

DRB Zoning Review - Fail

Comments: Comments issued on February 28

Irina Villegas Ph: email: ivillegas@miamibeachfl.gov

1. Letter of intent is insufficient. Include variance criteria on letter of intent and demonstrate how the variances satisfy each criteria on section 118-353(d). All variances shall be listed. Clearly identify waivers.

RESPONSE: See revised letter of intent with variance criteria as required

2. Survey shall indicate lot area.

RESPONSE: Updated survey includes lot area

3. Revise FAR diagrams and calculations. The project, as proposed exceeds the maximum FAR. The entire area of the mechanical room at the ground level counts in FAR. As designed, the bike storage area counts in FAR. It shall be redesigned to not become a storage area. Example. Only one line of bikes with an access area, as part of the parking space. All covered areas at the 4th floor amenity deck count in FAR. Stair at the roof counts in FAR.

RESPONSE: See updated Far plan diagrams and area table

4. The loading area shall be redesigned. Loading space dimensions shall match the length of the anticipated trucks size for deliveries. At least one of the loading spaces shall be 23' (instead of 20') in length to match the size of the vehicle (van) noted on page SP-103. The 22'-0" back-up space shall be provided. One of the loading spaces shall be 25.3' (instead of 20') in length to match the size of the garbage truck noted on page SP-104. The 22'-0" back-up space shall be provided.

RESPONSE: Ground floor plan has been adjusted to meet the minimum requirements by Code and the Circulation Diagrams were adjusted accordingly. See page 14 of the Final Submittal and circulation diagrams SP 102, SP-104 and SP-106

5. Staff will not be supportive of the variance to reduce the required bicycle parking.

RESPONSE: See updated plans pages 14,15 and 16. All required bicycle parking is provided

6. Fourth floor plan is not consistent with elevation drawings and hardscape plan. Cabanas and trellis at the amenity deck are not shown on plans.

RESPONSE: See updated plans. Architectural plans refer to landscape and hardscape for details.

7. The area of bicycle storage shall be relocated or redesigned in a manner that allows access and exit to the site without conflict with the loading entrance that must be closed when not in use.

RESPONSE: See revised plans pages 14, 15, and 16 for bicycle parking layout and locations. An entrance to the lobby was provided from the loading area.

Class A frontage (71st Street).

8. A variance is required to not provide habitable space at the second floor.

RESPONSE: Variance 1 identified on letter of intent.

9. A variance to eliminate the required 25'-0" depth for habitable space at the second floor.

RESPONSE: Variance 1 identified on letter of intent.

10. A variance is required to not provide habitable space at the third floor.

RESPONSE: Variance 1 identified on letter of intent.

11. A variance to eliminate the required 25'-0" depth for habitable space at the third floor.

RESPONSE: Variance1 identified on letter of intent.

12. Indicate height of the shade canopy as required, above 15' from grade to 25'-0" from BFE +5'.

RESPONSE: See elevation drawings for dimensioned canopy height as 15'-0" above sidewalk

13. The 70% glazing required is considered as area of the façade of the habitable space at the ground level. Diagram is not accurate, as height of glass is not indicated.

RESPONSE: See pages 23 thru 25.5 for updated elevations with glazing dimensions.

Class C frontage (Carlyle Avenue).

14. A variance to not provide habitable space with a depth of 20'-0" for 85% (131'-4") of the building frontage is required. As previously noted, the chamfered area on the south side does not comply with 20'-0" in depth. The project provides for 121'-3" approximately only. Variance not requested. The intensity of the variance is subject to approval of the waiver for the separation of the driveways. If waiver is not approved, the required length of the habitable space must be recalculated

RESPONSE: Variance 10 identified on letter of intent.

15. Indicate height of the shade canopy as required, above 15' from grade to 25'-0" from BFE +5'.

RESPONSE: See elevation drawings for dimensioned canopy height as 15'-0" above sidewalk

16. Loading area shall be entirely screen from public right of ways and pedestrian path. As proposed, requires a variance. The intent is that all loading operation be behind the habitable space, not visible from the street. As design all operation is visible.

RESPONSE: Variance 9 identified on letter of intent.

Class A frontage (Indian Creek Drive).

17. Door next to mechanical room cannot encroach into the 10'-0" pedestrian path.

RESPONSE: See revised page 14 for relocated door.

18. The required depth of the habitable space cannot include the mechanical room. Revise length and depth of the 50'-0" habitable space to indicate length where only 50'-0" is provided.'

RESPONSE: Variance 4 identified on letter of intent.

19. A variance is required to not provide habitable space at the second floor.

RESPONSE: Variance 2,4 & 5 identified on letter of intent.

20. A variance to eliminate the required 25'-0" depth for habitable space at the second floor.

RESPONSE: Variance 2, 4 & 5 identified on letter of intent.

21. A variance is required to not provide habitable space at the third floor.

RESPONSE: Variance 2,4,&5 identified on letter of intent.

22. A variance to eliminate the required 25'-0" depth for habitable space at the third floor.

RESPONSE: Variance 2,4,&5 identified on letter of intent.

23. Ground floor utility rooms (FPL transformers, electrical rooms, etc.), are prohibited in a class A frontage, unless it is the only frontage to the site. In this case, a variance is required to locate electrical rooms, FPL vault and fire pump.

RESPONSE: Variance 6 identified on letter of intent.

24. Frontage requires a variance to not provide a habitable space with 50'-0" depth for 90% of the façade.

RESPONSE: Variance 4 identified on letter of intent.

25. The canopy/shade structure provided shall extend along the south side of the property line. A variance to not provide a shade structure over the pedestrian path.

RESPONSE: Variance 8 identified on letter of intent, no pedestrian part provided on south lot line.

Comments issued on February 7. DRC.

1. Letter of intent is insufficient. Include variance criteria on letter of intent and demonstrate how the variances satisfy each criteria on section 118-353(d). Clearly identify waivers.

RESPONSE: See updated letter of intent

2. Revise zoning information to provide lot area, BFE

RESPONSE: See revised survey and page 3 for lot area and BFE

3. Provide overall dimensions of parking spaces and drive aisles.

RESPONSE: See revised plans on pages 15. 16 for parking space dimensions.

4. Parking no. P25 does not comply with required 22'-0" drive aisle for perpendicular parking.

RESPONSE: See revised plans on pages 15, 16

5. Provide overall dimensions in all floor plans.

RESPONSE: All dimensions provided on revised plans

6. Indicate building height from BFE+5'-0"

RESPONSE: All elevation and section sheet include dimensions from BFE+5'-0"

7. Canopy at the roof level must be substantially open (50%) to not count in FAR. Provide a plan showing canopy roof plan and indicate that the roof is min. 50% open.

RESPONSE: See revised plans on pages 21 and 22 for revised roof canopy to be 50% open to sky.

8. Required bike parking is not satisfied. 96 bike racks shall be provided. Provide dimensions of the bike storage. It does not appear to be functional.

RESPONSE: 96 bicycle parking / racks provided. See attachment for rack specifications

9. Revise FAR diagrams to indicate FAR provided on each floor. Add to FAR area of covered terrace on all floors facing Carlyle. Add stair at the roof level. Covered terrace must be 50% open to not count in FAR.

RESPONSE: See revised FAR diagrams pages 9-13. Covered terrace is 50% open.

Class A frontage (71st Street).

10. A variance is required to not provide habitable space at the second floor.
11. A variance to eliminate the required 25'-0" depth for habitable space at the second floor.
12. A variance is required to not provide habitable space at the third floor.
13. A variance to eliminate the required 25'-0" depth for habitable space at the third floor.

RESPONSE: Variance identified on letter of intent.

14. The canopy/shade structure provided shall be located at a height between 15'-0 to 25'-0" as measured from BFE+5'. If not an integral part of the structure, the shade element can be located at a height between 15' measured from grade and 25' measured from BFE+5'.

RESPONSE: The required shade canopy is located 15'-0" above grade and not integral to the structure of the building

Class C frontage (Carlyle Avenue).

15. Portion of the elevator and stair next to lobby does not comply with the required depth of 20'-0" habitable space. Driveways can be subtracted from the required 85% of the habitable space. In this case, the subtraction of the two driveways width from the required façade length is acceptable if the waiver to not combine driveways is approved. If the waiver is not approved, the required length of 85% of the façade shall be recalculated.

RESPONSE: See page 5 for recalculated frontage

16. The chamfered area on the retail cannot be counted as part of the (85%) required habitable space as it does not provide the required depth of 20'-0". Revise diagrams.

RESPONSE: See page 5 for recalculated numbers not including the chamfered entry area.

17. Stair door cannot encroach into the 10'-0" pedestrian path.

RESPONSE: See pedestrian path exhibit on Sheet EX-101 and revised page 14 for relocated exit door.

18. The canopy/shade structure provided shall be located at a height between 15'-0 to 25'-0" as measured from BFE+5'. If not an integral part of the structure, the shade element can be located at a height between 15' measured from grade and 25' measured from BFE+5'.

RESPONSE: The required shade canopy is located 15'-0" above grade and not integral to the structure of the building

19. Loading area shall be entirely screen from public right of ways and pedestrian path. As proposed, requires a variance. Class A frontage (Indian Creek Drive).

RESPONSE: A variance request is submitted as part of this application. See Sheet SP-101 and justification letter.

20. Door next to mechanical room cannot encroach into the 10'-0" pedestrian path.

RESPONSE: See response to comment #18 and page 14 for relocated door.

21. A variance is required to not provide habitable space at the second floor.

22. A variance to eliminate the required 25'-0" depth for habitable space at the second floor.

23. A variance is required to not provide habitable space at the third floor.

24. A variance to eliminate the required 25'-0" depth for habitable space at the third floor.

25. A variance to not provide a minimum of 3 floors along 90% of the façade.

26. Ground floor utility rooms (FPL transformers, electrical rooms, etc.), are prohibited in a class A frontage, unless it is the only frontage to the site. In this case, a variance is required to locate electrical rooms, FPL vault and fire pump.

27. Frontage requires a variance to reduce the required 90% length of the façade with habitable space. The length of the habitable space can include the portion of the stair in the south side and the portion of the recessed entry on the north corner. Revise length of habitable space provided. Revise page 5.

28. Frontage requires a variance to not provide a habitable space with 50'-0" depth for 90% of the façade.

RESPONSE: All of the above variances are listed on letter of intent.

29. The canopy/shade structure provided shall extend along the south side of the property line and shall be located at a height between 15'-0 to 25'-0" as measured from BFE+5'. If not an integral part of the structure, the shade element can be located at a height between 15' measured from grade and 25' measured from BFE+5'.

RESPONSE: The required shade canopy is located 15'-0" above grade and not integral to the structure of the building

- Transportation - LUB Review - Under Review Josiel Ferrer Ph: email: JosielFerrer@miamibeachfl.gov

- Fire Review - Under Review Jorge Clavijo Ph: email: JorgeClavijo@miamibeachfl.gov

- CIP Review - Under Review Maria Cerna Ph: email: MariaCerna@miamibeachfl.gov
- Parking - LUB Review - Under Review Monica Beltran Ph: email: MonicaBeltran@miamibeachfl.gov

DRB Admin Review – Fail

Comments: COMMENTS ISSUED BY 2/28/2020

Monique Fons Ph: email: MoniqueFons@miamibeachfl.gov

- 1) All pages of the application must be included, even if not applicable.

RESPONSE: Application corrected as requested.

- 2) The disclosure of the Application is incomplete - Please disclose ALL owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. The applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership in the entity. Application must be resubmitted for further review.

RESPONSE: See revised disclosure.

- 3) Owner must complete the Owner Affidavit and/or Power of Attorney authorizing the applicant to file and represent before the Board.

RESPONSE: The Applicant is the owner. See Power of Attorney documents provided with application.

- 4) Architect may need to register as a lobbyist.

RESPONSE: Acknowledged. Architect will register as lobbyist prior to DRB Hearing.

- 5) The following fees are outstanding and will be invoiced prior to the Notice to Proceed deadline 3/16/2020:

1. Advertisement - \$1,544
2. Posting - \$103
3. Mail Label Fee (\$5 per mailing label)
4. Courier - \$ 70
5. Board Order Recording - \$ 103
6. Variance(s) - \$772 p/variance
7. Sq. Ft Fee - \$.31 cents p/ Sq. Ft

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY
3/18/2020

RESPONSE: Acknowledged. All fees to be paid as required.

In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline 3/09/2020, before 12 p.m. (Tardiness may affect being placed on the agenda):

- One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).

- One (1) original Letter of Intent.
- One (1) original set of architectural plans signed, sealed and dated.
- One (1) original signed, sealed and dated Survey.
- Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.
- Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).
- 14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided.
- A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 15MB). C.Ds will be checked at time of drop off -anything larger than 15MB will not be accepted.

NOTE: Please make sure you identify the final submittal by the file number at time of drop off. Should you have any further questions, please contact me.

moniquefons@miamibeachfl.gov

RESPONSE: Submittal package updated accordingly.

Building Dept – DRC Review - Under Review Ana Salgueiro Ph: 305-673-7610 email:
AnaSalgueiro@miamibeachfl.gov

Environmental Review - Under Review Elizabeth Wheaton Ph: email:
elizabethwheaton@miamibeachfl.gov

Police - CPTED Review - Under Review Julio Blanco Ph: email:
JulioBlanco@miamibeachfl.gov

10. DRB Plan Review - Fail

Fernanda Sotelo Ph: email: FernandaSotelo@miamibeachfl.gov

Comments: Staff First Submittal Review Comments Design Review Board

SUBJECT: DRB20-0505 666 71 Street

Comments Issued: 02/28/20 FSC IV

GENERALLY

Identify intended compliance with Section 142-747 North Beach Public Benefits Fund.

Fee per unit public fund benefit. Contribution to public benefits fund. A contribution to the public benefits fund, in the amount identified in appendix A shall be required for each square foot of floor area located above the 125 feet. Provide information and details of how the project will satisfy this requirement. Height proposed 140'.

RESPONSE: It is the Applicant's intent to contribute to the public benefit fund. There are 2,447 SF above the allowed 125 FT. The current contribution requirement is of \$3 per square-foot. The Applicant intends to contribute \$7,341 before permit approval-see value shown on zoning information page of plans.

1. The applicant shall comply with the electric vehicle parking requirements, pursuant to Sec. 130-39 of the City Code.

RESPONSE: Parking space 18,19 and 56,57 have EV charging stations

2. Project shall comply with Urban Heat Island Ordinance, roofing.

RESPONSE: Acknowledged. Roofing will comply

3. All new construction over 7,000 square feet shall be required to be, at a minimum, certified as LEED Gold by USGBC. In lieu of achieving LEED Gold certification, properties can elect to pay a sustainability fee, pursuant to Chapter 133 of the City Code. This fee is set as a percentage of the cost of construction.

RESPONSE: The Applicant is in the process of contracting a LEED consultant and intends to achieve LEED Gold Certification for the building.

4. Where one or more parcels are unified for a single development, the property owner shall execute and record a unity of title or a covenant in lieu of unity of title, as may be applicable, in a form acceptable to the City Attorney.

RESPONSE: The Unity of Title for the subject properties will be provided prior to building permit and as required by Code.

5. Letter of intent does not identify how the variances satisfy each criterion on section 118-353(d). – Waivers and Variances identified.

RESPONSE: See revised letter of intent

6. DEFICIENCIES IN ARCHITECTURAL PRESENTATION:

- a. SURVEY missing lot area (combined parcels)

RESPONSE: Please see updated survey.

- b. DENSITY Lot area 25373 (to be confirmed) at 150 du / Total density proposed 80 (Max 87.3 du)

RESPONSE: Lot area 25,597, 80 du = 136 du/ac- see page 3

- c. Page 3 missing information at top portions of chart items 1a-f.

RESPONSE: See revised page 3

- d. Page 13 FAR Diagrams ROOF. Stair counts towards FAR.

RESPONSE: See revised FAR diagrams

- e. Page 3 and 4 zoning legend 80 units (550SF-1022SF), 7000 SF retail, 1100 SF rooftop restaurant, (133,674 GSF w/ parking and ADD amenity deck)
PROPOSED RETAIL: b. Over 2,000 but not over 10,000: One space.
PROPOSED RESIDENTIAL: Over 50 units but not more than 100 units: Two spaces.
TOTAL LOADING: 3 spaces
Parking requirement:
70 units x 1/2 space for those units bet 550 and 850SF = 35, 35 required spaces. 10 units x .75 space for 851SF-1250SF = 7.5, 7.5 required spaces.

43 required spaces residential – revise

Page 14 Wavier required to separate driveway. Internal Loading has been configured to allow for 50' in most of habitable depth along ICD Add graphic showing 10 foot wide "Clear Pedestrian Path," free from obstructions, including, but not limited to, outdoor cafes, sidewalk cafes, landscaping, DOOR SWINGS, signage, utilities, ETC.

RESPONSE:

- e. Identify BFP and PIV to be chrome plated and recessed in notch or relocated. An easement to the city providing for perpetual public access shall be provided.

RESPONSE: The chrome plated BPV and PIV will located in a perpetual public access easement prior to permit submittal.

- f. Page 24 Clarify measurement from CMB Grade to underside of shade structure/canopy.

RESPONSE: The required shade canopy is located 15'-0" above grade and not integral to the structure of the building

- g. Page 25.5 Revise title to South elevation and add dimension to encroachments within required setbacks.

RESPONSE: Encroachment dimensions added to Sheet to SP-101.

- h. Missing variance sheet/diagram depicting and identifying all requests.

RESPONSE: See letter of intent and Sheet SP-101 for list of requests.

- i. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated.

RESPONSE: See cover page 5, 5.1 and 5.2

- j. Add narrative response sheet

RESPONSE: This document to act as narrative of responses to all city comments

Urban Forestry Group Review - Fail Comments:

Omar Leon Ph: email: OmarLeon@miamibeachfl.gov

I did not see our previous comments addressed. Please contact me at omarleon@miamibeachfl.gov if you have any questions or concerns.

Comments: The Following are Urban Forestry Comments:

1. Landscape Plans needed for proper review.

RESPONSE: Landscape Plans have been updated per our meeting on 3/3/2020.

2. All palms along 71st street frontage need to be replaced with canopy trees per the North Beach Master Plan. Species shall be approved by Urban Forestry.

RESPONSE: All Street trees along 71st street have been changed to Green Buttonwoods, 22' OA.

3. All trees planted in tree pits along street need to have proper soil volume for the trees being proposed. This would come in the form of Suspended Pavement Systems. We need to know what system will be used, the soil volume being provided, and we need to see details for the proposed system.

RESPONSE: All street trees to have a soil volume as follows per the request of Omar Leon and Enrique Nunez. Large Trees (Oaks, Buttonwoods, 22'+ OA) to have 1000 CF, Medium Trees (Pigeon Plum, etc) to have 750 CF and Small Trees (Stoppers, Crape Myrtles) to have 500 CF of soil. Combined soil areas allow 20% maximum reduction in soil volume (where tree pits are proposed, soil volume areas are continuous). This has been added to the notes on LP-101. At the time of building permit, Construction Drawings will include a sheet showing where soil volume is accommodated.

4. All Trees being planted on street need to be anchored using rootball anchoring systems. Details for the proposed system need to be provided.

RESPONSE: All street trees to be planted with a rootball anchoring system as shown on LP-501.

Public Works - LUB Review - Fail Comments:

Aaron Osborne Ph: email: AaronOsborne@miamibeachfl.gov

DRB20-0505, Denied, (2-26-20)

1. Please show the Miami Beach Sight Visibility Triangles at the driveway. It is to be shown in according to CMB Detail Drawing RS-16. When you have a sidewalk, you are to show two (2) sets of Visibility Triangles; one (1) between the road and the driveway apron and another between the sidewalk and the driveway inside your property. (SP-101, LP-101)
 - a. Remember no obstructions from 2 feet to 6 feet above grade are allowed within the sight triangles.
 - b. If obstacles obstruct the sight visibility, a Hold Harmless Agreement and convex mirrors (approved by the Planning Department) is required. The building permit will not be approved until this condition is satisfied.

RESPONSE:

- a. **Sight visibility triangles and convex mirrors have been added as requested. Refer to sheet SP-101.**
- b. **A hold harmless agreement will be executed prior to final approval.**

RESPONSE: See SP-101 for updated sight visibility triangles per comment.

1. Provide correspondences for the utility companies that are within the utility easement that is not shown on the survey. The utility companies must agree to the relocation of the utilities and the vacation of the easement.

RESPONSE: Coordination with the utility companies is underway. Subsequently, the relocation agreement will be provided to CMB.

2. Please relocate the bike racks and benches into your private property. (Sheet LH-101)

RESPONSE: Bike racks located and identified on Sheet LH-101 are intended for public use. As such they are placed in a manner to keep the 10' sidewalk clear.

Notes:

- All stormwater runoff must be retained within your private property and the any proposed on-site stormwater system must hold a 10-year, 24-hour rainfall event with an intensity of 8.75 inches of rainfall.
- A maintenance agreement will be required for the proposed landscaping in the public right of way prior to TCO.
- In the future the City will be raising the elevation of the sidewalk in this area to 3.7 NAVD (5.26 NGVD). Consider this information in your decisions based on your design.
- The pool and jacuzzi will need to have one (1) of the following:
 - If feed by an irrigation line, it must discharge waste into an on-site small pool well or drainage well.
 - If feed by a domestic line, the pool must discharge into the sanitary sewer system and an Affidavit must be signed. Affidavit will indicate that you will not alter the pool feed to irrigation in the future without providing an on-site discharge well for a pool or discharge into an on-site drainage well.

RESPONSE:

- FDOT Permit will be required for improvements proposed in 71st Street right of way. Indian Creek Drive in this area is not FDOT right of way.
 - The perpetual easement for the sidewalk must be approved by the City of Miami Beach prior to a TCO. Comments: DRB20-0505, Denied, (2-26-20)
3. When you have a sidewalk, you are to show two (2) sets of Visibility Triangles; one (1) between the road and the driveway apron and another between the sidewalk and the driveway inside your property. (SP-101, LP-101)
- a. Remember no obstructions from 2 feet to 6 feet above grade are allowed within the sight triangles.
 - b. If obstacles obstruct the sight visibility, a Hold Harmless Agreement and convex mirrors (approved by the Planning Department) is required. The building permit will not be approved until this condition is satisfied.

RESPONSE: Sight visibility triangles have been added as requested.

4. Provide correspondences for the utility companies that are within the utility easement that is not shown on the survey. The utility companies must agreement to the relocation of the utilities and the vacation of the easement.

RESPONSE: CIVIL

Planning Landscape Review - Fail

Enrique Nunez Ph: email: EnriqueNunez@miamibeachfl.gov

Comments:

1. Refer to the new Chapter 46 Tree Preservation Ordinance for tree replacement/mitigation requirements. Contact the CMB Urban Forestry for new ordinance requirements.
RESPONSE: Landscape Plans have been updated to comply with the new Chapter 46 Tree Preservation Ordinance per the meeting on 3/4/2020. Please see Sheet LD-101 that has been updated in order to show both trees removed and required mitigation. Please refer to the chart and plans on sheet LP-101 to review how the Landscape Plans have been updated to show corrected mitigation methodology.
2. Sec. 126-4(b) and (c) states that tree disposition and landscape plans shall be prepared by, and bear the seal of, a landscape architect licensed to practice in the State of Florida.
RESPONSE: Please refer to all Landscape Sheets for Sign & Seal. Tree Disposition Sheet LD-101 to also bear the seal of a Certified Florida Arborist.
3. Provide the project landscape architect's name, license number and information on all landscape plans.
RESPONSE: Please refer to all Landscape Sheets for Sign & Seal.
4. Refer to the North Beach Town Center and Chapter 26 landscape requirements.
RESPONSE: All Street trees along 71st street have been changed to Green Buttonwoods, 22' OA.
5. Revise the landscape plans, in order to comply with the required street trees for Class A, B, and C streets and overall site landscaping.
RESPONSE: Landscape plans have been updated to comply with this request. 22' overall height trees have been specified on both Indian Creek and 71st Street. 12' overall height trees have been specified on Carlyle. The proposed trees on Indian Creek average to 20' spacing, proposed trees along 71st street are 27.50' spacing and trees along Carlyle are 10' spacing.
6. Refer to Chapter 126 entitled Landscape Requirements. Refer to the ordinance sections for information including plans required, landscape legend form, and minimum landscape requirements for each zoning district. Refer to the Landscape Requirements link within the Planning Department website at <http://www.miamibeachfl.gov/city-hall/planning/landscape-requirements/>
RESPONSE: See Sheet LP-101 for consistency with the TC-C and Chapter 126.
7. Refer to the previous comments not addressed: Refer to Chapter 126 CMB landscape ordinance and to the Class A streets landscape requirements. Note that palms do not count towards the minimum number of street trees required.
RESPONSE: Comment acknowledged that palms do not count toward Landscape Requirements. Revised plans accommodate Chapter 126 as noted in the response to Comment #5 & #6 above.

8. Revise the landscape plans accordingly.
RESPONSE: Please refer to corrected Landscape Sheets per comments & responses.