



Comments report 1425 – DRB24-1059

Project address: **1425 Marseille Dr., Miami Beach, FL 33141**

04/05/2025

Planning Landscape Review

1. Provide landscape plans for all landscaping on architectural structure. Sheet L-102 indicates a portion of the 1st floor planter combined with the ground floor plan, but it does not reflect the condition represented in the architectural sets. No landscaping plans provided for the planter(s) shown on the 2nd architectural level.

Response. Landscaping plans have been made for the levels separately: ground floor, 1st floor and 2nd floor. Please refer to L-102 / L-102.1 & L-102.3

2. Landscape plans must clearly define all planting boundaries and extents of lawn areas. Ground cover and shrub areas shall be called out and quantified to match the proposed planting schedule. Lawn areas shall be defined and called out with square footages for each area.

Response. The landscape plans have been completed and now clearly define all planting boundaries and extents of lawn areas. We add a rendered landscape plan for more clarity. Ground cover and shrub areas have been specified and quantified to align with the proposed planting schedule. Additionally, lawn areas have been defined and labeled with square footage on plant list.

3. Sod shall not be proposed in the architectural Understory level as sod grass is not shade tolerant and cannot survive in this condition. Please propose and clearly define an appropriate shade tolerant species within the architectural understory landscape areas.

Response. In shaded areas, shade tolerant ground cover (*Trachelospermum asiaticum*) is proposed.

4. Landscape plans are inconsistent with the proposed architectural set. Revise and resubmit coordinated plans that comply with the Chapter 4 Landscape Ordinance.

Response. This has already been addressed. The landscape plans have been revised to align with the proposed architectural set and comply with the Chapter 4 Landscape Ordinance

5. The maximum lawn area as provided in Table A of Ch. 4.2.3 has been exceeded by 1,443 s.f. per the square footages provided in the landscape legend. Reduce the overall amount of sod provided with the use of ground covers, shrubs, and large shrub/small trees as an understory to canopy trees to create a layering effect of plants.



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Response. Ground covers, shrubs, and large shrub/small trees have been added as an understory to canopy trees to create a layering effect of plants and reduce the lawn area

6. Refer to and comply with the Chapter 4 Landscape Ordinance and revise the plans, planting schedule, and landscape legend as required.

Response. The landscape plans have been revised to align with the proposed architectural set and comply with the Chapter 4 Landscape Ordinance