

REVISION NARRATIVE

January 2, 2025

TO City of Miami Beach Building Department Officials

RE Landscape Comments
1210 Michigan Ave, Maimi Beach, FL

Dear City of Miami Beach Building Officials: Included please find a **Revision Narrative for 1210 Michigan Ave**. Please note that any modifications to the Landscape Plans have been clouded with a **Revision Tag L1 CMB Comments dated 01.02.25**. Thank you for your assistance and please contact me with any questions or comments.

Landscape Comments dated 12.30.24

1. (11) Street trees are required and shall be placed within the swale are of the Right-of-Way. Note that sight triangles are not considered to be an obstruction. Trees proposed within these areas shall be planted in accordance with AASHTO Limit of clear sight design standards in a manner to be reviewed and approved by the Public Works Department. Where unable to locate within the right-of-way, then within seven feet of the property line on private property.

RESPONSE: Please note that we would like to clarify that in accordance with the AASHTO Limit of Clear Sight Design Standards, I have ensured that all proposed street trees are in a way that does not interfere with sight triangles. Please note that we have placed **5 of the required 11 street trees** within the Right-of-Way, ensuring that none of them obstruct critical sight lines at intersections, curves, or other areas where visibility is important for safe driving. Additionally, the **6 remaining trees** are located **within 7 feet of the property line** within the property, again ensuring compliance with sight distance requirements and keeping the sight triangle unobstructed. See Sheets L-1.0 + L-2.0 for additional information

2. Refer to the previous comment. (11) Street trees shall be required within the swale at the front of the property if not in conflict with existing utilities at an average 20 foot on center spacing. Any required street trees that cannot be provided along the roadway due to a required increase in the maximum average spacing due to Right-of-Way obstructions shall be planted elsewhere on the site.

RESPONSE: Please note that the Landscape plans have been revised to provide 20 feet on center spacing for Street Trees planted within the Right of Way, reducing the proposed trees within the Right of Way from seven to five. In addition, the corresponding Plant Schedule + landscape legend has been revised to reflect the updates to the landscape plan. See Sheet L-1.0 for additional information.

Sincerely,



Christopher Cawley, RLA, ASLA

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