



7290 NW 1<sup>st</sup> Court  
Miami, FL 33150  
T | 786.409.3363  
[www.ma7er.com](http://www.ma7er.com)

**DRB19-0468**  
**4880 Pine Tree Drive**  
**Comment and Response**

**I. Design Review**

A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not an individually designated historic site.

B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Design Review Criteria 1, 2, 3, 4, 5, 6, 9, 12, and 19 in Section 118-251 of the Miami Beach Code.

C. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is inconsistent with Sea Level Rise Criteria 1, 10, and 11 in Section 133-50(a) of the Miami Beach Code.

D. The project would be consistent with the criteria and requirements of Section 118-251 and/or Section 133-50(a) if the following conditions are met:

1. Revised elevation, site plan, and floor plan drawings for the proposed new home at 4880 Pine Tree Drive shall be submitted, at a minimum, such drawings shall incorporate the following:

a. The front entry architectural structure shall not be approved as proposed. The architect shall revise the site plan and inverse the setbacks of the front, onestory guest structure's volumes with the shorter, south volume setback 20' and the taller, north volume setback 30', in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

**Response: the above requirement has been met. Please see floor plans.**

b. The size of the second floor window openings on the north elevation shall be further refined through either the reduction of size or additional screening mechanisms in order to minimize light spillage on the neighboring property to the north.

**Response: The screening is now angled to not have direct views to the neighboring property**

c. The verticality of the screening on the front guest house structure shall be further refined. The final design, material details and color selection shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

**Response: The screening is wood colored as indicated in elevations.**

d. The understory area shall be permitted provided the understory area must comply with section 142-105(4)e, as noted in the compliance with zoning portion of the staff report, specifically the open area between the storage and stair access at the understory level.

**Response: The understory area had been refined as per the zoning code. Please see understory floor plan for changes**

e. The proposed gravel in the understory shall be set back 5'-0" from the edge of the slab above.

**Response: There is a setback of 5 feet. See understory plan.**



7290 NW 1<sup>st</sup> Court  
Miami, FL 33150  
T | 786.409.3363  
[www.ma7er.com](http://www.ma7er.com)

f. The location of the elevator shall be approved as reflected in the revised plans submitted as "Presentation 11-3-2020" at the November 03, 2020 DRB meeting.

**Response: The elevator remains the same as per 11-3-2020 drawings.**

g. The stair bulkhead above the roof deck is not an allowed height exception. The enclosed stairwell is not permitted, an alternate location of an exterior stair accessing the roof shall be required and submitted in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

**Response: The stair no longer reaches the roof. The stair access is now from the exterior balcony on the interior corner on the second floor.**

h. The proposed skylight shall comply with Section 142-105(b)(7) Height exceptions and calculations of maximum area allowed on roof shall be provided.

**Response: Provided and complies. Refer to Sheet A0.07 Diagrams.**

i. The maximum height of parapets associated with the accessible roof deck are not to exceed three and one-half feet, per Section 142-105(b)(7) Height exceptions.

**Response: The parapets do not exceed 3'-6". Please see sections.**

j. The vestibule area at the roof level counts as part of the maximum 25% of the accessible area allowed.

**Response: The vestibule is included in the latest diagram. Refer to Sheet A0.07 Diagrams.**

k. All open areas within the understory that are not associated with the access vestibule shall be a minimum of 50% open.

**Response: The open area has been modified and is fully open as indicated with structural members are the only enclosures.**

l. The green roof on the first habitable level shall include more openings and perforation to the understory space below, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

**Response: See administrative approval email attached.**

m. The color of the board-formed concrete proposed for the exterior walls and details shall be of a light gray color.

**Response: The color is to be natural concrete color which is light grey. Refer to materials sheet A0.13.**

n. The architect shall incorporate translucent glass panels at the recessed circulation core along the north elevation in order to mitigate light spillage.

**Response: The glass is translucent.**

o. The final design details and color selection of exterior materials shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

**Response: Refer to materials sheet A0.13.**



7290 NW 1<sup>st</sup> Court  
Miami, FL 33150  
T | 786.409.3363  
[www.ma77er.com](http://www.ma77er.com)

p. The final design details and color selection of the “charred wood cladding” proposed at both portions of the façades shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

**Response: Refer to materials sheet A0.13 and elevations.**

q. The final design details of the “translucent glass” proposed along the north facade shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

**Response: North Facade show translucent glass.**

r. The final design details of the screening material proposed for the exterior staircase on the north façade shall comply with be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

**Response: Refer to materials sheet A0.13 and elevations.**

s. The final design details of the “wood colored metal screen” proposed along both north and south facades shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

**Response: Refer to materials sheet A0.13 and elevations.**

t. The final design details of the “metal screen” proposed for the one-story building, east facade shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

**Response: Refer to materials sheet A0.13 and elevations.**

u. The design of the glass fenestration of the elevator shall incorporate translucent panels or a screening material to mitigate light spillage; and shall be submitted, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria and/or the directions from the Board.

**Response: The elevator is interior to the building.**

v. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.

**Response: Added**

w. Prior to the issuance of a Certificate of Occupancy, the project Architect shall verify, in writing, that the subject project has been constructed in accordance with the plans approved by the Planning Department for Building Permit.

**Response: Noted**

Fwd: 19-0468 Pinetree - comment response DRB order

juan azulay <[juan.azulay@gmail.com](mailto:juan.azulay@gmail.com)>

Tue 1/9/2024 12:27 PM

To: Bumi Jung <[bumi@ma77er.com](mailto:bumi@ma77er.com)>; Sylvia Pawlowski | MTTR MGMT <[sylvia@ma77er.com](mailto:sylvia@ma77er.com)>

---

Juan Azulay

**Creative Director**

<http://www.juanazulay.com>

<http://www.ma77er.com>

-

Phone: (310) 497-7303

Skype: ja.ma77er

E-mail: [juan@ma77er.com](mailto:juan@ma77er.com)

----- Forwarded message -----

From: **Vera Teles** <[vera@ma77er.com](mailto:vera@ma77er.com)>

Date: Mon, Mar 8, 2021 at 11:20 AM

Subject: RE: 19-0468 Pinetree - comment response DRB order

To: Sotelo-Chotel, Fernanda <[FernandaSotelo@miamibeachfl.gov](mailto:FernandaSotelo@miamibeachfl.gov)>

CC: juan azulay <[juan.azulay@gmail.com](mailto:juan.azulay@gmail.com)>

Great! Thank you Fernanda!

Vera Galvão Teles

Project Manager

MTTR MGMT

D: (786) 257-9994

O: (786) 409-3363

E-mail: [vera@ma77er.com](mailto:vera@ma77er.com)

---

**From:** Sotelo-Chotel, Fernanda <[FernandaSotelo@miamibeachfl.gov](mailto:FernandaSotelo@miamibeachfl.gov)>

**Sent:** Monday, March 8, 2021 11:19 AM

**To:** Vera Teles <[vera@ma77er.com](mailto:vera@ma77er.com)>

**Cc:** juan azulay <[juan.azulay@gmail.com](mailto:juan.azulay@gmail.com)>

**Subject:** RE: 19-0468 Pinetree - comment response DRB order

You can continue to the drawings to permitting.

The modifications you provided comply with the Order; I will forward you the email from Michael that you can include in the permit drawings submittal for the plan reviewer,

Best,  
Fernanda

**From:** Vera Teles <[vera@ma77er.com](mailto:vera@ma77er.com)>  
**Sent:** Monday, March 08, 2021 11:17 AM  
**To:** Sotelo-Chotel, Fernanda <[FernandaSotelo@miamibeachfl.gov](mailto:FernandaSotelo@miamibeachfl.gov)>  
**Cc:** Juan azulay <[juan.azulay@gmail.com](mailto:juan.azulay@gmail.com)>  
**Subject:** RE: 19-0468 Pinetree - comment response DRB order

[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]

Hi Fernanda,

That is great news!

For the admin approval do we need to have an official submittal? How does that work?

Thank you,

Vera Galvão Teles

Project Manager

MTTR MGMT

D: (786) 257-9994

O: (786) 409-3363

E-mail: [vera@ma77er.com](mailto:vera@ma77er.com)

---

**From:** Sotelo-Chotel, Fernanda <[FernandaSotelo@miamibeachfl.gov](mailto:FernandaSotelo@miamibeachfl.gov)>  
**Sent:** Monday, March 8, 2021 11:15 AM  
**To:** Vera Teles <[vera@ma77er.com](mailto:vera@ma77er.com)>  
**Cc:** Juan azulay <[juan.azulay@gmail.com](mailto:juan.azulay@gmail.com)>  
**Subject:** RE: 19-0468 Pinetree - comment response DRB order

Good morning Vera.

The proposed modification looks good and can be approved administratively.

Specifically

1. The inversion of the front volumes
2. The modification to elevator that minimizes the roof volume
3. The trellis interior to the site

Kind Regards,

Fernanda



**Fernanda Sotelo Chotel, Principal Planner**

PLANNING DEPARTMENT, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

[1700 Convention Center Drive](#), Miami Beach, FL 33139

Tel: 305-673-7000 / Direct: 305-673-7550 ext. 26877

*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.*

*It's easy being Green! Please consider our Environment before printing this email.*

---

**From:** Vera Teles <[vera@ma77er.com](mailto:vera@ma77er.com)>  
**Sent:** Friday, March 05, 2021 10:17 AM  
**To:** Sotelo-Chotel, Fernanda <[FernandaSotelo@miamibeachfl.gov](mailto:FernandaSotelo@miamibeachfl.gov)>  
**Cc:** Juan Azulay <[juan.azulay@gmail.com](mailto:juan.azulay@gmail.com)>  
**Subject:** RE: 19-0468 Pinetree - comment response DRB order

[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]

Great, thank you!

Have a great weekend.

Vera Galvão Teles  
Project Manager  
MTTR MGMT

D: (786) 257-9994

O: (786) 409-3363

E-mail: [vera@ma77er.com](mailto:vera@ma77er.com)

---

**From:** Sotelo-Chotel, Fernanda <[FernandaSotelo@miamibeachfl.gov](mailto:FernandaSotelo@miamibeachfl.gov)>  
**Sent:** Friday, March 5, 2021 10:13 AM  
**To:** Vera Teles <[vera@ma77er.com](mailto:vera@ma77er.com)>  
**Cc:** Juan Azulay <[juan.azulay@gmail.com](mailto:juan.azulay@gmail.com)>  
**Subject:** Re: 19-0468 Pinetree - comment response DRB order

Hello Vera.

I sent them to Michael to take a quick look over. He should have some comments for us by the end of the day.

Best,

Fernanda

MIAMI BEACH

Fernanda Sotelo Chotel

Principal Planner

PLANNING DEPARTMENT 1700 Convention Center Drive, Miami Beach, FL 33139 Tel: [305-673-7000](tel:305-673-7000) x6877 / Fax: [305-673-7559](tel:305-673-7559) / [web.miamibeachfl.gov/planning](http://web.miamibeachfl.gov/planning)

*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community*

On Mar 5, 2021, at 10:07 AM, Vera Teles <[vera@ma77er.com](mailto:vera@ma77er.com)> wrote:

[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]

Hi Fernanda,

Did you get a change to review the drawings we sent you?

Thank you,

Vera Galvão Teles

Project Manager

MTTR MGMT

D: (786) 257-9994

O: (786) 409-3363

E-mail: [vera@ma77er.com](mailto:vera@ma77er.com)

---

**From:** Sotelo-Chotel, Fernanda <[FernandaSotelo@miamibeachfl.gov](mailto:FernandaSotelo@miamibeachfl.gov)>

**Sent:** Friday, February 26, 2021 2:41 PM

**To:** Vera Teles <[vera@ma77er.com](mailto:vera@ma77er.com)>

**Cc:** Juan Azulay <[juan.azulay@gmail.com](mailto:juan.azulay@gmail.com)>

**Subject:** RE: 19-0468 Pinetree - comment response DRB order

Hello Vera and Juan.

I am in receipt of the files and will take a look at them early next week.

Have a great weekend.

Kind Regards,

Fernanda

<image001.png>

**Fernanda Sotelo Chotel**, *Principal Planner*

PLANNING DEPARTMENT, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

1700 Convention Center Drive, Miami Beach, FL 33139

Tel: 305-673-7000 / Direct: 305-673-7550 ext. 26877

*We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.*

*It's easy being Green! Please consider our Environment before printing this email.*

---

**From:** Vera Teles <[vera@ma77er.com](mailto:vera@ma77er.com)>  
**Sent:** Friday, February 26, 2021 12:39 PM  
**To:** Sotelo-Chotel, Fernanda <[FernandaSotelo@miamibeachfl.gov](mailto:FernandaSotelo@miamibeachfl.gov)>  
**Cc:** juan azulay <[juan.azulay@gmail.com](mailto:juan.azulay@gmail.com)>  
**Subject:** 19-0468 Pinetree - comment response DRB order

[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]

Hi Fernanda,

I hope this email finds you well!

We have prepared a new submittal answering the comments from the DRB order.

Please let us know if you have any questions.

Thank you,

Vera Galvão Teles

Project Manager

MTTR MGMT

D: (786) 257-9994

O: (786) 409-3363

E-mail: [vera@ma77er.com](mailto:vera@ma77er.com)