MIK ARCHITECTURE

ANSWER TO COMMENTS

07/29/2025
Miami, FL

Village of Pinecrest
Building Official

Project: 10840 SW 67 St
Process #: #PZ2025-0191

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

DISCIPLINE

ZONING

1. I-2 SHEET MOVE MINIMUM REGQUIREMENT LEGEND OFF OF THIS SHEET PUT IT ON ANOTHER SHEET AS IMPORATNT THAT IT IS CLEARL NOTING ONLY EXISTING REMAINING TREES AND PALMS AND ALL NEW PLANTING ON THIS SHEET

Response: Please revise sheet L-2 and new sheet L-2B

2. MARK SYMBOL NEXT TO EACH NEW TREE AND PALM ON THE I-2 SHEET

Response: Please see on sheet L-2 the Plant schedule each symbol of new trees and palms

3. SUGGEST PROPOSING A LARGER STREET TREE MORE LIKE 18-20 FT 5-6 INCH DIAMETER LIVE OAK TO MATCH THE RELOCATED OAKS

Response: We did not plant trees along the street due to the conflict that would be generated with the canopy of the existing trees (#3, #38 new location and #176). If we were permitted to plant trees under these circumstances, we would include them as requested.

4. CERTIFICED ARBORIST WHO WILL RELOCATE ALL THE TREES MUST PROVDIE A DETAILED STEP BY STEP AND TIMELINE THAT WILL BE CONDUCTED FOR EACH TREE TO BE RELOCATED AND WILL HAVE THE VILLAGE ABORIST REVIEW THE PROCEDRUE AS WE DO NOT WANT

RELOCATED TREES TO DIE- PROCEDURE MUST BE UNDER THE COMPLANY LETTERHEAD AND SIGNED AND NOTED WITH ARBORIST CERTIFICED NUMBER

Response: Please revise report provided.

5. CLEARLY MARK THE PROPERTY LINE ON ALL LANDSCAPE SHEETS

Response: Please revise the property line (indicated by the red dashed line) on all sheets, as applicable.

6. MARK THE TRIANGLE OF VISIBLITY ONLY ON THE OWNER'S PROPERTY ON EIGHER SIDE OF THE DRIVEWAY REMOVE ALL OTHER TRINALGES OFF THE SHEETS

Response: Please refer to sheet L2 to verify that the visibility triangle is located entirely within the owner's property.

7. LANDSCAPE PLAN MUST HAVE ALL SETBACKS, FFE OF HOUSE, GARAGE AND ANY OTHER DETACHED STRUCTURES ALL ON THE SHEET AND WIDTH OF DRIVEWAY AT PROPERTY LINE AND AT STREET EDGE TO BE MARKED ON PLAN AND SETBACK OF DRIIVEWAY /WALKWAY TO PROPERTY LINE A MINIMUM OF 5 FT REQUIRED SO MARK WIDTH OF ALL AND SETBACK TO PROPERTY LINE

Response: The architectural site plan has been updated with all the requested information.

8. IRONWOOD TREES REQUIRE A MINIMUM OF 15 FT SEPARATION REVISE PLAN

Response: The number of proposed Black Ironwoods has been modified due to the required spacing. Please review sheets L2 - L2B to see these modifications.

9. LABEL EVERY PIECE OF MECHANICAL EQUIPMENT AND ALL MUST BE SCREENED WITH SHRUBS PLANTED AT A MINIMUM HEIGHT OF 36 INCHES

Response: Please review the updated Plant Schedule on sheet L2 with respect to the shrub Chrysobalanus icaco 'Red Tip'.

10. LABEL THE 3 REQUIRED EC TREES ON THE PLAN

Response: Please revise on sheet L2 EC trees labeled.

11. 3 DADE COUNTY PINES REQUIRED AND MUST BE 12 FT TALL AT PLANTING WITH SAW PALMETTO PALMS PLANTED AROUND IT

Response: The Pinus elliottii trees along with the Saw Palmetto have been added to comply with the code requirement. Please review sheets L2 - L2B to see these modifications.

12. MULCH SAHLL BE RESTRICTED TO PLANING AREAS REVISE TO ADD MORE GREASS REDUCE AREA OF MULCH

Response: The mulch area has been reduced and the grass area has been increased. Please review sheets L2 - L2B to see these modifications.

Matias Daroch, AIA
Architect AR100480