

MUNICIPAL REVIEW BOARD SUBMITTAL  
SUNSET PARK | 1759 PURDY AVENUE | MIAMI BEACH, FLORIDA

CLIENT / PROPERTY INFORMATION

PROPERTY ADDRESS  
SUNSET PARK  
1759 PURDY AVENUE  
MIAMI BEACH, FL 33139

EXISTING VEGETATION SUMMARY

The existing vegetation located on the property is composed primarily of invasive alexander palms, small trees and palms. No specimen trees are proposed to be removed as part of this development project. Please see sheets L1.0 for additional information

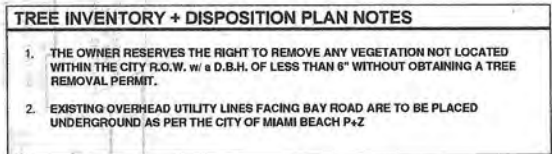
SCOPE OF WORK

- New streetscape designs to be provided for multi-use Sunset Park building + condominiums along Bay Road and Purdy Avenue.
- Upper level gardens will be provided with raised planters.



INDEX OF SHEETS

- L0.0 Landscape Cover Page + Sheet Index
- L1.0 Existing Tree Survey + Disposition Plan
- L1.1 Existing Vegetation Context Images
- L2.0 Ground Level Landscape Plan
- L2.1 Third Level Landscape Plan
- L2.2 Fourth Level Landscape Plan
- L2.3 Fifth Level Landscape Plan
- L2.4 Roof Deck Landscape Plan
- L2.5 Landscape Legend, Plant List, Landscape Notes + Details
- L3.0 Plant Material Images: Trees + Palms
- L3.1 Plant Material Images: Shrubs, Accents + Groundcovers





C.M.B. EXISTING TREE INVENTORY + DISPOSITION CHART - SUNSET HARBOUR													
NUMBER	COMMON NAME	BOTANICAL NAME	SPECIMEN D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY AREA	CANOPY LOSS / NET LOSS	COMMENTS	PERMIT REQUIREMENTS P-2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 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1000		
#2	Gumbo Limbo Trees	Bursera almarubi	YES	+/- 12'	+/- 15'	+/- 12'	GOOD	REMAIN	113 SF	0 SF	PRESERVE + PROTECT	N/A	
#3	Gumbo Limbo Trees	Bursera almarubi	YES	+/- 12'	+/- 15'	+/- 14'	GOOD	REMAIN	154 SF	0 SF	PRESERVE + PROTECT	N/A	
#4	Gumbo Limbo Trees	Bursera almarubi	YES	+/- 14'	+/- 15'	+/- 12'	GOOD	REMAIN	113 SF	0 SF	PRESERVE + PROTECT	N/A	
#5	Gumbo Limbo Trees	Bursera almarubi	NO	+/- 8'	+/- 15'	+/- 10'	GOOD	REMAIN	79 SF	0 SF	PRESERVE + PROTECT	N/A	
#6	Gumbo Limbo Trees	Bursera almarubi	YES	+/- 14'	+/- 15'	+/- 12'	GOOD	REMAIN	113 SF	0 SF	PRESERVE + PROTECT	N/A	
#7	Green Buttonwood Tree	Conocarpus erectus	NO	+/- 4'	+/- 12'	+/- 12'	FAIR	REMOVE	113 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	GREEN SPACE MANGMT / PW	
#8	Washington Palm	Washingtonia filifera	NO	+/- 6'	+/- 5'	+/- 5'	FAIR	REMOVE	20 SF	20 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	GREEN SPACE MANGMT / PW	
#9	Alexander Palm	Pythocperma elegans	NO	+/- 4'	+/- 16'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED	
#10	Alexander Palm	Pythocperma elegans	NO	+/- 4'	+/- 20'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED	
#12	Alexander Palm	Pythocperma elegans	NO	+/- 4'	+/- 16'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED	
#13	Alexander Palm	Pythocperma elegans	NO	+/- 4'	+/- 15'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED	
#14	Alexander Palm	Pythocperma elegans	NO	+/- 4'	+/- 20'	+/- 10'	GOOD	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED	
#15	Arce Palm Cluster	Dypsis lutescens	NO	+/- 4'	+/- 15'	+/- 12'	FAIR	REMOVE	113 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED	
#16	Wild Tamarind Tree	Lythroma latifolia	NO	+/- 4'	+/- 8'	+/- 5'	FAIR	REMOVE	20 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A - NO PERMIT REQUIRED	
#17	Wild Tamarind Tree	Lythroma latifolia	NO	+/- 8'	+/- 25'	+/- 20'	FAIR	REMOVE	314 SF	314 SF	IN CONFLICT WITH SITE DESIGN, MITIGATION PROVIDED	GREEN SPACE MANGMT / PW	
#18	Wild Tamarind Tree	Lythroma latifolia	NO	+/- 5'	+/- 8'	+/- 8'	FAIR	REMOVE	28 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A	
#19	Wild Tamarind Tree	Lythroma latifolia	NO	+/- 4'	+/- 8'	+/- 8'	FAIR	REMOVE	28 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A	
#20	Wild Tamarind Tree	Lythroma latifolia	NO	+/- 4'	+/- 8'	+/- 10'	FAIR	REMOVE	79 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A	
#22	Green Buttonwood Tree	Conocarpus erectus	NO	+/- 3'	+/- 8'	+/- 8'	FAIR	REMAIN	20 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A	
#23	Green Buttonwood Tree	Conocarpus erectus	NO	+/- 3'	+/- 8'	+/- 5'	POOR	REMAIN	20 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A	
#24	Green Buttonwood Tree	Conocarpus erectus	NO	+/- 3'	+/- 8'	+/- 5'	FAIR	REMOVE	20 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A	
#26	Unknown	Unknown	NO	+/- 3'	+/- 5'	+/- 5'	FAIR	REMOVE	20 SF	0 SF	IN CONFLICT WITH SITE DESIGN, UNDER 6" NO MITIGATION REQ.	N/A	
TOTAL MITIGATION REQUIRED :										334 SF			
TOTAL MITIGATION PROVIDED :										7,300 SF			

C.M.B. EXISTING TREE SURVEY LEGEND	
	TREE or PALM TO BE REMOVED. SEE CHART SAME SHEET
	TREE TO REMAIN, PRESERVE + PROTECT



**CHRISTOPHER CAWLEY | CC**  
LANDSCAPE ARCHITECTURE LLC | LA

DATE  
08.03.18

## L1.0





GREEN BUTTONWOOD TREES #22 + 23



ALEXANDER PALMS #10 - 14



WILD TAMARIND #16 + ARECA PALM CLUSTER #15



GUMBO LIMBO TREES IN MEDIAN ON PURDY AVENUE



GUMBO LIMBO TREES IN MEDIAN ON PURDY AVENUE



GREEN BUTTONWOOD TREE #7

SUNSET PARK  
1759 PURDY AVENUE, MIAMI BEACH, FLORIDA

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*Christopher Cawley*  
08.03.2018

DATE  
08.03.18

SHEET NO

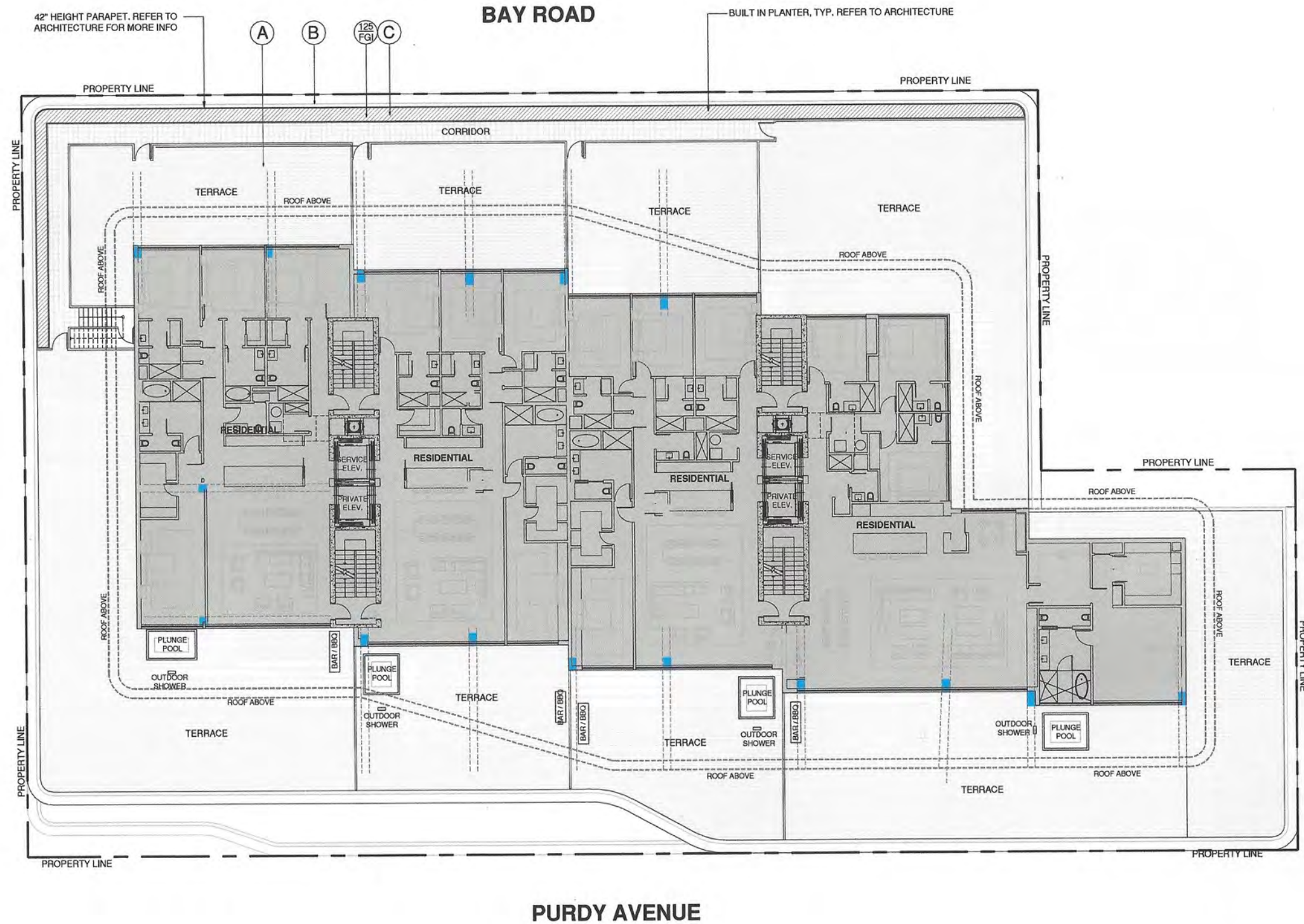
EXISTING VEGETATION CONTEXT IMAGES

L1.1





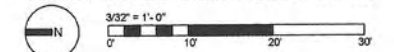




#### LANDSCAPE PLAN LEGEND

- (A) MATERIAL TO BE SELECTED
- (B) 42" HEIGHT PARAPET WALL, REFER TO ARCHITECTURE
- (C) PLANTER - REFER TO ARCHITECTURE FOR MORE INFORMATION

#### THIRD LEVEL LANDSCAPE PLAN



**SUNSET PARK**  
1759 PURDY AVENUE, MIAMI BEACH, FLORIDA

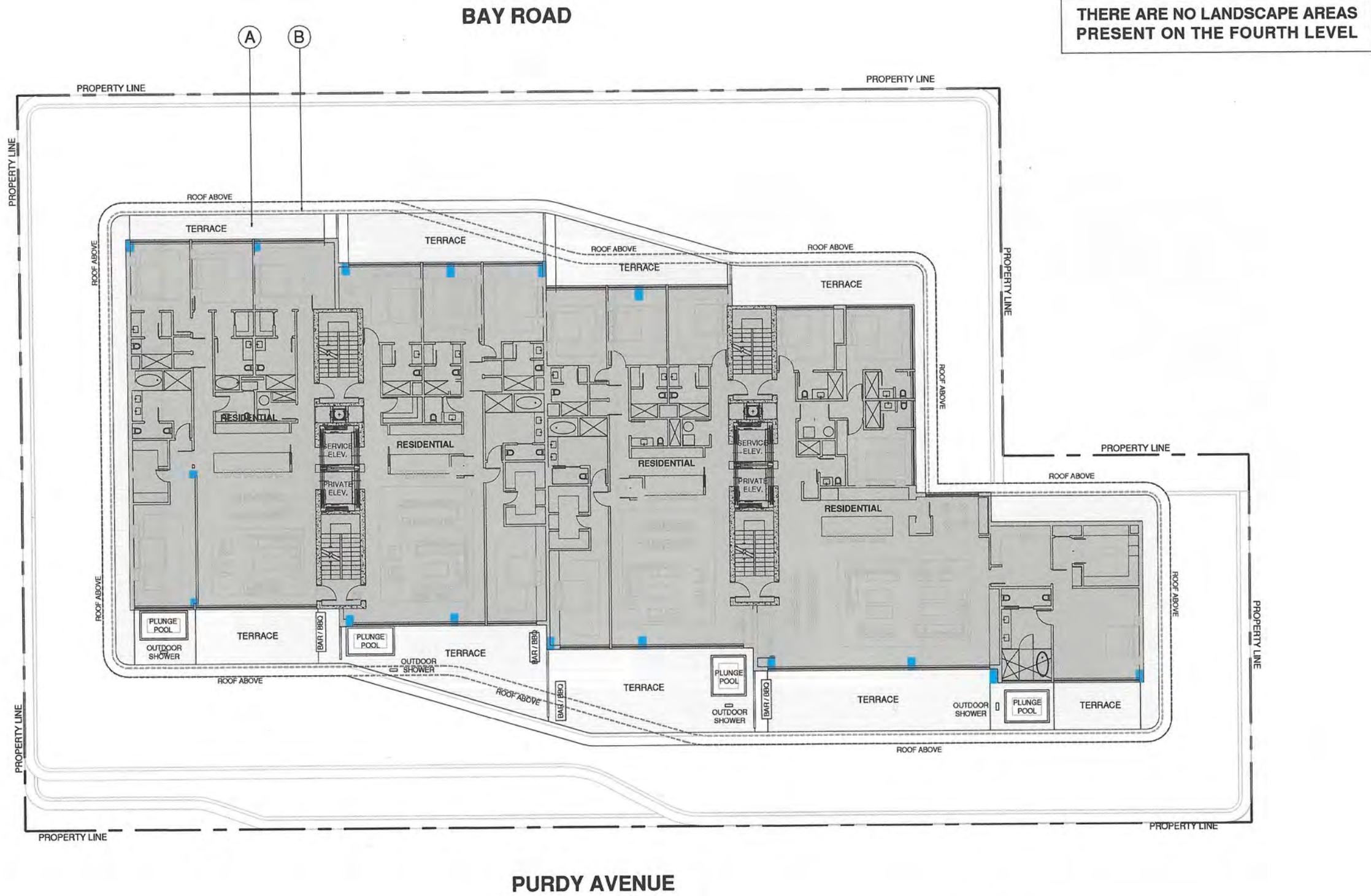
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SHEET NO  
**L2.1**

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08/03/2018





#### LANDSCAPE PLAN LEGEND

- A MATERIAL TO BE SELECTED
- B 42" HEIGHT PARAPET WALL, REFER TO ARCHITECTURE

FOURTH LEVEL LANDSCAPE PLAN  
 3/32" = 1'-0"  
 0 10 20 30

**SUNSET PARK**  
 1759 PURDY AVENUE, MIAMI BEACH, FLORIDA

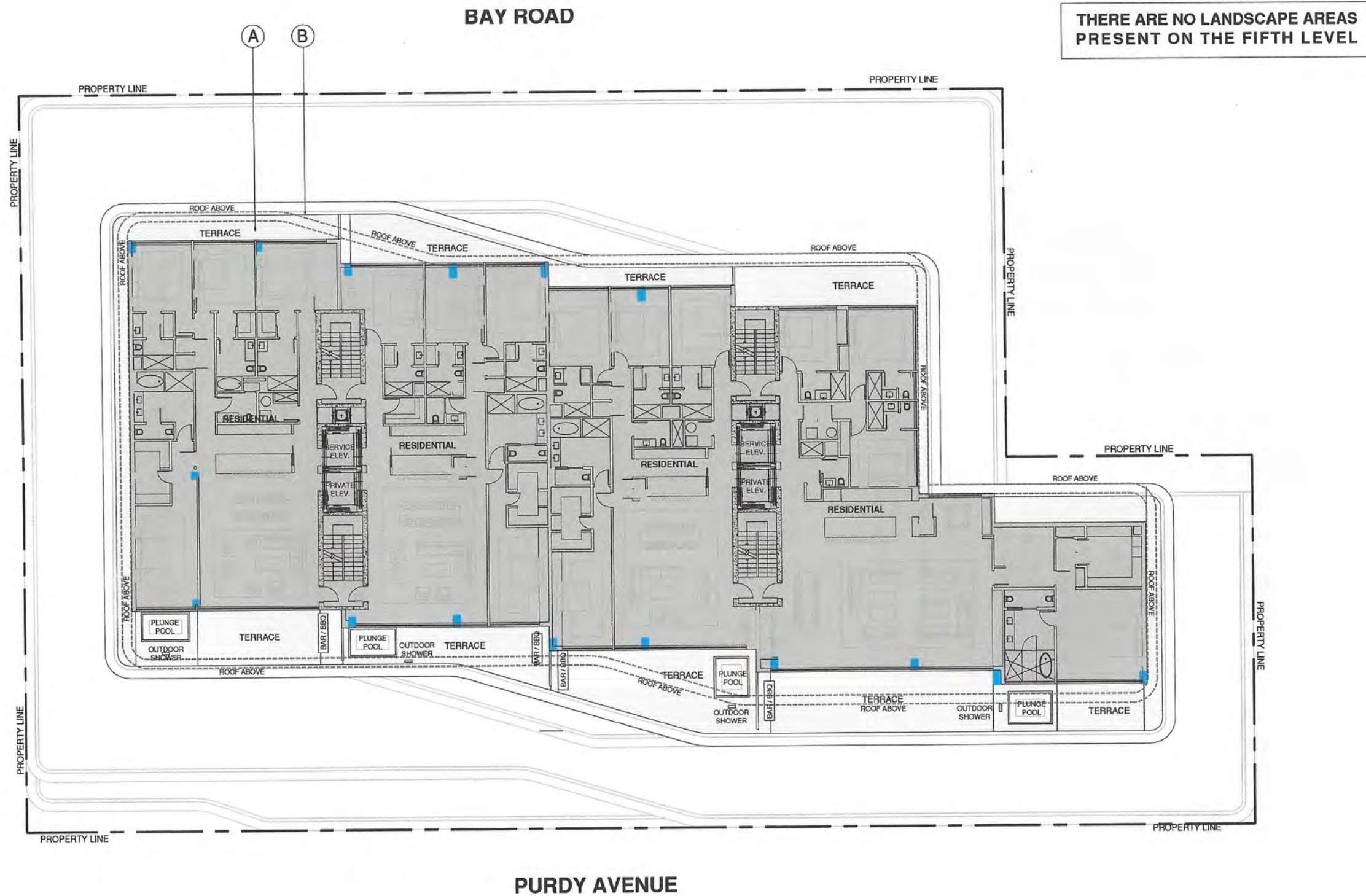
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 09.03.2018

DATE  
 09.09.18

SHEET NO  
**L2.2**





#### LANDSCAPE PLAN LEGEND

- A MATERIAL TO BE SELECTED
- B 42" HEIGHT PARAPET WALL, REFER TO ARCHITECTURE

FIFTH LEVEL LANDSCAPE PLAN

3/32" = 1'-0"

0' 10' 20' 30'

**SUNSET PARK**  
1759 PURDY AVENUE, MIAMI BEACH, FLORIDA

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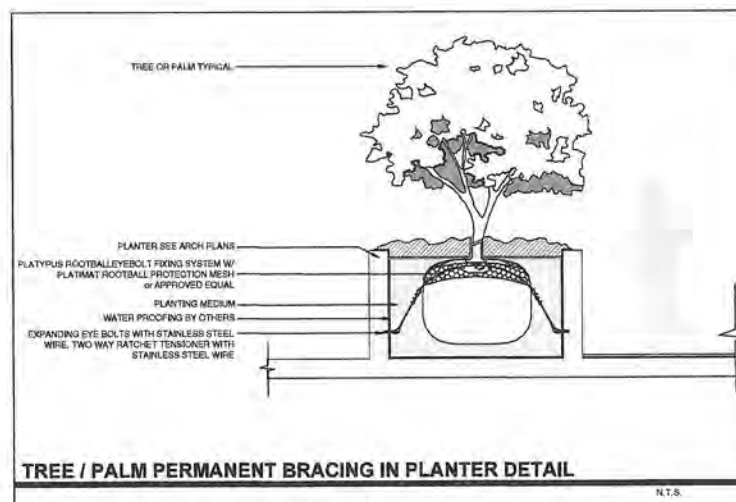
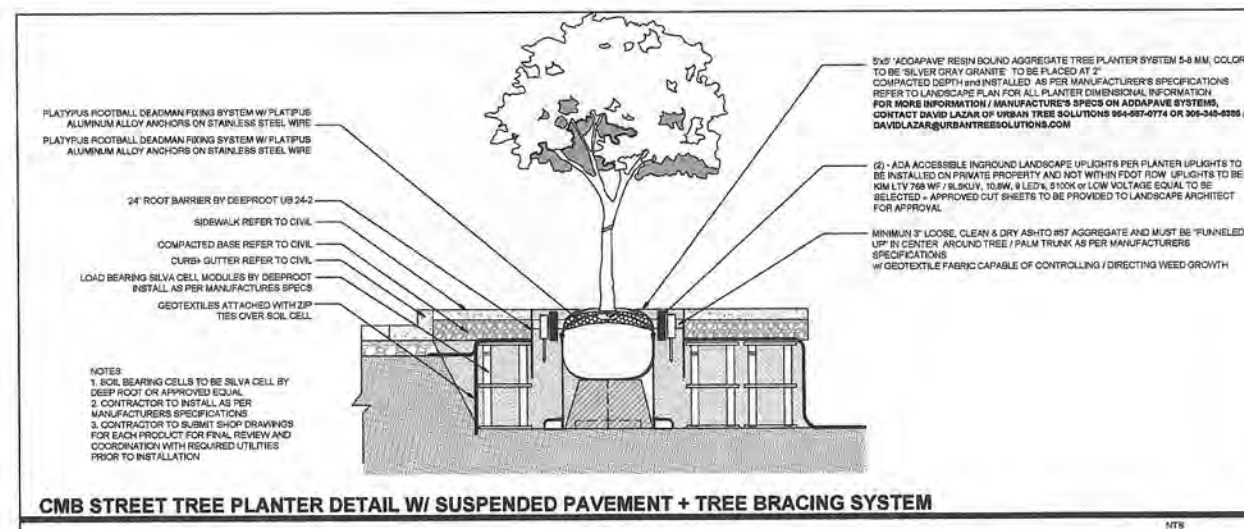
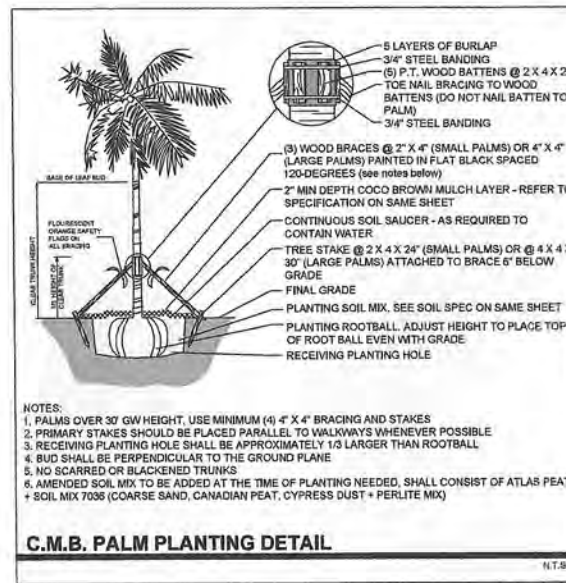
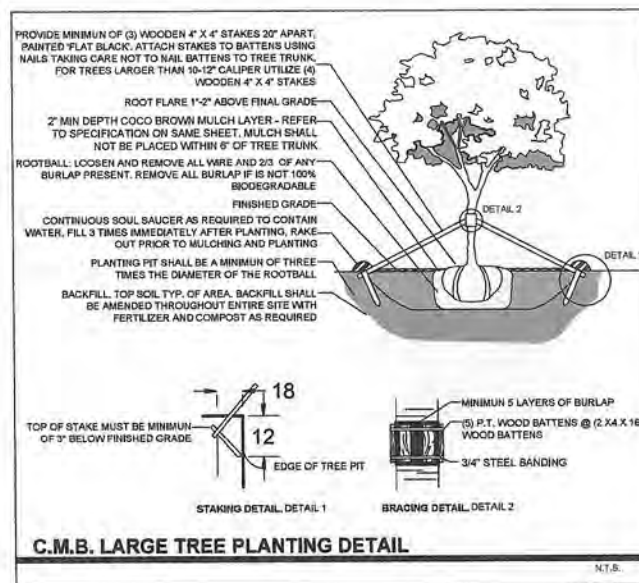
SHEET NO  
**L2.3**

*Christopher Cawley*  
08.03.2018









PLANT LIST - SUNSET PARK ROOF DECK					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
<b>TREES</b>					
CR	1	YES	PITCH APPLE TREE	<i>Clusia rosea</i>	100 gallon, 12" ht, 8-9" spread, 3" dbh, multi, equal to Trevoiro
LJ	5	NO	JAPANESE PRIVET TREE	<i>Ligustrum lucidum</i>	12" ht min x 8-10" spread, multi trunk, limbed up for bonsai eff
<b>PALMS</b>					
PR	19	NO	PYGMY DATE PALM	<i>Phoenix roebelinii</i>	25 gallon, 6' min oah, 4' min spr, full, multi
TR	23	YES	THATCH PALM	<i>Thrinax radiata</i>	25 gallon, 6' min oah, 4' min spr, boots on, trunks as shown.
<b>SHRUBS</b>					
BOU	as req	NO	BOUGHAVILLEA 'BARBARA KARST'	Same	25 gallon, 6' height, trails
JUN	455	NO	SHORE JUNIPER	<i>Juniperus conferta</i>	3 gallon, full, space 18" on center, double staggered rows
SER	150	YES	SILVER SAW PALMETTO	<i>Serenoa repens 'Cinerea'</i>	7 gallon, full, space 30" on center
<b>GROUNDCOVERS, TROPICALS + ACCENTS</b>					
AEC	as req	NO	BROMELIAD	<i>Aechmea</i> spp.	7 gallon, 36" height x 36" spread, full, sun grown
AGA	as req	NO	BLUE AGAVE	<i>Agave americana 'Blue'</i>	15 gallon, 36" - 42" H x spread, full
CAM	as req	NO	NATAL PLUM	<i>Carex macrocarpa</i>	3 gallon, full, 18" on center, double staggered rows
PHX	as req	NO	PHILODENDRON 'XANADU'	Same	3 gallon, full, 18" on center
TRF	as req	YES	DWARF FAKAHATCHEE GRASS	<i>Tripsacum floridana</i>	3 gallon, full, 24" on center, double staggered rows

### LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RATE MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 111 AS REQUIRED BY LAW.
5. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
6. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) AND ANSI-A300 (PART 6)-2012 TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.
7. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE SCOTTS AGRIFORM 20-10-5 PLANTING TABS OR APPROVAL EQUAL.
10. MULCH SHALL NOT BE APPLIED WITHIN 6" OF ANY TREE OR PALM TRUNK THAT IS INSTALLED OR INCORPORATED INTO THE PROJECT.

**LANDSCAPE DESIGN**

**MIAMI BEACH LANDSCAPE ORDINANCE CHAPTER 26 (CAT-3)**

**ZONING:** CD-2      **LOT SIZE:** 30,000 SF      **ACRES:** .69

**TREES**  
22 TREES REQUIRED PER ACRE / LOT SIZE: 30,000 SF / .69 ACRES  
22 X .69 = 15.18 TREES = 15 TREES REQUIRED. 16 TREES PROVIDED  
(8 NATIVE SPANISH STOPPER TREES, 1 NATIVE SIMPSONS STOPPER TREE + 1 NATIVE CLUSIA ROSEA TREES + 5 LIGUSTRUM TREES PROVIDED)

**DIVERSITY REQUIREMENT**  
11-16 REQUIRED TREES = 4 TREE SPECIES / 4 SPECIES PROVIDED

**NATIVE TREES**  
50% OF REQUIRED TREES OR .30 X 15 = 4.5 NATIVE TREES REQUIRED / 10 NATIVE TREES PROVIDED  
(8 NATIVE SPANISH STOPPER TREES, 1 NATIVE CLUSIA ROSEA TREES + 1 NATIVE SIMPSONS STOPPER TREE PROVIDED)

**LOW MAINTENANCE TREES**  
50% OF REQUIRED TREES OR .50 X 15 = 7.5 LOW MAINTENANCE TREES REQUIRED / 10 LOW MAINTENANCE TREES PROVIDED (8 NATIVE SPANISH STOPPER TREES, 1 NATIVE CLUSIA ROSEA TREES + 1 NATIVE SIMPSONS STOPPER TREE PROVIDED)

**STREET TREE REQUIREMENT**  
PURDY AVENUE: 250 LF / 20 = 12.5 STREET TREES REQUIRED / 13 STREET TREES PROVIDED  
BAY ROAD: 150 LF / 20 = 7.5 STREET TREES REQUIRED / 7 STREET TREES PROVIDED

**SHRUBS**  
12 SHRUBS REQUIRED FOR EACH REQUIRED LOT AND STREET TREE or 12 X (35) = 420 SHRUBS REQUIRED / 886 SHRUBS PROVIDED (270 NATIVE DWARF BAHAMA COFFEE + 150 NATIVE SAW PALMETTO + 465 SHORE JUNIPER SHRUBS PROVIDED)

**NATIVE SHRUBS**  
50% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE or .50 X 420 = 210 NATIVE SHRUBS REQUIRED / 420 NATIVE SHRUBS PROVIDED (270 NATIVE DWARF BAHAMA COFFEE + 150 NATIVE SAW PALMETTO SHRUBS PROVIDED)

**LARGE SHRUBS / SMALL TREES**  
10% OF TOTAL SHRUBS REQUIRED MUST BE NATIVE OR SMALL TREES or .10 X 420 = 42 LARGE SHRUBS REQUIRED / 42 LARGE SHRUBS PROVIDED (23 NATIVE THATCH PALMS + 19 PYGMY DATE PALMS PROVIDED)

**NATIVE LARGE SHRUBS / SMALL TREES**  
50% OF TOTAL LARGE SHRUBS REQUIRED MUST BE NATIVE or .50 X 42 = 21 NATIVE LARGE SHRUBS REQUIRED / 23 NATIVE LARGE SHRUBS PROVIDED (23 NATIVE THATCH PALMS PROVIDED)

**LAWN AREA**  
20% MAXIMUM OF LANDSCAPE AREA: NEW LAWN AREAS ARE LESS THAN 20% OF LANDSCAPE AREA

**IRRIGATION SYSTEM**  
100% COVERAGE PROVIDED PURSUANT TO MIAMI DADE CODE

PLANT LIST - SUNSET HARBOUR GROUND LEVEL					
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	18	YES	GUMBO LIMBO TREE	Bursera simaruba	100 gal, 1 1/4" H, 8' spr, 3-4" cal, 5' cl, equal to Treeworld
EF	6	YES	SPANISH STOPPER TREE	Eugenia foetida	45 gallon, 10" ht, 4" spr, 2" dbh, equal to Treeworld Wholesale
MF	3	YES	SIMPSON STOPPER TREE	Myrciathnes fragrans	100 gallon, 12" ft min, multi, equal to Treeworld Wholesale
SHRUBS					
PSL	270	YES	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 16" on center
GROUNDCOVERS, TROPICALS + ACCENTS					
LIR	as req	NO	LILYTURF	Liloxe muscari	3 gallon, full, 18" on center

PLANT LIST - SUNSET PARK THIRD LEVEL						
KEY	QTY.	NATIVE	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES	
SHRUBS						
FGI	125	NO	FICUS GREEN ISLAND	Ficus macrocarpa 'Green Island'	7 gallon, full spec 24" on center	





EF / SPANISH STOPPER TREE



TR / THATCH PALM



CR / CLUSIA ROSEA TREE



MF / SIMPSONS STOPPER TREE



PR / PYGMY DATE PALM



BS / GUMBO LIMBO TREE

SUNSET PARK  
1759 PURDY AVENUE, MIAMI BEACH, FLORIDA

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780 NE 69th Street | Suite 1106 | Miami, FL 33138  
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DATE  
08.03.18

SHEET NO

PLANT MATERIAL IMAGES: TREES + PALMS

L3.0





BOU / BOUGAINVILLEA



PSL / DWARF BAHAMA COFFEE



CYR / KING SAGO



FGI / FICUS GREEN ISLAND



TRF / DWARF FAKAHATCHEE GRASS



LIR / LIRIOPE



JUN / BLUE SHORE JUNIPER



CAM / CARISSA



SER / SILVER SAW PALMETTO

SUNSET PARK  
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*Handwritten signature and date: 8/02/2018*

DATE  
08.03.18

SHEET NO

L3.1

PLANT MATERIAL IMAGES: SHRUBS, ACCENTS + GROUNDCOVERS