

Responses to Review Comments

Location: 6100 W Suburban Dr
Pinecrest, FL 33156

Date: August 27, 2024

Applicant:
Process No.: BL2024-1024

Municipality: Pinecrest

Section: Zoning
Reviewer: Pat Janisse

Responses By: Nelson de León, AIA

The following are written responses to the attached review comments from the Zoning Department dated 07/31/24:

Remarks: 1). Solar Ready Construction

a) Construction of new buildings and remodeling where the cost of remodeling is more than 50 percent of the assessed value of the building shall provide a roof layout plan that illustrates how future installation of a photovoltaic system and/or solar water heating system could be accommodated. The property owner shall be required to provide for the eventual installation of one system. Requirements are as follows:

1) Photovoltaic Systems. Installation of an appropriately sized conduit, a minimum of one-inch diameter, leading from an exterior south-facing, east-facing, or west-facing roof, where a minimum of four hours of direct sunlight is achieved, to a stubbed junction box adjacent to the electrical meter. All exposed conduits shall be capped and provided with adequate flashing. The conduit shall not be located on or in the direction of a north facing roof. Roof reinforcements shall be addressed at the time of installation.

2). Solar Heating System. Installation of three-fourths inch diameter hot and cold copper water pipes from a south-facing, east-facing, or west-facing roof, where a minimum of four hours of direct sunlight is achieved, to an existing water heater tank. Both ends of the three-fourths inch diameter copper pipes shall be stubbed out and shall not be located on or in the direction of a north-facing roof. All exposed pipes shall be capped and provided with adequate flashing. Roof reinforcements shall be addressed at the time of installation.

Response: See sheets and notes E-2.1, E-4.1, E-4.2, M-1.1 and A-04.0, showing future roof layout and installation

Remarks: 2). Tree removal permit must be submitted, reviewed and approved before landscape plan can have a complete review.

Response: Tree removal permit will be submitted by owner

Remarks: 3). Submit 3 recorded covenants for construction in the right of way and maintenance of landscaping and grasses within the right of way and Declaration of Use.

Response: 3 recorded covenants will be submitted by owner.

Remarks: 4). New requirement (Division 5.27 c) Auxiliary power supply is required for new house and must provide one of the following:

- a) permanent installation of a standby generator (separate permit) or
- b) power inlet
- c) solar

Refer to code section for further details Land Development code.

Response: It is proposed an emergency generator (by separate permit) and the house will be solar ready construction, see Sheet A-01.0 Rev 1.

Remarks: 5). Landscape plan must have all setbacks and dimensions on plans, driveway width at property line and street edge FFE etc.

Response: Landscape plans revised to show setbacks and dimensions.

Remarks: 6). Submit signed and sealed Certificate of Landscape compliance.

Response: See Certificate of Landscape compliance submitted.

Remarks: 7). Submit a complete tree survey with all trees and palms and pines as survey noted that only those trees specified by client have been put on the survey – please review property and ensure every tree and palm and pine is on the tree survey.

Response: A new survey will be submitted by owner.

Remarks: 8). Ficus Nitida and African Tulip are not on the Village of Pinecrest exotic list, so replacement of trees will be required if you wish to remove them.

Response: A new survey will be submitted by owner.

Remarks: 9). Mark on every elevation the height from elevation 11.21 ft. to the roof and the parapet and add the NGVD number next to it.

Response: Height from elevation 11.21 ft to the roof and the parapet added, see Sheet A-05.0, A-05.1, A-05.2 & A-06.0 Rev 1.

Remarks: 10). A minimum of a 12-inch setback required for any fence, column, along the front property line. Please revise all sheets to show the 12-inch setback on all details as well.

Response: Site wall recessed 12-inch from property line, see Sheet A-01.0, A-01.2 & A-01.3 Rev 1

Remarks: 11). May not have a solid wall outside the triangle of visibility or more than 36 inches. Must revise plan and remove both the 6 ft. wall and the 5 ft. 2 in. wall.

Response: Site wall revised to 5' metal picket fence to comply, see Sheet A-01.0, A01.2 & A-01.3 Rev 1.

Remarks: 12). No uplighting permitted. Remove from all sheets, lighting to be shielded downward.

Response: No uplighting is proposed.

Remarks: 13). Mark the actual width between pickets as need actual opening not center to center measurement and clearly mark on all details and elevations.

Response: Actual width between pickets added, see Sheet A-01.2, A-05.0 & A-05.1 Rev 1.

Remarks: 14). Reduce outside shower wall and cascade water feature to 6 ft. or include area in lot coverage.

Response: Outside shower wall and cascade water feature reduced to 6 ft, see Sheet A-02.1, A-02.3, A-05.1 & A-05.2 Rev 1.

Remarks: 15). Add note on site plan 5 ft. sidewalk bad condition note to be removed. Not sure why note is on site plan. Are you putting a sidewalk? Need to have information on all sheets with setbacks etc.

Response: Note *sidewalk to be removed* added, see Sheet A-01.0 Rev 1.

Respectfully submitted,

Nelson de León, AIA
Locus Architecture Inc.