Permit Reviews
Village of Pinecrest

BL2023-1640

ALL RESPONSES TO COMMENTS BELOW ARE ON REVISION#2

2/1/2024	2/15/2024	2/22/2024	ZONING	PAT JANISSE	DENIED	

Notes:

OUTSTANDING COMMENTS PLEASE HAVE ARCHITECT PROVIDE INFORMATION WHERE INFORMATION HAS BEEN PROVIDED

4 Mark on the application all items permit is for i.e. house, driveway, columns, chain-link, aluminum fence etc. as you will only get a permit for what is listed on the application under description of work - have house and fence- where are the details for the fence
PERMIT FOR HOUSE AND DWY ONLY THEN PUT ON WALKWAY, POOL DECK, FENCING ALL SHOULD HAVE SEPARATE PERMIT NEXT TO ALL ON ALL SHEETS WHERE NOTED
comment #4: resolved at meeting with zoning (Pat) on 2-27-24

5. Submit 2 recorded covenants for construction in the right of way AND Maintenance of landscaping and grasses in the right of way AND a Declaration of Restrictions may be prepared to transfer up unused lot coverage to the second floor if there is excess - this document will be prepared by reviewer but not until closer to approval of permit
comment #5: resolved at meeting with zoning (Pat) on 2-27-24
DECLARATION OF RESTRICTIONS STILL UNKNOWN UNTIL THE SECOND FLOOR AREA AND DOUBLE VOLUME SPACE HAS HAD A COMPLETE REVIEW

6. New requirement (Division 5.27 c) Auxiliary Power supply ii required for new house and must provide one of the following:
a)permanent installation of a stand by generator or
comment #6(a): resolved at meeting with zoning (Pat) on 2-27-24
HAVE SELECTED THE GENERATOR AND THIS IS A SEPARATE PERMIT WILL NEED TO BE SUBMITTED, APPROVED AND FINAL BEFORE TCO/CO WHICHEVER COMES FIRST
comment #6: resolved at meeting with zoning (Pat) on 2-27-24
b

7. Complete signed and sealed Certificate of landscape Compliance form with all the requested information- lot, etc and permit number is BL2023-1640 NOT SUBMITTED
comment #7: resolved at meeting with zoning (Pat) on 2-27-24
comment #8: resolved at meeting with zoning (Pat) on 2-27-24

8. Mark all setbacks, dimensions etc. on the landscape plan and minimum setback of gravel/pebbles to any property line is 5 ft mark all on plan and must be included as impervious area believe there is not sufficient additional impervious are as proposed so pebbles should be removed
TREE REMOVAL NOT APPROVED AS OF THIS REVIEW NO FURTHER REVIEW OF LANDSCAPE PLAN
TREE PERMIT APPOVED

9. Existing trees that are to remain must have on the landscape plan the height, diameter and canopy of all trees and palms and must be on the landscape plan and the new landscaping should be the new trees, shrubs and any shrub not 18 inches do not list as shrub and all screening of equipment must be with shrubs planted at 36 inches at planning
comment #9: resolved at meeting with zoning (Pat) on 2-27-24
TREE REMOVAL NOT APPROVED AS OF THIS REVIEW NO FURTHER REVIEW OF LANDSCAPE PLAN

10. Any right of way new trees must be a minimum of 14 ft with 3 inch diameter
comment #10: resolved at meeting with zoning (Pat) on 2-27-24
TREE REMOVAL NOT APPROVED AS OF THIS REVIEW NO FURTHER REVIEW OF LANDSCAPE PLAN
TREE PERMIT APPOVED

11. Do not plant new right of way trees under existing canopies and that includes all trees on property extending canopy into right of way
TREE REMOVAL NOT APPROVED AS OF THI
comment #11: resolved at meeting with zoning (Pat) on 2-27-24
PLAN

12. Show the 3 EC trees on landscape plan
comment #12: resolved at meeting with zoning (Pat) on 2-27-24
TREE REMOVAL NOT APPROVED AS OF THIS
AN

13. Submit application and complete set of landscape plan for any tree removal or relocation and this must be submitted, reviewed and approved before the landscape plan can have a complete review
comment #13: resolved at meeting with zoning (Pat) on 2-27-24

14. No slash pines permitted within the right of way, remove an put an native 14 ft 3 inch diameter shade tree
comment #14: resolved at meeting with zoning (Pat) on 2-27-24

16. Submit a more detailed breakdown of the perimeter line drawings
- 1st floor outline area and provide that area and create a listing of all areas to provide the total overall area for the first floor ie. garage, a/c area, non a/c area
comment #16: resolved at meeting with zoning (Pat) on 2-27-24 see new sheet Z-106
NEED SEPARATE LEGEND FOR THE FIRST FLOOR DO NOT MIX SECOND AND FIRST FLOOR ON ONE LEGEND KEEP THEM SEPARATE
- 2nd floor the a/c areas, the outside areas, the double volume areas etc.
CANNOT REVIEW SECOND FLOOR STILL CANNOT DETERMINE THE SECOND FLOOR AREA WITH COMMENT 17 TO BE RESOLVED
- impervious and pervious area outline the driveway, the pool and deck, the sidewalk, all natural plantings are pervious area and impervious areas are not natural planting like pebbles,/stones suggest if you wish this you must reduce the impervious area elsewhere on the proposed plan
comment : resolved at meeting with zoning (Pat) on 2-27-24
NOT SUBMITTED NEEDS TO BE A SEPARATE IMPERVIOUS AND PERVIOUS AREA AND ANY PEBBLES ETC. NEED TO BE COUNTED AS IMPERVIOUS AREA

17. clearly show on elevations the double volume area that is no higher from 11.87 ft ngvd to top of parapet
NEED ON A FEW ELEVATIONS TO SHOWI THE AREA YOU ARE NOTING AS DOUBLE VOLUME AND THAT THE TOP OF THE ROOF AND PARAPET IF THERE IS ONE IN THIS AREA MAY NOT EXCEED 24 FT FROM 11.87 FT
comment #14: resolved at meeting with zoning (Pat) on 2-27-24. DOUBLE VOLUME AREA IS BELOW THE 24 FOOT THRESHOLD THEREFORE IS ONE STORY AND SHPULD NOT COUNT AS AREA ON SECOND FLOOR AS SHOWN ON 2/A-302 AS PER PREVIOUS ROUND RESPONSE.

Further review will be required
1/2/2024 5:02:05 PM

NOTE:
ALL COMMENTS HIGHLIGHTED IN GREEN WERE RESOLVED IN OUR MEETING BETWEEN PAT JANNISSE, SHIRLEY BORG AND FELIPE ALVARADO ON 2-27-24

Felipe Alvarado

STATE OF FLORIDA
FELIPE ALVARADO
AR91841
REGISTERED ARCHITECT

CENTRALSQUARE