

7.10.2025

Ricardo Gijon
Beilinson Gomez
8101 Biscayne Blvd.,
Mimiam, Florida 33138
RE: Comments for 1600 Washington Ave,

Dear Ricardo,

We received the following comments from the City of Miami Beach and our responses are as follows:

1. Revise the landscape legend form (required column) as follows: a. 1.53 acre lot requires (34) lot trees minimum (0 existing to remain). b. Number of native lot trees = 30% of provided lot trees c. (35) street trees are ok. d. (69) total trees minimum x 12 = (828) shrubs minimum and natives are number of shrubs provided x 50%. e. (83) large shrubs minimum and natives are number of large shrubs provided x 50%. Correct the provided column to reflect the quantities shown on the plant list.

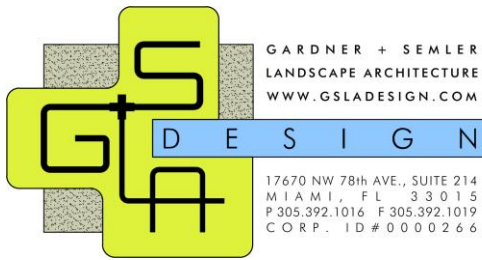
If the minimum number of trees required cannot be planted on the ground level of the subject property, the applicant may plant 25 percent of the required trees on upper levels such as open recreation areas, roofs, and exposed decks. Refer to the Ch. 4.2.4 Tree and shrub compliance options; a. If the minimum number of trees required CANNOT be planted on the subject property, the applicant/property owner is provided the following options of contributing to the trust fund or seek authorization from the city to install the trees off-site, on public land near or adjacent to the applicant's property. Conflicts with the design or the preference for lesser landscaping will not be sufficient. Owner shall substantiate in writing, why the minimum number of required lot trees cannot be planted on-site to be submitted for Planning Department staff review.

Response: Landscape legend has been revised. Refer Sheet LA2-04. There is no sufficient room for more trees to be planted on the ground floor, 5 extra trees are planted on the upper floor. The owner will contribute to the trust fund to compensate for the shortfall.

2. No Large shrubs/small trees provided. Refer to Ch. 4.2.3.f., 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. Large shrubs or small trees may be planted as understory to large trees and with the required smaller shrub and groundcover plantings, in order to achieve a layering of plants. Specifications shall also include spreads for a large shrubs (4' min.). Large shrubs or small trees may be planted as understory to large trees and with the required smaller shrub and groundcover plantings, in order to achieve a layering of plants. The Crabwood proposed as a hedge may remain but shall not count towards the (10) minimum large shrub/small tree requirement. Specifications shall also include spreads for a large shrubs (4' min.).

Response: 45 Eugenia foetidas are provided as large shrubs.

I hope these responses prove helpful. Should you have any questions, please don't hesitate to call.



Regards,

Ken Gardner