



ANSWER TO COMMENTS

09/10/2025

Miami, FL

Village of Pinecrest Building Official

Project: 10840 SW 67 St
Process #: #BL2025-0584

In response to your comments on the above-mentioned project, please find the following:

DISCIPLINE

ZONING

1. Submit 3 recorded covenants

- Maintenance of Landscaping and Grasses within the Right of Way
- Construction within the right of way
- Declaration of Use

Response: Please see the attached documents.

2. No landscape review as must have approved tree removal permit so landscape will not have review until tree removal permit and plans approved

- some courtesy comments on landscaping
- label all mechanical equipment and landscape shrubs must be planted at minimum height of 36 inches
- add removal of tree/palm 6,66,174
- mark 10'x10' triangle of visibility on landscape plan
- driveway must be reduced in width and must not have driveway cut through public sidewalk revise sheets



- landscape plan must have all setbacks, FFE of house, guest quarters, garage, mark width of driveway at property line and street edge and interior side setback all on landscape plan

Response: Understood.

3. Minimum interior side setback of walkway and driveway to property lines is 5 ft mark clearly on all sheets.

Response: Please refer to the updated sheet A-100.

4. Maximum width of driveway at property line is 16 ft with a maximum radius at street edge of 5 ft on each side revise all sheets to comply with code.

Response: Please refer to the updated sheet A-100.

5. Remove trees from site plan so all setbacks, dimensions etc and be read, trees are only on landscape plan.

Response: Please refer to the updated sheet A-100.

6. Remove induction cooktop for all sheets it is not permitted remove it from every sheet.

Response: Please refer to the updated sheets A-101 and A-101c.

7. on all floor plan sheet put dimensions of all walls next to the building line do not offset dimensions.

Response: Internal and external dimensiones have been revised.

8. Minimum FFE of house and guest quarters is 11.0 jave 10.87 ft on numerous sheets check all and make necessary corrections.

Response: Please refer to the updated sheets A-101, A-101c, A-301, A-302, A-203, A-304, and A-305.

9. Mark FFE in guest area.

Response: Please refer to the updated sheets A-101 and A-101c.

10. Clearly show in guest area the AHU which in an interior space must be clearly shown on all site plan.

Response: Please refer to the updated sheets A-100, Exterior wall outlined.

11. On all elevations need to show all double volume space in front and rear of proposed house does not exceed the 24 ft to the top of the roof as it will then count towards the 2nd floor and may not exceed 10% elevations must clearly show these area and height measured from 11.0 ft.

Response: I've included the lobby double height in the areas. Please refer to A-002.

12. Mark height for elevation 11.0 and mark ngvd height to top of roof then top of parapet.

Response: Please refer to the updated sheets A-201, A-202, A-301, A-302, A-203, A-304, and A-305.

13. Submit color rendering of two sides and rear of proposed home.

Response: Please see cover sheet A-990.

14. Front setback must be measured to planter and interior side setback also measured to planted providing a minimum interior side setback of 20 ft to any planter.

Response: Please refer to A-301, A-302, A-203, A-304 and A-305 all planters comply with:

Chapter 30 Div. 5.2. (a) 3. Planters not exceeding 30 inches in height or having a cross section of 18 inches or less.

15. clarification proposed construction is for a single family only.

Response: Yes, single-family only.

BUILDING

3.Per FBC Section R311.3 a minimum 36-inch landing is required at all exterior doors. The width shall be not less than the size of the door.

Response: I've included dimensions to all landings for the exterior doors. Please see sheets A-101a, A-101b and A-101c.

PUBLIC WORKS

1. 2. 3. 4. C-2: The existing sidewalk is to be removed and set at the PL with the same profile as the crown of 67th Ave. (8-22-25: no reference to the crown of road is made in the sidewalk profile. The edge of the sidewalk nearest the edge of pavement must be a minimum of 10' – modify the deviation around tree 3.)

Response: Proposed sidewalk is now shown at the same elevation of crown of road.

5. C-2: The first 9.5' of d/w between the PL and the EOP of 67th will be solid concrete with a max cross slope of 2%. The back of walk will follow the same profile as 67th Ave. This section of the d/w approach will be poured entirely separate from the rest of the approach. (the survey shows the crown of road at 10.0 – the sidewalk profile is to follow the crown of road.)

Response: See section C for note referring to 9.5' solid concrete portion to be poured separately.

6. C-2: Demonstrate how the runoff directly next to the d/w inside the property will not discharge directly to the ROW. (8-22-25: consider this comment in light of comments 4 and 5) 7.

Response: All storm water runoff to be kept inside the property. See plans and sections.

C-2: Modify Section CC to reflect the modified location of the sidewalk and all revised slopes and elevations. (8-22-25: verify the lane width adjacent to 67th Ave – it is not 13.5'.)

Response: See modified sections and plan.

8. C-1: modify the swale detail to reflect the location of the sidewalk, PL, edge of pavement and crown of road. (8-22-25: The proposed back of walk profile does not follow the swale detail.

Response: See C-1 for swale detail.



11. Typical all sheets: references to Empire Zoysia will specify that it is to be SAND GROWN. (8-22-25: Sand Grown is not specified.

Response: In the plant schedule, the “Remarks” column already specifies: ON THE ROW – Sand-Grown Empire Zoysia is required. Furthermore, a note in red has been added on sheet L2 to emphasize this information.

13. L-2 Review the Conditions of Permit: No palms or shrubs are permitted to be in the ROW No

Response: shrubs or palms are located within the ROW. The proposed shrubs in front of the fence are within the property line.

14. L-2: show the modified sidewalk

Response: The site plan has been updated and shows the sidewalk modified by architecture.

15. L-2: Verify trees 1 and 2 are in private property as the new sidewalk location is at the ROW Line.

Response: Tree #1 is proposed to be relocated, and Tree #2 is proposed to be removed with its respective mitigation; therefore, they do not pose an issue for the new sidewalk.

Matias Daroch, AIA
Architect AR100480