

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 10 – DRB Submittal

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.