

Responses to Review Comments

Location: 6100 W Suburban Dr
Pinecrest, FL 33156

Date: December 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 12/03/24:

Remarks: 2) Separate tree removal permit and plans must be submitted as landscape sheets shall not receive a complete review until tree removal approved. 1-21-24: THE LANDSCAPE PLAN SHOWS RELOCATION OF TREE # 17. TREE REMOVAL PERMIT MUST BE UPDATED TO INCORPORATE THIS RELOCATION.

Response: Tree removal permit will be updated and submitted by owner.

Remarks: 4) Please provide what the existing fencing in on the property along the property lines , chain link? wood? alum? 11-21-24: PLEASE NOTE THAT NEW 4' HIGH CLF ALONG THE SIDE AND REAR PROPERTY LINES TO REPLACE THE EXISTING MUST BE SHOWN WITHIN THE PROPERTY LINES. EXISTING FENCE APPEARS TO ENCROACH INTO THE ADJACENT PROPERTIES.

Response: New 4' CLF notes added to ensure fence is within the property line, see REV 3, A-01.0.

Remarks: 6). Roof deck counts towards second floor FAR to provide area and if excess FAR on first floor can review and prepare Declaration of Restrictions for that area if in compliance with code 11-21-24: DECLARATION OF RESTRICTION DOCUMENT HAS BEEN PREPARED ALLOWING 639 SFT OF UN-USED FAR FROM THE FIRST FLOOR TO BE USED FOR THE SECOND FLOOR ROOF DECK. THE DOCUMENT IS AVAILABLE FOR PICK UP AT THE PERMIT DESK. PLEASE REVIEW THE DOCUMENT AND EXECUTE AS NECESSARY AND RECORD WITH THE COUNTY CLERK'S OFFICE BEFORE RETURNING FOR ZONING APPROVAL. PLEASE REVIEW THE LANGUAGE USED IN THE AREA CALCULATION TABLES (SHEET A01-1). IT APPEARS TO INDICATE THAT YOU ARE TRANSFERING 639 SFT FROM 2ND FLOOR ROOF DECK TO THE FIRST FLOOR FAR, WHICH IS NOT CORRECT. PLEASE REPHRASE THE SENTENCE TO INDICATE THAT YOU ARE TRANSFERING 639 SFT OF UN-USED AREA FROM FIRST FLOOR FAR TO THE SECOND FOR ROOF DECK.

Response: 639 SF of first floor FAR transferred to roof deck at second 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.

Respectfully submitted,

Nelson de León, AIA
Locus Architecture Inc.