MIK ARCHITECTURE

# ANSWER TO COMMENTS

10/09/2025
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

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

cannot located revised report

**Response: No trees will be relocated as part of the proposed work.**

6. MARK THE TRIANGLE OF VISIBLITY ONLY ON THE OWNER'S PROPERTY ON EITHER SIDE OF THE DRIVEWAY REMOVE

remove shrubs out of the triangle of visibility; reduced width of driveway to comply with code maximum width at property line is 16 ft with maximum 5 ft flare at street edge, correct plan mark width of driveway both at property line and street edge; sidewalk must be continuous in right of way correct driveway; mark 5 ft setback of driveway to interior side setback minimum setback is 5 ft show what is being proposed and know 5 ft is the minimum setback

**Response: The site plan has been updated, and the required setbacks are clearly indicated. Additionally, no shrubs are located within the visibility triangle.**

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 site plan has been updated, and the required setbacks are clearly indicated.**

9. Label every piece of mechanical equipment and all must be screened with shrubs planted at a minimum height of 36 inches

**Answer: The proposed shrub for all mechanical equipment is Chrysobalanus icaco 'Red Tip' – Red Tip Coco Plum. It is specified in the "Size Height" column as 36" height, and in the "Remarks" column with a note: SHRUB REQUIREMENT (MECHANICAL EQUIPMENT SCREEN). Likewise, it is labeled on the plan indicating its name.**

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

**Response: The landscape plan has been redesigned, and the mulch area has been completely removed.**

13. deficient by 5862 square feet if no change to the plan will add contribution to tree removal permit application

**Response: Due to the number of existing trees, the proposed underground utilities, and the new proposed trees, there is not enough space to complete the required mitigation; therefore, a payment will be made to the Tree Trust Fund.**

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