



BERCOW  
RADELL  
FERNANDEZ  
LARKIN +  
TAPANES

200 S. Biscayne Boulevard  
Suite 300, Miami, FL 33131

[www.brzoninglaw.com](http://www.brzoninglaw.com)

305.377.6238 office  
305.377.6222 fax  
[mmarrero@brzoninglaw.com](mailto:mmarrero@brzoninglaw.com)

## **VIA ELECTRONIC SUBMITTAL**

May 4, 2025

Re: **DRB25-1089** – 1601 W 24 Street  
Narrative Responses to Staff Comments

---

Please allow this letter to serve as the required narrative responses relating to File No. DRB25-1089. See Exhibit A, Landscape Comments.

### **Landscape Review:**

1. The required lot and street tree specifications need to show the canopy spreads at time of planting (6-foot min.) on the DRB plans

**Response - Please refer to L-700 & L-701 for revised planting schedule with canopy spreads noted.**

2. All of the large shrub/small trees also need to include the spreads at time of planting in the specifications (4-feet min.) on the DRB plans

**Response - Please refer to L-700 & L-701 for revised planting schedule with spreads noted.**

# Exhibit A

## Roberto Alvarez

---

**From:** Byrnes, Philip <PhilipByrnes@miamibeachfl.gov>  
**Sent:** Friday, April 18, 2025 11:23 AM  
**To:** Roberto Alvarez  
**Cc:** Freitas, Gabriela; Mickey Marrero; Yeidy Montesino; Madan, Rogelio; Garavito, Alejandro  
**Subject:** RE: File No. DRB25-1089 - 1601 West 24 Street

Hello Roberto,

It was a pleasure to speak with you. To recap, the tree disposition plan comment does not apply to the DRB plan as the development is specific to LOT 5 and has an independent tree disposition plan (whereas the PB application tree disposition plan has one plan for both lots) in which the #11 Gumbo Limbo exists on LOT 4. So, no changes necessary to the tree disposition for the DRB application.

Second, the required lot and street tree specifications need to show the canopy spreads at time of planting (6-foot min.) on the DRB plans

Last, all of the large shrub/small trees also need to include the spreads at time of planting in the specifications (4-foot min.) on the DRB plans.

Please let me know if there are any further questions.

Kind regards,

## MIAMIBEACH

**Philip Byrnes**, ASLA, Senior Planner

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305.673.7550 Ext. 26609 | [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

[MB magazine](#) | [MBTV](#) | [E-subscribe to newsletters](#)

[Facebook: CityofMiamiBeach](#) | [X: MiamiBeachNews](#) | [Instagram: MiamiBeachNews](#) | [YouTube: CityofMiamiBeach](#)

*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.*

---

**From:** Roberto Alvarez <raalvarez@brzoninglaw.com>  
**Sent:** Thursday, April 17, 2025 5:26 PM  
**To:** Byrnes, Philip <PhilipByrnes@miamibeachfl.gov>  
**Cc:** Freitas, Gabriela <GabrielaFreitas@miamibeachfl.gov>; Mickey Marrero <MMarrero@brzoninglaw.com>; Yeidy Montesino <y Montesino@brzoninglaw.com>; Madan, Rogelio <RogelioMadan@miamibeachfl.gov>; Garavito, Alejandro <AlejandroGaravito@miamibeachfl.gov>  
**Subject:** Re: File No. DRB25-1089 - 1601 West 24 Street

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

Hi Philip,

Thank you for the information.

The final submittal landscape/tree disposition plans you reviewed for the Planning Board application (PB25-0754) are the same as the DRB application (DRB25-1089) plans. The first submittal comments you provided for both applications mirrored each other.

Because of this, I kindly want to confirm that the below comments are what we need to correct for both applications.

**Planning Board Plan Review**

Submittal Status	Received Date	Due Date	Completed Date
Under Review	04/07/2025	04/15/2025	

**LUB - Planning Landscape Review • Fail • Byrnes Philip • Completed : 04/09/2025**

Due Date	Completed Date
04/15/2025	04/09/2025

**Correction (1)**

Correction Type	General Correction	Category	General Correction
Comment	1 - Landscape plan(s) shall bear the seal of the landscape architect licensed to practice in the State of Florida. 2 - Tree Disposition plan indicates the existing Gumbo Limbo #11 in the rear yard to remain. Landscape plan does not indicate any existing trees remaining on-site. If tree is to be removed, plans shall clearly indicate its disposition. In addition, a certified Arborist shall determine the viability of Gumbo Limbo #11. Tree Disposition plans shall be a scaled drawing meeting the minimum standards as provided in Ch. 4.2.1.b. Please clarify and revise plans as required.		

To clarify, the files in the Dropbox link were uploaded and are labeled 4-06-25 on CSS. I sent the Dropbox link in case CSS causing issues.

Thank you,  
Rob



ZONING, LAND USE AND ENVIRONMENTAL LAW

**Roberto Alvarez**

Bercow Radell Fernandez Larkin + Tapanes  
200 S. Biscayne Boulevard, Suite 300, Miami, FL 33131  
raalvarez@brzoninglaw.com | www.brzoninglaw.com  
O: (305) 377 6221 | F: (305) 377 6222

The information contained in this electronic message is privileged and confidential and is intended only for the use of the individual named above and others who have been specifically authorized to receive it. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of the communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please immediately notify us by telephone (305) 374-5300.

---

**From:** Byrnes, Philip <[PhilipByrnes@miamibeachfl.gov](mailto:PhilipByrnes@miamibeachfl.gov)>  
**Date:** Thursday, April 17, 2025 at 3:49 PM  
**To:** Roberto Alvarez <[raalvarez@brzoninglaw.com](mailto:raalvarez@brzoninglaw.com)>  
**Cc:** Freitas, Gabriela <[GabrielaFreitas@miamibeachfl.gov](mailto:GabrielaFreitas@miamibeachfl.gov)>, Mickey Marrero <[MMarrero@brzoninglaw.com](mailto:MMarrero@brzoninglaw.com)>, Yeidy Montesino <[ymontesino@brzoninglaw.com](mailto:ymontesino@brzoninglaw.com)>, Madan, Rogelio <[RogelioMadan@miamibeachfl.gov](mailto:RogelioMadan@miamibeachfl.gov)>, Garavito, Alejandro <[AlejandroGaravito@miamibeachfl.gov](mailto:AlejandroGaravito@miamibeachfl.gov)>  
**Subject:** RE: File No. DRB25-1089 - 1601 West 24 Street

Good afternoon Roberto,

I do see now that the Tree Disposition plan was uploaded separately from the landscape plans whereas it was combined previously. However, the remainder of the comments are still applicable. I can review the documents in the link provided for compliance, but please be advised that NTP deadline has already passed, and the required documentation and/or revisions for landscape are not currently shown in the CSS.

In reference to the below Planning Board comment, thank you for bringing that to my attention. Yes, both tree disposition and landscape plans should be consistent regarding the existing Gumbo Limbo tree in the rear yard.

Please let us know if you have any questions or concerns.

## MIAMI BEACH

**Philip Byrnes**, ASLA, Senior Planner

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305.673.7550 Ext. 26609 | [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

[MB magazine](#) | [MBTV](#) | [E-subscribe to newsletters](#)

[Facebook: CityofMiamiBeach](#) | [X: MiamiBeachNews](#) | [Instagram: MiamiBeachNews](#) | [YouTube: CityofMiamiBeach](#)

*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.*

---

**From:** Roberto Alvarez <[raalvarez@brzoninglaw.com](mailto:raalvarez@brzoninglaw.com)>

**Sent:** Thursday, April 17, 2025 1:04 PM

**To:** Byrnes, Philip <[PhilipByrnes@miamibeachfl.gov](mailto:PhilipByrnes@miamibeachfl.gov)>

**Cc:** Freitas, Gabriela <[GabrielaFreitas@miamibeachfl.gov](mailto:GabrielaFreitas@miamibeachfl.gov)>; Mickey Marrero <[MMarrero@brzoninglaw.com](mailto:MMarrero@brzoninglaw.com)>; Yeidy Montesino <[ymontesino@brzoninglaw.com](mailto:ymontesino@brzoninglaw.com)>

**Subject:** FW: File No. DRB25-1089 - 1601 West 24 Street

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

Good afternoon Philip,

Kindly following up on this since the NTP deadline is today.

On CSS I saw the comments below associated with the companion PB lot split application (PB25-0754). Are the comments below what need to be corrected for both the DRB & PB applications?

## Planning Board Plan Review

Submittal Status	Received Date	Due Date	Completed Date
Under Review	04/07/2025	04/15/2025	

### ❗ LUB - Planning Landscape Review • Fail • Byrnes Philip • Completed : 04/09/2025

Due Date	Completed Date
04/15/2025	04/09/2025

#### Correction (1)

Correction Type	General Correction	Category	General Correction
Comment	1 - Landscape plan(s) shall bear the seal of the landscape architect licensed to practice in the State of Florida. 2 - Tree Disposition plan indicates the existing Gumbo Limbo #11 in the rear yard to remain. Landscape plan does not indicate any existing trees remaining on-site. If tree is to be removed, plans shall clearly indicate its disposition. In addition, a certified Arborist shall determine the viability of Gumbo Limbo #11. Tree Disposition plans shall be a scaled drawing meeting the minimum standards as provided in Ch. 4.2.1.b. Please clarify and revise plans as required.		

Thank you,  
Rob



BERCOW  
RADELL  
FERNANDEZ  
LARKIN +  
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

#### Roberto Alvarez

Bercow Radell Fernandez Larkin + Tapanes  
200 S. Biscayne Boulevard, Suite 300, Miami, FL 33131  
raalvarez@brzoninglaw.com | www.brzoninglaw.com  
O: (305) 377 6221 | F: (305) 377 6222

The information contained in this electronic message is privileged and confidential and is intended only for the use of the individual named above and others who have been specifically authorized to receive it. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of the communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please immediately notify us by telephone (305) 374-5300.

**From:** Roberto Alvarez <[raalvarez@brzoninglaw.com](mailto:raalvarez@brzoninglaw.com)>

**Sent:** Wednesday, April 16, 2025 12:00 PM

**To:** [philipbyrnes@miamibeachfl.gov](mailto:philipbyrnes@miamibeachfl.gov)

**Cc:** Freitas, Gabriela <[GabrielaFreitas@miamibeachfl.gov](mailto:GabrielaFreitas@miamibeachfl.gov)>; Mickey Marrero <[MMarrero@brzoninglaw.com](mailto:MMarrero@brzoninglaw.com)>; Yeidy Montesino <[ymontesino@brzoninglaw.com](mailto:ymontesino@brzoninglaw.com)>

**Subject:** File No. DRB25-1089 - 1601 West 24 Street

Good morning Philip,

I hope this email find you well.

The attached comments indicate that the tree disposition plan was not submitted and comments were not addressed. However, I double checked our submittal and the revised tree disposition/landscape plans were uploaded on CSS.

Perhaps there was a CSS issue that prevented you from reviewing the new files. For your convenience, below please see a copy of the submittal on Dropbox. If you have issues with these files, please let me know and I can transmit them to you a different way.

<https://www.dropbox.com/scl/fo/8286n30x3r0uqrsy55zp1/ANsGTMIDphtlXsn5hzBBM68?rlkey=t8cf1cikvngizjedew7cmv32&st=3yyidds8&dl=0>

Thank you as always for your time and assistance.

Best regards,  
Rob

---

**From:** [Donotreply@miamibeachfl.gov](mailto:Donotreply@miamibeachfl.gov) <[Donotreply@miamibeachfl.gov](mailto:Donotreply@miamibeachfl.gov)>

**Date:** Tuesday, April 15, 2025 at 2:44 PM

**To:** Mickey Marrero <[mmarrero@brzoninglaw.com](mailto:mmarrero@brzoninglaw.com)>, Roberto Alvarez <[raalvarez@brzoninglaw.com](mailto:raalvarez@brzoninglaw.com)>

**Subject:** Plan Case DRB25-1089 Corrections

The comments for your Plan Case DRB25-1089 are attached.

Thank You,

City of Miami Beach