

Plan Review - Review Comments Report

Project Name: **BD26012533001**
Workflow Started: **5/27/2026 1:52:05 PM**
Report Generated: **10/24/2026 01:32 PM**

REVIEW COMMENTS						
REF #	CYCLE	REVIEWED BY	TYPE	FILENAME	DISCUSSION	STATUS
1	1	Public Works NPDES Elyrosa Estevez 7/17/26 1:28 PM	Comment This construction is less than 1/2 acres - 7 trees and does not require a NPDES permit. Compliance with NPDES regulations and PW Bulletin 25 is required. Protect the surrounding stormwater system and Biscayne Bay from silted water and construction debris by installing inlet protection devices.			Info Only
2	1	Environmental Resources Andres Franco 7/20/26 11:27 AM	Comment Environmental Resources Plan reviewer. Contact information: Andres Franco. email afranco@miamigov.com. Cell phone number: (645) 224 6145.			Info Only
3	1	Environmental Resources Andres Franco 7/20/26 11:27 AM	Comment A site visit may need to be conducted as part of the review process.			Info Only
4	1	Environmental Resources Andres Franco 7/20/26 11:27 AM	Comment In accordance with Sec. 17-4 (d), all tree activity is subject to an Intended Decision notice upon administrative approval of the tree permit application. Upon staff confirming proposed tree activity, this comment will change from informational to unresolved until the Intended Decision period has ended.			Info Only
5	1	Environmental Resources Andres Franco 7/20/26 11:27 AM	Comment A tree protection bond may be required for specimen trees to be retained or relocated. Specimen trees are defined within Sec. 17-2 of the city code.			Info Only
6	1	Environmental Resources Andres Franco 7/20/26 11:27 AM	Comment A Covenant is required for any removals, relocations, or installations within the right of way. A Notarized signature and a \$10.00 processing fee are required. The Covenant will be emailed to the primary point of contact listed on the iBuild application during the intended decision period			Info Only



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7	1	Environmental Resources Andres Franco 7/20/26 11:42 AM	Comment None of the proposed Removal of any Regulated Trees/Palms (As defined under section 17-2 of Chapter 17 of the City of Miami Code of Ordinance) meet any criteria and condition from section 17-5 of Chapter 17 the City of Miami Code of Ordinance based on the scope of work for this permit. A Tree Permit will not be issued under the present conditions presented. The landscape plans provided depict New Construction, which is not the scope of work under this application.		Reviewer Response: Andres Franco - 10/2/26 8:51 AM Cycle 2. Unresolved. A PZ application is not a building application. A PZ application is applied for when an applicant wants to request Zoning for a certain exemption from their requirements. Once those exemptions are permitted, or denied, an applicant then applies for the BD permit reflecting those exemptions. That being said ERD, only permit Tree Activity that meets criteria and conditions from Section 17-5 of Chapter 17 the City of Miami Code of Ordinance based on the scope of work for this permit. Since the applicant is not building anything under this permit, the proposed removal of trees that are in conflict with construction (Construction that is not being proposed under this permit) will not be permitted. Please cancel this application and propose the Tree Activity under the BD application where you will propose the construction. ----- Responded by: Raul Gonzalez - 9/23/26 9:20 PM -This tree permit application is submitted in connection with the proposed redevelopment of 609 Brickell Avenue, currently under review as PZ-25-20277. The tree removals, relocations, and mitigation described in the enclosed Letter of Intent and Tree Disposition Plan correspond to that pending Project. -We understand the comment to require this permit be reviewed in conjunction with the referenced development application rather than as a fully independent action. We respectfully request the file be cross-referenced accordingly, and we're glad to submit the site plan set or any additional materials needed to confirm the scope.	Unresolved



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8	1	HEP Adrian Espinosa 8/17/26 9:03 AM	Comment Scope of work includes ground disturbing construction activity within an Archaeological Conservation Area; issuance of a Certificate to Dig (CTD) required. The certificate will be issued WITHIN this permit application. DO NOT apply for a separate CTD. The applicant shall submit an Archaeological Letter of Agreement from a professional archaeologist agreeing to monitor all ground disturbing work while that ground disturbing work is being conducted. Additionally, due to the higher-than-normal likelihood that unmarked human remains may be present on the property, any tree removal below ground, tree planting, or tree relocation shall be performed by hand by a professional archaeologist. Furthermore, the Letter of Agreement must be less than one year old and must specifically reference the work proposed under this building permit application, as well as the methodology prescribed herein. Further comments and conditions may be applied upon receipt of the Letter of Agreement. A \$150 fee is required for issuance of a Certificate to Dig. An invoice will be sent to the applicant when a Letter of Agreement is uploaded to this application.		Responded by: Raul Gonzalez - 10/20/26 9:40 AM Paid and uploaded ----- Reviewer Response: Adrian Espinosa - 10/19/26 9:10 AM CTD invoice has been provided. Final approval upon payment and upload of receipt into the Quick Review Folder. ----- Responded by: Raul Gonzalez - 9/23/26 9:21 PM See attached Archaeological Letter of Agreement. We acknowledge the \$150 fee.	Unresolved

