



October 11, 2021

Attn: City of Miami Beach Planning and Zoning  
Plans Reviewers

Project: **DRB21-0742, 6431 Pinetree Drive Circle**  
**New Residence**  
6431 Pinetree Drive Circle  
Miami Beach, Florida 33141

Re: **Design Review Board Process First Submittal Comments Narrative.**

**APPLICANT REVISIONS:**

1. A covered walkway was added on the north side of the property connecting the Main House to the Gym. This increased the Lot Coverage by 98 SF and is now shown on sheet A001 and A035
2. A Large sliding glass door at the rear courtyard of the Main House was changed to three separate arched glass doors
3. The roof of the Guest House Accessory structure was raised 1'-8" to accommodate interior layouts.

**APPLICATION COMPLETENESS**

1. Provide estimate construction cost in LOI or under separate cover.

Estimated construction cost will be provided in the LOI under separate cover.

2. A031 – clean up site plan dimensions and hatches; make sure to include overall building volume dimensions; most relevant elevation datums; and setbacks; include 40' two-story setback

A031, A032 and A033 plans have been adjusted to comply with this comment. We have included the 40' setback line as requested yet please note that there are no one-story structures within 20' of the front setback so the 40' second story setback does not apply.

3. General comment for all floor plans: remove floor hatches; provide dimensions for building volumes; dimension any elements encroaching into required yards.

All sheets have been adjusted to comply with this comment.

4. A039, recommend increasing scale

A039 through A041 have been adjusted to increase the scale

5. Unit size: 500 ft credit for garage – is that included in total calc? Include in elevations the basic datums: CMB Grade, finished first floor, Top of Roof Slab

Yes, the 500 SF credit for the garage was included in the original calculation. Areas now clarified on sheet A037 Unit Size. The basic datums: CMB Grade, Finished Floor, Top of Roof Slab and others have been clarified and adjusted accurately in all elevation sheets.



6. Will any fences; property walls be part of project? If existing property walls are intended to be retained, they must comply with current code.

Yes, there are existing fence walls that will be repaired and or replaced to comply with the zoning ordinance and yard elevation requirements

7. A400 – include plan of fence/gate and make sure to dimensions distances from setback.

The Fence Wall Plan has been included in sheet A400 and all dimensions from the property line have been added.

8. A403 – Include height of connecting canopy

Height of connecting Canopy has been included.

9. A403 and A404 – height to be measured to mid-point of roof slope

Heights are shown as measured to the mid-point of the roof slope to the BFE +1 elevation.

10. Accessory building / cabana – height is measures to topmost element from BFE +1, ie. Roof ridge.

Heights are shown as measured to the ridge of the roof to the BFE +1 elevation.

11. Add “FINAL SUBMITTAL” to front cover title for heightened clarity of reference for next deadline. Also cover sheet and drawings need to be dated the final submittal date.

We have added FINAL SUBMITTAL to the cover title and each sheet in the set with the submittal date.

#### **DESIGN COMMENTS**

1. Front gym building, street facing façade: incorporate fenestration to soften impact of blank wall on street/pedestrian.

We believe fenestration is not needed at this location because, due to the unique shape of the site, this area is blocked by the driveway of the property to the north and is not actually a street facing façade. There is currently significant landscape in the adjacent property that shields this building from the street; also, we have also included within the property to help shield this area from the outside. Also, any visibility of this façade from the street will be in perspective from the south side of the street; therefore, the south and west facades will work in tandem with the three south facing glass doors to provide the diversity of the façade.

#### **ZONING COMMENTS**

1. Two-story side elevation waiver – North side elevation
2. +4' Height waiver for sloped roof – 31'-0" NGVD

Sincerely,

Enrique Rene Gonzalez, AIA, LEED AP  
Principal, Gonzalez Architecture  
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