

**LANDSCAPE NARRATIVE RESPONSE**  
**(DRB Revision)**

E 11 E RIVO ALTO DR.,  
Miami Beach, FL 33139

**Applicant Responses:**

**Group: DRB Plan Review - Application Completeness**

**Reference #3**

Reviewer Comment: 5' understory edge should not have any gravel, paving, etc. The extent of hardscape on understory level is too much.

Applicant Response: Acknowledged. Design has been revised, please refer to Sheet LP-200.

**Group: Planning Landscape**

**Reference #1**

Reviewer Comment: 1. Revise the landscape legend form as follows:

- a. Trees (required column): 12
- b. Trees (provided column): 30 (11 new trees + 19 existing trees to remain and relocated).
- c. Street trees (provided column): 3 (see comments 2 and 3).

Applicant Response: Landscape Legend has been updated per city comment above, please refer to Sheet LP-400.

**Reference #2**

Reviewer Comment: There is a street tree deficiency. Provide, label and list the 3 street trees required in the landscape plans.

Applicant Response: Acknowledged. Only 2 (of 3) Street Trees are proposed on Right of Way due to conflict with Site Visibility Triangles, but 7 Trees planted along Private Property Street Frontage. Please refer to Canopy Plan Sheet LP-100.

**Reference #3**

Reviewer Comment:

3. Street trees that cannot be planted in the right of way may be planted in private property within 7 feet of the street frontage.

Applicant Response: Acknowledged. Only 2 (of 3) Street Trees are proposed on Right of Way due to conflict with Site Visibility Triangles, but 7 Trees planted along Private Property Street Frontage. Please refer to Canopy Plan Sheet LP-100.

**Reference #4**

Reviewer Comment: Show the sight visibility triangles on the landscape plans.

Applicant Response: Acknowledged. Sight visibility triangles have been added to landscape plans, please refer to Sheet LP-100, LP-200, and LP -201.