July 10th, 2024

RE: 10300 SW 70TH AVE
Master Permit BL2023-1183

BUILDING

COMMENT 1: OUTSIDE AGENCY APPROVALS PENDING
Response 1: See submitted approved documents from Miami Dade County

COMMENT 2: ADDRESS PREVIOUS COMMENTS
Response 2: Acknowledged. See previous comment below

COMMENT 3: PROVIDE PHOTOS OF EXISTING BATHROOMS & KITCHEN OR SCHEDULE SITE INSPECTIONS. PROVIDE PHOTOS OF EXISTING BATHROOMS & KITCHEN OR SCHEDULE SITE INSPECTIONS.
Response 3: See submitted photos of existing bathrooms and kitchens

MECHANICAL

COMMENT 1: Provide 2022 supplement Energy Calcs
Response 1: See submitted energy calculations.

PLUMBING

COMMENT 1: OUTSIDE AGENCY APPROVALS PENDING
Response 1: See submitted approved documents from Miami Dade County

STORM DRAINAGE

COMMENT 1: Provide a section on the proposed Site Plan, if not to scale then proportionally, showing elevations and distances between any change in grade and will extend from PL to the proposed structure, to demonstrate that no runoff water will discharge to the adjacent property.
Response 1: A section has been provided to scale of the stormwater retention to demonstrate that no runoff water will discharge into the adjacent property. See Section 1 on Sheet A-1.01.

ZONING

COMMENT 1: Need an appraisal report of the building value not property value as the cost of the building may not exceed 50% of the value of the building and the County has building value at $217,000 and without breakdown as requested by Building review the proposed value alone is over the 50% so when appraisal report by a certified appraiser for the building value is submitted for review additional comments may be made.
06-07-24: PENDING BUILDING DEPARTMENT ASSEMENT OF THE SCOPE CHANGE FOR A NEW CLASSIFICATION
Response 1: **Per our email conversation with Paul Buckler, the value of the construction would need to be less than or equal to $108,5885.00. Please see submitted contractor proposal for less than that value. Due to the requirements for substantial improvement, the client decided to reduce the scope to still accomplish their most important needs while remaining under the 50% rule.**

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COMMENT 2: Must provide name of all street trees the name, height, diameter and canopy and it appears an additional 14 ft 3 inch diameter live oak is required to meet minimum code requirement and if that is the case then a recorded covenant for Maintenace of Landscaping and grasses within the right of way will be required mark new tree on plan in right of way
06-07-24: PLEASE PROVIDE THE REQUESTED INFORMATION (TYPE, SIZE, HEIGHT) ON THE STREET TREESResponse 2: All street trees have been depicted on the site plan. See tree type size and canopy on survey.

Response 2: **See updated submitted survey showing all trees on site that were missed. There are 4 trees in the parkway and two trees in the front yard as well as 3 trees in the backyard that were originally missed in the survey. Trees have also been added to the site plan.**

COMMENT 3: Please show approved zoning pool barrier which is a permanent fence and gates closing off the backyard as any fencing around the pool if it can be removed then it is not an approved zoning pool barrier and submit recorded covenant for Pool enclosure for fencing not located on owner's property but is using neighbor's fence to be part of the property pool barrier
06-07-24: PLEASE SUBMIT A RECORDED COVENANT FOR PROTECTIVE POOL ENCLOSOURE AND CLEARLY SHOW THE TYPE/HEIGHT OF FENCE AND THE GATES

Response 2: **Notes have been added to Sheet A-1.01 annotating existing 48" chain-link fence and gates**

Thank you for your prompt review and attention. Please do not hesitate to call if you have any other concerns or questions.

Regards,

Edgardo J Betancourt Santiago, RA
Co-Founder
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