



Gustavo J. Ramos, Architect
GJR Architects
10305 NW 41st Street
Doral, Florida

April 7, 2025

Re: 7729 Carlyle – Response to Comments

Gus,

I have reviewed the comments and have addressed them as follows:

1. Note that (5) lot trees minimum and (3) street trees are required and shall be a minimum of 12-feet in height x 6-foot canopy spread x 2-inch DBH for lot trees and 3-inch for street trees.

Response / 1a – For a .13 Acre Lot my calculations come out to 3.64 Trees or 4 Trees. The Landscape Legend shows 4 required trees and 5 trees provided.

Response / 1b – Lot Trees – The spread was added to the Dahoon Holly on the Plant List. The Simpson Stopper was changed to 12' Ht. and 6' Spread.

Response / 1c – Street Trees – The Spread was added to the Pigeon Plums. The Stopper in the rear of the property was changed to a Pigeon Plum and will serve as a Street Tree.

2. Street trees shall also have a minimum 4-foot clear trunk. Street trees are required and shall be placed within the swale area or shall be placed within seven feet of the property line on private property where demonstrated to be necessary due to right-of-way obstructions as determined by the environment and sustainability department. 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 / 4' CT was added to the Pigeon Plum specifications in the Plant List. 2 Pigeon Plums that are used for Street Trees are not in the Swale Area but are within 7' of the Property Line. There is no space near Carlyle for the third Street Tree so the Stopper in the rear of the property was changed to a Pigeon Plum and will serve as the third Street Tree.

3. In multifamily residential RM-1, if the minimum number of trees required cannot be planted on the ground level of the subject property, the applicant may plant 25 percent of the required trees on upper levels such as open recreation areas, roofs, and exposed decks.

Response / All Street Trees and Lot Trees are to be planted on the ground level.

4. Large shrubs/small trees shall be a minimum of six feet high with a minimum crown spread of four feet at time of planting, and ten feet high at mature growth. Shrubs shall be a minimum of 18 to 24 inches high at time of planting and spaced not to exceed 30 inches on center.

Response / All Small Trees are 6'x4' 3 Kopsia Trees were added replacing 2 Lady Palms and 1 Miraguama Palm.

Response / 4b All shrubs are 18" High or Taller. Shrubs are spaced maximum 30" o.c. except for the accents which are Bromeliads and Philodendron. Subtracting out the

Bromeliads and Philodendron the remaining shrubs exceed the required qty and meet the 30" requirement.

The City or you are welcome to call anytime to discuss the revisions made in response to the comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Neitzel', is positioned above the typed name.

Scott F. Neitzel, Landscape Architect