



**PROJECT:** 224 2<sup>nd</sup> Street Miami Beach, FL 33139  
**DATE:** 2019.03.01  
**PURPOSE:** Planning Board City of Miami Beach  
Landscape Permit Set – Revision Narrative

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**ITEMS:**

**Landscape Comments**

- 1. Comment:** Provide a suspended paving system for the proposed Live Oak tree in order to provide for at least 1000 CUFT of rooting volume. Adjacent unpaved landscape areas may be included as part of the minimum required rooting volume.

***Response:** Please note that there are no Live Oaks or large trees currently being proposed. The Live Oaks on the R.O.W, as per Sheet L-3.10, are existing trees to remain and therefore, a suspended paving system is not required.*

- 2. Comment:** If the building official determines that the value of the addition or rehabilitation is more than 50 percent of the value of the existing building, then compliance with Chapter 126 City of Miami Beach Landscape Ordinance is required. Should the value of addition or rehabilitation be determined to be less than 50% of the value of the building, then every effort shall be made to reduce non-conformances related to the minimum landscape code requirements: i.e. : provide lot trees, provide street trees (existing palms on the 2nd Street ROW shall be replaced with canopy shade trees as required by code).

***Response:** It is anticipated that the project will exceed 50% of the value of the existing buildings and in that event the owner will seek to achieve compliance through Section 126-7 (see below).*

**Sec. 126-7. - 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 two options:*

*(1) Seek authorization from the city to install the trees off-site, on public land near or adjacent to the applicant's property; and/or*

*(2) Shall contribute into the city's tree trust fund the sum of \$2,500.00 for each two-inch caliper tree required in accordance with table A of section 126-6.*

*However, city residents with current proof of residency and homestead status under state law, if opting to utilize option two shall be required to contribute the lesser amount of \$1,000.00 for each tree that is not provided, as required in accordance with table A of section 126-6.*

*(b) If the minimum number of large shrubs, small trees and shrubs required cannot be planted on the applicant's property, the applicant can either seek authorization from the city to install the large shrubs, and small trees and shrubs off-site on nearby or adjacent public land; or be required to contribute into the city's tree trust fund the sum of \$100.00 for each shrub required and \$300.00 for each large shrub/small tree required in section 126-6.*

*(c) Annual review and adjustment: These fees shall be evaluated and adjusted annually based on the consumer price index for all urban consumers (CPI-U).*

*(Ord. No. 2016-4042, § 1, 10-19-16)*

- 3. Comment:** The use of Silva Cells or approved equal should be considered for canopy shade trees planted in areas where rooting space may be limited. Per CMB Urban Forestry recommendations, a minimum 1,000 CUFT of rooting volume should be provided per canopy shade tree or 500 CUFT when planted in close proximity and sharing rooting volume.

***Response:** Please note that there are two (2) large existing Oak Trees along the R.O.W. on Washington Ave. Additionally, there are several existing utilities on the R.O.W. along 2<sup>nd</sup> St. which will require further coordination with Public Works and a project Civil Engineer to determine feasibility of installing canopy trees with a suspended paving system.*

- 4. Comment:** Provide copies of any issued building permits subsequent to the issuance of the Certificate of Appropriateness / HPB17-0122

***Response:** Noted.*