



261 NE 61<sup>ST</sup> Street  
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Response Narrative

Design Review Board

**SUBJECT:**

**4880 Pine Tree Drive**

Comments Issued:

**03/16/20**

Date: May 1, 2020

MTTR MGMT responses added in **Bold**

## 1. ZONING/VARIANCE COMMENTS

- a. Survey – The yellow text of survey is illegible – Elevations datums are illegible  
**Survey is updated with legible datums**
- b. Driveway- 4' minimum setback from interior property line  
**Driveway is 5' away from interior property line, see sheet A13 – Site Plan**
- c. Waiver #1: Elevator location (side yard). Relocated internal to vestibule outside of open space.  
**The increase of the North setback has resulted in the elevator being more central to the site than in the previous scheme. The Elevator is 30'-9" from the property line.**
- d. Waiver #2: 3'-0" height RS3  
**Reduced height waivers. On the North side of building we are requesting only a 2' increase (previously a 4' increase) and on the water side massing (West) we are requesting 3' (previously 4').**
- e. The trellis structure wrapping the stair is not an allowable height exception beyond the roofline. It can wrap the elevator, but must terminate at and be integrated to stair hand rails.  
**Trellis has been updated to not go beyond roof line. Please see sheet A20 – North Elevation**
- f. Staff recommends additional screening of 2nd floor at north elevations  
**Using translucent white glass on the railings and Bathrooms to screen on the North Elevations. Please see sheet A35 – Material Palette**
- g. Staff recommends that the Accessory Structure be located further away from north property line, or consider relocating to other end of yard (mirror)  
**The location of the accessory structure is so that it can be close to the kitchen for convenient access.**
- h. A19, A20, A21, A22, A23, A24, A25, A26 – Roof elevations are noted incorrectly  
**All sheets have been updated.**



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## 1. PLANNING LANDSCAPE REVIEW

1. Refer to the new Chapter 46 entitled Environment and the tree replacement/mitigation chart based on the total diameter of tree(s) to be removed (sum of inches at DBH).

**Please refer to sheet L6 – Tree disposition plan.**

2. Show and list the replacement/mitigation trees on the landscape plans.

**Please refer to sheet L6 – Tree disposition plan.**

3. Refer to Ch. 126 and revise the landscape plans and landscape legend form to show the "required" and "provided" columns information that is missing as follows:

a. 19 required lot trees minimum + 6 required street trees= 25 total trees. Note that palms do not count towards the minimum number of required trees.

**Please refer to revise sheet L3 and L4.**

b. 25 total trees minimum x 12= 300 shrubs minimum + 30 large shrubs

**Please refer to revise sheet L3 and L4.**