

**Nielsen Landscape Architects, LLC**  
1447 Cypress Drive, Suite 2  
Jupiter, FL 33469

July 9th, 2025

**MEMORANDUM – DRB Submittal Narrative**

**TO: City of Miami Beach**  
Design Review Board  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**FROM:** Gabby Suarez  
Nielsen Landscape Architects, LLC  
1447 Cypress Drive, Suite 2  
Jupiter, Florida 33469  
561.402.9414

**CC:**

**RE: 1120 Bay Drive Lot 11 – DRB Submittal**

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Reviewer comments provided in **BLACK**. Landscape architect's response provided in **BLUE**.

1. A minimum of (3) lot trees shall be placed in the required rear yard for all RS districts.
  - a. **Lot trees updated to meet zoning requirements. Refer to L700 & L701.**
2. Provide landscape plans for all proposed planting on structure, as shown on sheet A2.1 and all subsequent architectural sheets. Please clarify if no planting is to be on the 2nd floor planter areas and coordinate these drawings with architecture.
  - a. **No planting on second level architectural eyebrows. Refer to L301.**
3. Provide a Tree Disposition Plan that corresponds to the tree survey. Plans shall locate and list existing trees and palms to remain, to be relocated, and to be removed, and the condition of each.
  - a. **Tree disposition plan reflects existing site trees accurately and is coordinated with the arborist report. Survey to be updated. Refer to L102.**
4. Per Planning Board Order, condition B.1.i. The applicant shall include landscaping and design buffers to better shield the new homes from the immediately adjacent properties, in a manner to be reviewed and approved by staff. The east side of this lot shall demonstrate compliance with this requirement. Provide this on the landscape plans include this on the landscape narrative as well.
  - a. **The buffer has been increased with the use of Green Buttonwoods (Conocarpus erectus) and Fishtail Palms (Caryota mitis). Refer to L701)**