



February 8, 2016

GUSTAVO RAMOS/ ANTONIO ACOSTA  
10305 NW 41 STREET SUITE 115  
MIAMI, FL 33178

**RE: ASPR#:** A2015000037

Plans:

Dear GUSTAVO RAMOS/ ANTONIO ACOSTA :

Below are the comments and corrections for the above-mentioned Site Plan Review, that must be addressed prior to further processing of this application. Please provide one (1) set of revised plans for applications located outside a Community Urban Center or two (2) sets of revised plans if located within a Community Urban Center and a CD containing the plans in PDF

1. Please revise proposed fenestration and glazing offered on street walls of NW 54 St and NW 53rd Street; plans shown an insufficient percentage (10% of the wall area) when a minimum of 30% is required. Sec. 33-284.86 (B)(3).
2. Revise landscaping plan in regards to Open Space percentage information, the chart with the amount of square footage of "required" and "provided" is incomplete. Please review to comply.
3. Revise street trees's caliper diameter proposed as 2 1/2" and 2" for species such as Cassia Surratensis and Ligustrum. Standards require a minimum of six (6) inch caliper diameter at breast height (DBH), at time of planting. Sec. 33-284.86 (E).
4. Revise figures in landscaping data legend to show compliance with number of required trees per lot area; be aware that a minimum of sixteen (16) trees per net acre are required in addition to the street trees. Plans calculations are insufficient. Sec. 33-284.86(E)(2).
5. Provide clarification of the type of groundcover-hardcover surface proposed on corner plaza (Designated Open Space); staff suggest the use of pavers to enhanced the "plaza" character.
6. Provide dimensions of distances between street trees; they shall be planted at a maximum of twenty-five (25) feet average on center, Sec. 33-284.86 (E)(1).
7. Complete required shrubs information on landscape legend, it must be in accordance

with Chapter 18-A.

8. Revise site plan illustrating safe-site-triangle over the ingress-egress point along NW 53rd Street, also include drive way width in all the vehicular access points. Section 33-124.
9. The application process fees has an unpaid balance. Upon submittal of a new set of revised plans please furnish the fees amount of \$ 8,378.58.

If you wish to continue with this application please be advised that there will be a charge. Additional approvals are required from the following departments and sections: DERM, Public Works, and Fire.

Be advised that other Departments review your application and may have additional comments and/or deficiencies that need to be incorporated into any plan revision. You can view their comments by visiting our website at [www.miamidade.gov/planzone/track/](http://www.miamidade.gov/planzone/track/), enter your application number and open their memos by clicking on the eye icon next to each memo.

Should you have any questions please contact my office at (305) 375-2640.

Sincerely,



Maria Cedeno