



261 NE 61<sup>ST</sup> Street  
Miami, FL 33137  
T | 786.509.3363  
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Response Narrative

Design Review Board

**SUBJECT:**

**4880 Pine Tree Drive**

Comments Issued:

**11/19/19**

Date: December 9, 2019

MTTR MGMT responses added in **Bold**

1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. A4 ZONING LEGEND Add +4 waiver to height column

**Added to Zoning Legend**

b. A8 Unit size roof plan, should include elevator and small 5x5 vestibule. 231 SF seems excessive and there is no roof level site plan to review. Modify diagram.

**Modified. Vestibule is slightly larger than 5x5 to match width of elevator, internal dimension is 5'-9" x 4'-9"**

c. A8 Unit size first floor, only portions of outdoor covered areas exceeding 10' in depth from building edge shall count towards first floor unit size. DO not include shading to those balconies and covered terraces unless they count. Modify diagram.

**Modified**

d. A8 Unit size second floor, only portions of outdoor balconies exceeding 6' in depth from building edge shall count towards second floor unit size. DO not include shading to those balconies and covered terraces unless they count. Modify diagram.

**Modified**

e. A18 Turn off Roof plan. Show floorplan of roof level, ie elevator and vestibule.

**Sheet added. Vestibule plan on A18**

f. Add ROOF PLAN SHEET W/ ELEVATION DATUM MARKS

**Sheet added. Roof plan now on A19**

g. A23 Add overall height elevation datum (24+4)

**Added**

h. A24 Add understory clearance height. Add overall height elevation datum (24+4)

**Added**

i. A33 Add enclosed SF of second floor block. Add enclosed SF of first floor block.

**Added**



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j. A35 Distinguish project site from surrounding axonometrics of the project. Highlight property lines. Continue to refine.

**Adjusted**

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

**Added. Each sheet has a date on the bottom titleblock under drawing title.**

l. Add narrative response sheet.

**Added**

2. ZONING/VARIANCE COMMENTS.

3. DESIGN/APPROPRIATENESS COMMENTS

a. Walkways: Maximum 44 inches. Size to be reviewed at DRB.

**All walkways are 44 inches**

b. Waiver #1: Elevator location (side yard). Relocated internal to vestibule outside of open space.

**Waiver Requested**

c. Waiver #2: Two story elevation does not meet full requirements of side open space on north side. Section 142-106(2)(d).

**Design complies with Section 142-106(2)(d). As indicated on sheet A14, area of courtyard is 198 SF and the 2 story length is at 60'-0"**

d. Waiver #4: 4'-0" height RS3

**Waiver Requested**

4. DESIGN RECOMMENDATIONS

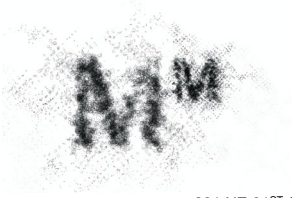
a. Pushing front structure further back 10'-0" in the site, to comply with 30'-0" setback line, in an effort to soften strong street presence.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

**LANDSCAPE PLANING**

1. Tree Removal Permit from the City of Miami Beach (CMB) is required for the removal or relocation of any non-invasive trees with a DBH of 6 inches or greater. Contact the CMB Urban Forestry Division at (305) 673-7000 ext. 27722 for the approved tree protection fence detail, tree removal permit forms and CMB planting details.

**Please see arborist report**



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2. Refer to Chapter 46 titled Environment for the tree removal/mitigation and tree protection requirements to be reflected on the landscape plans.

**Please see arborist report**

3. List/label the number of the existing trees and palms on the tree disposition plan that correspond to the tree survey.

**Added to Disposition plan**

4. Existing specimen trees are to be retained and protected.

**Noted, Please see arborist report**

5. Note that on October 19, 2016, the City of Miami Beach adopted a new landscape ordinance, 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/>

**Noted**

6. Provide the Landscape Legend form permanently affixed to the Landscape Plans, in order to show compliance with the new City of Miami Beach landscape requirements.

**Noted, See sheet L5**

7. Sheet L-4: Berm listed as "earth" adjacent to proposed pool to be finished with understory plantings and mulch layer/pervious material.

**Modified**

8. Maximum sod area shall not exceed 50 percent of the required open space area.

**Modified**

**Monique**

The Application is incomplete and must be completed, signed, notarized for further review. Please upload completed Application.

The following fees are outstanding and will be invoiced prior to the Notice to



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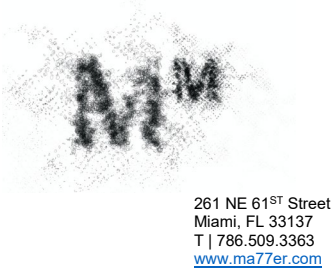
Proceed deadline Monday December 16, 2019:

1. Advertisement - \$1,500
2. Posting - \$100
3. Mail Label Fee (\$4 per mailing label) – \$ (\$4 p/ mailing label)
4. Courier - \$ 70
5. Board Order Recording - \$ 100
6. Variance(s) - \$ (\$500 p/ variance)
7. Sq. Ft Fee - \$ (50 cents p/ Sq Ft.)

Total Outstanding Balance = \$ ALL FEES MUST BE PAID BY Wednesday  
December 18, 2019

In addition to the fees, the following shall be provided to the Department no later than the Final CAP and Paper submittal deadline Tuesday December 09, 2019, 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.

## FERNANDA

### FSC Comments

#### 1. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. A4 ZONING LEGEND Add +4 waiver to height column

**Added to Zoning Legend**

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**Modified. Vestibule is slightly larger than 5x5 to match width of elevator, internal dimension is 5'-9" x 4'-9"**

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**Modified**

d. A8 Unit size second floor, only portions of outdoor balconies exceeding 6' in depth from building edge shall count towards second floor unit size. DO not include shading to those balconies and covered terraces unless they count. Modify diagram.

**Modified**

e. A17 enclosed stairs cannot access the roof.

**Modified**

f. A18 Turn off Roof plan. Show floorplan of roof level, ie elevator and vestibule.

**Sheet added. Vestibule plan on A18**

g. A20 enclosed stairs cannot access the roof.

**Modified**

h. Add ROOF PLAN SHEET W/ ELEVATION DATUM MARKS

**Sheet added. Roof plan now on A19**

i. A23 Add overall height elevation datum (24+4)

**Added**

j. A24 Add understory clearance height. Add overall height elevation datum (24+4)

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k. A33 Add enclosed SF of second floor block. Add enclosed SF of first floor block.

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l. A35 Distinguish project site from surrounding axonometrics of the project. Highlight property lines. Continue to refine.

**Adjusted**

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

**Added. Each sheet has a date on the bottom titleblock under drawing title.**

n. Add narrative response sheet.

**Added**

**2. DESIGN/APPROPRIATENESS COMMENTS**

a. Update survey as part of the architectural set.

**Sheets A1 and A2 have updated survey**

b. All rooms in floor plans shall be dimensioned on opposite sides. Provide overall dimensions on both sides for elevator, understory entry enclosure with spiral stairs, irregular shaped area adjacent to stair in the front on page A15. Previous comment not addressed.

**Added**

c. Mechanical equipment area is excessive and does not comply with the 5'-0" landscape below the edge of the first-floor slab.

**Mechanical placed on the roof**

d. Clarify lot coverage calculations. Page A10. Floor plan indicates "Enclosed area =4,659 sf" and calculations below indicate 4,686 sf. Enclosed stair around elevator counts in lot coverage.

**Modified**

e. Revise unit size calculations and diagrams. First floor covered area over the pool does not count in unit size. Only the area beyond 10'-0" of covered terraces count. At the second floor only the portion of the balcony beyond 6'-0" counts in unit size. Enclosed stair around elevator counts in unit size at the second floor. Stair going to the roof at the front structure does not count in unit size. At the roof level only the elevator and a minimum area vestibule (if enclosed) will count in unit size, as the stair will have to be completely open.

**Revised**

f. Note that if in the future, the building department requires a railing or guard around the roof of the front structure, due to the stair access to the roof, the accessible roof area with railing will have to be modified to not exceed 25% of the area of the floor below.

**The stair is to only be service access. Otherwise noted.**

g. Structure over deck at the rear cannot exceed 12'-0" in height, as measured



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from BFE+1' = 9'-0". Provide details of the structure. Plans with dimensions and elevation drawings.

**Sheet A28 added with plans and elevations.**

h. Enclosed stair bulkhead is not an allowable height exception and side enclosure and roof and side enclosure shall be removed. Only an open stair on the sides and without roof can go to the roof slab.

**Removed**

i. Landscape plan, page I4 does not match new understory design.

**Modified**

j. Maximum elevation within the side yards (from the 20'-0" front setback line to the rear property line) cannot exceed the maximum elevation of 7.10' NGVD. Revise grading plan on the north side yard.

**Revised**

k. Maximum elevation within the front yard (20'-0") is 7.1' NGVD.

**Revised**

l. Color renderings are not consistent with design. Stair is enclosed at the second floor to the roof. There is enclosure at the understory shown on renderings that are not reflected on floor plans.

**Modified**

m. Note that a continuous soffit shall be lowered a minimum of two feet from the lowest slab of the first level above the understory area in order to screen from view all lighting, sprinkler, piping, plumbing, electrical conduits, and all other building services, unless concealed by other architectural method.

**Under the building area, we will be having a 1'-6" soffit to match with the finished concrete of the understory area. The understory area finish is to be the exposed slab. All drainage and plumbing is planned to go through the center of the columns and walls and all the lighting is planned to be recessed into the slab. We do not need to add sprinklers under the Florida Building Code.**

n. Walkways: Maximum 44 inches. Size to be reviewed at DRB.

**All walkways are 44 inches**

o. Waiver #1: Elevator location (side yard). Relocated internal to vestibule outside of open space.

**Waiver requested**

p. Waiver #2: Two story elevation does not meet full requirements of side open space on north side. Section 142-106(2)(d).

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q. Waiver #4: 4'-0" height RS3  
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