

# REVISION NARRATIVE

August 5, 2019

**TO** Miami Beach P+Z + Building Dept Officials

**RE** 420 South Hibiscus Drive / P+Z Comments received on 6/28/19

Dear Ricardo, and P+Z Officials:

Included please find a **Revision Narrative for 420 South Hibiscus Drive** in response to the comments received by Mr. Ricardo Guzman on June 28, 2019. Please note that all comments have been addressed in the Final CAP Landscape Submittal. Below is a summary of said revisions. Thank you for your assistance and please contact me with any questions or comments.

Regards,

Chris Cawley, RLA, ASLA  
305.979.1585

**1. COMMENT:** Required canopy shade trees in rear yard are not provided.

**RESPONSE:** Please note that (3) native Sea Grape trees have been provided in the rear yard.

**2. COMMENT:** Provide shade diagrams for the front and rear required yard demonstrating compliance with minimum greenspace requirements.

**RESPONSE:** Please refer to architecture plans for requested shade diagrams.

**3. COMMENT:** Canopy shade tree palette should include additional medium to large canopy shade tree species. Currently, more than half of the required canopy shade trees are small size species.

**RESPONSE:** Please note that (3) native category 1 Sea Grape trees have been provided in the rear yard and (2) Simpson Stopper trees have been replaced with (2) native category 1 Gumbo Limbo trees. Please note that the Landscape Plan currently includes (16) native category 1 Allspice trees and (6) category 2 Brazilian Beauty Leaf trees. Please note that only (2) Category 3 Simpson Stopper trees are provided. Please see sheets L-2.0, L-2.1, and L-4.0 for more information

4. **COMMENT:** Are there any utility easements on the site? If so, please note that only sod may be permitted within the easement as per CMB PW Department. Add note on plans in reference to easement.

**RESPONSE:** Please note that there are no utility easements on the site.

5. **COMMENT:** Provide diagram / calculations as it related to the artificial sod and demonstrate compliance with Landscape Code requirements.

**RESPONSE:** Please note that artificial sod is only being utilized on the upper level terrace planters. The total area of proposed artificial turf is noted on sheet L-4.0.

6. **COMMENT:** Significantly reduce extend of autocourt drives in the side yards and provide additional greenspace.

**RESPONSE:** Please note that the Landscape Plans have been updated with the most recent architecture Plans, and more greenspace has been provided. Please refer to architecture for more information regarding the proposed footprint of the autocourt.