



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6231 office
305.377.6222 fax
mlarkin@brzoninglaw.com

VIA ELECTRONIC SUBMITTAL

September 8, 2024

Re: **ZBA24-0167** – 5821 Pine Tree Drive
Narrative Responses to First Submittal Comments

Please allow this to serve as the narrative responses relating to land use board application no. ZBA24-0167.

Planning Department Review:

1. Please move zoning data sheet to a separate page so that it is larger and more legible.

Response: Addressed. Zoning data sheet moved to sheet A-1.01.

2. Please provide a narrative response to the comments listed below.

Response: Please allow this to serve as narrative responses to the first submittal comments.

3. Include the cost of estimate under a separate cover or in the letter of intent.

Response: Cost estimate added to the letter of intent.

4. These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review.

Response: Noted.

5. All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

Response: All pages per documents will be uploaded in one PDF file.

6. Format pages in 11x17.

Response: Provided.

7. Provide neighborhood context photos in the plans; especially of adjacent sites.

Response: Addressed. Please see sheet A-0.03.

8. Provide photos of the existing structure in the plans.

Response: Addressed. Please see sheet A-0.01.

9. Add "FINAL SUBMITTAL" to front cover title of plans for heightened clarity.

Response: Addressed. Please see sheet CS.

Planning Admin Review:

10. Page (5) Power of Attorney is for the Board of Adjustments not Design Review Board.

Response: Addressed. Please see page 5.