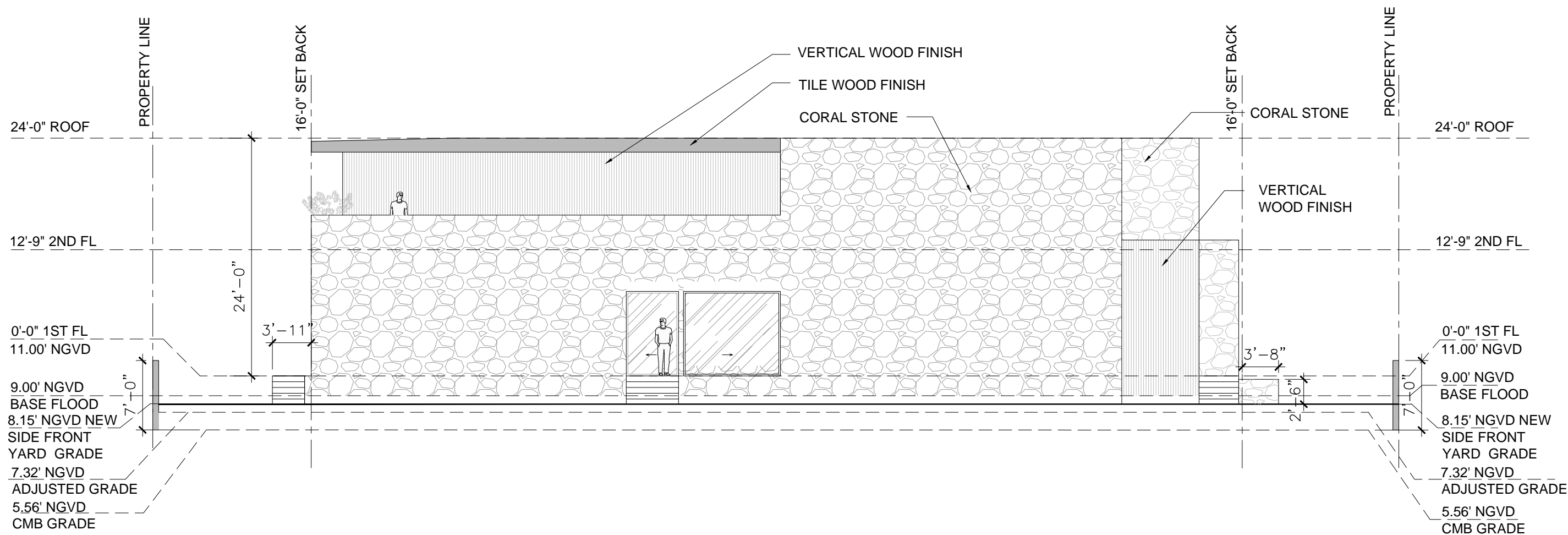


PROPOSED SECTION "A"

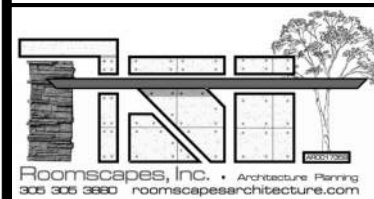
55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018
SCALE: 3/32"= 1'-0"
DBR-500

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4 FRONT ELEVATION (WEST)



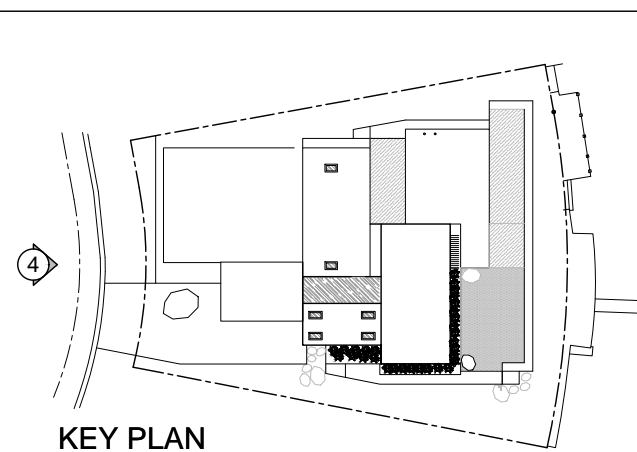
PROPOSED WEST ELEVATION

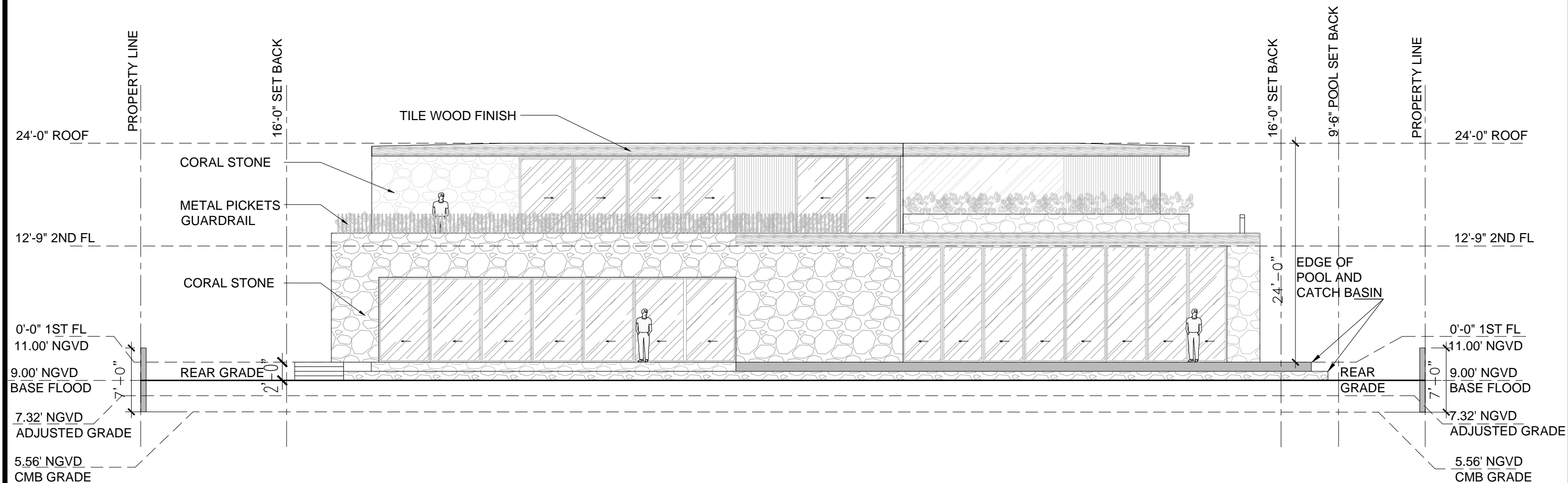
55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

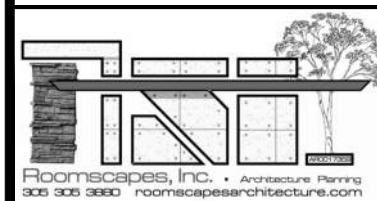
SCALE: 3/32" = 1'-0"

DBR-403





3 REAR ELEVATION (EAST)



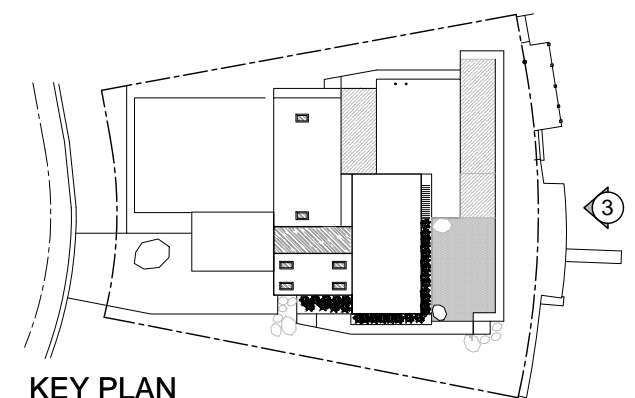
PROPOSED EAST ELEVATION

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

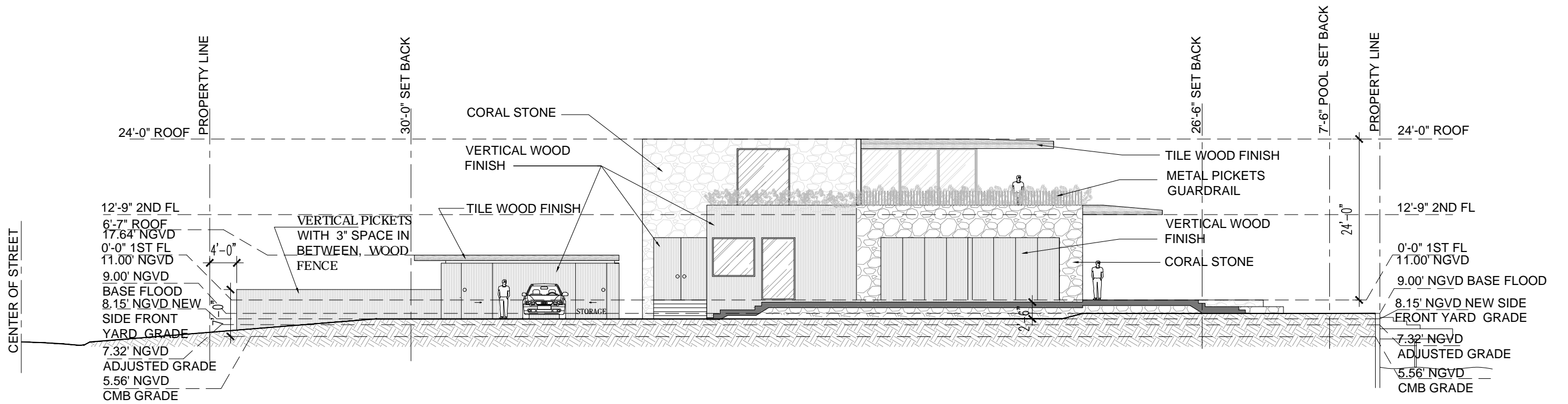
SCALE: 3/32" = 1'-0"

DBR-402

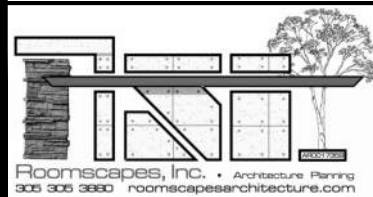
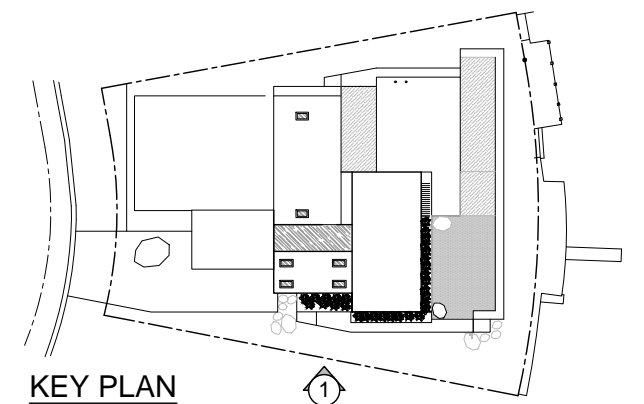


KEY PLAN





1 SIDE ELEVATION (SOUTH)



PROPOSED SOUTH ELEVATION

55 E SAN MARINO  
MIAMI BEACH, FL 33139

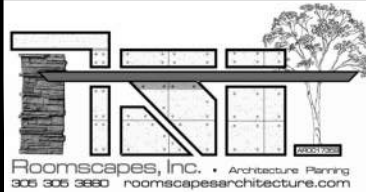
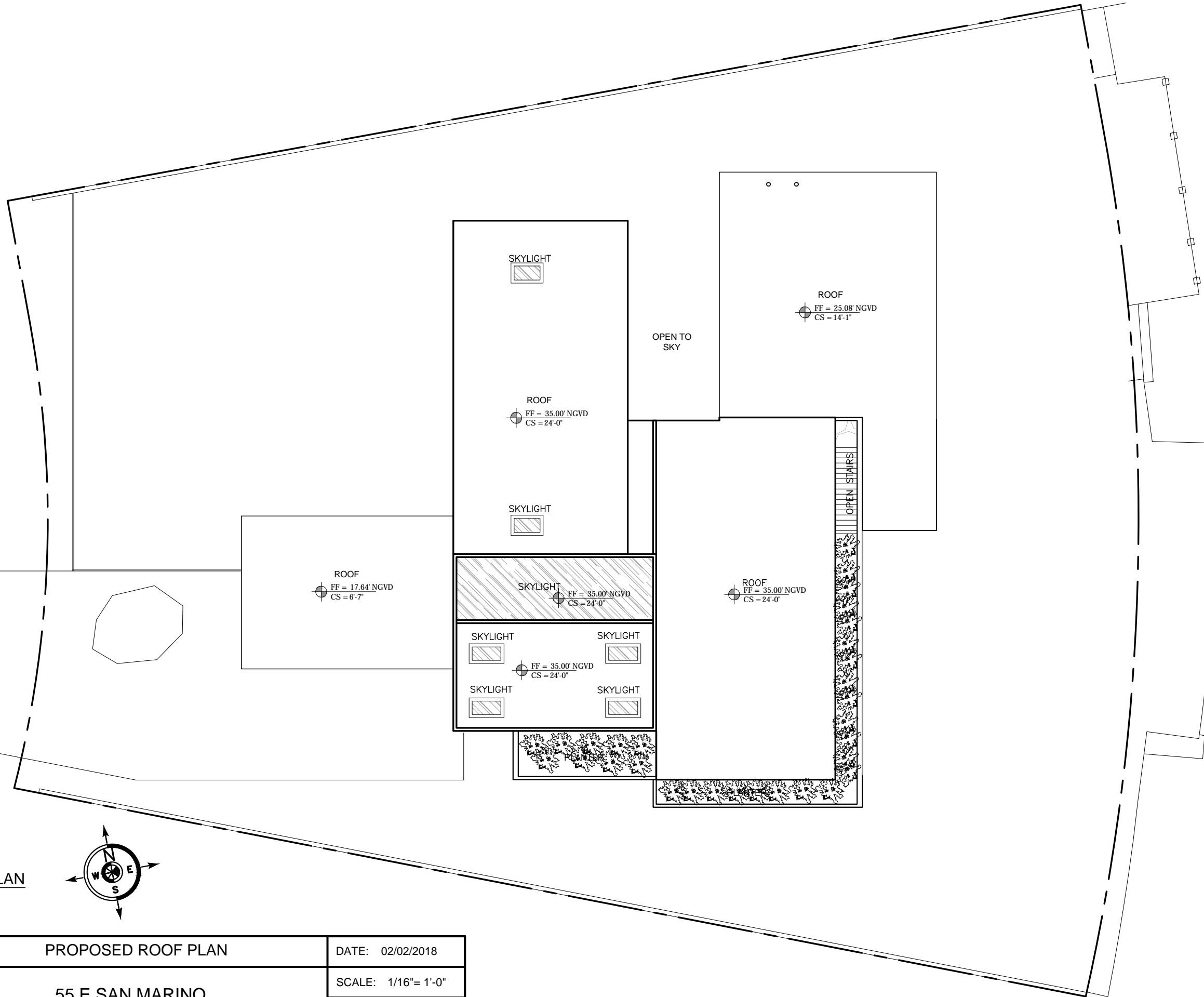
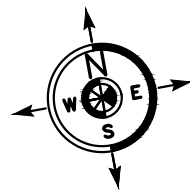
DATE: 02/02/2018

SCALE: 1/16" = 1'-0"

DBR-400



1 ROOF PLAN



PROPOSED ROOF PLAN

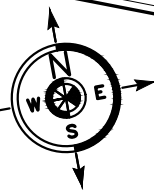
55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: 1/16"= 1'-0"

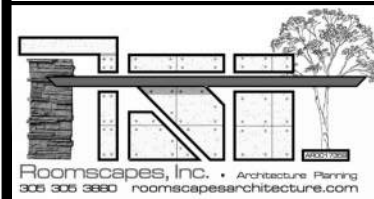
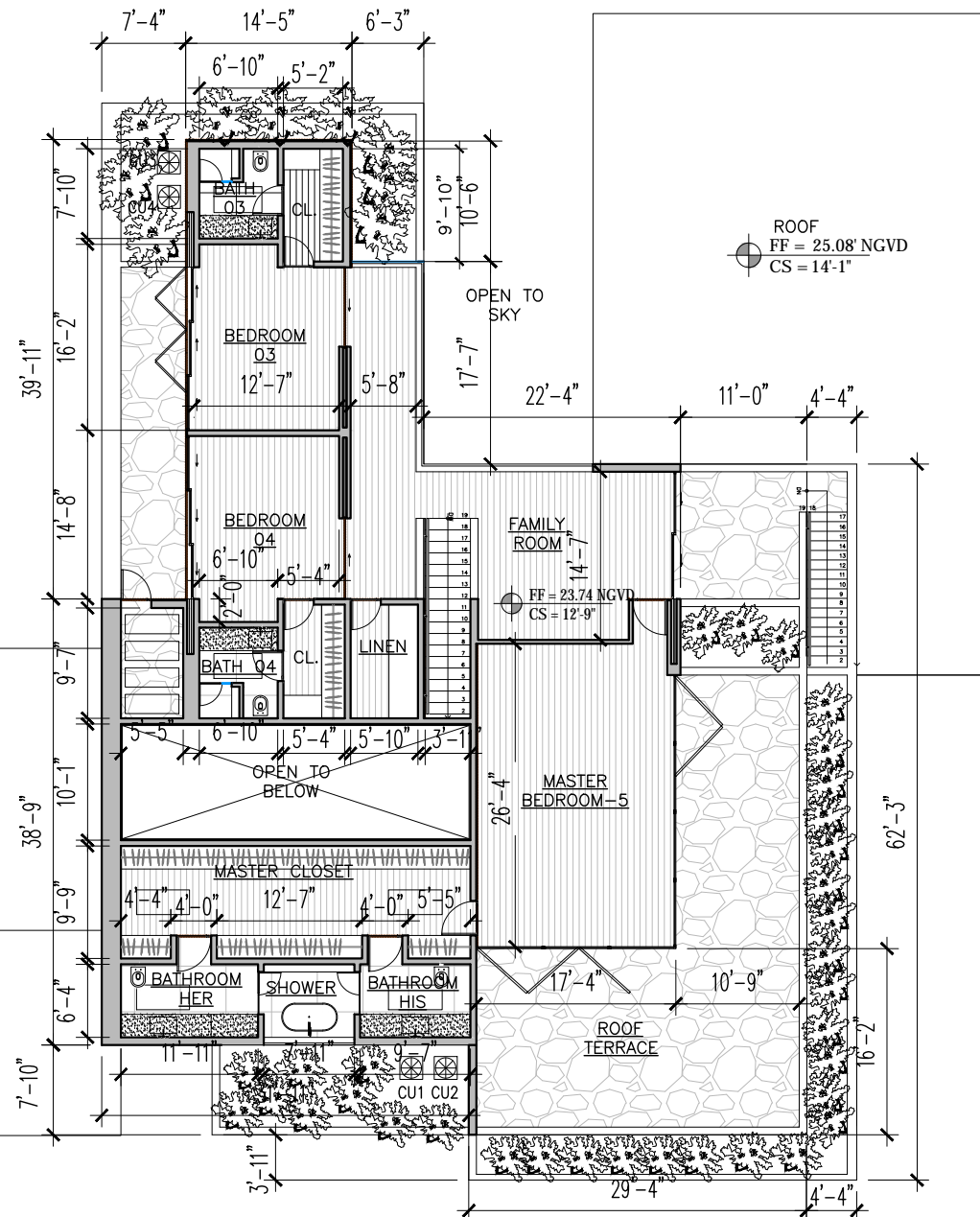
DBR-303

1 SECOND FLOOR PLAN



ROOF  
FF = 17.64' NGVD  
CS = 6'-7"

ROOF  
FF = 25.08' NGVD  
CS = 14'-1"



PROPOSED 2ND FLOOR PLAN

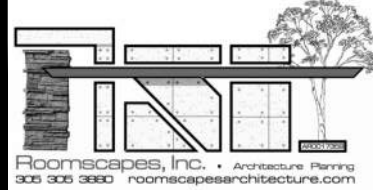
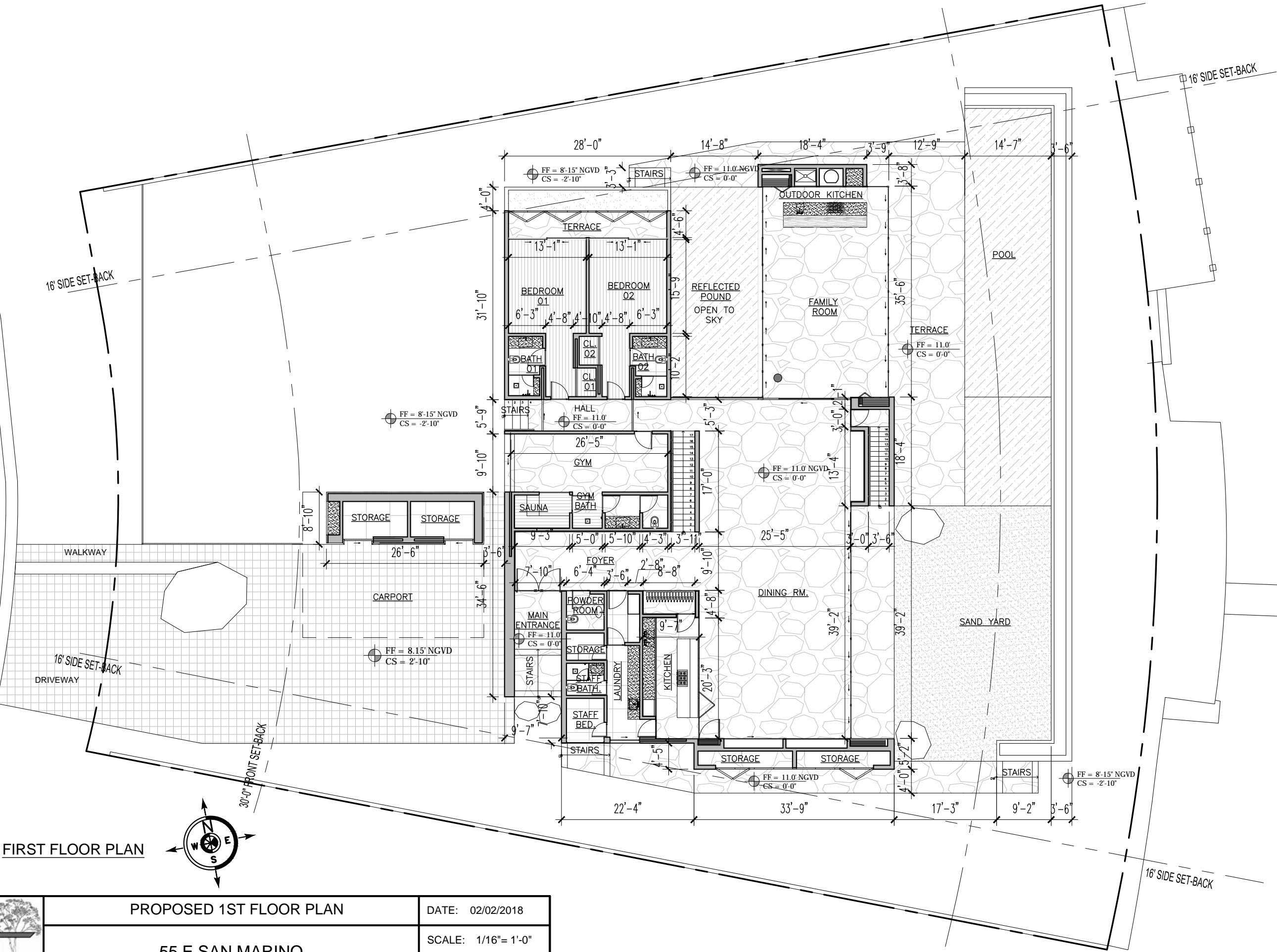
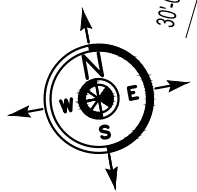
55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: 1/16" = 1'-0"

DBR-302

1 FIRST FLOOR PLAN

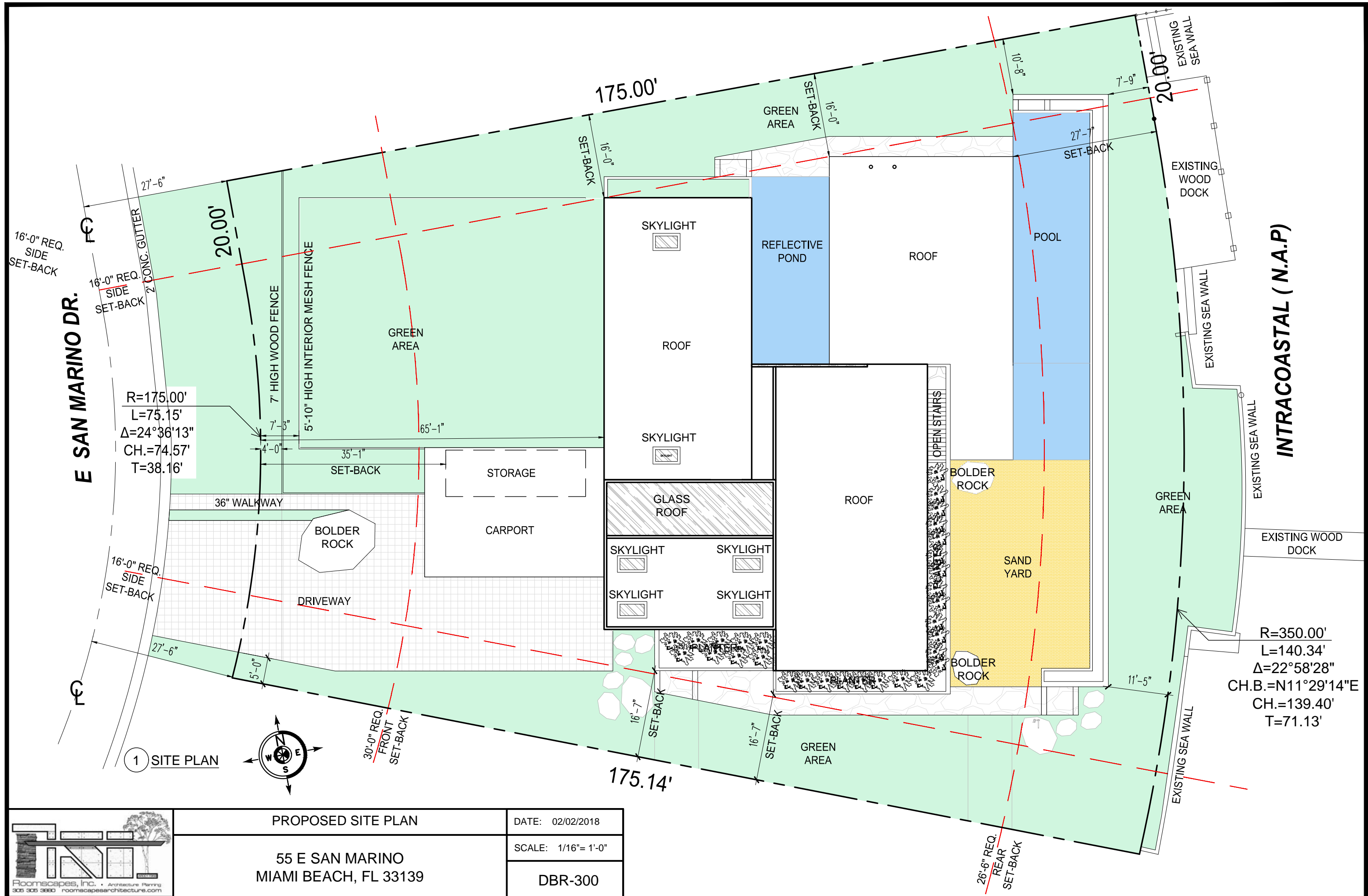


PROPOSED 1ST FLOOR PLAN

55 E SAN MARINO  
MIAMI BEACH, FL 33139

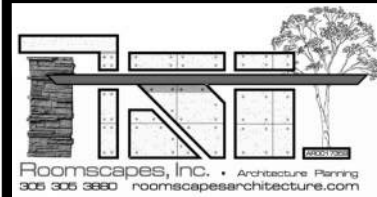
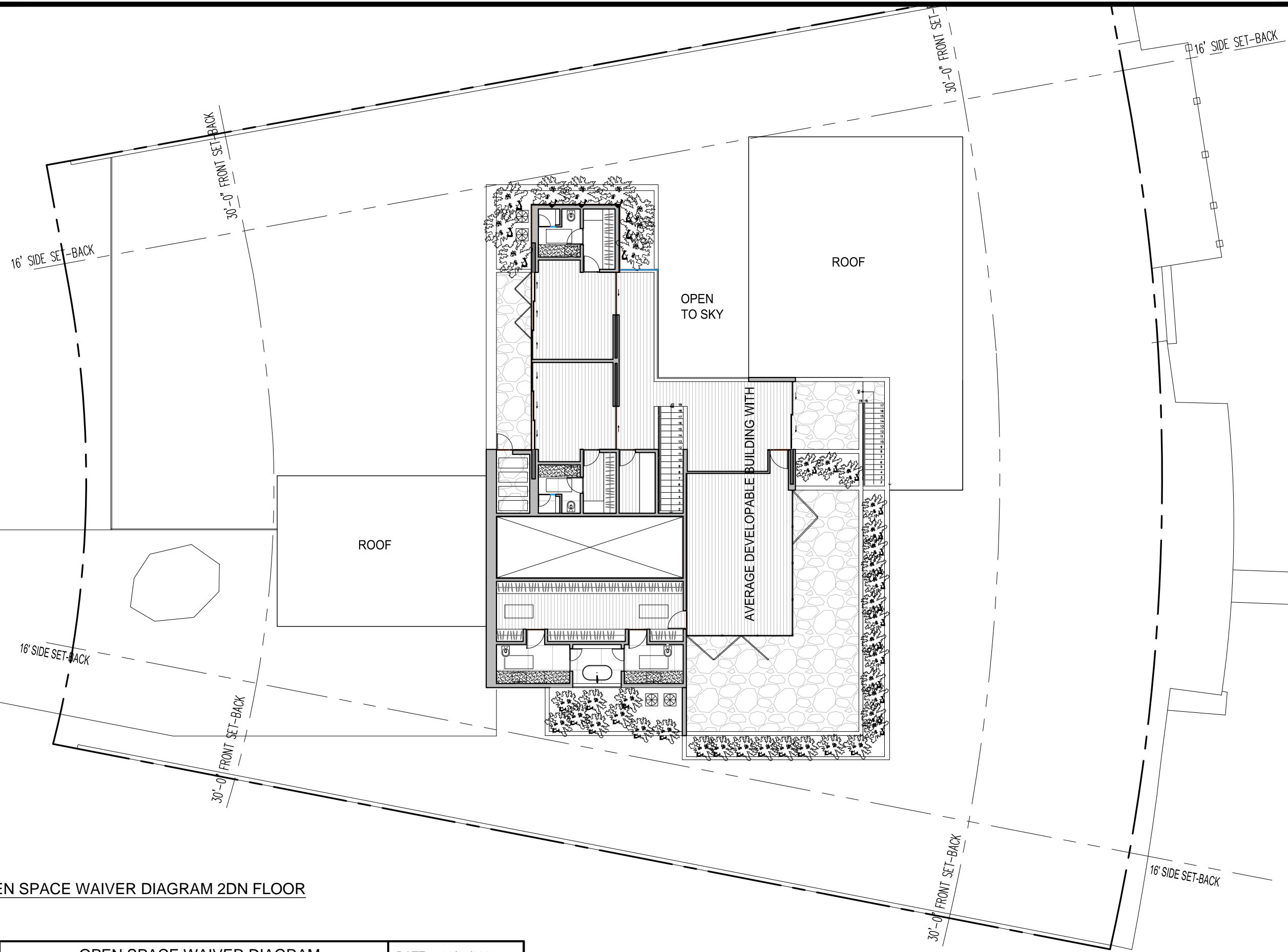
DATE: 02/02/2018
SCALE: 1/16"= 1'-0"
DBR-301

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1 OPEN SPACE WAIVER DIAGRAM 2DN FLOOR



OPEN SPACE WAIVER DIAGRAM

55 E SAN MARINO  
MIAMI BEACH, FL 33139

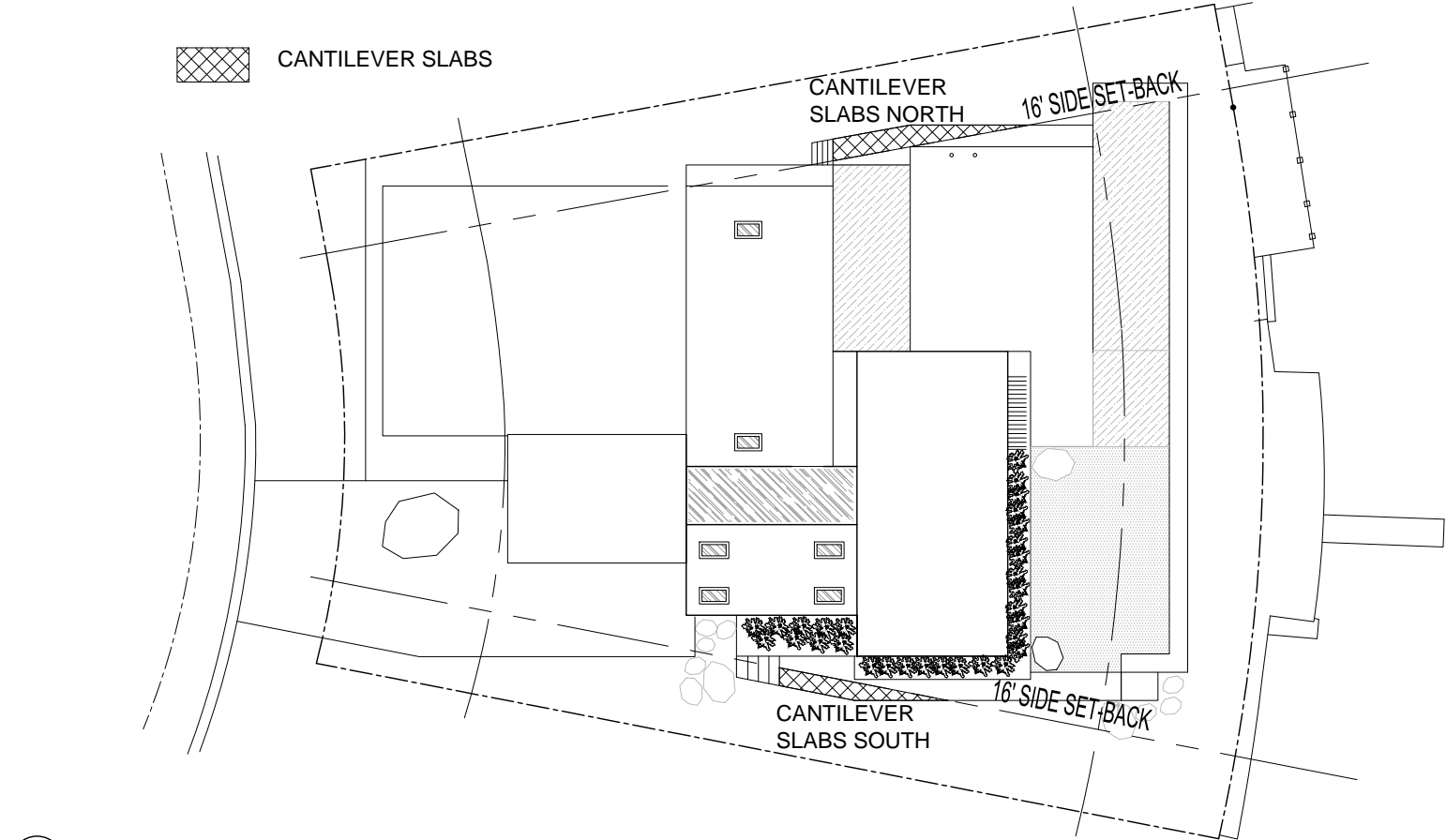
DATE: 02/02/2018

SCALE: 1/16"= 1'-0"

DBR-111

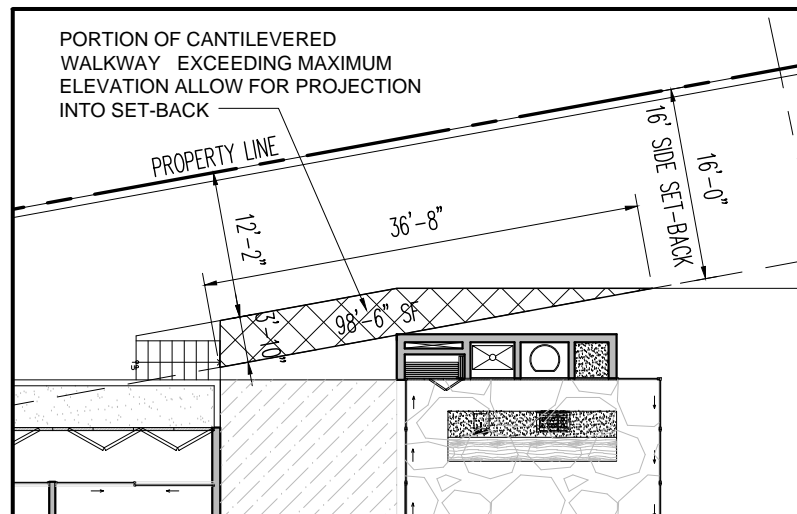
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.



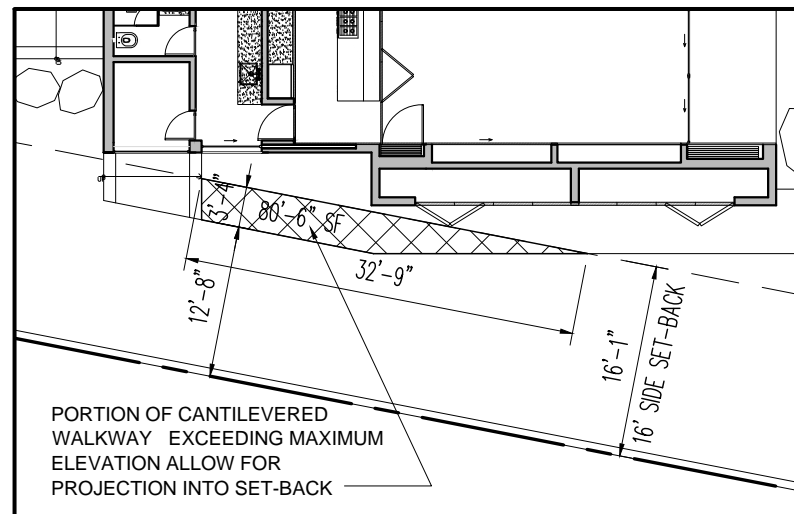


1 SITE PLAN CANTILEVER SLABS WAIVER DIAGRAMS

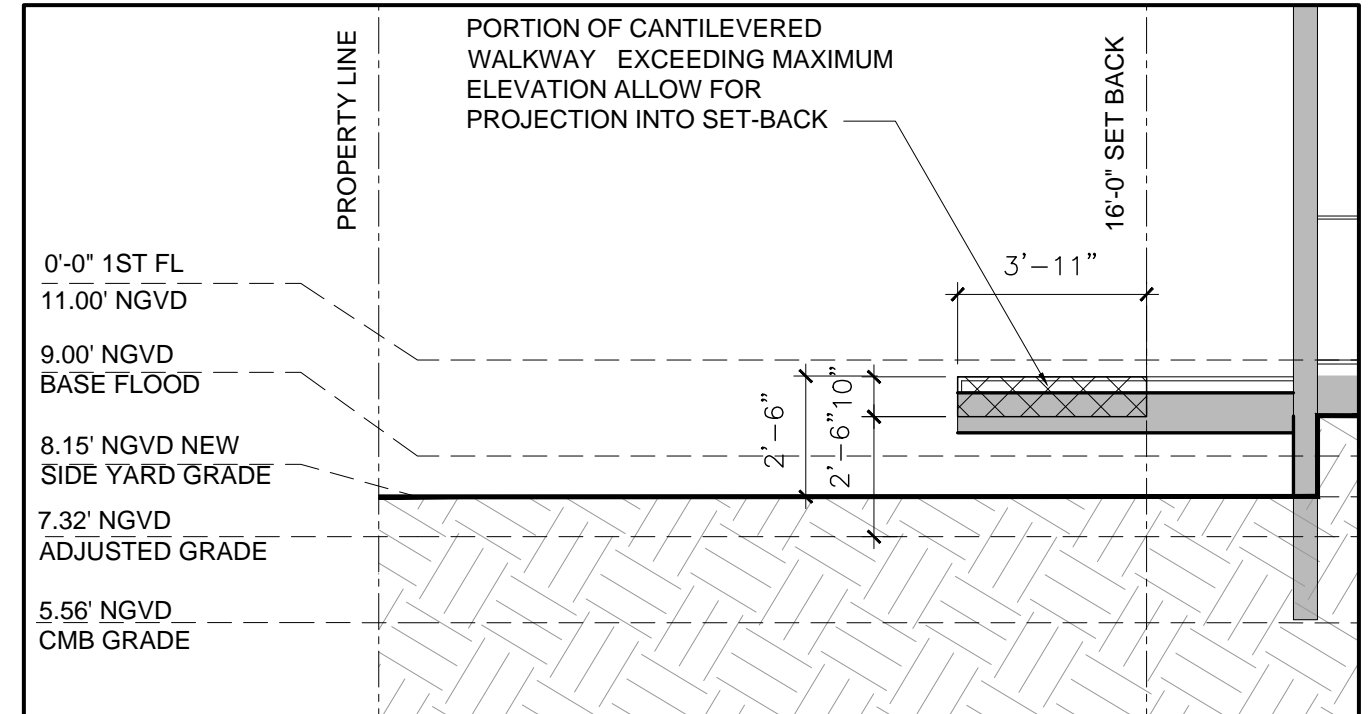
WAIVER TO ALLOW PORTIONS OF CANTILEVERED WALKWAY TO EXCEED  
MAXIMUM ELEVATION ALLOW FOR PROJECTION INTO SET-BACK



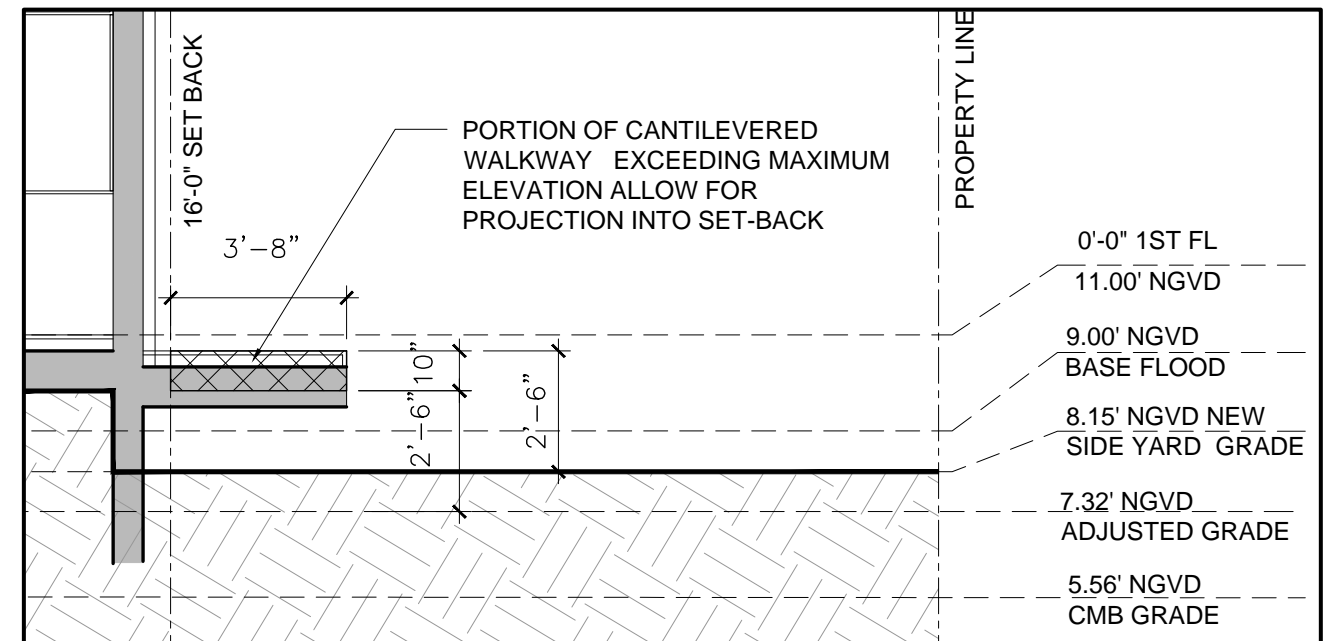
2 CANTILEVER SLABS WAIVER DIAGRAMS NORTH



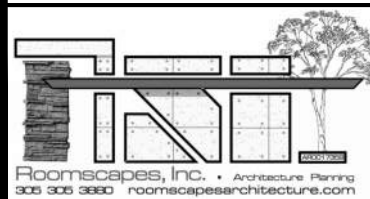
3 CANTILEVER SLABS WAIVER DIAGRAMS SOUTH



4 CANTILEVER SLABS WAIVER NORTH SECTION



5 CANTILEVER SLABS WAIVER SOUTH SECTION



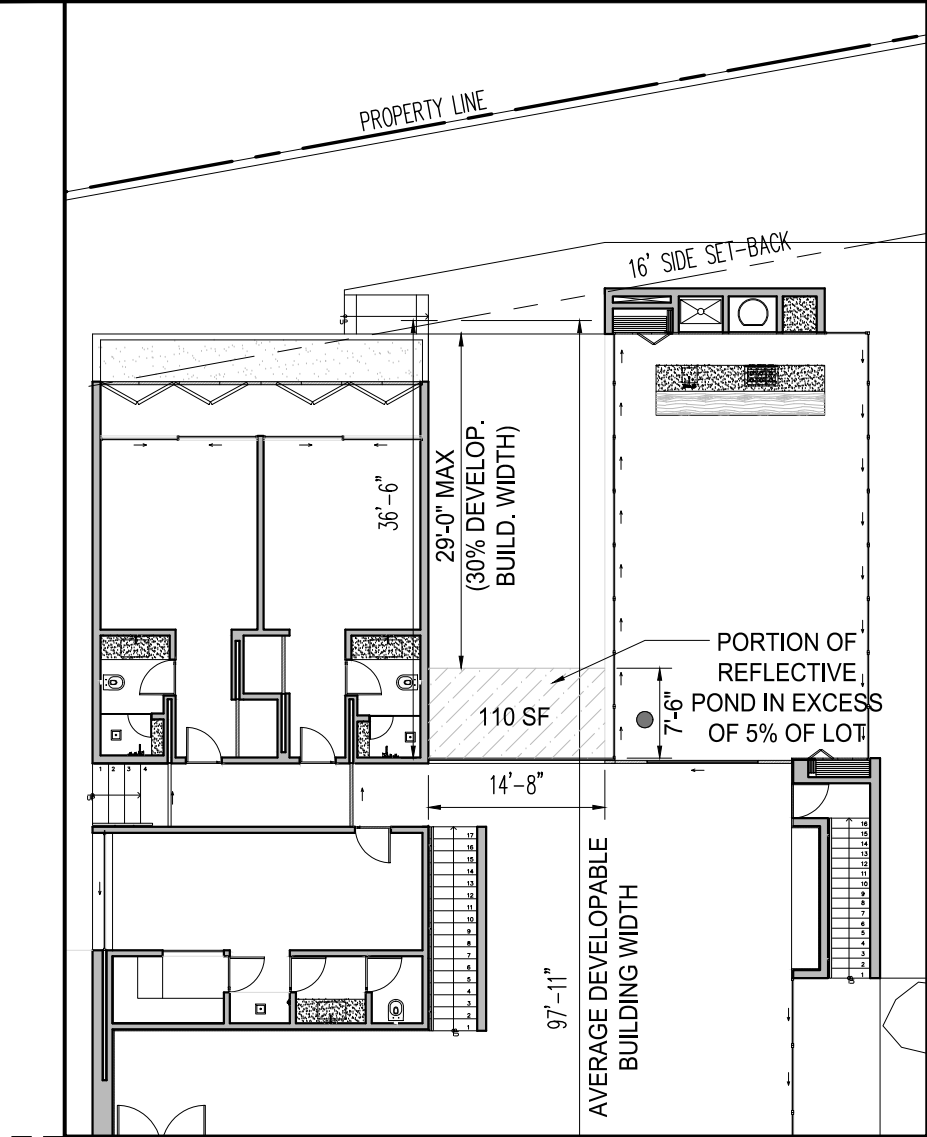
CANTILEVER SLABS WAIVER DIAGRAMS

55 E SAN MARINO  
MIAMI BEACH, FL 33139

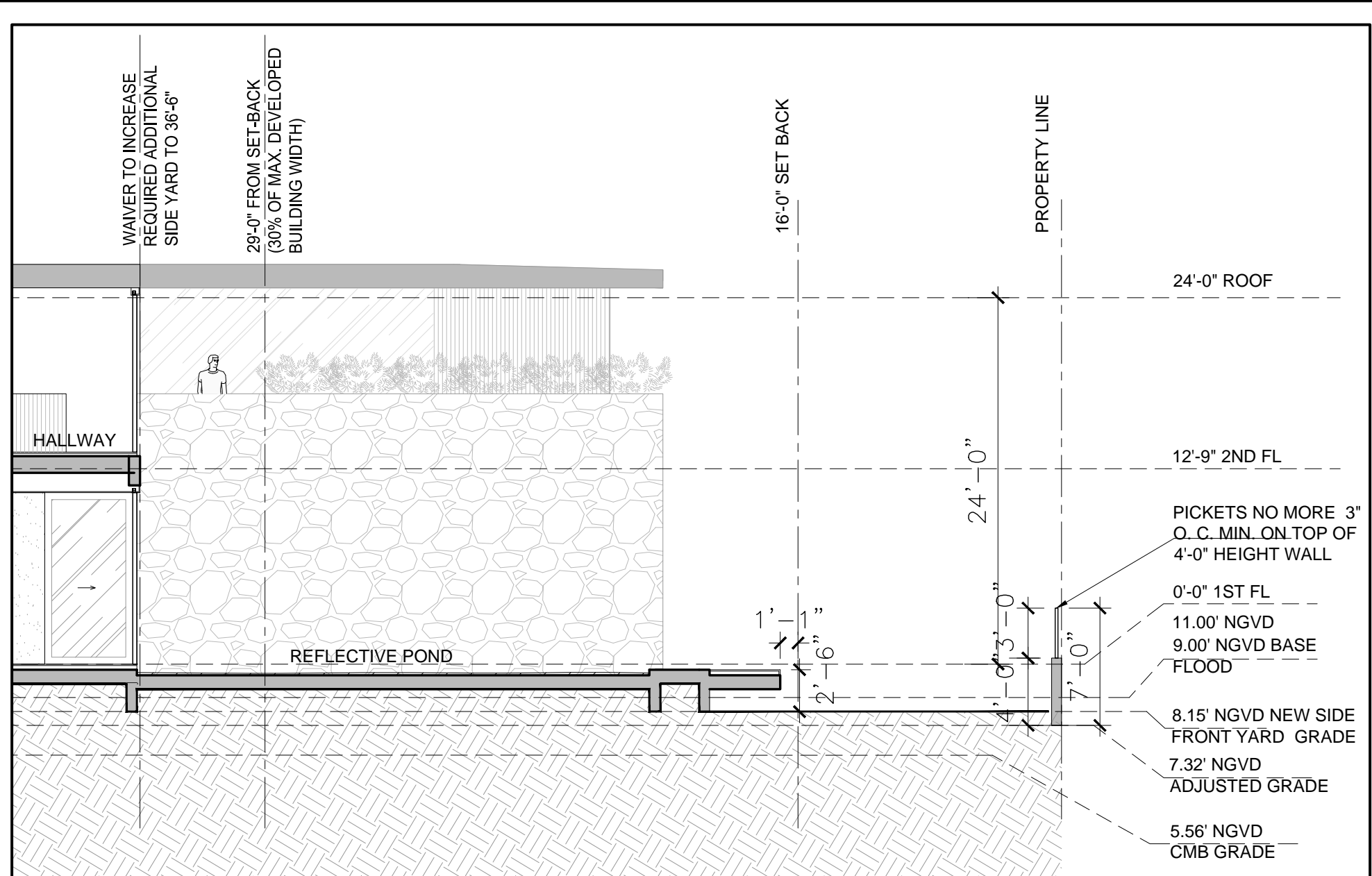
DATE: 02/02/2018

SCALE: 1/8" = 1'-0"

DBR-110.1

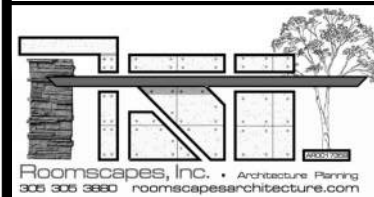


1 OPEN SPACE WAIVER DIAGRAM 1ST FLOOR



2 OPEN SPACE WAIVER DIAGRAM SECTION

1. WAIVER TO ALLOW FOR A 0.5% (110 SF) INCREASE IN THE REQUIRED ADDITIONAL SIDE YARD (5% OF THE LOT MAXIMUM) FOR A TOTAL OF 5.5% ADDITIONAL SIDE YARD
2. WAIVER TO ALLOW FOR 7.5% (7'-6") INCREASE OF THE MAXIMUM ADDITIONAL SIDE YARD DEPTH (30% OF THE MAXIMUM DEVELOPED BUILDING WIDTH) FOR A TOTAL OF 37.6%



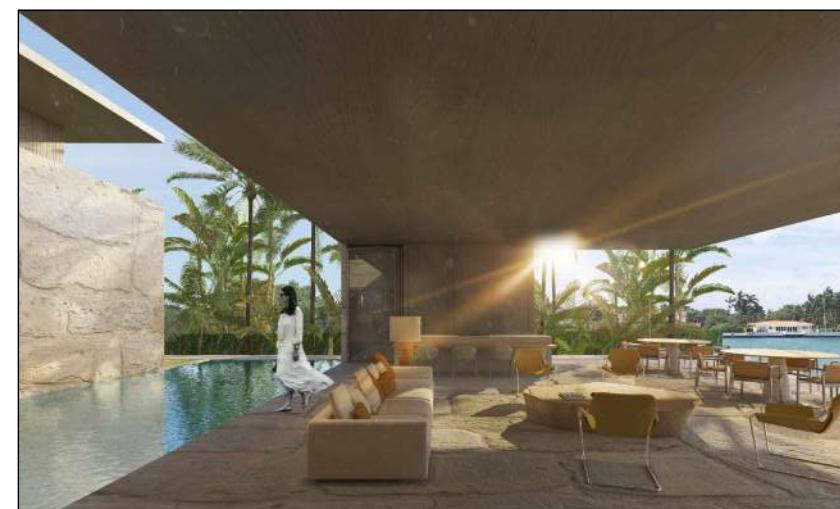
#### ADDITIONAL SIDE YARD WAIVER DIAGRAMS

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

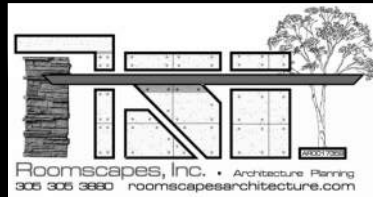
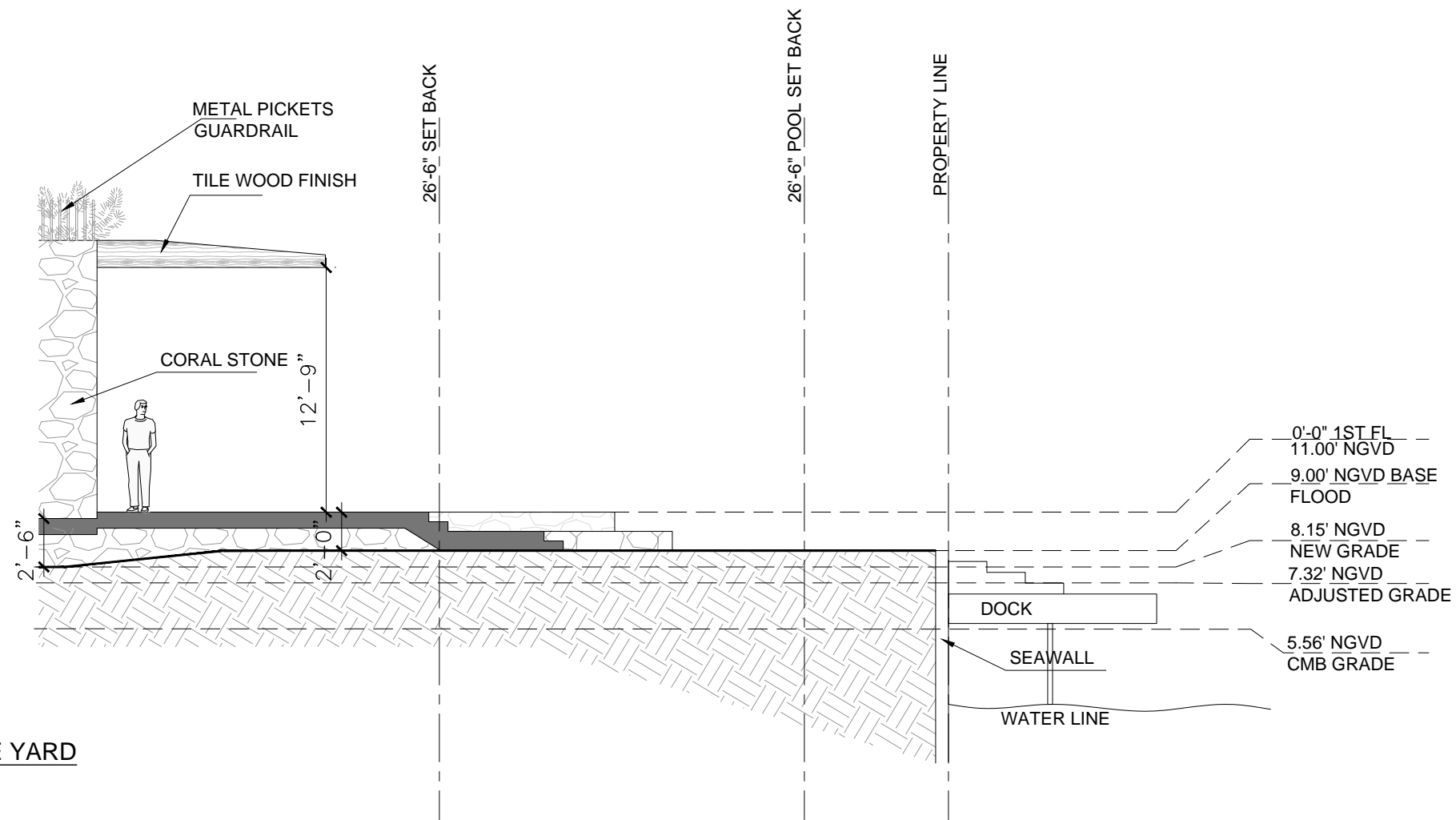
SCALE: 1/8" = 1'-0"

DBR-110



3 ADDITIONAL SIDE YARD WAIVER VIEW

4 WEST SIDE YARD



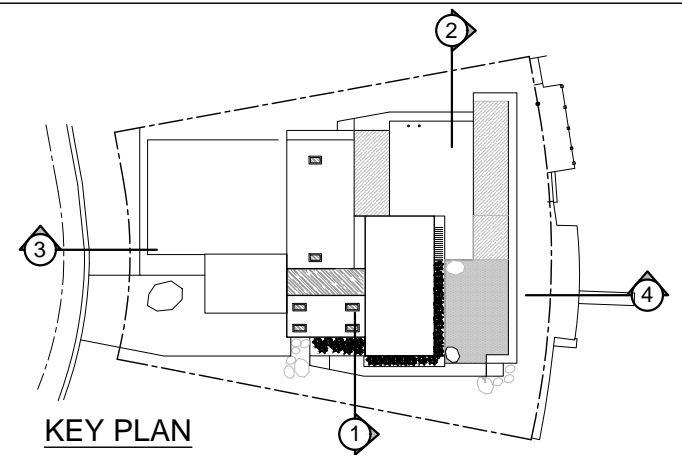
REAR YARD SECTION

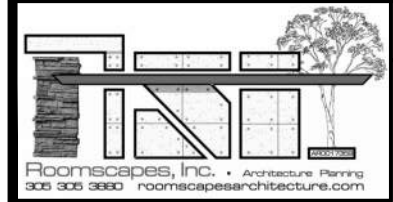
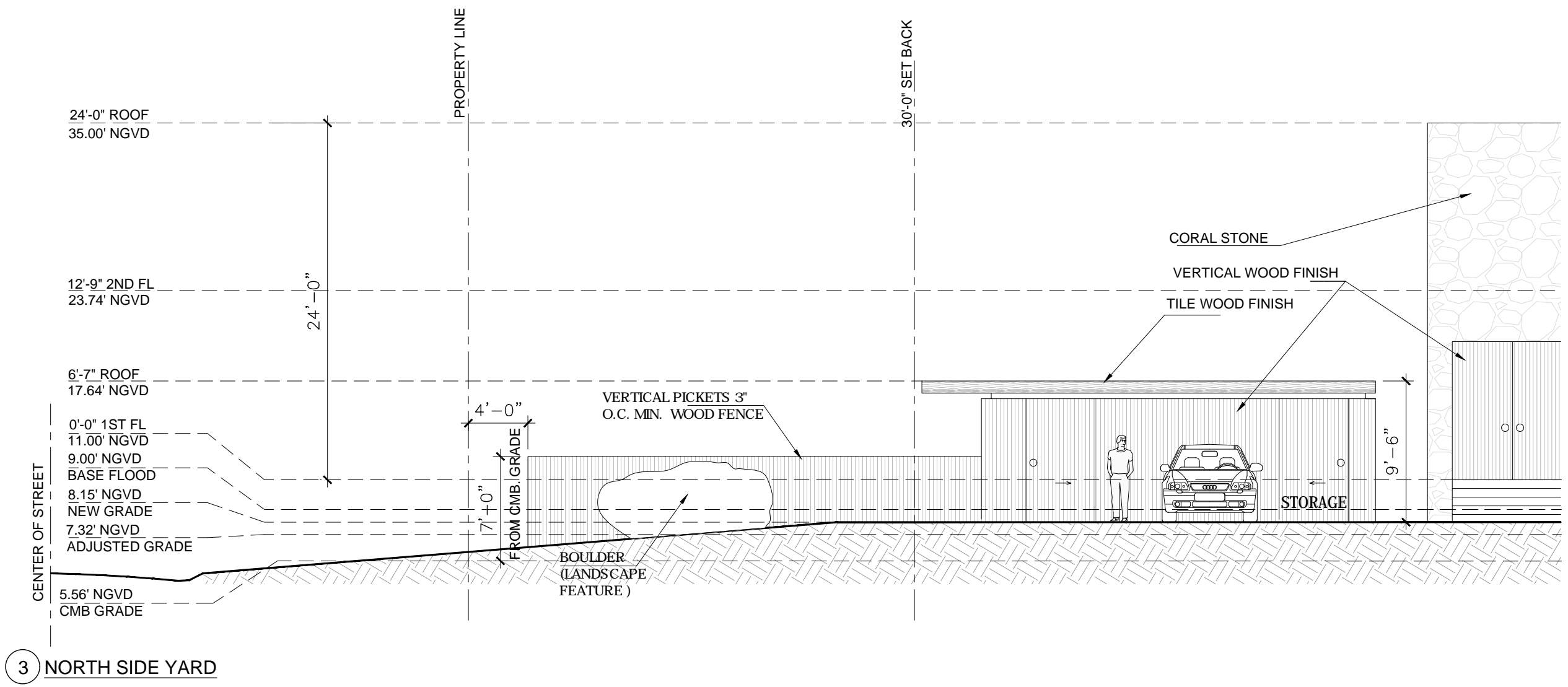
DATE: 02/02/2018

55 E SAN MARINO  
MIAMI BEACH, FL 33139

SCALE: 1/16" = 1'-0"

DBR-109





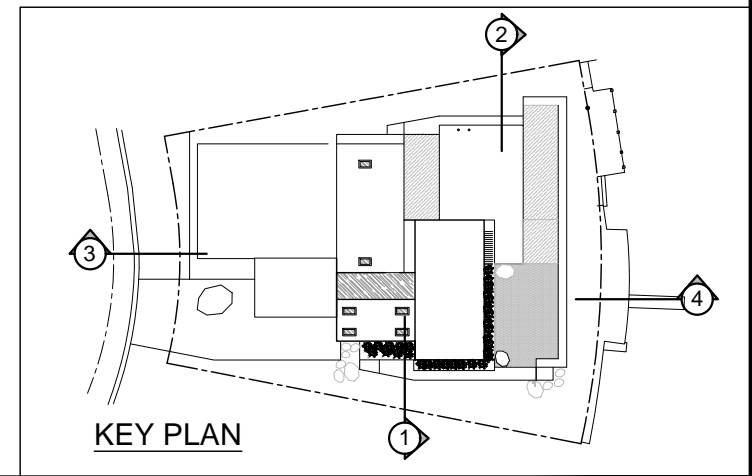
EAST YARD SECTION

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

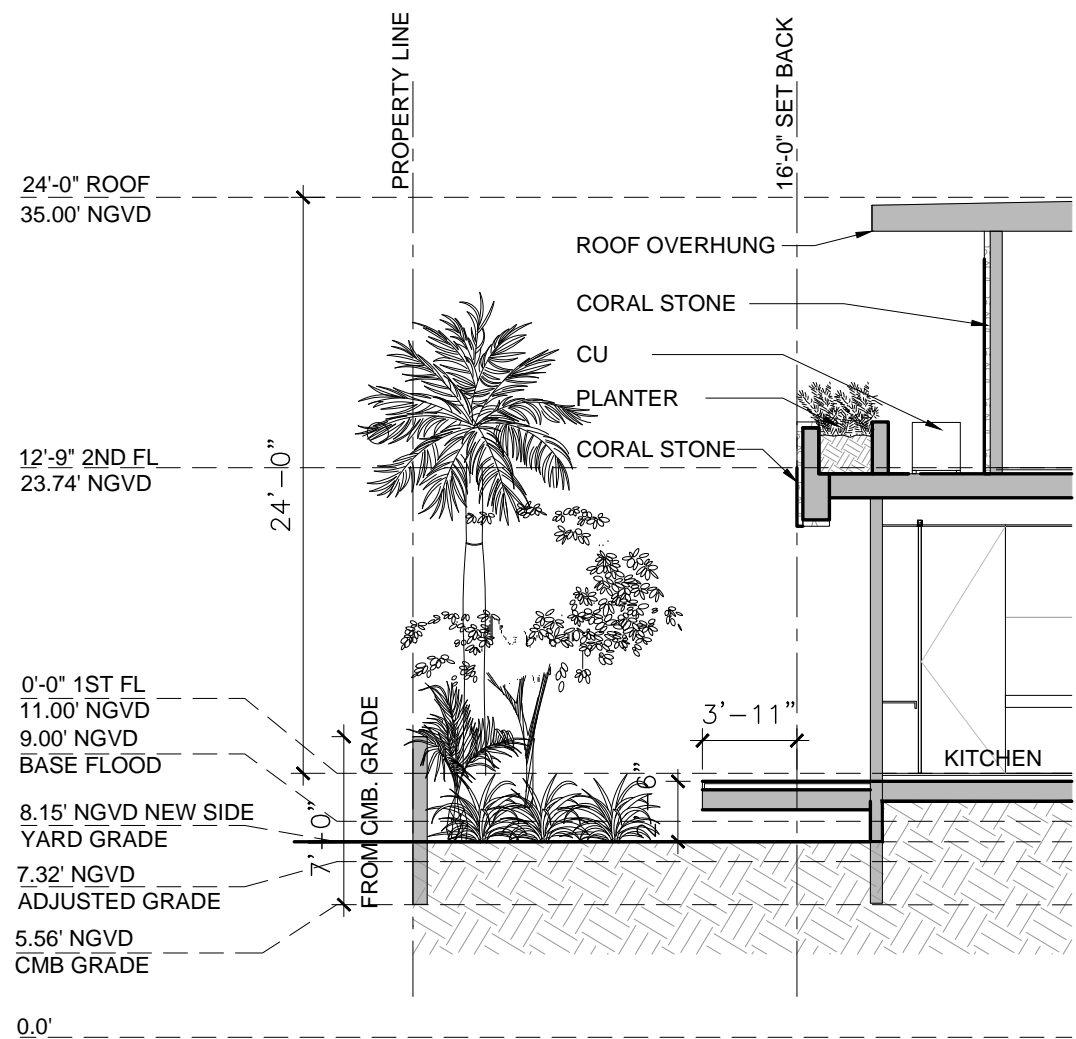
SCALE: 1/16"= 1'-0"

DBR-108

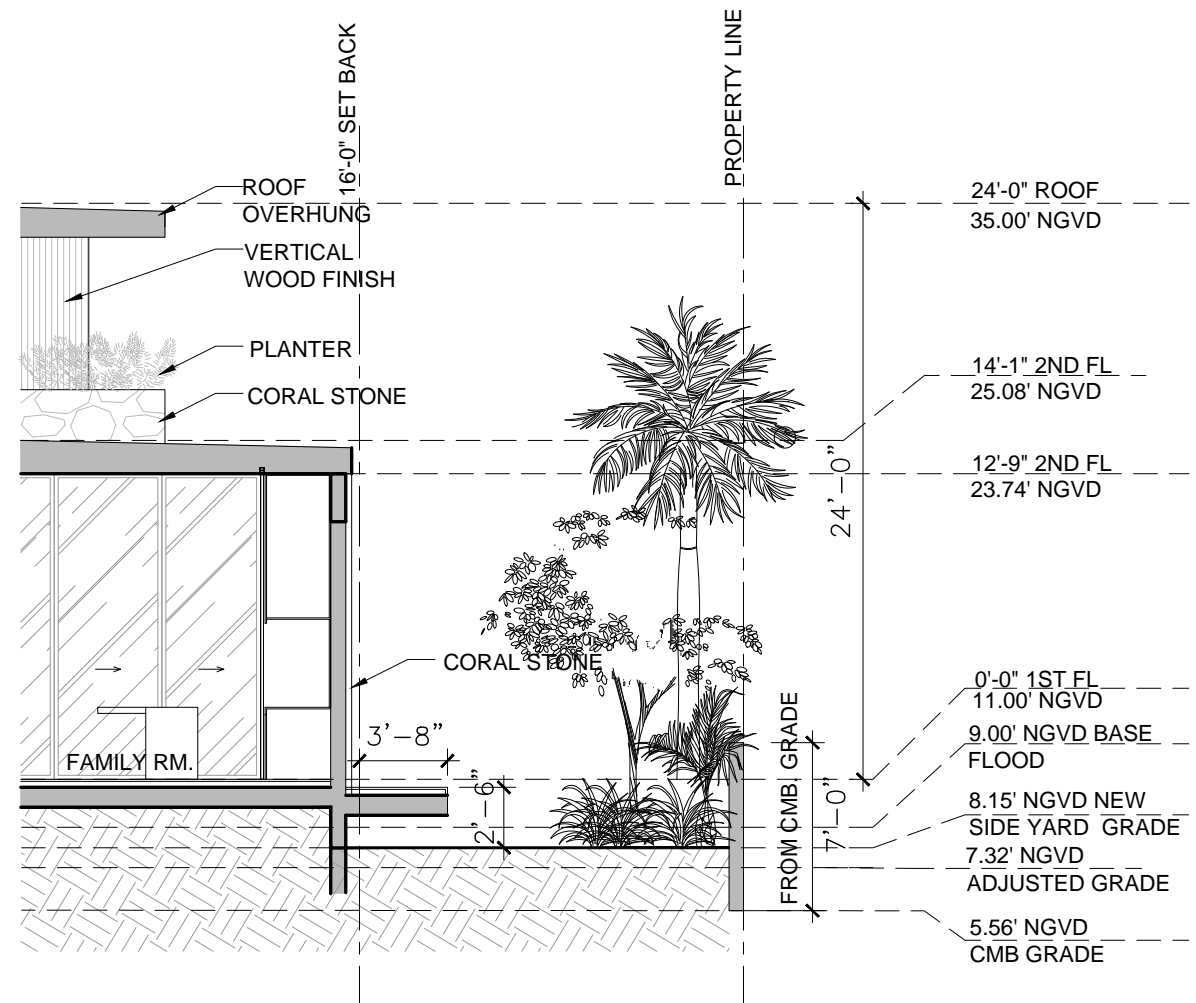


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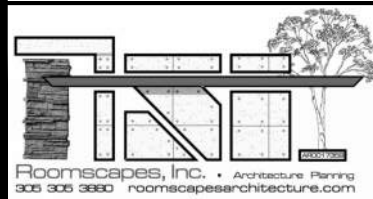
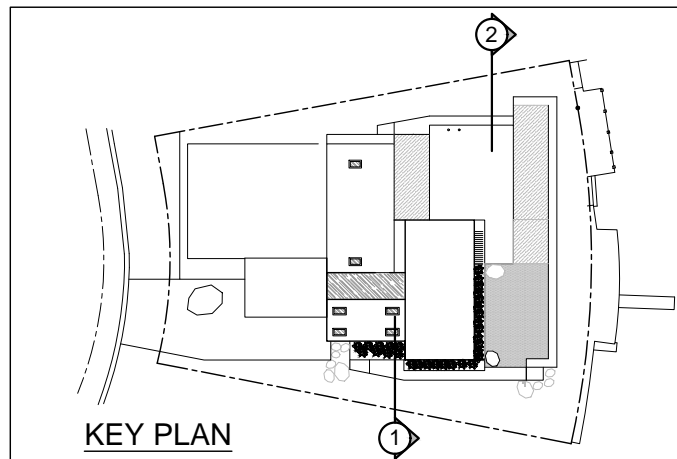




1 NORTH SIDE YARD



2 SOUTH SIDE YARD



SIDE YARD SECTIONS

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

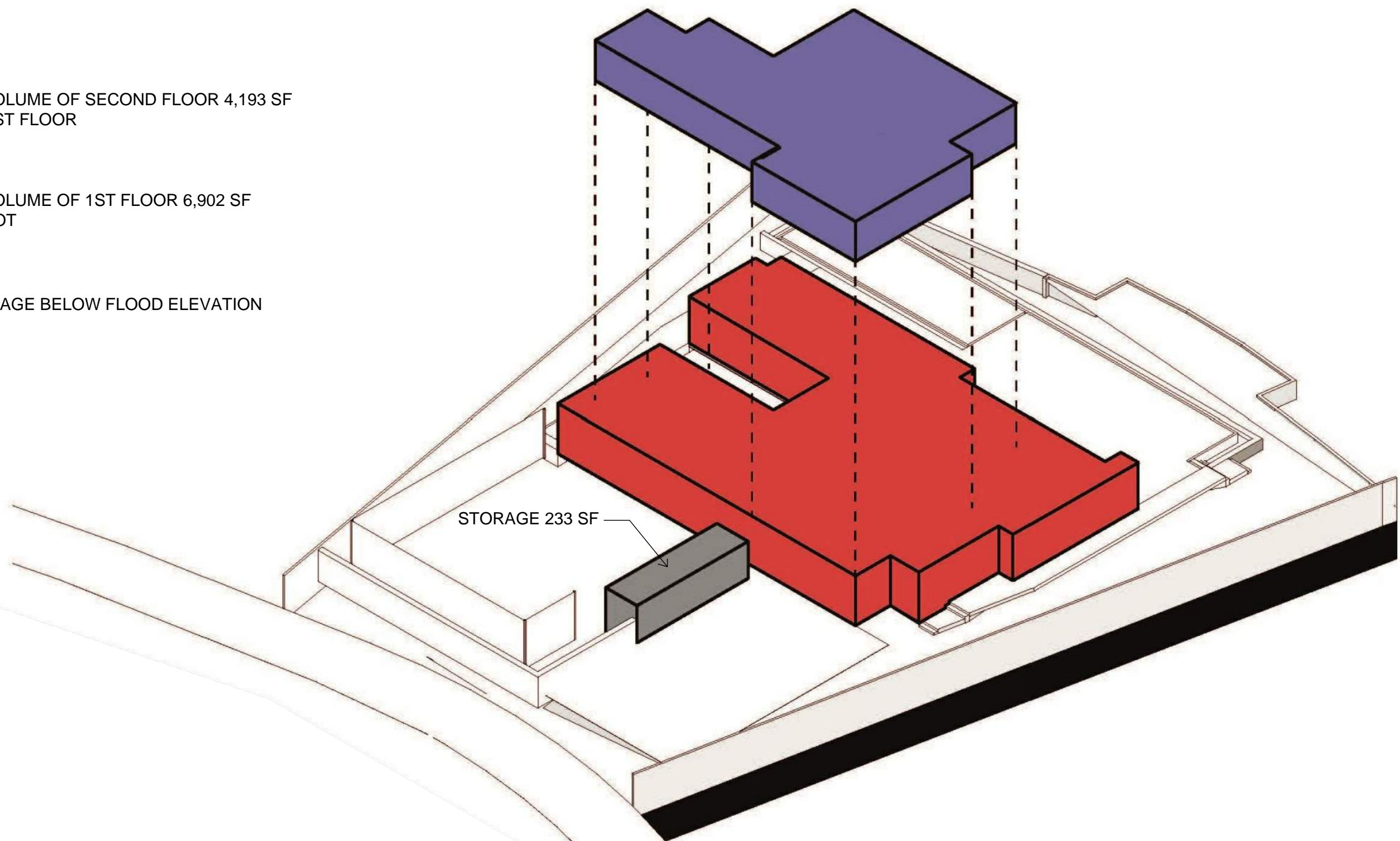
SCALE: 1/8" = 1'-0"

DBR-107

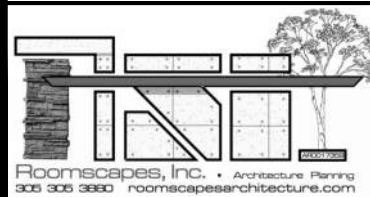
PHYSICAL VOLUME OF SECOND FLOOR 4,193 SF  
64.95% OF 1ST FLOOR

PHYSICAL VOLUME OF 1ST FLOOR 6,902 SF  
30.04% OF LOT

233 SF STORAGE BELOW FLOOD ELEVATION



1 EXPLODED AXONOMETRIC DIAGRAM



AXONOMETRIC DIAGRAM

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: 1/16"= 1'-0"

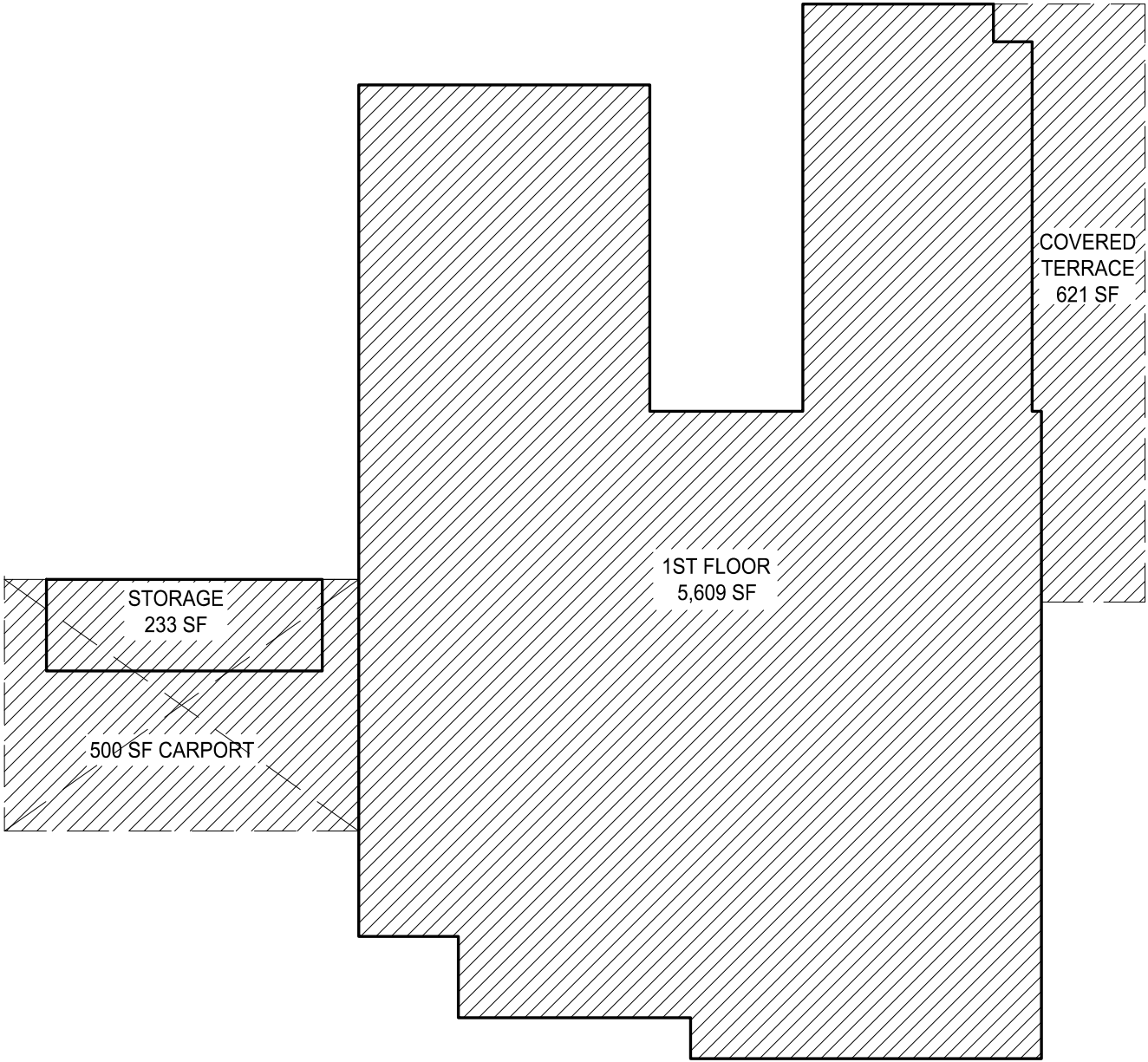
DBR-106

UNIT SIZE 1ST FLOOR:  
1ST FLOOR: 5,609 SF  
COVERED TERRACE: 621 SF  
CARPORT 439 SF  
STORAGE 233 SF

1ST FL UNIT SIZE: 6,902 SF (30.04%)

E SAN MARINO DR.

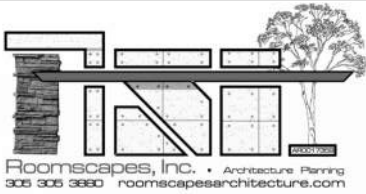
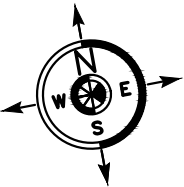
1 1ST FLOOR SHADED DIAGRAM



EXISTING  
WOOD  
DOCK

INTRACOASTAL ( N.A.P)

EXISTING WOOD  
DOCK







PROPOSED UNIT SIZE 1ST FLOOR

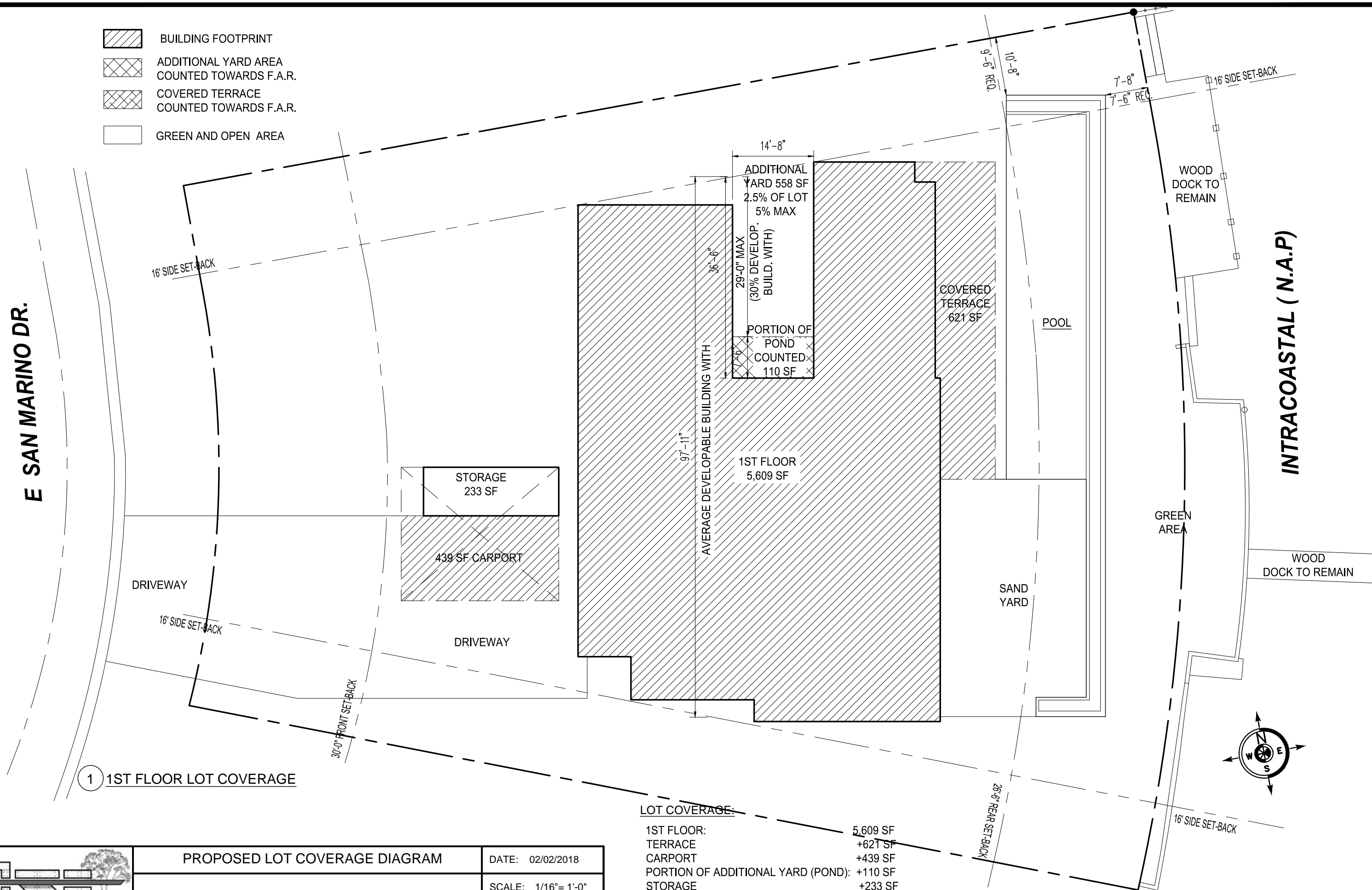
55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: 1/16"= 1'-0"

DBR-104

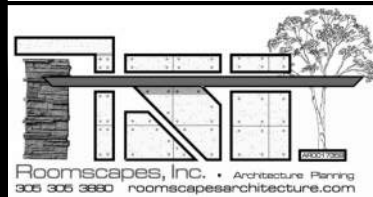
-  BUILDING FOOTPRINT
-  ADDITIONAL YARD AREA COUNTED TOWARDS F.A.R.
-  COVERED TERRACE COUNTED TOWARDS F.A.R.
-  GREEN AND OPEN AREA



1 1ST FLOOR LOT COVERAGE

LOT COVERAGE:

1ST FLOOR:	5,609 SF
TERRACE	+621 SF
CARPORT	+439 SF
PORTION OF ADDITIONAL YARD (POND):	+110 SF
STORAGE	+233 SF
	7,012 SF GROSS COVERAGE
	-233 STORAGE (1.02% OF LOT)
TOTAL LOT COVERAGE:	6,779 SF



PROPOSED LOT COVERAGE DIAGRAM

55 E SAN MARINO  
MIAMI BEACH, FL 33139

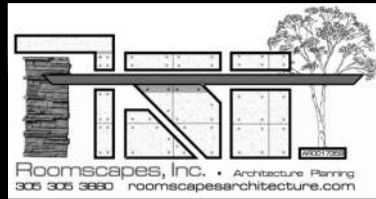
DATE: 02/02/2018

SCALE: 1/16"= 1'-0"

DBR-103







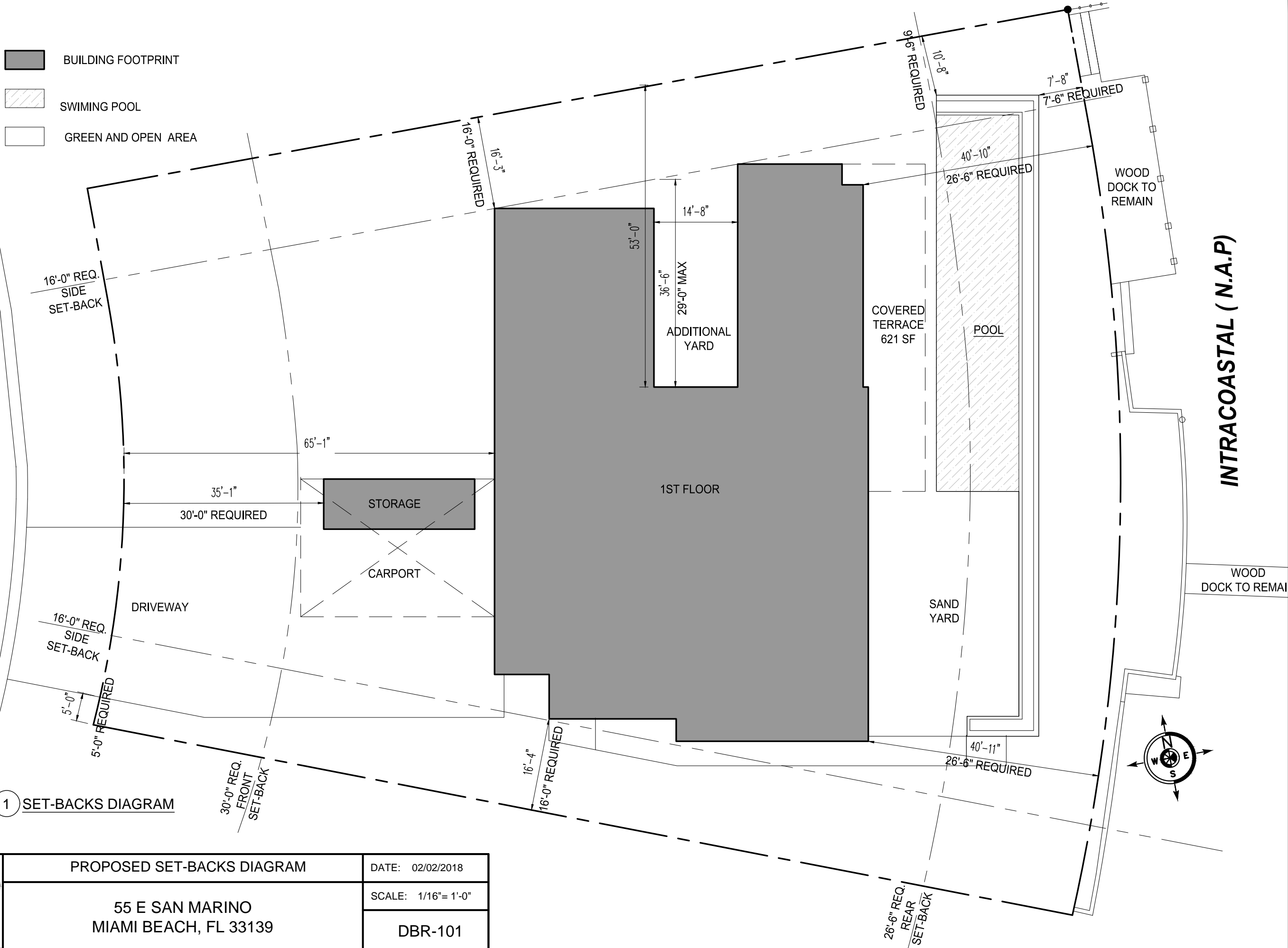
PROPOSED SET-BACKS DIAGRAM

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: 1/16"= 1'-0"

DBR-101



E SAN MARINO DR.

INTRACOASTAL (N.A.P)

RS-3

LOT AREA: 22,685 SF

EXISTING UNIT SIZE.:

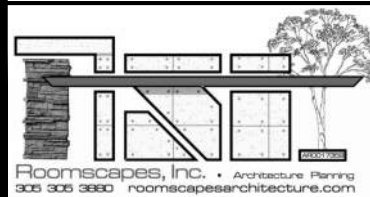
BUILDING #1 = 4,749 SF

BUILDING #2 = 3,160 SF

TOTAL = 7,909 SF

7,909 SF / 22,685 SF = 34.86%

1 EXISTING SHADED DIAGRAM



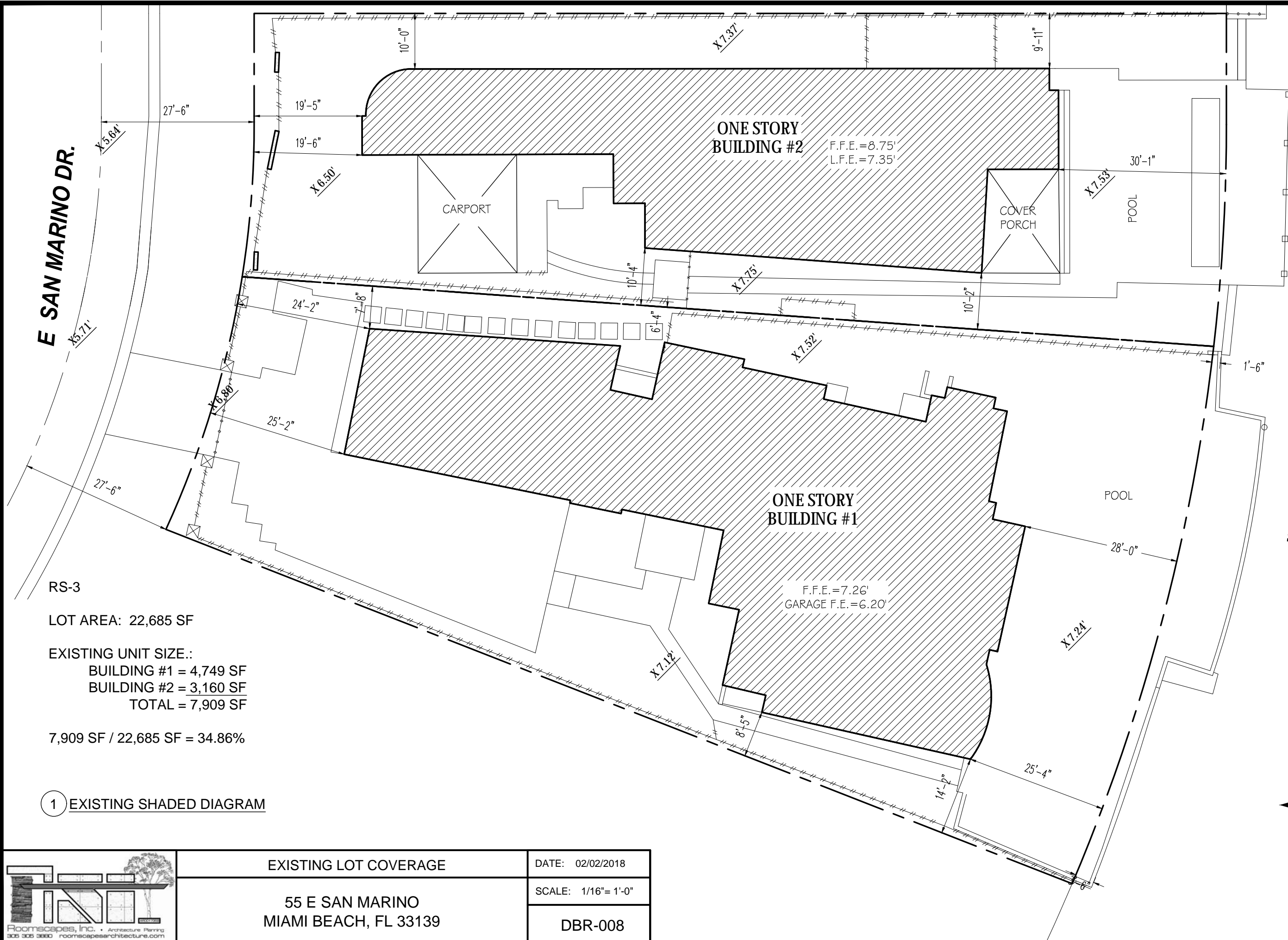
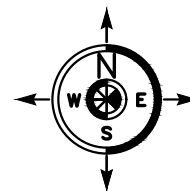
EXISTING LOT COVERAGE

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

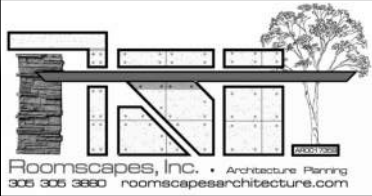
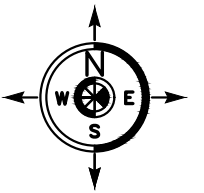
SCALE: 1/16"= 1'-0"

DBR-008



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.





AERIAL SITE CONTEXT

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: 1/16"= 1'-0"

DBR-007





125 E SAN MARINO DR.

105 E SAN MARINO DR.



55 E SAN MARINO DR (PROJECT SITE)



29 E SAN MARINO DR.

21 E SAN MARINO DR.

EXISTING STREET PROFILE



125 E SAN MARINO DR.

105 E SAN MARINO DR.



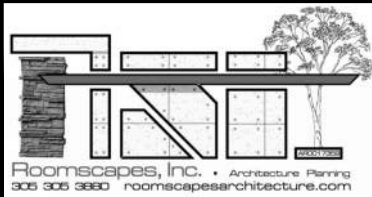
55 E SAN MARINO DR (PROJECT SITE)



29 E SAN MARINO DR.

21 E SAN MARINO DR.

PROPOSED STREET PROFILE



STREET PROFILE CONTEXT PHOTOMONTAGE

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: N.T.S.

DBR-006

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.





①⑦ 115 W San Marino Dr



①⑧ 117 1ST SAN MARINO TER



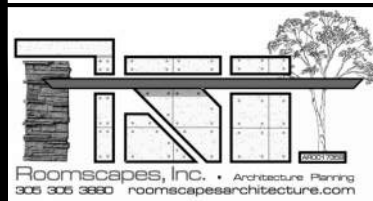
①⑨ 109 1ST SAN MARINO TER



②① 110 E SAN MARINO



LOCATION MAP



NEIGHBORHOOD CONTEXT

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: N.T.S.

DBR-005.4





⑬ 34 W SAN MARINO DR



⑭ 40 W SAN MARINO DR



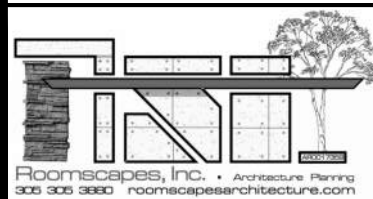
⑮ 70 W SAN MARINO DR



⑯ 100 W SAN MARINO DR



LOCATION MAP



NEIGHBORHOOD CONTEXT

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: N.T.S.

DBR-005.3





⑨ 10 W SAN MARINO DR



⑩ 14 W SAN MARINO DR



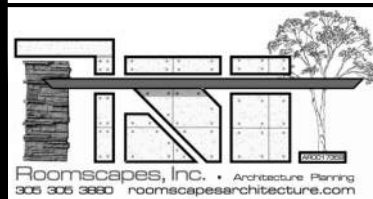
⑪ 22 W SAN MARINO DR



⑫ 28 W SAN MARINO DR



LOCATION MAP



NEIGHBORHOOD CONTEXT

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: N.T.S.

DBR-005.2





⑤ 29 E SAN MARINO DR



⑥ 21 E SAN MARINO DR



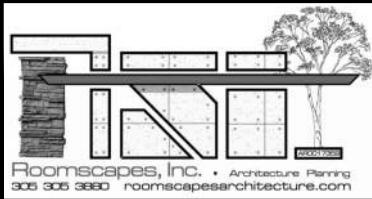
⑦ 15 E SAN MARINO DR



⑧ 11 E SAN MARINO DR



LOCATION MAP



NEIGHBORHOOD CONTEXT

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: N.T.S.

DBR-005.1





① 125 E SAN MARINO DR



② 105 E SAN MARINO DR



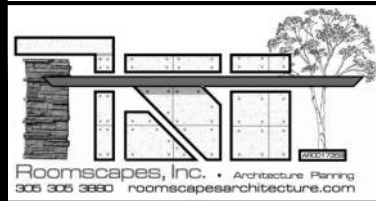
③ 55 E SAN MARINO DR (PROJECT SITE)



④ 55 E SAN MARINO DR (PROJECT SITE)



LOCATION MAP



NEIGHBORHOOD CONTEXT

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: N.T.S.

DBR-005





⑤ PORCH VIEW (8-1-2017)



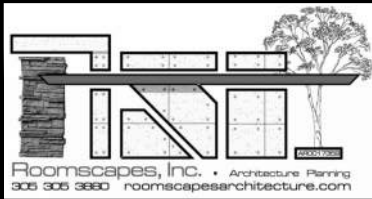
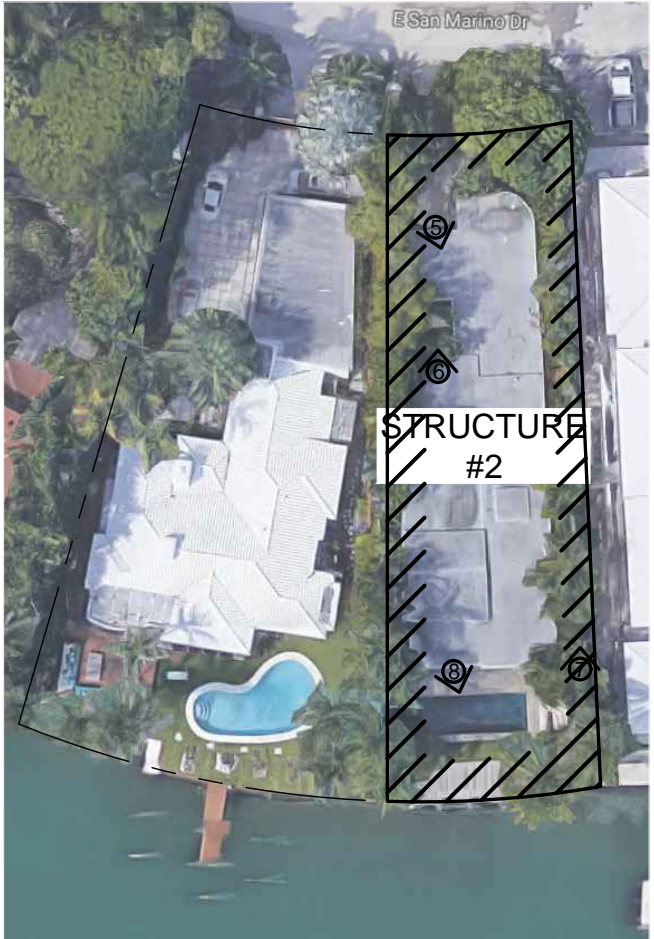
⑥ PORCH VIEW (8-1-2017)



⑦ SIDE VIEW (8-1-2017)



⑧ BAY VIEW (8-1-2017)



EXISTING SITE CONTEXT STRUCTURE #2		DATE: 02/02/2018
55 E SAN MARINO MIAMI BEACH, FL 33139		SCALE: N.T.S.
		DBR-004.1





① FRONT VIEW (8-1-2017)



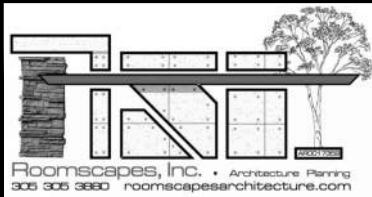
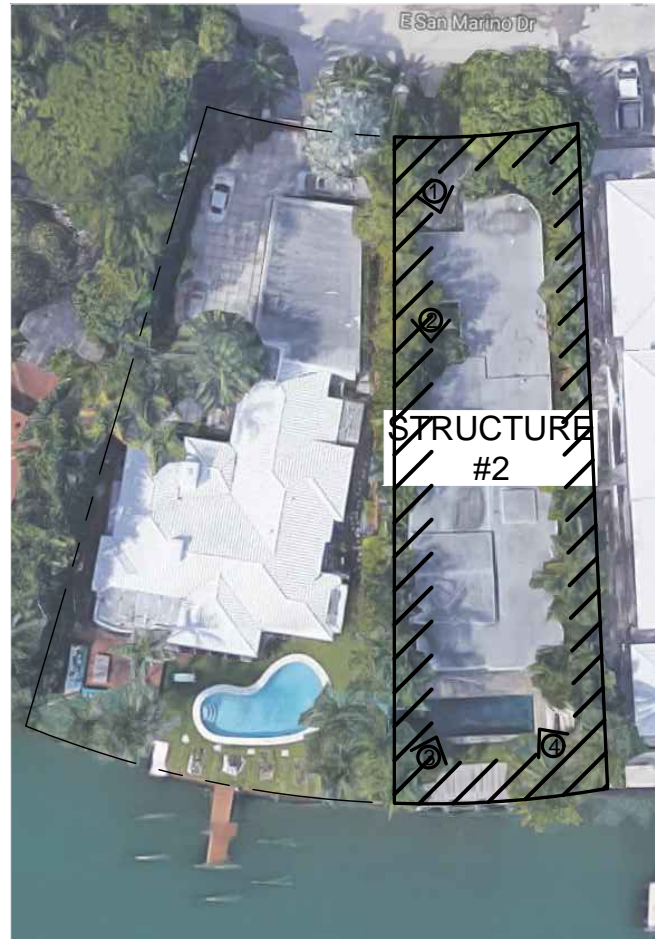
② FRONT VIEW (8-1-2017)



③ REAR VIEW (8-1-2017)



④ REAR VIEW (8-1-2017)



EXISTING SITE CONTEXT STRUCTURE #2

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: N.T.S.

DBR-004





⑤ FRONT VIEW (8-1-2017)



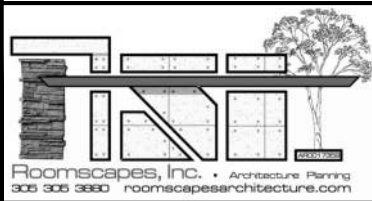
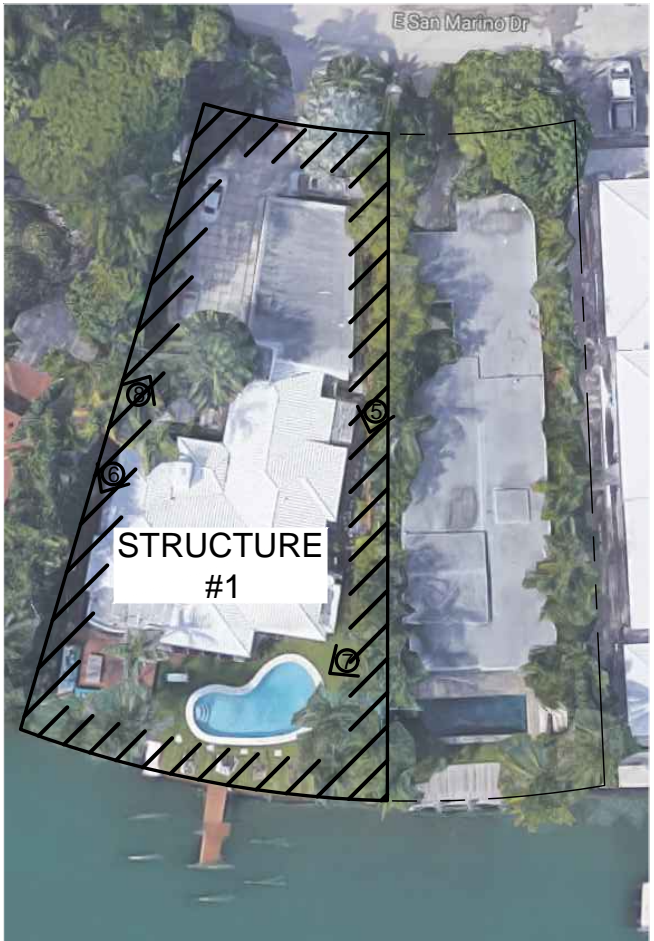
⑥ FRONT VIEW (8-1-2017)



⑦ REAR VIEW (8-1-2017)



⑧ REAR VIEW (8-1-2017)



EXISTING SITE CONTEXT STRUCTURE #1

55 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 02/02/2018

SCALE: N.T.S.

DBR-003.1





① FRONT VIEW (8-1-2017)



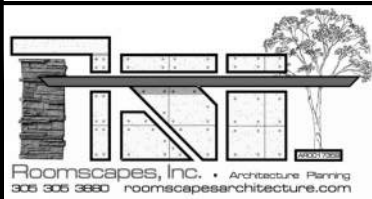
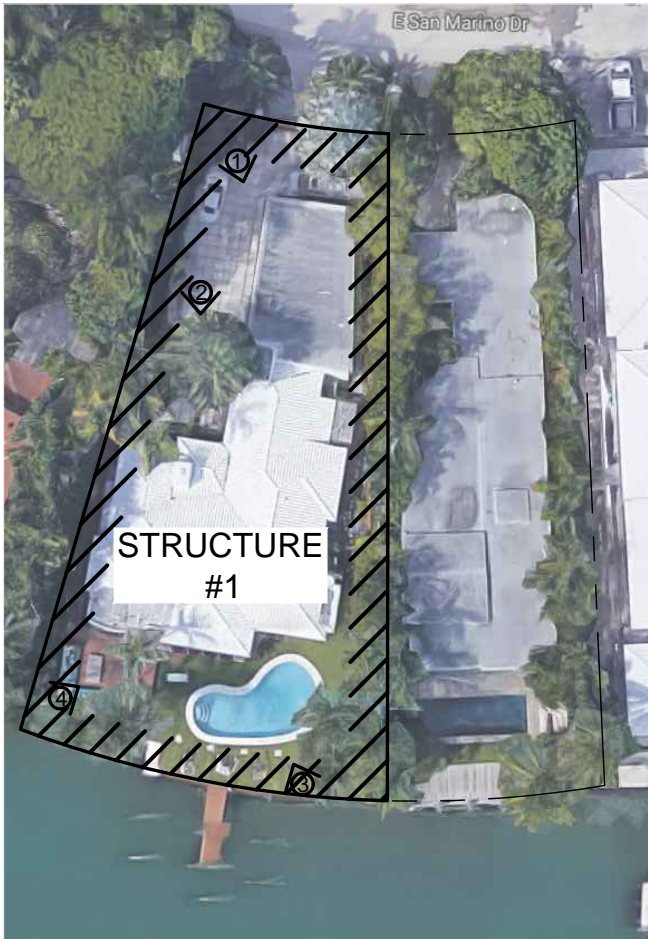
② FRONT VIEW (8-1-2017)



③ REAR VIEW (8-1-2017)



④ REAR VIEW (8-1-2017)



EXISTING SITE CONTEXT STRUCTURE #1	DATE: 02/02/2018
55 E SAN MARINO MIAMI BEACH, FL 33139	SCALE: N.T.S.
	DBR-003







TABLE OF CONTENT:

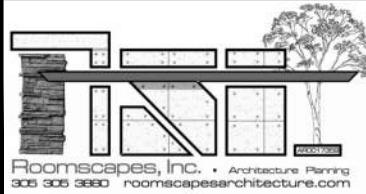
DBR-000	COVER SHEET
DBR-001	LOCATION MAP AND TABLE OF CONTENT
DBR-002	SURVEY
DBR-003	EXISTING SITE CONTEXT STRUCTURE #1
DBR-003.1	EXISTING SITE CONTEXT STRUCTURE #1
DBR-004	EXISTING SITE CONTEXT STRUCTURE #2
DBR-004.1	EXISTING SITE CONTEXT STRUCTURE #2
DBR-005	NEIGHBORHOOD CONTEXT
DBR-005.1	NEIGHBORHOOD CONTEXT
DBR-005.2	NEIGHBORHOOD CONTEXT
DBR-005.3	NEIGHBORHOOD CONTEXT
DBR-005.3	NEIGHBORHOOD CONTEXT
DBR-006	STREET PROFILE CONTEXT PHOTOMONTAGE
DBR-007	AERIAL SITE CONTEXT
DBR-008	EXISTING F.A.R. DIAGRAMS
DBR-100	ZONING DATA RS-3
DBR-101	SET-BACKS DIAGRAM
DBR-102	OPEN AREA DIAGRAM
DBR-103	PROPOSED LOT COVERAGE DIAGRAM
DBR-104	UNIT SIZE 1ST FLOOR DIAGRAM & CALC.
DBR-105	UNIT SIZE 2ND FLOOR DIAGRAM & CALC.
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DBR-107	SIDE YARD SECTIONS
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DBR-110	WAIVER DIAGRAMS
DBR-110.1	CANTILEVER SLABS WAIVER DIAGRAMS
DBR-200	DEMOLITION PLAN
DBR-300	PROPOSED SITE PLAN
DBR-301	PROPOSED FIRST FLOOR PLAN
DBR-302	PROPOSED SECOND FLOOR PLAN
DBR-303	PROPOSED ROOF PLAN
DBR-400	PROPOSED SOUTH ELEVATION
DBR-401	PROPOSED NORTH ELEVATION
DBR-402	PROPOSED EAST ELEVATION
DBR-403	PROPOSED WEST ELEVATION
DBR-500	PROPOSED SECTION "A"
DBR-500	PROPOSED SECTION "B"
DBR-600	AXONOMETRICS
DBR-601	AXONOMETRICS
DBR-801	RENDERINGS
DBR-802	RENDERINGS
DBR-803	RENDERINGS
DBR-900	LOT SIZE AND TREE DISPOSITION PLAN
DBR-901	TREE DISPOSITION TABLES
DBR-902	PROPOSED LANDSCAPE
DBR-903	LANDSCAPE SCHEDULE
DBR-904	LANDSCAPE LEGEND AND DETAILS



CITY LOCATION



NEIGHBORHOOD LOCATION



LOCATION MAP AND TABLE OF CONTENT

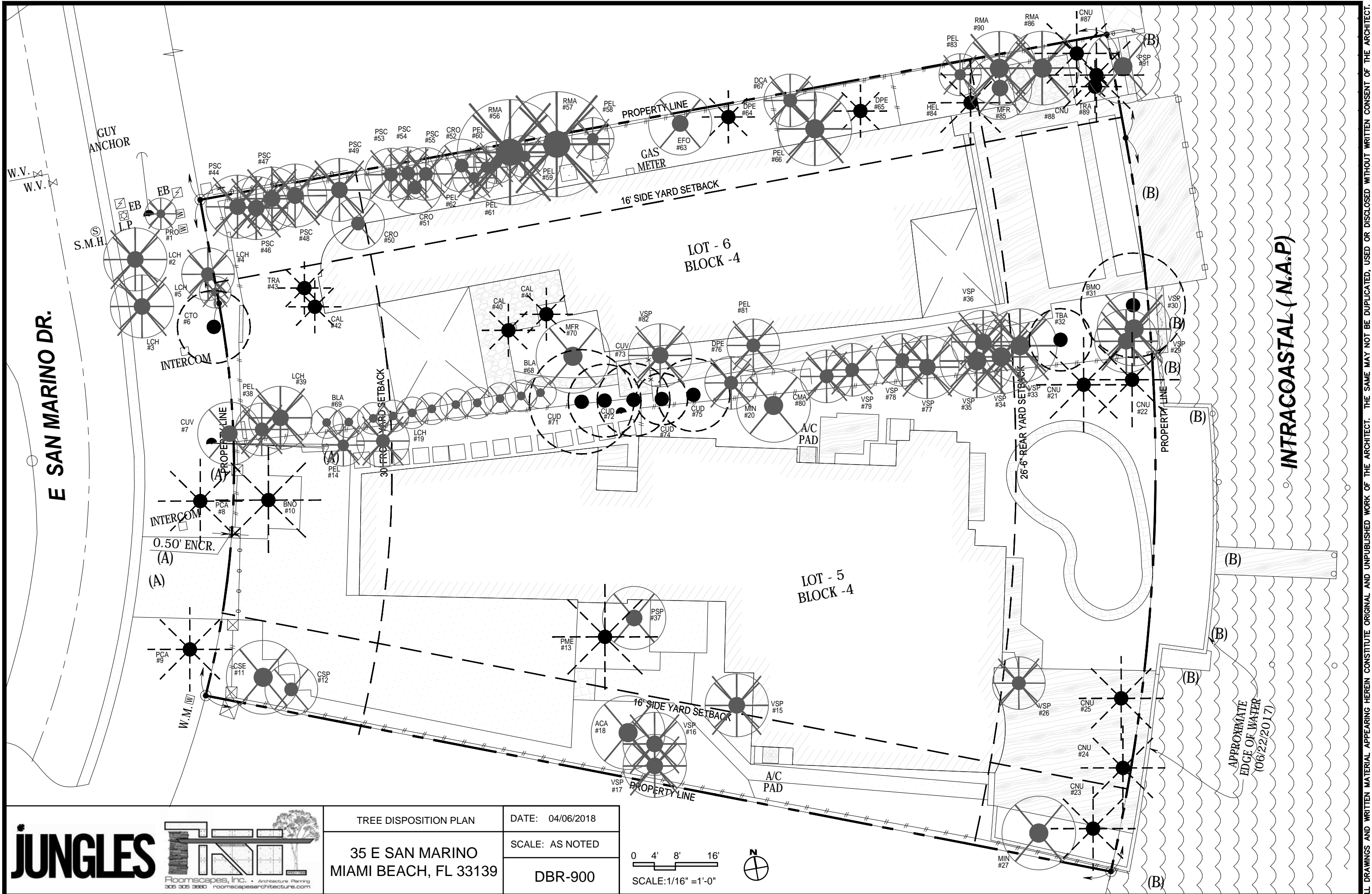
DATE: 02/02/2018

55 E SAN MARINO  
MIAMI BEACH, FL 33139

SCALE: N.T.S.

DBR-001





35 E SAN MARINO DR, MIAMI BEACH, 33139

TREE DISPOSITION SCHEDULE

Per Survey Date 06/21/2017

\* Trees to be relocated will be moved off-site to a holding area during construction and brought back for installation. In an instance where the relocated tree does not survive the relocation efforts, it shall be replaced with plant material at an equal or greater value.

Existing Trees and Palms				D.B.H.	O.A.	Canopy	Disposition
Iden.	Symbol	Scientific Name	Common Name	(Inches)	Height	Diameter	
1	PRO	Phoenix roebelenii	Pygmy Date Palm	0.3	15	6	Remove
2	LCH	Livistona chinensis	Chinese Fan Palm	0.8	20	12	Remove
3	LCH	Livistona chinensis	Chinese Fan Palm	0.8	20	12	Remove
4	LCH	Livistona chinensis	Chinese Fan Palm	0.7	25	12	Remove
5	LCH	Livistona chinensis	Chinese Fan Palm	0.7	25	12	Remove
6	CTO	Chloroleucon tortum	Brazilian Rain Tree	0.8	15	15	* Relocate
7	CUV	Coccoloba uvifera	Seagrape	1	20	12	Remove
8	PCA	Phoenix canariensis	Canary Island Date Palm	1.6	20	15	* Relocate
9	PCA	Phoenix canariensis	Canary Island Date Palm	1.6	20	15	* Relocate
10	BNO	Bismarckia nobilis	Bismarck Palm	1.4	40	20	* Relocate
11	CSE	Chorisia speciosa	Floss Silk Tree	0.7	25	15	Remove
12	CSP	Callistemon sp.	Bottlebrush Tree	0.2	15	10	Remove
13	PME	Phoenix dactylifera 'Medjool'	Medjool Date Palm	1.5	40	20	* Relocate
14	PEL	Ptychosperma elegans	Alexander Palm	0.3	30	8	Remove
15	VSP	Veitchia sp.	Veitchia Palm	0.5	35	12	Remove
16	VSP	Veitchia sp.	Veitchia Palm	0.8	45	12	Remove
17	VSP	Veitchia sp.	Veitchia Palm	0.8	45	12	Remove
18	ACA	Averrhoa carambola	Star Fruit Tree	0.4	20	15	Remove
19	LCH	Livistona chinensis	Chinese Fan Palm	0.7	25	10	Remove
20	MIN	Mangifera indica	Mango Tree	0.4	15	15	Remove
21	CNU	Cocos nucifera	Coconut Palm	0.8	35	15	* Relocate
22	CNU	Cocos nucifera	Coconut Palm	0.8	30	15	* Relocate
23	CNU	Cocos nucifera	Coconut Palm	0.8	35	20	* Relocate
24	CNU	Cocos nucifera	Coconut Palm	0.8	35	20	* Relocate
25	CNU	Cocos nucifera	Coconut Palm	0.8	35	20	* Relocate
26	VSP	Veitchia sp.	Veitchia Palm	0.7	30	10	Remove
27	MIN	Mangifera indica	Mango Tree	0.3	20	15	Remove
28	Tree Does Not Exist						
29	VSP	Veitchia sp.	Veitchia Palm	0.4	25	12	Remove
30	VSP	Veitchia sp.	Veitchia Palm	0.7	35	15	Remove
31	BMO	Bucida molinetti	Spiny Black Olive	0.5	15	20	* Relocate
32	TBA	Tabebuia bahamensis	Dwarf White Trumpet	0.4	15	12	* Relocate
33	VSP	Veitchia sp.	Veitchia Palm	0.6	30	15	Remove
34	VSP	Veitchia sp.	Veitchia Palm	0.6	30	15	Remove
35	VSP	Veitchia sp.	Veitchia Palm	0.8	35	15	Remove
36	VSP	Veitchia sp.	Veitchia Palm	0.6	25	12	Remove
37	PSP	Plumeria sp.	Frangipani	0.3	12	12	Remove
38	PEL	Ptychosperma elegans	Alexander Palm	0.25	30	10	Remove
39	LCH	Livistona chinensis	Chinese Fan Palm	0.7	25	12	Remove
40	CAL	Coccothrinax alta	Silver Thatch Palm	0.4	20	8	* Relocate
41	CAL	Coccothrinax alta	Silver Thatch Palm	0.4	20	8	* Relocate
42	CAL	Coccothrinax alta	Silver Thatch Palm	0.3	20	8	* Relocate
43	TRA	Thrinax radiata	Florida Thatch Palm	0.4	15	8	* Relocate
44	PSC	Ptychosperma schefferi	Schefferi Palm	1.5	20	12	Remove
45	Tree Does Not Exist						

35 E SAN MARINO DR, MIAMI BEACH, 33139

TREE DISPOSITION SCHEDULE

Per Survey Date 06/21/2017

\* Trees to be relocated will be moved off-site to a holding area during construction and brought back for installation. In an instance where the relocated tree does not survive the relocation efforts, it shall be replaced with plant material at an equal or greater value.

46	PSC	Ptychosperma schefferi	Schefferi Palm	1.2	20	12	Remove
47	PSC	Ptychosperma schefferi	Schefferi Palm	1.2	20	12	Remove
48	PSC	Ptychosperma schefferi	Schefferi Palm	1.5	20	12	Remove
49	PSC	Ptychosperma schefferi	Schefferi Palm	1.5	20	12	Remove
50	CRO	Clusia rosea	Autograph Tree	0.3	20	10	Remove
51	CRO	Clusia rosea	Autograph Tree	0.3	20	10	Remove
52	CRO	Clusia rosea	Autograph Tree	0.3	20	10	Remove
53	PSC	Ptychosperma schefferi	Schefferi Palm	0.4	30	10	Remove
54	PSC	Ptychosperma schefferi	Schefferi Palm	0.4	30	10	Remove
55	PSC	Ptychosperma schefferi	Schefferi Palm	0.4	30	10	Remove
56	RMA	Ravenala madagascariensis	Travelers Palm	1.2	30	20	Remove
57	RMA	Ravenala madagascariensis	Travelers Palm	1.2	30	20	Remove
58	PEL	Ptychosperma elegans	Alexander Palm	0.2	25	8	Remove
59	PEL	Ptychosperma elegans	Alexander Palm (2)	0.2	25	8	Remove
60	PEL	Ptychosperma elegans	Alexander Palm	0.2	25	8	Remove
61	PEL	Ptychosperma elegans	Alexander Palm	0.2	25	8	Remove
62	PEL	Ptychosperma elegans	Alexander Palm	0.2	25	8	Remove
63	EFO	Eugenia foetida	Spanish Stopper	0.3	30	12	Remove
64	DPE	Dypsis pembana	Pemba Palm (5)	0.5	30	10	* Relocate
65	DPE	Dypsis pembana	Pemba Palm (6)	0.5	30	10	* Relocate
66	VSP	Veitchia sp.	Veitchia Palm	0.7	35	15	Remove
67	DCA	Dypsis cabadae	Cabada Palm (5)	0.25	20	10	Remove
68	BLA	Bambusa lako	Timor black bamboo	3	25	12	Remove
69	BLA	Bambusa lako	Timor black bamboo	3	25	12	Remove
70	MFR	Myrcianthes fragrans	Simpson's Stopper	0.8	20	15	Remove
71	CUD	Coccoloba uvifera x diversifolia	Sea plum	0.7	35	20	* Relocate
72	CUD	Coccoloba uvifera x diversifolia	Sea plum	0.5	25	15	* Relocate
73	CUD	Coccoloba uvifera x diversifolia	Sea plum	0.6	25	15	* Relocate
74	CUD	Coccoloba uvifera x diversifolia	Sea plum	0.4	20	10	* Relocate
75	CUD	Coccoloba uvifera x diversifolia	Sea plum	0.7	25	15	* Relocate
76	DPE	Dypsis pembana	Pemba Palm	0.5	35	10	Remove
77	VSP	Veitchia sp.	Veitchia Palm (2)	0.5	35	12	Remove
78	VSP	Veitchia sp.	Veitchia Palm	0.5	30	10	Remove
79	VSP	Veitchia sp.	Veitchia Palm	0.7	25	10	Remove
80	CMA	Chambeyronia macrocarpa	Red Feather Palm (2)	0.4	15	10	Remove
81	PEL	Ptychosperma elegans	Alexander Palm (2)	0.3	25	10	Remove
82	VSP	Veitchia sp.	Veitchia Palm	0.6	30	12	Remove
83	PEL	Ptychosperma elegans	Alexander Palm	0.25	25	8	Remove
84	HEL	Heterospathe elata	Sagisi Palm	0.5	25	15	* Relocate
85	MFR	Myrcianthes fragrans	Simpson's Stopper	0.5	15	12	Remove
86	RMA	Ravenala madagascariensis	Travelers Palm	1.3	25	15	Remove
87	CNU	Cocos nucifera	Coconut Palm	1	40	20	* Relocate
88	CNU	Cocos nucifera	Coconut Palm	1	40	20	* Relocate
89	TRA	Thrinax radiata	Florida Thatch Palm	0.4	15	10	* Relocate
90	RMA	Ravenala madagascariensis	Travelers Palm	1.3	25	15	Remove
91	PSP	Plumeria sp.	Frangipani	0.2	15	15	Remove



TREE DISPOSITION LIST	DATE: 04/06/2018
35 E SAN MARINO MIAMI BEACH, FL 33139	SCALE: AS NOTED
	DBR-901



TREE / PALM PROTECTION NOTES

1. CONTRACTOR QUALIFICATIONS

- 1.1. CONTRACTOR MUST BE A LICENSED LANDSCAPE CONTRACTOR.
- 1.2. CONTRACTOR MUST HAVE A MINIMUM OF 10 YEARS OF PROVEN EXPERIENCE RELOCATING LARGE SPECIMEN TREES AND PALMS IN SOUTH FLORIDA.
- 1.3. CONTRACTOR MUST HAVE PROVEN EXPERIENCE RELOCATING TREES AND PALMS OF THE SAME SPECIES AND SIZE AS THOSE TO BE RELOCATED FOR THE CURRENT PROJECT.
- 1.4. CONTRACTOR MUST HAVE A CERTIFIED ARBORIST ON STAFF.

2. CONTRACTOR REQUIREMENTS

- 2.1. CONTRACTOR MUST VISIT THE JOBSITE AND INSPECT ALL TREES AND PALMS TO BE RELOCATED AS WELL AS EXISTING SITE CONDITIONS AND RESTRICTIONS PRIOR TO PREPARING BID.
- 2.2. CONTRACTOR MUST VERIFY AND ENSURE THAT ALL TREES AND PALMS IDENTIFIED ON THE PLANS AND THOSE TAGGED ON THE JOBSITE CORRESPOND AS TO NUMBER AND DESCRIPTION, ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY, PRIOR TO PREPARING BID.
- 2.3. CONTRACTOR MUST CONDUCT ALL WORK ASSOCIATED WITH RELOCATION AND MAINTENANCE OF TREES AND PALMS TO BE RELOCATED. NO WORK IS TO BE SUBCONTRACTED WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER AND/OR LANDSCAPE ARCHITECT.
- 2.4. CONTRACTOR MUST DESIGNATE A COMPETENT, ENGLISH-SPEAKING SUPERVISOR OR FOREMAN TO OVERSEE AND DIRECT ALL RELOCATION AND MAINTENANCE ACTIVITIES AS OUTLINED IN THESE SPECIFICATIONS.
- 2.5. CONTRACTOR MUST SCHEDULE ROOT PRUNING TO PROVIDE THE MAXIMUM POSSIBLE TIME FOR NEW ROOT GROWTH. TREES AND PALMS THAT TYPICALLY DO NOT REQUIRE LONG (OR ANY) ROOT PRUNING WILL BENEFIT FROM MORE ROOT PRUNING TIME. THEREFORE, ALL TREES AND PALMS TO BE RELOCATED MUST BE ROOT PRUNED. CONTRACTOR MUST PROVIDE A ROOT PRUNE SCHEDULE FOR EACH TREE OR PALM TO BE RELOCATED AS AN ATTACHMENT TO THE BID.
- 2.6. CONTRACTOR MUST CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED UNDER OR IN THE VICINITY OF THE CURRENT OR FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED PRIOR TO WORK COMMENCING.
- 2.7. CONTRACTOR MUST VERIFY WITH THE GENERAL CONTRACTOR THE ABSENCE OF ANY UNDERGROUND CONSTRUCTION OR OBSTRUCTIONS (E.G. BULKHEADS, SEPTIC SYSTEMS, ETC.) IN THE CURRENT AND FUTURE LOCATIONS OF ALL TREES AND PALMS TO BE RELOCATED.
- 2.8. CONTRACTOR MUST ALERT THE LANDSCAPE ARCHITECT OF ANY TREES OR PALMS THAT WILL NOT SUCCESSFULLY RELOCATE DUE TO POOR HEALTH PRIOR TO BEGINNING ROOT PRUNING.
- 2.9. CONTRACTOR MUST FLAG ALL PROPOSED TRANSPLANT LOCATIONS FOR THE LANDSCAPE ARCHITECT'S APPROVAL A MINIMUM OF 15 DAYS PRIOR TO RELOCATION.
- 2.10. CONTRACTOR MUST ENSURE THAT ALL TREES AND PALMS TO BE RELOCATED ARE INSTALLED AT THE CORRECT GRADE OR ELEVATION, ACCORDING TO THE GRADING PLAN.
- 2.11. CONTRACTOR MUST ENSURE THAT ALL ROOT FLARES ARE EXPOSED AFTER RELOCATION.
- 2.12. CONTRACTOR MUST REMOVE ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILL PITS FROM WHICH RELOCATED TREES AND PALMS WERE REMOVED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
- 2.13. CONTRACTOR MUST REPAIR ANY DAMAGE TO OTHER PLANTS, LAWN, HARDSCAPES, OR NEW CONSTRUCTION WITHIN THE RELOCATION AREA AT CONTRACTOR'S EXPENSE. HARDSCAPES INCLUDE BUT ARE NOT LIMITED TO CURBS, WALKS, ROADS, FENCES, SITE FURNISHINGS, ETC.
- 2.14. CONTRACTOR MUST PHOTOGRAPHICALLY DOCUMENT NEW ROOT GROWTH FOLLOWING EACH ROOT PRUNE AND SUBMIT THIS DOCUMENTATION TO THE LANDSCAPE ARCHITECT. THE PURPOSE OF THIS REQUIREMENT IS TO ENSURE THAT SUFFICIENT ROOT GROWTH HAS OCCURRED PRIOR TO THE SECOND AND SUBSEQUENT ROOT PRUNES AND FOLLOWING THE FINAL ROOT PRUNE PRIOR TO RELOCATION.
- 2.15. CONTRACTOR MUST INSTALL AND MAINTAIN PROTECTION FENCING AROUND EACH TREE AND PALM TO BE RELOCATED BOTH DURING ROOT PRUNING AND AFTER RELOCATION. PROTECTION FENCING MUST CONSIST OF GALVANIZED WELDED WIRE FABRIC OR PLASTIC MESH ATTACHED TO 4" X 4" POSTS INSERTED AROUND THE PERIMETER OF THE DRIPLINE OF THE TREE OR PALM. PROTECTION FENCING MUST BE PLUMB, TAUT, AND STURDY AT ALL TIMES AND MUST REMAIN IN PLACE THROUGHOUT THE ROOT PRUNING AND WARRANTY PERIODS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- 2.16. CONTRACTOR MUST OBTAIN ALL NECESSARY OR REQUIRED PERMITS FOR THE RELOCATION AND TRANSPORTATION OF THE TREES AND PALMS TO BE RELOCATED.
- 2.17. CONTRACTOR MUST REPLACE ANY TREES OR PALMS SCARRED OR DAMAGED DURING RELOCATION, AT THE CONTRACTOR'S EXPENSE, WITH THE SAME OR SIMILAR SPECIES, SIZE, AND QUALITY. REPLACEMENT TREES OR PALMS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, PREPARATION, AND/OR INSTALLATION. REPLACEMENT TREES AND PALMS MUST BE INSTALLED WITHIN 60 DAYS OF NOTICE.
- 2.18. CONTRACTOR MUST GUARANTEE ALL RELOCATED TREES AND PALMS FOR ONE YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION. GUARANTEE MUST INCLUDE TREE HEALTH AND SETTLING.
- 2.19. CONTRACTOR MUST PROVIDE ALL MATERIAL NECESSARY TO PERFORM THE WORK COVERED HEREIN, INCLUDING BUT NOT LIMITED TO BACKFILL MATERIAL, PROTECTION FENCING, FLAGGING ADDITIVES AND SUPPLEMENTS, TEMPORARY IRRIGATION, BURLAP, WIRE, SHRINK WRAP, AND ALL NECESSARY TOOLS AND EQUIPMENT.

3. ROOT PRUNING SPECIFICATIONS

3.1. GENERAL

- 3.1.1. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 2-3 DAYS PRIOR TO ANY ROOTS BEING CUT TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
- 3.1.2. EACH TREE AND PALM MUST THEN BE WATERED EVERY OTHER DAY, NOT RELYING ON RAIN, DURING THE ENTIRE ROOT PRUNING PROCESS EITHER BY A TEMPORARY IRRIGATION SYSTEM OR BY HAND. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
- 3.1.3. TREE AND PALM RELOCATION ACTIVITIES MUST BE SCHEDULED SO THAT REMOVAL AND REPLANTING TAKE PLACE IN THE SAME 24-HOUR PERIOD. NO TREES OR PALMS MAY BE "STOCKPILED" ONSITE OR OFFSITE FOR ANY PERIOD OF TIME WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. WHEN ALLOWED, APPROVAL FOR THE METHOD OF "STOCKPILING" MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
- 3.1.4. ALL DIGGING IN THE ROOT ZONE DURING THE ROOT PRUNE PROCESS MUST BE DONE BY HAND; NO MACHINERY WILL BE ALLOWED. PRUNING OF ROOTS MUST BE DONE BY HAND WITH CLEAN, SHARP TOOLS. DO NOT PAINT CUT ROOTS WITH TREE PAINT OR ANY KIND OF SEALANT.
- 3.1.5. MYCORRHIZA (ROOTSB® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING AS PER MANUFACTURER'S RECOMMENDATIONS.
- 3.1.6. AFTER EACH ROOT PRUNE, EACH SECTION OF ROOTBALL THAT IS PRUNED MUST BE WRAPPED WITH BLACK PLASTIC AND THE TRENCH BACKFILLED WITH ORIGINAL EXCAVATED SOIL. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY ADDED SUPPLEMENTS DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
- 3.1.7. ONCE THE TREE RING IS CONSTRUCTED AFTER EACH ROOT PRUNE, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN TO ENCOURAGE NEW ROOT GROWTH.

3.2. TREES

- 3.2.1. PRIOR TO ANY ROOTS BEING CUT, ALL MAJOR ROOTS MUST BE IDENTIFIED TO DETERMINE THE ROOTBALL DIAMETER BASED ON THE RELATIVE LOCATION AND SIZE OF THE ROOTS.
- 3.2.2. MANY TREE RELOCATION SPECIFICATIONS USE "GENERAL RULES" TO CALCULATE MINIMUM ROOTBALL DIAMETER, SUCH AS MULTIPLYING THE DIAMETER AT BREAST HEIGHT (DBH) OF THE TREE BY A FACTOR OR 10, OR ALLOWING A MINIMUM OF 8'-12" FOR THE ROOTBALL FOR EVERY 1" TREE CALIPER. OTHERS LIST UNREALISTIC MINIMUM SIZES FOR THE ROOTBALLS OF VARIOUS TREE CALIPERS OR HEIGHTS. IN MANY CASES, SUCH APPROACHES RESULT IN ROOTBALLS THAT ARE EITHER TOO LARGE OR TOO SMALL FOR A GIVEN TREE. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS BASED ON REAL-WORLD EXPERIENCE OF TREE RELOCATION SPECIALISTS IN SOUTH FLORIDA:

CALIPER (inches)	MIN. ROOTBALL DIA. (feet)	CALIPER (inches)	MIN. ROOTBALL DIA. (feet)
1-4	3	12-14	8
4-5	4	15-17	10
6-7	5	18-24	12-15
8-9	6	25-30	15-25
10-11	7	30 +	as needed

- 3.2.3. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
- 3.2.4. MINIMUM ROOTBALL DEPTH MUST BE 24"-36" FOR ALL TREES TO BE RELOCATED, WITH THE ACTUAL DEPTH TO BE DETERMINED ONLY AFTER A THOROUGH EXAMINATION OF ALL ROOTS DURING THE INITIAL ROOT INSPECTION AND BASED ON THE ABSENCE OF MAJOR ROOTS AT THE BOTTOM OF THE ROOTBALL. ROOTBALLS DEEPER THAN 36" MAY BE REQUIRED FOR LARGE SPECIMEN TREES, DEPENDING ON THE RELATIVE LOCATIONS AND DEPTHS OF THE MAJOR ROOTS AS OBSERVED DURING THE INITIAL ROOT INSPECTION.

- 3.2.5. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF LESS THAN 10" IS 12 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 6 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 3 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
- 3.2.6. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR TREES WITH A DBH OF 10" OR GREATER IS 24 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 12 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 6 WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
- 3.2.7. CERTAIN HARDWOOD TREES AND GYMNOSPERMS REQUIRE LONGER ROOT PRUNING TIMES. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
  - AVOCADO (PERSEA AMERICANA)
  - BLACK OLIVE (BUDICA BUCERAS)
  - BRIDALVEIL (CAESALPINIA GRANDILLO)
  - CASSIAS (ALL SPECIES OF CASSIA)
  - LIGUNUM VITAE (GUAIACUM SANCTUM & G. OFFICINALE)
  - PODOCARPUS (PODOCARPUS SP.)
  - LIVE OAK (QUERUS VIRGINIANA)
  - MAHOGANY (SWITENIA MAHAGONI)
  - MANGO (MANGIFERA INDICA)
  - PIGEON PLUM (COCOLOBA DIVERSIFOLIA)
  - SWEET ACACIA (ACACIA FARNESIANA)
  - VERAWOOD (BULNESIA ARBOREA)
  - WILD TAMARIND (LYSILOMA LATISILIQUUM & L. SABICU)

- FOR THESE TREES, THE MINIMUM ROOT PRUNE TIMES DISCUSSED IN SECTIONS 3.2.5 AND 3.2.6 ABOVE MAY BE INSUFFICIENT. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

3.3. PALMS

- 3.3.1. THE FOLLOWING TABLE LISTS MINIMUM ROOTBALL DIAMETERS FOR VARIOUS SPECIES OF PALMS BASED ON REAL-WORLD EXPERIENCE OF RELOCATION SPECIALISTS IN SOUTH FLORIDA:

PALM SPECIES	ROOTBALL SPECIFICATIONS
SABAL CABBAGE PALM	36" diameter
QUEEN & FOXTAIL PALMS	12" from trunk in all directions
ROYAL & COCONUT PALMS	18-24" from trunk in all directions
CANARY DATE PALM	24" from trunk in all directions
SLOW-GROWING PALMS	24" from trunk in all directions

- 3.3.2. PALM ROOTBALLS MUST BE A MINIMUM OF 24" DEEP. WHENEVER POSSIBLE, ROOTBALLS MUST BE CIRCULAR IN SHAPE WITH AN EQUAL DISTANCE FROM THE TRUNK TO THE EDGE OF THE ROOTBALL ALL AROUND.
- 3.3.3. AS A GENERAL RULE, MINIMUM ROOT PRUNE TIME FOR PALMS IS 6-8 WEEKS. THE FIRST ROOT PRUNE MUST BE ON TWO OPPOSING SIDES OF THE ROOTBALL, WITH THE SECOND ROOT PRUNE ON ONE OF THE OTHER TWO SIDES DONE A MINIMUM OF 3-4 WEEKS LATER, AND A THIRD ROOT PRUNE ON THE LAST SIDE DONE A MINIMUM OF 4-5+ WEEKS AFTER THAT. THE SECOND AND THIRD ROOT PRUNES MAY ONLY BE DONE WHEN HEALTHY NEW ROOT GROWTH FROM EARLIER ROOT PRUNES IS EVIDENT (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS). MORE TIME MAY BE NEEDED DURING THE COOLER MONTHS OF THE YEAR.
- 3.3.4. CERTAIN PALMS, IN PARTICULAR THOSE THAT ARE SLOW GROWING, REQUIRE LONGER ROOT PRUNING TIME. THESE INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
  - ALL SPECIES OF ARCHONTOPHENIX
  - ALL SPECIES OF CORYPHEA
  - AMERICAN OIL PALMS (ALL SPECIES OF ATTALEA)
  - BISMALECK PALMS (ALL SPECIES OF BISMALECKIA)
  - CUBAN & CARIBBEAN COPERNICIA
  - CUBAN BELLY PALM (GASTROCOCCOS CRISPA)
  - GINGERBREADDOOM PALMS (ALL SPECIES OF HYPHAENE)
  - PALMYRA PALMS (ALL SPECIES OF BORASSUS)
  - SATAPALM (SATAENTALIA LUKUENSIS)
  - SAW PALMETTO (SERENOA REPENS)
  - SILVER PALM (COCOOTHORINAX ARGENTATA)
  - ZOMBIE PALM (ZOMBIA ANTILLARUM)

- FOR THESE PALMS, THE MINIMUM ROOT PRUNING TIME IS 4-6 MONTHS OR GREATER. ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING AN EARLIER ROOT PRUNE CAN THE NEXT ROOT PRUNE BE DONE, AND ONLY WHEN SUFFICIENT NEW ROOT GROWTH HAS TAKEN PLACE FOLLOWING THE FINAL ROOT PRUNE MAY THE TREE BE RELOCATED (SEE SECTION 2.14 ABOVE FOR SPECIFICATIONS ON PHOTOGRAPHICALLY DOCUMENTING NEW ROOT GROWTH DURING THE ROOT PRUNE PROCESS).

4. CANOPY PRUNING SPECIFICATIONS

4.1. TREES

- 4.1.1. PRIOR TO RELOCATION, THE CANOPY OF EACH TREE TO BE RELOCATED MUST BE SELECTIVELY PRUNED TO REMOVE CROSSING, DEAD, DISEASED, BROKEN, AND LOW-HANGING BRANCHES THAT MAY INTERFERE WITH CONSTRUCTION ACTIVITIES, OR THAT MAY INTERFERE OR RESTRICT STRAPPING OR LIFTING THE TREE DURING RELOCATION.
- 4.1.2. FOR TREES BEING RELOCATED ONSITE, THE CANOPY MAY BE SELECTIVELY THINNED AND REDUCED BY NO MORE THAN 1/3 OF THE OVERALL CANOPY MASS, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. HOWEVER, THE BASIC SHAPE, FORM, AND CHARACTER OF THE TREE MUST BE PRESERVED.
- 4.1.3. FOR TREES BEING RELOCATED OFFSITE, THE CANOPY MUST BE PRUNED, AT THE DIRECTION OF THE LANDSCAPE ARCHITECT, TO FIT ON THE TRAILER FOR TRANSPORT. EVERY EFFORT MUST BE MADE TO RETAIN AS MANY LARGE BRANCHES AS POSSIBLE AND TO PRESERVE AS MUCH OF THE SHAPE, FORM, AND CHARACTER OF THE TREE AS POSSIBLE TO THE WIDEST LOAD WIDTH ALLOWABLE BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND ESCORTS TO TRANSPORT WIDE LOADS, PER FLORIDA LAW.
- 4.1.4. ALL CANOPY PRUNINGS MUST BE CONDUCTED FOLLOWING ANSI A-300 TREE PRUNING STANDARDS AND BEST MANAGEMENT PRACTICES.
- 4.1.5. ALL DEBRIS GENERATED DURING CANOPY PRUNING MUST BE REMOVED OFFSITE AND DISPOSED.

4.2. PALMS

- 4.2.1. IT IS WELL KNOWN THAT SOME PALMS SURVIVE RELOCATION BETTER WHEN ALL OF THE LEAVES ARE REMOVED (E.G. CABBAGE PALM, SABAL PALMETTO), AND THAT OTHER PALMS BENEFIT FROM HAVING THEIR LEAVES CUT IN HALF DURING RELOCATION (E.G. COCONUT PALM, COCOS NUCIFERA). BOTH OF THESE HORTICULTURAL PRACTICES, WHILE TRUE, ARE ONLY APPLICABLE WHEN PALMS ARE NOT ROOT PRUNED. LEAVES DO NOT NEED TO BE CUT IN HALF OR REMOVED FROM PALMS THAT ARE ADEQUATELY ROOT PRUNED. ON OCCASION WHEN SUFFICIENT ROOT PRUNING TIME IS NOT AVAILABLE, PALMS TO BE RELOCATED MAY HAVE THEIR LEAVES CUT IN HALF OR REMOVED ENTIRELY AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- 4.2.2. PALM LEAVES MUST BE TIED UP WITH 2-PLY BIODEGRADABLE TWINE PRIOR TO RELOCATION TO PREVENT MECHANICAL DAMAGE DURING THE RELOCATION PROCESS.
- 4.2.3. PALM TRUNKS SHALL ONLY BE CLEANED UP ACCORDING TO THE LANDSCAPE ARCHITECTS SPECIFICATIONS SPECIFIC TO EACH PALM.

5. RELOCATION SPECIFICATIONS

5.1. GENERAL

- 5.1.1. LANDSCAPE CONTRACTOR TO FLAG ALL PROPOSED PLANT LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 15 DAYS PRIOR TO REVIEW.
- 5.1.2. ALL TREES AND PALMS TO BE RELOCATED MUST BE WATERED DAILY FOR AT LEAST 5 DAYS PRIOR TO ANY RELOCATION TO ENSURE THAT THEY ARE FULLY HYDRATED. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH.
- 5.1.3. ALL ROOTBALLS MUST BE WRAPPED IN BURLAP AND THEN TIGHTLY WIRE-WRAPPED (USING REDLINE HORSE WIRE OR EQUIVALENT) TO KEEP THE ENTIRE ROOTBALL INTACT DURING RELOCATION. TREES AND PALMS GROWING IN LIMESTONE MUST BE DUG AND RELOCATED WITH THE ROOTS ATTACHED TO A SECTION OF ROCK AS PART OF THE ROOTBALL, SUCH THAT THE ROOTS REMAIN INTACT. ROOTBALLS COMING FROM SAND OR SANDY SOIL MAY ALSO NEED TO BE BOXED PRIOR TO RELOCATION, AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- 5.1.4. TREES AND PALMS BEING RELOCATED OFFSITE MUST HAVE THEIR ENTIRE ROOTBALLS THOROUGHLY AND TIGHTLY WRAPPED WITH PLASTIC SHRINK WRAP ON THE OUTSIDE OF THE WIRE WRAP, AND THE ENTIRE TREE OR PALM (INCLUDING CANOPY, TRUNK, AND ROOTBALL) MUST BE COVERED WITH A BREATHABLE TARP (E.G. SHADE CLOTH) DURING TRANSPORT.
- 5.1.5. NEW PLANTING PITS FOR RELOCATED TREES AND PALMS MUST BE PREPARED PRIOR TO LIFTING THE PALM OR TREE FROM ITS CURRENT LOCATION AND MUST BE AT LEAST 3-4 FEET WIDER THAN THE ROOTBALL AND THE SAME DEPTH AS THE ROOTBALL, SUCH THAT THE FINAL ELEVATION OF THE TOP OF THE ROOTBALL IS AT OR SLIGHTLY ABOVE (NO MORE THAN 2" HIGHER) FINAL GRADE.
- 5.1.6. TREES AND PALMS TO BE RELOCATED MUST BE LIFTED BY THE ROOTBALL ONLY, USING APPROPRIATELY SIZED LENGTH AND STRENGTH LIFTING STRAPS OR CHAINS. DURING LIFTING, THE TREE OR PALM MUST BE BALANCED IN A MORE-OR-LESS UPRIGHT POSITION, WITH THE STRAP ON THE TRUNK USED ONLY FOR BALANCING AND MANEUVERING THE TREE OR PALM INTO POSITION. NO CHAINS MAY BE USED AROUND OR AGAINST THE TRUNK AT ANY TIME. AT NO TIME SHALL 100% OF THE WEIGHT OF THE TREE OR PALM BE ON THE STRAP ATTACHED TO THE TRUNK. TRUNKS MUST BE HEAVILY PADDED WITH 30-60 LAYERS (DEPENDING ON SIZE AND WEIGHT) OF BURLAP BENEATH THE BALANCING STRAP.
- 5.1.7. TREES AND PALMS MUST BE LIFTED WITH A CRANE OR BACKHOE APPROPRIATELY SIZED FOR THE SIZE AND WEIGHT OF THE TREE OR PALM AND LIFTED OR CARRIED DIRECTLY TO THE FINAL INSTALL LOCATION OR TRANSPORT TRAILER.
- 5.1.8. ONCE LIFTING BEGINS, ANY UNCUT ROOTS UNDER OR AROUND THE ROOTBALL THAT MAY YET REMAIN MUST BE IMMEDIATELY SEVERED WITH HAND PRUNING TOOLS TO MINIMIZE TEARING AND ROOT DAMAGE.
- 5.1.9. AGRIFORM PLANTING TABLETS (OR APPROVED EQUIVALENT) MUST BE EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING PIT AT THE RATE OF 2 TABLETS PER 1" TRUNK CALIPER PRIOR TO BACKFILLING.
- 5.1.10. MYCORRHIZA (ROOTSB® TRANSPLANT OR EQUIVALENT) MUST BE INCORPORATED INTO THE BACKFILL SOIL PRIOR TO BACKFILLING.
- 5.1.11. RELOCATED TREES AND PALMS MUST BE CENTERED IN THE PLANTING PIT, AND THE PIT BACKFILLED USING A 1:1 MIXTURE OF EXISTING SOIL AND 80:20 (DOT SAND/MIX) SOIL MIX THOROUGHLY BLENDED TOGETHER. DO NOT USE MUDDY SOIL AS BACKFILL. (SEE 5.2.2 BELOW FOR SPECIAL CONDITIONS REGARDING DATE PALM BACKFILL SPECIFICATIONS.)
- 5.1.12. SMALL TREES AND PALMS MUST BE FIRMLY BRACED USING A MINIMUM OF FOUR 4" X 4" WOODEN BRACES ATTACHED TO 2" X 4" WOODEN BATTENS HELD IN PLACE WITH TWO STEEL BANDS. LARGER TREES MAY REQUIRE 6" X 8" WOODEN POLES OR EVEN TELEPHONE POLES TO PROVIDE SUFFICIENT BRACING STRENGTH TO PREVENT TOPPLING DURING WIND EVENTS. A SUFFICIENT NUMBER OF BATTENS MUST BE STRATEGICALLY PLACED AROUND THE TRUNK SUCH THAT THE STEEL BANDS NEVER CONTACT THE TRUNK. NO BURLAP IS TO REMAIN UNDER THE WOODEN BATTENS ON TREES DURING BRACING. ONCE THE WORK COVERED HEREIN IS COMPLETED, REMOVE THE WOODEN BATTENS WHEN BRACING PALMS. NAILS SHALL NEVER BE DRIVEN DIRECTLY INTO THE TRUNK DURING BRACING. BRACING MUST REMAIN IN PLACE FOR A MINIMUM OF ONE YEAR.
- 5.1.13. A TREE RING WITH A MINIMUM HEIGHT OF 6" MUST BE CONSTRUCTED 6-12" OUTSIDE THE OUTERMOST EDGE OF THE ROOTBALL AND AROUND THE ENTIRE PERIMETER OF THE ROOTBALL TO DIRECT IRRIGATION WATER AND ANY SUPPLEMENTS THAT ARE ADDED DOWN INTO THE ROOTBALL DURING ROOT REGENERATION.
- 5.1.14. ONCE THE TREE RING IS CONSTRUCTED, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE LIBERALLY APPLIED TO THE SURFACE OF THE ROOTBALL AND THOROUGHLY WATERED IN.
- 5.1.15. ROOTBALL MUST BE THOROUGHLY WATERED IN USING A HOSE AND A JOHNSON BAR INSERTED TO THE VERY BOTTOM OF THE ROOTBALL, AND SWING BACK AND FORTH TO PREVENT FORMATION OF AIR POCKETS. THE JOHNSON BAR TECHNIQUE MUST BE REPEATED AT LEAST ONCE MORE WITHIN ONE WEEK AFTER RELOCATION, AND AGAIN IF ANY SIGNS OF STRESS BECOME APPARENT.
- 5.1.16. ORGANIC MULCH (MELALEUCA IS PREFERRED) MUST BE APPLIED WITHIN 48 HOURS OF RELOCATION AT A DEPTH OF 3-4" OVER THE ENTIRE TOP OF THE ROOTBALL FROM THE TREE RING TO WITHIN 6" OF THE TRUNK. MULCH MUST NOT BE APPLIED OR ALLOWED TO ACCUMULATE DIRECTLY AGAINST THE TRUNK.
- 5.1.17. PITS FROM WHICH THE RELOCATED TREES AND PALMS WERE REMOVED MUST BE CLEANE OF ALL RESIDUAL ROOTS, STUMPS, AND PORTIONS THEREOF AND BACKFILLED WITH CLEAN FILL FLUSH WITH THE SURROUNDING GRADE.
- 5.1.18. RESTORE THE SURFACE WITH MATERIAL TO MATCH ADJACENT AREAS. MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR TO PROVIDE A MINIMUM OF ONE YEAR WARRANTY ON SETTLING AND PLANT MATERIAL FROM TIME OF SUBSTANTIAL COMPLETION.
- 5.2. SPECIAL CONDITIONS
- 5.2.1. MULTI-TRUNK TREES AND PALMS MUST BE RELOCATED AS ONE UNIT WITH A SINGLE ROOTBALL.
- 5.2.2. PLANTING PITS FOR EDIBLE DATE PALMS (PHOENIX DACTYLIFERA) MUST BE BACKFILLED WITH PURE DOT SILICA SAND.

6. MAINTENANCE SPECIFICATIONS

6.1. GENERAL

- 6.1.1. ALL RELOCATED TREES AND PALMS MUST BE MAINTAINED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
- 6.1.2. CONTRACTOR MUST MAINTAIN ALL RELOCATED TREES AND PALMS FOR ONE FULL YEAR FROM THE DATE OF RELOCATION TO THE FINAL LOCATION.
- 6.1.3. WHENEVER POSSIBLE, EACH TREE AND PALM MUST BE WATERED BY A PERMANENT AUTOMATIC IRRIGATION SYSTEM FOLLOWING RELOCATION. EACH WATERING MUST THOROUGHLY SATURATE THE ROOTBALL TO ITS FULL DEPTH. THIS WILL REQUIRE 25-50 GALLONS OF WATER FOR SMALL TREES AND PALMS, DEPENDING ON ROOTBALL SIZE, WHILE LARGE TREES WILL REQUIRE A MINIMUM OF 10 GALLONS PER FOOT OF ROOTBALL DIAMETER (I.E. A 10' DIAMETER ROOTBALL WILL REQUIRE A MINIMUM OF 100 GALLONS PER WATERING EVENT). WATERING FREQUENCY MUST BE EVERY DAY FOR THE FIRST TWO WEEKS, EVERY OTHER DAY FOR THE NEXT THREE WEEKS, AND EVERY THIRD DAY FOR THE NEXT 6+ WEEKS.
- 6.1.4. WHEN AN AUTOMATIC IRRIGATION SYSTEM IS NOT POSSIBLE, CONTRACTOR IS RESPONSIBLE FOR HAND WATERING RELOCATED TREES AND PALMS THROUGHOUT THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CLIENT.
- 6.1.5. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A CONTACT ROOT ROT FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS INITIAL PREVENTATIVE MAINTENANCE.
- 6.1.6. EVERY THREE MONTHS THEREAFTER, A HIGH-PHOSPHORUS ROOT STIMULANT MUST BE APPLIED TO THE SURFACE OF THE ROOTBALL AT THE RECOMMENDED LABEL RATE AND WATERED IN WITH A DRENCH CONSISTING OF A SYSTEMIC INSECTICIDE AND A BROAD-SPECTRUM SYSTEMIC FUNGICIDE, FOLLOWING LABEL INSTRUCTIONS, AS CONTINUING PREVENTATIVE MAINTENANCE.
- 6.1.7. IRRIGATION AND BRACING MUST BE CHECKED AND EACH TREE OR PALM THOROUGHLY INSPECTED FOR SIGNS OF STRESS, DISEASE, OR PEST PROBLEMS ON A MONTHLY BASIS.

6.2. SHADE TREES

- 6.2.1. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 15-2-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
- 6.2.2. FOLIAR FEED FOUR TIMES PER YEAR.

6.3. FLOWERING TREES

- 6.3.1. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 9-10-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
- 6.3.2. FOLIAR FEED FOUR TIMES PER YEAR.

6.4. PALMS

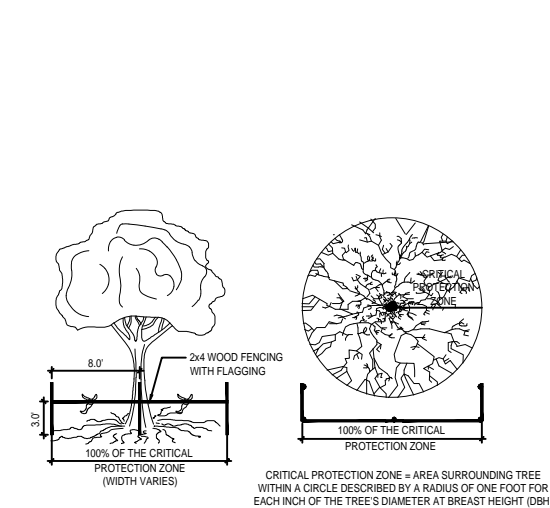
- 6.4.1. STRING MUST BE REMOVED FROM THE TIED UP LEAVES IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION IF THE PALM WAS ROOT PRUNED OR WITHIN 30-45 DAYS AFTER RELOCATION ON THE OCCASION THE LANDSCAPE ARCHITECT APPROVED RELOCATION WITHOUT ROOT PRUNING DUE TO TIME CONSTRAINTS.
- 6.4.2. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 8-4-12 GRANULAR PALM FERTILIZER WITH MINORS MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
- 6.4.3. FOLIAR FEED SIX TIMES PER YEAR.

7. TREE PROTECTION SPECIFICATIONS

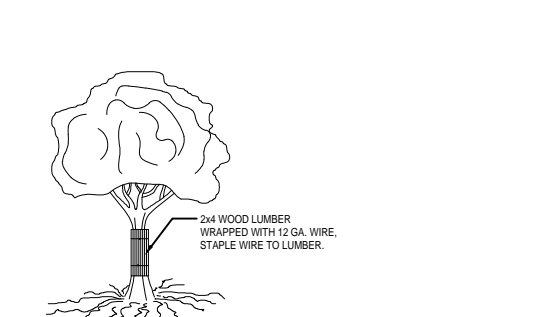
- 7.1. TREE PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS TO REMAIN OR BE RELOCATED.
- 7.2. FENCES SHOULD BE OF STURDY CONSTRUCTION, PREFERABLY 4"x4" POSTS WITH WIRE MESH. ORANGE PLASTIC MESH FENCES ARE INEFFECTIVE BECAUSE THEY ARE EASILY REMOVED, DROPPED, KNOCKED DOWN, IGNORED, ETC.
- 7.3. FENCES MUST BE MAINTAINED INTACT UNTIL THE PROJECT IS COMPLETED. THEY SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY'S URBAN FORESTER.
- 7.4. NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL LIGHTING, ETC.

8. WARRANTY

- 8.1. ALL RELOCATED TREES AND PALMS MUST BE GUARANTEED FOR ONE YEAR FROM THE DATE OF RELOCATION TO THEIR FINAL LOCATIONS.
- 8.2. IF A TREE OR PALM DIES WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
- 8.3. IF A TREE OR PALM PERFORMS POORLY WITHIN THE 1-YEAR WARRANTY PERIOD, IT MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE DECISION TO REPLACE BASED ON POOR HEALTH IS AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
- 8.4. IF A TREE OR PALM SETTLES TO AN UNHEALTHY DEPTH WITHIN THE 1-YEAR WARRANTY PERIOD, AS DEEMED BY THE LANDSCAPE ARCHITECT, IT MUST BE RAISED TO THE CORRECT GRADE AT CONTRACTOR'S EXPENSE.

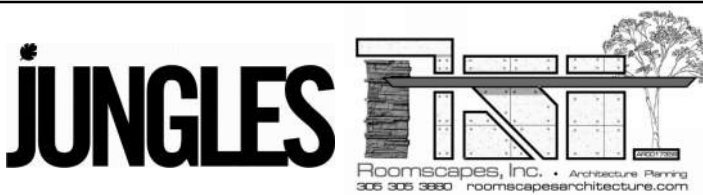


1 TREE BARRICADE DETAIL
SCALE: N/A



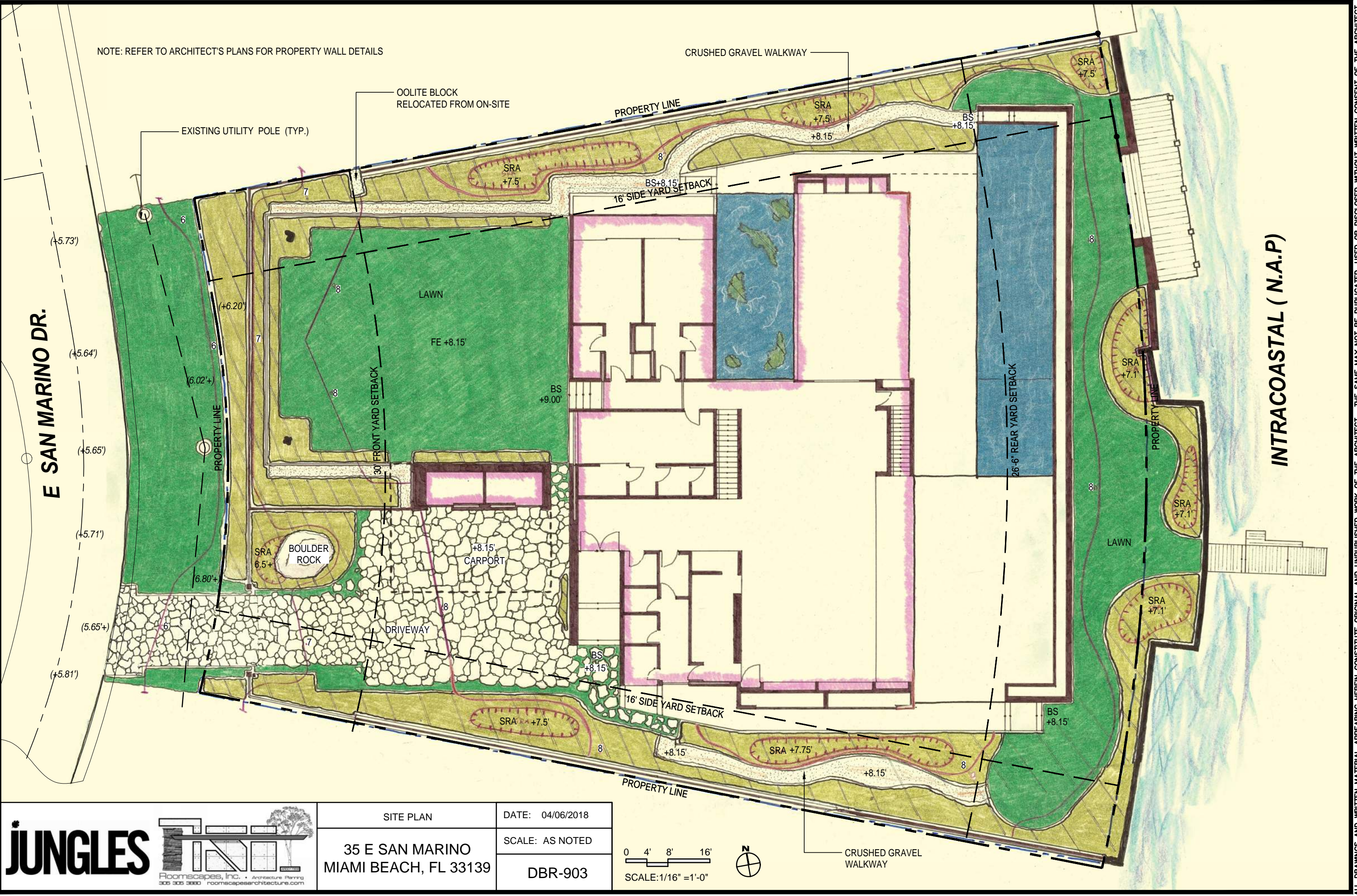
2 TREE TRUNK PROTECTION DETAIL
SCALE: N/A

- 6.3.1. IMMEDIATELY AFTER RELOCATION TO THE FINAL LOCATION AND EVERY THREE MONTHS THEREAFTER, A HIGH-QUALITY, SLOW-RELEASE 9-10-15 GRANULAR FERTILIZER MUST BE APPLIED, AT THE RECOMMENDED LABEL RATE, SPREAD EVENLY ACROSS THE SURFACE OF THE ROOTBALL.
- 6.3.2. FOLIAR FEED FOUR TIMES PER YEAR.



TREE DISPOSITION NOTES & DETAILS	DATE: 04/06/2018
35 E SAN MARINO MIAMI BEACH, FL 33139	SCALE: N.T.S.
	DBR-902





NOTE: REFER TO ARCHITECT'S PLANS FOR PROPERTY WALL DETAILS

EXISTING UTILITY POLE (TYP.)

OOLITE BLOCK  
RELOCATED FROM ON-SITE

CRUSHED GRAVEL WALKWAY

E SAN MARINO DR.

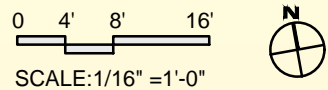
INTRACOASTAL ( N.A.P )

**JUNGLES**



Roomscapes, Inc. • Architecture Planning  
305 305 3390 roomscapesarchitecture.com

SITE PLAN	DATE: 04/06/2018
35 E SAN MARINO MIAMI BEACH, FL 33139	SCALE: AS NOTED
	DBR-903



CRUSHED GRAVEL WALKWAY

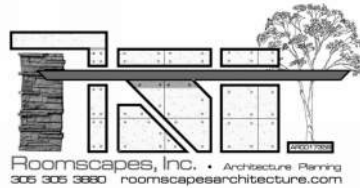
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E SAN MARINO DR.

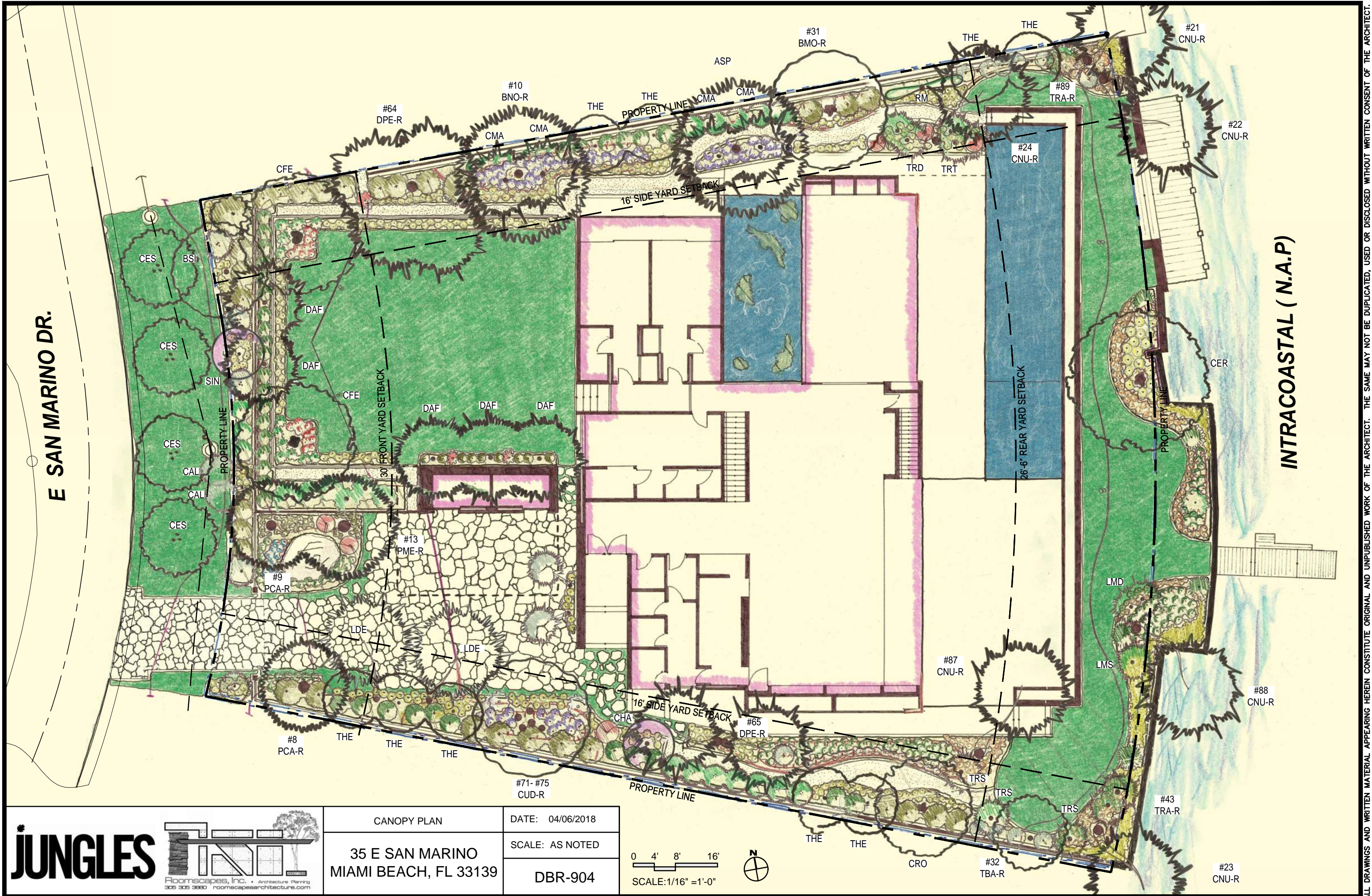
INTRACOASTAL (N.A.P)

**JUNGLES**



CANOPY PLAN	DATE: 04/06/2018
35 E SAN MARINO MIAMI BEACH, FL 33139	SCALE: AS NOTED
	DBR-904

0 4' 8' 16'  
SCALE: 1/16" = 1'-0"



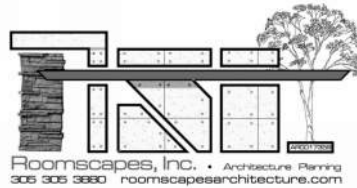
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.



E SAN MARINO DR.

INTRACOASTAL (N.A.P)

**JUNGLES**



UNDERSTORY PLAN GROUND FLOOR  
35 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 04/06/2018

SCALE: AS NOTED

DBR-905

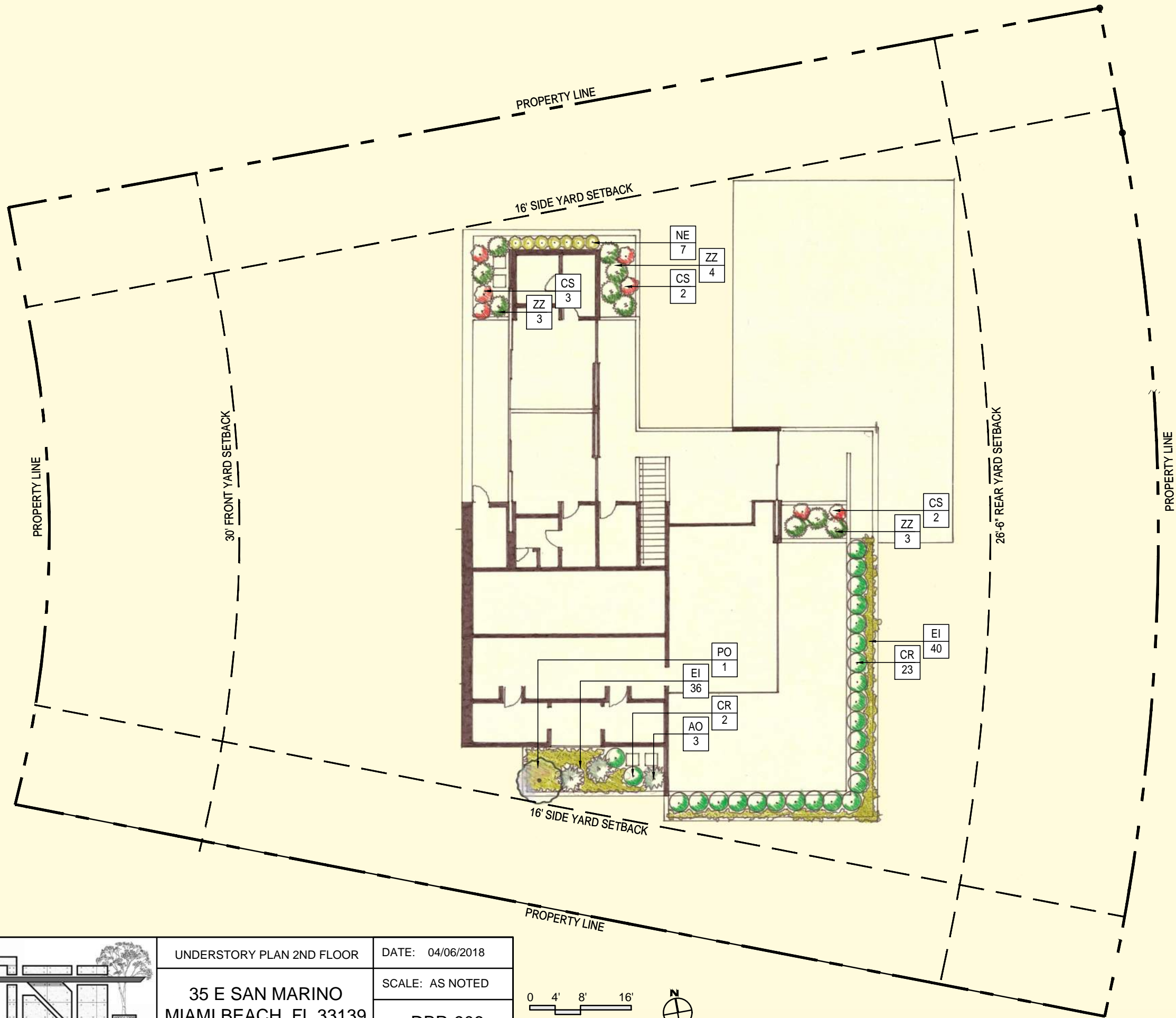
0 4' 8' 16'  
SCALE: 1/16" = 1'-0"



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

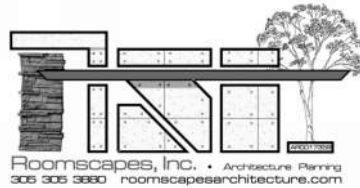


E SAN MARINO DR.



INTRACOASTAL ( N.A.P )

**JUNGLES**



UNDERSTORY PLAN 2ND FLOOR  
35 E SAN MARINO  
MIAMI BEACH, FL 33139

DATE: 04/06/2018

SCALE: AS NOTED

DBR-906

0 4' 8' 16'  
SCALE: 1/16" = 1'-0"



JUNGLES

35 E San Marino Drive \_Gound Floor Plant List  
Miami Beach, FL 33139  
6-Apr-18

		TREES		
QTY	SYM	Botanical Name	Common Name	Specification
1	BMO-R	<i>Bucida molinetti</i>	Spiny Black Olive	Relocated from on-ste; #31
1	BSI	<i>Bursera simaruba</i>	Gumbo Limbo	20'-24' HT. x 16' SPR.
2	CFE	<i>Caesalpinia ferrea</i>	Brazilian Ironwood	24'-30' HT. x 24' SPR.; Specimen
1	CHA	<i>Calliandra haematocephala</i>	Powderpuff	45 Gal., 12' HT., x 6' SPR.
1	CTO-R	<i>Chloroleucon tortum</i>	Brazilian Rain Tree	Relocate from on-site; Landscape Architect to locate in field, not shown on plan.
1	CRO	<i>Clusia rosea</i>	Autograph Tree	14' HT. x 12' SPR.; 24" D.B.H.; Specimen trunk
5	CUD-R	<i>Coccoloba uvifera x diversifolia</i>	Sea plum	Relocated from on-site (choose the nicest ones to make cluster); #71-#75
1	CER	<i>Conocarpus erectus</i>	Green Buttonwood	14'-18' HT. x 10'-12' SPR.; Specimen trunk
4	CES	<i>Conocarpus erectus 'Sericeus'</i>	Silver Buttonwood	12'-14' HT. x 8' SPR., Multi-trunk
1	SIN	<i>Saraca indica</i>	Ashoka tree	45 Gal.; 12' HT.x 6' SPR.
9	THE	<i>Tabebuia heterophylla</i>	Pink Tabebuia	16' HT. x 8'-10' SPR.
		PALMS		
QTY	SYM	Botanical Name	Common Name	Specification
1	ASP	<i>Attalea sp.</i>	American Oil Palm	25' HT.; Specimen
1	BNO-R	<i>Bismarckia nobilis</i>	Bismarck Palm	Relocated from on-site, #10
4	CMA	<i>Chambeyronia macrocarpa</i>	Red Leaf Palm	4'-6' CT.
6	CNU-R	<i>Cocos nucifera</i>	Coconut Palm	Relocated from on-site; #21, #22, #23, #24, #87, #88
1	CNU-R	<i>Cocos nucifera</i>	Coconut Palm	Relocated from on-site; #25, Landscape Architect to locate in field, not shown on plan.
5	DAF	<i>Dictyosperma album furfuraceum</i>	Hurricane Palm	9'-12' CT.; Heavy
2	DPE-R	<i>Dypsis pambana</i>	Pemba Palm	Relocated from on-site; #64, #65
1	HEL-R	<i>Heterospathe elata</i>	Sagisi Palm	Relocated from on-sote; Landscape Architect to locate in field, not shown on plan.
2	LDE	<i>Livistona decipiens</i>	Ribbon Fan Palm	10'-16' WD; Curved trunks
2	PCA-R	<i>Phoenix canariensis</i>	Canary Island Date Palm	Relocated from on-site; #8, #9
1	PME-R	<i>Phoenix dactylifera 'Medjool'</i>	Medjool Date Palm	Relocated from on-site; #13
		UNDERSTORY TREES / LARGE SHRUBS		
QTY	SYM	Botanical Name	Common Name	Specification
1	ALA	<i>Amphitecna latifolia</i>	Black Calabash	25 Gal.; 8'-10' HT. x 5' SPR.
13	CZU	<i>Calyptranthes zuzugium</i>	Myrtle-of-the-River	25 Gal.; 8'-10' HT. x 4' SPR.
19	CWI	<i>Canella winterana</i>	Cinnamon Bark	25 Gal.; 8'-10' HT. x 4'-5' SPR.
7	CCY	<i>Capparis cynophallophora</i>	Jamaica Caper	25 Gal.; 4'-6' HT. x 4'-5' SPR.
9	GCL	<i>Genipa clusifolia</i>	Seven-Year Apple	15 gal.; 5' HT.; Bush
8	GLU	<i>Gymnanthes lucida</i>	Crabwood	25 Gal., 7'-8' HT. x 4'-5' SPR.
3	PRA	<i>Pimenta racemosa</i>	Bay Rum	25 Gal.; 8'-10' HT. x 4'-5' SPR.
1	SMA	<i>Suriana maritima</i>	Bay Cedar	7 Gal.; 36" HT.; Bush
1	TBA-R	<i>Tabebuia bahamensis</i>	Dwarf White Trumpet	Relocated from on-site; #32
		UNDERSTORY PALMS		
QTY	SYM	Botanical Name	Common Name	Specification
3	CAL-R	<i>Coccothrinax alta</i>	Silver Thatch Palm	Relocate from on-site; #40, #41, #42,
1	CAL	<i>Coccothrinax alta</i>	Silver Thatch Palm	16'-18' CT.
1	LMS	<i>Leucothrinax morrisii</i>	Keys Thatch Palm	4'-6' OA. HT., Single
1	LMD	<i>Leucothrinax morrisii</i>	Keys Thatch Palm	6' OA. HT., Double
12	REX	<i>Rhapis excelsa</i>	Lady Palm	25 Gal.; 7'-9' HT.; Full to base
3	SR	<i>Serenoa repens 'Cinerea'</i>	Silver Saw Palmetto	25 Gal.; 36" x 36"; Full
2	TRA-R	<i>Thrinax radiata</i>	Green Thatch Palm	Relocated from on-site; #89; #43
3	TRS	<i>Thrinax radiata</i>	Green Thatch Palm	9'-14' OA HT., Single
1	TRD	<i>Thrinax radiata</i>	Green Thatch Palm	9'-14' OA HT., Double
1	TRT	<i>Thrinax radiata</i>	Green Thatch Palm	9'-14' OA HT., Triple
		UNDERSTORY SHRUBS		
QTY	SYM	Botanical Name	Common Name	Specification
52	CR	<i>Clusia rosea 'Nano'</i>	Dwarf Pitch Apple	7 Gal., 24" x 24", Full
2	GT	<i>Gardenia taitensis</i>	Tahitia Gardenia	3 Gal.
2	ME	<i>Megaskepasma erythrochlamys</i>	Brazilian Red Cloak	7 Gal.; Low branched; Full
18	NUS	TBD	Native Understory Shrubs	7 Gal.

JUNGLES

35 E San Marino Drive \_Gound Floor Plant List  
Miami Beach, FL 33139  
6-Apr-18

		ACCENTS		
QTY	SYM	Botanical Name	Common Name	Specification
3	AD	<i>Aechmea 'Dean'</i>	Bromeliad	7 Gal.; Full
2	AO	<i>Alcantarea odorata</i>	Alcantarea Bromeliad	7 Gal.' Full
9	AP	<i>Alpinia purpurata</i>	Red Ginger	7 Gal., 3'-4" HT., x 3'-4" SPR.; Full
1	DS	<i>Dioon spinulosum</i>	Mexican Cycad	25 Gal.; To be tagged by Landscape Architect
7	MD	<i>Monstera deliciosa</i>	Swiss Cheese Plant	3 Gal.; Mature leaves; Full
6	MBT	<i>Musa 'Black Thai'</i>	Thai Black Banana	15 Gal.; 6'-7" HT.
12	PG	<i>Philodendron 'Green Congo'</i>	Same	7 Gal.; 36" HT.; Full
1	RM	<i>Ravenala madagascariensis</i>	Travelers Palm	12'-18" HT., FG.
1	JC	<i>Justicia chrysostephana</i>	Orange Flame Justicia "Orange Flame"	7 Gal.
2	VI	<i>Vriesea imperialis</i>	Imperial Bromeliad	7 Gal., Full
1	AC	Misc. Accent Plants		Wholesale Purchase Allowance \$5,000
		GRASSES		
QTY	SYM	Botanical Name	Common Name	Specification
5	TD	<i>Tripsacum dactyloides</i>	Fakahatchee Grass	3 Gal.; 24" HT.; Full
18	MC	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	3Gal., 18" O.C.
		GROUNDCOVERS		
QTY	SYM	Botanical Name	Common Name	Specification
163	BF	<i>Bulbine frutescens 'Orange'</i>	Desert Candles	1 Gal., 12" O.C.; Full
204	EL	<i>Ernodea littoralis</i>	Golden Creeper	3 Gal., 24" O.C.; Full
41	EB	<i>Epidendrum ibaguense</i>	Crucifix Orchid	1 Gal., 12" O.C.; Full
39	FM	<i>Ficus microcarpa</i>	Ficus 'Green Island'	3 Gal.; 12" HT. x 12" SPR.; Full
16	HL	<i>Hymenocallis latifolia</i>	Spider Lily	3 Gal., 24" O.C.; Full
260	MS	<i>Microsorium scolopendrium</i>	Wart Fern	3 Gal., 18" O.C.; Full
65	NC	<i>Neomarica caerulea 'Regina'</i>	Blue Walking Iris	3 Gal.
28	NH	<i>Neoregelia 'Hanibal Lector'</i>	Same	1 Gal., 9" O.C.
19	NJ	<i>Neoregelia 'Jill'</i>	Neoregelia Bromeliad	1 Gal., 12" O.C.
43	NE	<i>Nephrolepis exaltata</i>	Sword Fern	3 Gal., 18" O.C.; Full
36	PO	<i>Peperomia obtusifolia</i>	Baby Rubber Plant	1 Gal., 9" O.C.; Full
14	SH	<i>Scutellaria havanensis</i>	Havana Skullcap	1 Gal., 12" O.C.
		VINES		
QTY	SYM	Botanical Name	Common Name	Specification
1	BSP	<i>Bougainvillea sp.</i>	Bougainvillea	25 Gal., 5'-7" HT. Trellis.
		SOD		
QTY	SYM	Botanical Name	Common Name	Specification
5810 s.f.	ZJ	<i>Zoysia japonica 'Empire'</i>	Empire Zoysia	Solid Sod, Quantity is listed in S.F. for reference only. Contractor to verify in field.
		PLANT ALLOWANCE		
QTY	SYM	Botanical Name	Common Name	Specification
1	AQ	Misc. Aquatic plants		Wholesale Purchase Allowance \$5,000

1. Landscape Architect to approve all plant materials.  
2. The Landscape Contractor shall provide unit cost bids for all plant material specified on the plant list. The unit cost should be an all-inclusive price to pick-up, deliver, and install each unit.  
3. The Landscape Contractor shall provide photographs of all trees and palms for the Landscape Architect's approval. Photographs should be submitted at time of bid.  
4. The Landscape Contractor shall coordinate the landscape installation with the Landscape Architect at least one month prior to the install date.

55 E San Marino Drive _Second Floor Plant List				
		UNDERSTORY SHRUBS		
QTY	SYM	Botanical Name	Common Name	Specification
25	CR	Clusia rosea 'Nana'	Dwarf Pitch Apple	3 Gal., 24" x 24", Full
		ACCENTS		
QTY	SYM	Botanical Name	Common Name	Specification
3	AO	Alcantarea odorata	Alcantarea Bromeliad	7 Gal., Full
1	PO	Plumeria obtusa 'Dwarf Singapore Pink'	Frangipani 'Dwarf Singapore Pink'	15 Gal.
10	ZZ	Zamioculcas zamiifolia	ZZ Plant	7 Gal.
		GROUNDCOVERS		
QTY	SYM	Botanical Name	Common Name	Specification
76	EI	Ernodea littoralis	Golden Creeper	1 Gal., 24" O.C.; Full
7	NE	Nephrolepis exaltata	Sword Fern	3 Gal., 18" O.C.; Full
		VINES		
QTY	SYM	Botanical Name	Common Name	Specification
7	CS	Clerodendrum splendens	Flaming Glory	7 Gal.



PLANT LIST	DATE: 04/06/2018
35 E SAN MARINO MIAMI BEACH, FL 33139	SCALE: N.T.S.
	DBR-907



1 PALM PLANTING AND STAKING DETAIL  
SCALE: NTS

4 TREE PLANTING AND STAKING DETAIL  
SCALE: NTS

2 CHARACTER PALM PLANTING AND STAKING DETAIL  
SCALE: NTS

5 PLANT & SHRUB SPACING DETAIL  
SCALE: NTS

3 UNDERSTORY TREE PLANTING AND STAKING DETAIL  
SCALE: NTS

6 SHRUB PLANTING DETAIL  
SCALE: NTS

7 GROUND COVER PLANTING DETAIL  
SCALE: NTS

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

1. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE AN INSTALLATION SCHEDULE TO THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
3. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
4. PLANT LIST SHALL TAKE PRECEDENCE OVER PLANTING PLAN IN CASE OF DISCREPANCIES.
5. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS, AFTER CONSULTING THE LANDSCAPE ARCHITECT.
6. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
7. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD.
8. ANY SPECIFIC REQUIREMENTS SUCH AS SPECIFIC SHAPE, CHARACTER, NUMBER OF TREE TRUNKS, PLANT SOURCE, TRANSPORTING, AND OR SPECIAL BRACING NOTED ON THE PLAN OR PLANT LIST, WILL REQUIRE APPROVAL AND OR COORDINATION WITH THE LANDSCAPE ARCHITECT.
9. NO CHANGE OR SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. ANY REVISION OR MODIFICATIONS TO THE LANDSCAPE PLAN MUST HAVE PRIOR APPROVAL BY THE THE LANDSCAPE ARCHITECT & OWNER
10. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.
11. ALL TREES, PALMS, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
12. CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
13. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES TO UNDERGROUND UTILITIES, AND OR CONSTRUCTION CAUSED BY LANDSCAPE INSTALLATION, AT NO COST TO THE OWNER.
14. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
15. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
16. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
17. ALL PLANTING AREAS SHALL BE EXCAVATED TO A MINIMUM OF 3' FOR GROUNDCOVER'S AND MORE THAN 3' FOR SHRUBS, TREES, AND PALMS, AND SHOULD RECEIVE A SPECIFIED PLANTING SOIL MIXTURE. PLANTING SOIL SHALL BE 70% COARSE SAND, 20% FLORIDA PEAT, AND 10% PINE BARK AS MANUFACTURED BY ATLAS PEAT & SOIL OR APPROVED EQUAL. CONTRACTOR TO SUBMIT PLANTING SOIL SAMPLE FOR LANDSCAPE ARCHITECT'S APPROVAL.
18. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTERAS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS' SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
19. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
20. AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, ALL REMAINING HOLES SHALL BE BACK FILLED AROUND AND UNDER ROOT BALL WITH WASHED BEACH SAND. SOD DISTURBED AREA, IF REQUIRED. ALL SHRUB BEDS TO BE INSTALLED WITH WASHED BEACH SAND. (SEE SPEC)
21. ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION, WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURERS' RECOMMENDATIONS AND BASED ON SOIL TESTS OF EXISTING ON-SITE SOILS.
22. ALL EXISTING PLANT MATERIAL TO REMAIN, SHALL BE PROTECTED DURING ALL CONSTRUCTION PHASES. ANY PLANT MATERIAL SCARRED OR DESTROYED DESIGNATED TO REMAIN MUST BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH SIMILAR SPECIES SIZE AND QUALITY.
23. ALL TREES ON SOD AREA SHALL RECEIVE A HARDWOOD / PINE NEEDLE MULCH MIX RING 2' IN DIAMETER TYPICAL. MULCH TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION.
24. ALL PLANTING AREAS SHALL BE MULCHED WITH SHREDDED ORGANIC MULCH TO A MINIMUM OF 3"; WITH THE EXCEPTION OF BEACH PLANTING. DO NOT USE CYPRESS OR RED MULCH.
25. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE, UNLESS NOTED OTHERWISE.
26. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
27. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.

28. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
29. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.
30. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
31. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
32. ON-SITE LAYOUT OF PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
33. ALL PLANTS, MATERIALS, WORKMANSHIP, AND INVOICE APPROVAL ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
34. CONTRACTOR TO FLAG ALL PROPOSED TREE AND PALM LOCATIONS FOR OWNER AND LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO EXCAVATION OR INSTALLATION. PLAN LOCATIONS ARE SUBJECT TO FIELD ADJUSTMENTS BY THE LANDSCAPE ARCHITECT.
35. LANDSCAPE ARCHITECT TO APPROVE ALL SHRUB AND GROUNDCOVER PLANTING LOCATION AND LAYOUT PRIOR TO INSTALLATION.
36. CONTRACTOR SHALL PROVIDE DIGITAL PHOTOGRAPHIC DOCUMENTATION DURING INSTALLATION FOR LANDSCAPE ARCHITECT'S REVIEW, DAILEY.
37. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION, REFER TO GRADING PLAN.
38. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN OR COORDINATE WITH THE IRRIGATION CONTRACTOR AND LANDSCAPING MAINTENANCE SERVICES ALL PLANTING INCLUDING WATERING, MOWING, MULCHING, WEED, AND PEST CONTROL UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND OWNER.
39. THE AWARDED LANDSCAPE CONTRACTOR SHALL SUBMIT A PROPOSED BID / CONTRACT WITH PRICING FOR ALL PLANT MATERIAL INCLUDING (WARRANTY, LABOR, TRANSPORTATION, RELOCATION, SITE MAINTENANCE AND PREPARATION) AS PER THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND OR PLANTING PLANS.
40. THE LANDSCAPE CONTRACTOR'S CONTRACT SHALL ACKNOWLEDGE ALL TERMS AND CONDITIONS SET FORTH UNDER THESE GENERAL LANDSCAPE NOTES AND SPECIFICATIONS.
41. THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF RAYMOND JUNGLES, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.
42. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
43. PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 16" GREATER THAN ROOTBALL OR CONTAINER. PLANT TREES IN CIRCULAR PITS WITH A DIAMETER 36" GREATER THAN ROOTBALL OR CONTAINER., PLACE PLANTS WITH BEST "FACE" FORWARD.
44. BACKFILL ALL PLANTING PITS WITH THE FOLLOWING MIXTURE : ½ ONSITE SOIL, ½ CLEAN FRIABLE TOPSOIL. SUBMIT TOPSOIL SAMPLE AND SOIL TEST ANALYSIS FOR APPROVAL BY LANDSCAPE ARCHITECT. (SEE PLANTING DETAILS). REMOVE EXCESS SOIL EXCAVATED FROM PLANT PIT FROM THE SITE OR DISTRIBUTE ON-SITE AS DIRECTED BY L.A.
45. VERIFY ALL QUANTITIES IN THE PLANTING SCHEDULE AND INSTALL ALL PLANTS AND MATERIALS AS INDICATED IN THE PLAN. PROVIDE COMPOSITE UNIT PRICES FOR EACH PLANT, WHICH INCLUDE ALL OTHER INCIDENTAL MATERIALS, (I.E. MULCH, FERTILIZER, TOPSOIL, LABOR, ETC.)
46. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
47. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.
48. ALL PLANTING AREAS TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM TO COMPLY WITH CITY OF MIAMI BEACH CODE REQUIREMENTS.

GENERAL TREE BRACING NOTES AND SPECIFICATIONS:

TREES AND PALMS GREATER THAN 6" DBH TO BE BRACED WITH PROPS:

1. CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT), TIMBER BAMBOO (GUADUA ANGUSTIFOLIA) 3" DIA.).
2. ALL (PRESSURE TREATED (PT) 2"x4", 4"x4"), STAKES SHALL BE PAINTED AS SPECIFIED BY THE LANDSCAPE ARCHITECT. WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/3 OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER.
3. SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"x12"-16")
4. USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
5. PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
6. SECURE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL TREE.
7. WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"x4"x30" STAKE. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. NOTE: ON STRAIGHT TREES OR PALMS OR TREES, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM ON CURVED (CHARACTER) PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM.
8. CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT PENETRATE TREE OR PALM WITH NAILS.
9. IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN THE VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARLY LABELED WITH THE STATEMENT, "DO NOT REMOVE."
10. PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

TREES AND PALMS LESS THAN 6" DBH TO BE BRACED BY GUYING:

1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF SLEEVE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
2. CUT LENGTHS OF STAKING SLEEVE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
4. PLACE THE SLEEVE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE SLEEVE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6. TWIST WIRE AT RUBBER SLEEVE TO KEEP IT IN PLACE
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
8. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES.
9. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
10. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
11. ANY WIRES ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE ARCHITECT.



PLANTING NOTES	DATE: 04/06/2018
35 E SAN MARINO MIAMI BEACH, FL 33139	SCALE: N.T.S.
	DBR-909

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.





LANDSCAPE REQUIREMENTS	DATE: 04/06/2018
35 E SAN MARINO MIAMI BEACH, FL 33139	SCALE: N.T.S.
	DBR-910

CITY OF MIAMI BEACH LANDSCAPE LEGEND INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS			
ZONING DISTRICT <u>RS-3</u> LOT AREA <u>22,685 SF</u> ACRES <u>0.5207</u> .			
	<u>OPEN SPACE</u>	<u>REQUIRED/ ALLOWED</u>	<u>PROVIDED</u>
A.	SQUARE FEET OF REQUIRED OPEN SPACE AS INDICATED ON SITE PLAN: LOT AREA = <u>22,685</u> S.F.X <u>50%</u> % = <u>11,342.5</u> S.F.	11,342.5 SF	9,102 SF
B.	SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED AS INDICATED ON SITE PLAN:	N/A	N/A
	NUMBER OF PARKING SPACES    _____ X 10 S.F. PARKING SPACE =	N/A	N/A
C.	TOTAL SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED: A+B=	11,342.5 SF	9,102 SF
	<u>LAWN AREA CALCULATION</u>		
A.	SQUARE FEET OF LANDSCAPED OPEN SPACE REQUIRED 6,574 SF		
B.	MAXIMUM LAWN AREA (SOD) PERMITTED= 50 % X 11,342.5 S.F. =5,671	5,671 SF	4,347 SF
	SF		
	<u>TREES</u>		
A.	TREES REQUIRED PER NET LOT ACRE	N/A	N/A
	TREES ON FRONT YARD	2	5
	TRESS ON BACK YARD	3	4
	TRESS IN EXCESS OF 6,000 SF LOT (1 TREE X 1,000 SF) 300 SF/1,000 SF = 1 TREES	17	14
	TOTAL TREES ON LOT	22	23
B.	30% NATIVES REQUIRED: 22 X 30% =7	7	12
C.	50% LOW MAINTENANCE / DROUGHT AND SALT TOLERANT REQUIRED: 22 X 50%=11	11	18
D.	STREET TREES (MAXIMUM AVERAGE SPACING OF 20' O.C.) 95 LF / 20' = 4	4	4
E.	STREET TREE SPECIES ALLOWED DIRECTLY BENEATH POWER LINES: (MAXIMUM AVERAGE SPACING OF 20' O.C.):	4	4
	<u>SHRUBS</u>		
A.	NUMBER OF SHRUBS REQUIRED: SUM OF LOT AND STREET TREES REQUIRED 26 X 12= 312	312	118
B.	50% NATIVE SHRUBS REQUIRED: 312 X 50% = 156	156	77
	<u>LARGE SHRUBS OR SMALL TREES</u>		
A.	LARGE SHRUBS OR SMALL TREES (10% OF REQUIRED SHRUBS) 312 X 10% = 32	32	62
B.	50% NATIVE LARGE SHRUBS OR SMALL TREES REQUIRED: 32 X 50% = 16	16	59

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT. THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.





FRONT ELEVATION	DATE: 04/06/2018
35 E SAN MARINO MIAMI BEACH, FL 33139	SCALE: N.T.S.
	DBR-911





REAR ELEVATION	DATE: 04/06/2018
35 E SAN MARINO MIAMI BEACH, FL 33139	SCALE: N.T.S.
	DBR-912









## PLANNING DEPARTMENT

Staff First Submittal Review Comments

Design Review Board

### SUBJECT:

DRB17-0209 **55 East San Marino Drive**

Comments Issued:

**01/23/18 | JGM**

Final CAP/PAPER Submittal:

**1:00 PM on 02/02/18**

Notice to Proceed:

**02/12/18**

Tentative Board Meeting Date:

**04/03/18\***

**\*APPLICANT MUST SCHEDULE A FINAL PAPER SUMITTAL DROP-OFF TIME WITH Victor Nunez, VictorNunez@miamibeachfl.gov**

### PERTINENT INFO

The CAP and Paper Final submittal deadline is **1:00 PM on 02/02/18** for the **April 03, 2018** meeting.

- Fifteen (15) 11x17 drawing sets labeled **Final Submittal**, including one (1) original set of 11x17 architectural plans dated, signed and sealed.
- A cd/dvd containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department.
- **All** other associated fees due **02/14/18**

**DRB Submittal will not be placed on positioned Agenda if fees are not paid**

**\*PENDING SUBMITTAL OF REQUIRED DOCUMENTS**

### DRAFT NOTICE:

DRB17-0209, **55 East San Marino Drive**. The applicant, Expedite Miami LLC, co Rodolfo Martin, is requesting Design Review Approval for the construction of a new two-story single family residence to replace two existing single family homes one of which is an one-story architecturally significant pre-1942 single family residence, including one or more waivers and variances to exceed the maximum height of fences.

### 1. APPLICATION COMMENTS

2. Architectural plans shall be submitted as an individual file and not combined with the other documents.
3. All files must be named with the submittal deadline date and type of document. Example: for February 2 final submittal, the architectural plans shall be named '02-02-2018 Plans'.
4. Documents shall be individually uploaded as below:  
Application, LOI, Checklist, labels, Survey, Plans, Landscape.

### 5. DEFICENCIES IN ARCHITECTURAL PRESENTATION

- a. **DRB-002, Survey:** Doesn't appear to have lot area noted on survey, revise to include requested information

**AREA HAS BEEN ADDED TO SURVEY**

- b. **DBR-100:** PRINTING ERROR. Some characters did not print accurately as the document was created. Missing Grade, Missing Freeboard, Please correct.

**PRINTING ERROR HAS BEEN CORRECTED**



- c. **VARIANCES IDENTIFIED:** Heights of fences cannot exceed 7'-0" from CMB Grade. Amend Letter of Intent to include (1) open space waiver and (2) three fence height variances (front, side and side)

**HEIGHT OF FENCE HAS BEEN REVISED. NO WAIVER NEEDED**

- d. **DBR-103: LOT COVERAGE** Is this a lot coverage diagram?

**YES**

Lot coverage to include: 4/: Carport and rear covered Terraces: When detached from the main home building(s), or part of an attached structure projecting more than 10 feet from the main home building(s), such outdoor covered areas shall not be included in the lot coverage calculation, provided that such outdoor covered area(s) do not exceed two percent (2%) of the lot area. 2% of lot area = 454SF. Review and Clarify

**CARPORT AND REAR TERRACE IS INCLUDED IN LOT COVERAGE**

- e. **DBR-104: LABEL SHADED UNIT SIZE First FLOOR** Add Unit size is where you add those areas structure projecting more than 10 feet from the main home building(s) when detached from the main home building(s), or part of an attached structure. Pond area correctly added to LOT COVERAGE, the same SF does not apply to unit size. Remove shaded 110SF.

**100SF HAS BEEN REMOVED**

- f. **DBR-104: LABEL SHADED UNIT SIZE SECOND FLOOR** Add Unit size is where you add those areas structure projecting more than 10 feet from the main home building(s) when detached from the main home building(s), or part of an attached structure. Pond area correctly added to LOT COVERAGE, the same SF does not apply to unit size.

**100SF HAS BEEN REMOVED**

- g. **DBR-300:** Add red dashed lines to front, rear and side setbacks.

**RED LINES SETBACKS HAVE BEEN ADDED**

- h. **DBR-501** Sections: ADD CMB Grade value - 5.65' NGVD as identified on survey. Measure fences from this elevation.

**HEIGHT OF FENCES HAVE BEEN REVISED**

- i. **DBR-303:** Skylights do not project above main roof line?

**NO**

Roof plan reflects flat roofs

**YES**

- j. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.

**FINAL SUBMITTAL HAS BEEN ADDED**

- k. Add narrative response sheet.

## **6. ZONING/VARIANCE COMMENTS.**

- a. Variance of 1.67' height for a fence in the front yard and both side yards (sheet DBR400 and DBR-402)

**HEIGHT OF FENCES HAVE BEEN REVISED**

- b. Open Space waiver: north side pond area does not comply with open space requirements.

**EXPLANATION ON LETTER OF INTENT AND SHEET 02-02-2018-DBR-110**

c. Cantilever slabs at the ground level exceeds the maximum elevation allow for projections. Maximum elevation is adjusted grade +30"= 9.82' NGVD. Proposed elevation is ~10.7' NGVD. Requires two (2) variances.

**EXPLANATION ON LETTER OF INTENT AND SHEET 02-02-2018-DBR-110.1**

d. Fences shall be measured from grade elevation of 5.65' NGVD. Revise fence elevation drawings.

**HEIGHT OF FENCES HAVE BEEN REVISED**

e. Letter of intent shall be revised to include the following criteria, responding to these new requirements. If any item does not apply, just indicate Not Applicable, or provide an answer if the project satisfies any of the criteria.

**EXPLANATION ON LETTER OF INTENT**

**COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

- A recycling or salvage plan for partial or total demolition shall be provided.
  - Windows that are proposed to be replaced shall be hurricane proof impact windows
  - Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
  - Whether resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) will be provided.
  - Whether adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact, including a study of land elevation and elevation of surrounding properties were considered.
  - The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land.
  - Where feasible and appropriate, all critical mechanical and electrical systems shall be located above base flood elevation.
  - Existing buildings shall be, where reasonably feasible and appropriate, elevated to the base flood elevation.
  - When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 of the City Code.
  - Where feasible and appropriate, water retention systems shall be provided.
1. Letter of intent is insufficient. Explain in detail how each variance satisfy all hardship criteria below, included in section 118-353 (d) of the City Code:
- That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;
  - That the special conditions and circumstances do not result from the action of the applicant;
  - That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;
  - That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;



- That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
- That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and
- That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

**7. DESIGN/APPROPRIATENESS COMMENT**

- a. Front fencing at street should incorporate more transparency through picket elements

**8. LANDSCAPING COMMENTS**

a. pending

**9. PUBLIC WORKS COMMENTS**

**These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.**

JGM, FSC

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# Roomscapes, Inc.

9641 SW 100 Avenue ■ Miami, Florida 33176 ■ (305) 305-3880 ■ FL LIC # AR0017359

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February 02, 2018

City of Miami Beach  
Planning & Zoning Department  
1700 Convention Center Drive  
Miami Beach, FL 33139

**RE: DESIGN REVIEW BOARD / LETTER OF INTENT / 55 San Marino Dr. Miami, Beach FL / Folio: 02-3232-003-0500**

Dear members of the City of Miami Beach Design Review Board (DBR),

Please accept this letter as a formal Letter of Intent for the noted property above.

This property currently has two single family residences on a 0.52 Acre lot. The structure at the North side is a one story 4,749 Sq Ft build in 1954 and the structure at the South side is one story 3,160 Sq Ft built in 1941 which fall on the pre-1942 category homes

From a preliminary approach to the City of Miami Beach, we found that the property built in 1941 is not an individually designated historic structure, is not located within a historic district and has no significant historic architectural value (Refer to attached email letter from City of Miami Beach).

We are respectfully requesting that the DBR consider the approval to demolish the existing structures and the new construction of a 10,767 Sq Ft two story single family residence, 6 bedrooms, 7.5 bathrooms, swimming pool, and carport.

At the same time we are requesting 2 variances for:

Additional Open Space:

This house design is unusual in that it follows an aesthetic of sweeping horizontal planes, wide open views and extreme extended cantilevers. This design does not 'contain' space, but rather defines space by providing overhead protection while allowing huge open spaces for unlimited view to all directions. One of these spaces (the Living Area) is situated between the internal 'pond' to one side and the ocean to the other. The intent is to connect the man made (pond) to nature (ocean) with only an overhead definition of space. The full depth of the pond exceeds the required depth by 7.5 feet in excess of the required maximum of 29 feet. This is to express the full effect of the connection through the entire length of the living area and not create an unbalanced view (connection). If the intention of this

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requirement is to not allow too deep of a void in the side view of the structure, this request for variance from this requirement is justified because this structure and use of this void is not contained, but rather is an extension of the view of and from the living space from the pond to the ocean.

## Cantilever Slabs:

The height of the cantilevered slabs on both sides of the property exceed the required height by 10 inches. The area of each slab is approximately 150 square feet on the north side and 110 square feet to the south side. As previously stated, this house is composed of sweeping horizontal planes that are not 'of the ground' but rather 'above the ground'. The house does not impose itself on the site but rather hovers just above it creating a sense of elevation and a light impact to the ground. These cantilevers are intended to create this sense of elevation rather than lowering their user to the ground. Both sides of this property are screened by fencing and heavy landscaping effectively hiding these areas from neighboring views. These walkway areas would be within the allowed area except that in this case, the site is tapered causing these walkways to minimally encroach into the side yard setback areas.

The effect of the additional height of 10 inches to the walkways in these side yard areas is minimized by the screening of heavy landscaping and is mitigated by fitting in with the integrity of the overall design language of the structure.

Respectfully submitted:



Steven R. Luria, Architect  
AR0017359

02/02/2018 .

Dated