

RESPONSE NARRATIVE

September 7, 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 09.07.25.** Thank you for your assistance and please contact me with any questions or comments.

Comments dated 09.07.25

1. Refer to HPB24-0638 order as it relates to the street tree requirements along both 12th Avenue and Michigan Avenue. (11) Street trees are required to be planted in the swale area in the Right-of-Way at the front of the property. Street trees may be planted within the visibility triangles but must meet minimum canopy clearances of 6-foot minimum clear trunk and in a manner to be reviewed and approved by the Public Works Department. Steet trees shall be placed within seven feet of the property line on private property where demonstrated to be necessary due to right-of-way obstructions (utilities, driveways, existing canopy trees to remain, etc.) as determined by the environment and sustainability department.

RESPONSE: The Landscape Plan has been updated to show 11 street trees planted in the Right-of-Way along both 12th Avenue and Michigan Avenue. A note has been included to ensure trees planted within the visibility triangles are maintained with 6' clear trunk clearance. Please refer to sheet L-1.0 Landscape Plan.

2. Plans shall incorporate all required setbacks and easement information as applicable.

RESPONSE: The Landscape Plan and Disposition Plan have been updated to reflect all required setbacks. Please see sheets L-1.0 and L-3.0.

Additional Revisions to the Landscape Plans to accommodate City Comments

1. **Sheet L-1.0 Landscape Plan:** Please note that the Landscape Plan has been revised to reflect the latest architectural background. No changes have been made to the disposition of the existing vegetation.

2. **Sheet L-2.0 Plant List, landscape Code, Details + Notes:** Please note that the plant schedule has been revised to reflect the minor adjustments made to the landscape plan on sheet L-1.0. See sheet L-2.0 for additional information.

3. **Sheet L-2.2 Plant Material Images:** Please note that two of six plant material images have been revised to reflect the minor updates to the landscape plan. See sheet L-2.2 for additional information.

4. **Sheet L-3.0 Existing Tree Survey + Disposition Plan:** Please note that the disposition plan has been revised to reflect the latest architectural background. No additional modifications were required. See sheet L-3.0 for additional information.

CHRISTOPHER LANDSCAPE
CAWLEY ARCHITECTURE

Sincerely,

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