

L & N D

July 3rd, 2024

Design Review Board Narrative

Project:

94 Palm Avenue
Miami Beach, FL 33139

DRB24-1026 – First Submittal Comment Responses

Philip Byrnes: PhilipByrnes@miamibeachfl.gov

Comments:

- 1. The subject property requires (62) lot trees and (10) street trees. As no existing trees are to remain/be relocated, no mitigation credit is provided.**
We have over 140 trees on the site. I believe the accounting of the 124 native understory trees was not noticed in the first review, but we have the trees on plan and landscape specifications. Because we could not fit (10) street trees along the frontage at 12' tall and 2" DBH, we are showing (6) total at 20' and 6" DBH which would count as triple, so in reality we have 18 street trees per city calculation.
- 2. The palms that require tree mitigation will be counted towards the total number of trees that need to be planted to satisfy the lot tree requirements. Note that palms that require mitigation are minimum 6-inch DBH and 16 feet in height and clustering palms do not count towards mitigation requirements.**
Noted, Tree Disposition has been updated and the cluster palms that do not meet specifications, have been removed.
- 3. The shrub requirement is 72 trees total x 12 = 864 shrubs minimum. 432 (50%) minimum shall be native species. The number of required large shrubs/small trees is $864 \times 10\% = 87$ and 44 minimum shall be native species. Revise the landscape legend and plans as required.**
Noted Landscape Legend has been updated to reflect the correct plant counts.
- 4. The landscape legend indicates that 61 lot trees are proposed. Only 17 lot trees are provided on the planting schedule. Please clarify. Note that palms do not count towards the lot and street tree requirements but may be planted in addition to. Revise the landscape legend and plans as required.**
We have over 140 trees on the site. I believe the accounting of the 124 native understory trees was not noticed in the first review, but we have the trees on plan and landscape specifications.
- 5. Refer to Ch. 4.2.3.d.9; Diversity of required tree species where 31 or more trees are required is (7) tree species.**
We have Autograph Tree, Gumbo Limbo, Sea Grape, Jamaica Caper, Cinamon Bark, Gren Buttonwood, Allspice and Bay Rum trees for a total of 8 species.