

Responses to Review Comments

Location: 6100 W Suburban Dr
Pinecrest, FL 33156

Date: November 4, 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 10/02/24:

Remarks: 1). L-01.1 please correct the address in the legend.

Response: See Landscape Plans and response letter Rev. 2

Remarks: 2). Separate tree removal permit and plans must be submitted as landscape sheets shall not receive a complete review until tree removal approved.

Response: See Landscape Plans and response letter Rev. 2

Remarks: 3). Site plan and landscape plan please remove the minimum setback lines and only provide the actual setbacks to the proposed construction.

Response: Minimum setback lines, labels and dimensions removed, see A-01.0 Rev 2 and L-01.0

Remarks: 4). Please provide what the existing fencing in on the property along the property lines, chain link? Wood? Alum?.

Response: Existing fence along the property to be replaced with 4' H CLF.

Remarks: 5). Master outdoor shower must reduce wall to 6 ft or must include this area as lot coverage.

Response: Master outdoor shower wall reduced to 6' H, see Sheet A-02.3 Rev. 2.

Remarks: 6). Roof deck counts towards second-floor FAR. Please provide the area, and if there is excess FAR on the first floor, we can review and prepare a Declaration of Restrictions for that area, if in compliance with code.

Response: 639 SF of roof deck at second floor transferred to FAR first floor. New FAR 1st floor = 7204.1 SF of 8,003.2 allowed. A Declaration of Restrictions needs to be prepared. See Sheet A-01.0 Rev 2 & A-01.1 Rev 2.

Remarks: 7). Replace the Japanese fern with florida native trees like the gumbo limbo, wild tamarind, green buttonwood for the right of way trees.

Response: See Landscape Plans and response letter Rev. 2

Remarks: 8) On area calculation sheet please review the master outdoor shower to include area if maintain the 8 ft wall and include the second floor terrace area on the calculations.

Response: Master outdoor shower wall reduced to 6' H, not included in FAR calculations. Roof deck at second floor revised to be transferred to first floor FAR through a Declaration of Restrictions. See Sheet A-01.0 Rev 2 & A-01.1 Rev 2.



Remarks: 9). Submit landscape compliance form cannot locate in submittal.

Response: See Landscape Plans and response letter Rev. 2

Respectfully submitted,

Nelson de León, AIA
Locus Architecture Inc.