



REVISION 01 SUBMISSION

Permit Number: BL2024-1046

Date: 10/29/2024

Property Address:

11040 SW 69th Avenue

Pinecrest, FL 33156

Dear Village of Pinecrest Plan Reviewers,

In response to your plan review comments, please see written responses below addressing each discipline. Each item has been addressed on the resubmitted plans, and clouded under **Revision 02**.

Building

Reviewer: Orestes Garcia

Date: 09/24/2024

1. DERM+HEALTH DEPARTMENT APPROVALS REQUIRED.
 - a. **RESPONSE:** Plans will be submitted to DERM & HRS by owner.
2. PER FBC 109.3 CONTRACTOR OF RECORD TO PROVIDE AN ITEMIZED SCHEDULE OF VALUES IN CURRENT US DOLLARS FOR ALL LABOR AND MATERIALS, EITHER PROVIDED BY THE CONTRACTOR, THE OWNER, OR ANY BENEVOLENT THIRD PARTIES, INCLUDING PROFIT AND OVERHEAD, FOR ALL WORK ASSOCIATED OR REPRESENTED IN THESE PLANS BEFORE BUILDING PERMIT CAN BE ISSUED
 - a. **RESPONSE:** Owner's contractor to provide this information.

Structural

Reviewer: Leo Llanos

Date: 07/20/2024

1. Pending digital signature, our system is unable to validate the digital signature for Fernando this issue has been persistent from prior submittals, per Florida Board of Engineers Rule for signing and sealing electronically. which vendor are you using?? you will need to discuss with IT or you may want to try Identrust.
 - a. **RESPONSE:** The structural plans have been signed again, using Identrust.



Zoning

Reviewer: Dianella Reboso

Date: 09/24/2024

1. Please amend description of work on the application to include all items include in scope of work.
 - a. **RESPONSE:** Owner to update the application.
2. Provide Recorded Covenant of Maintenance in the Right of Way.
 - a. **RESPONSE:** To be provided by Owner.
3. Reflect all setbacks for all existing and proposed structure on site plan.
 - a. **RESPONSE:** Proposed setbacks for the new gazebo have been added to sheet A1.00. Please note that all proposed setbacks were previously shown on sheet SPZ2.00.
4. Please mark on site plan exact location, name, height, diameter and canopy of all street trees/palms, as well as all trees/palms within a ten-foot radius of proposed construction. If there are no trees in these areas, please indicate none on plan. A separate tree removal permit is required if trees are to be removed.
 - a. **RESPONSE:** Please see new sheet TP1.00 illustrating the information requested in this comment.
5. Clarification needed as to proposed use of slab.
 - a. **RESPONSE:** See revised sheet A1.00, clarifying use of the slab.
6. Correct setbacks for slab. Interior side setback should be minimum of 20-feet and rear should be minimum of 15-feet.
 - a. **RESPONSE:** See revised sheet A1.00 with the corrected setbacks.
7. Indicate that no sports court lighting will be installed around slab/court (Sports court lighting requires a public hearing, and if approved, and subsequent electrical permit).
 - a. **RESPONSE:** See revised sheet A1.00, indicating that no sports court lighting will be allowed.
8. A maximum of 60% of the front yard permitted for driveway. Please provide a detailed perimeter line drawing showing square footage of proposed driveway vs square footage of front yard (front lot line x font building setback). At a glance, it appears that driveway exceeds 60% of front yard.
 - a. **RESPONSE:** See revised driveway square footage to comply with this requirement, on sheets SPZ1.00 & A1.02.
9. Minimum 5-foot interior side setback required for driveway on east and west sides. Please reflect correct setbacks A1.00 and A1.0.
 - a. **RESPONSE:** See revised sheet A1.02 reflecting a 5'-0" set back on the east side. The west side is already within compliance of setback requirements.



10. Minimum width of driveway at property line is 12-feet and maximum is 16-feet. Widths proposed on west side driveway not acceptable. Please revise to conform with min/max requirements for west driveway.
 - a. **RESPONSE:** See revised sheet A1.02 with the west side driveway reflecting 16'-0".
11. Show widths of driveway aprons at edge of road. Minimum width if apron for west-side driveway is 16-feet and maximum is 26-feet, inclusive of flares (16 feet plus two 5-foot radial flares resulting in 26-feet).
 - a. **RESPONSE:** Please see revised sheet A1.02, showing the dimension for the driveway aprons at 5'-0".
12. Why does pedestrian walkway have radial flares? Please remove.
 - a. **RESPONSE:** See revised sheets, the radial flare was a design feature but they have been removed from the plans.
13. Provide Recorded Covenant of Construction in the Right of Way.
 - a. **RESPONSE:** To be provided by Owner.
14. Provide fence and gate details. Reflect minimum spacing between vertical members of 3.5 inches. Solid portion of gate may not exceed 30-inches.
 - a. **RESPONSE:** Please see revised sheet A1.02.
15. Because widths of proposed driveways on west driveway are not acceptable, new fence/gate/wall gate elevation is required.
 - a. **RESPONSE:** See revised sheet A1.02.
16. Reflect on A.12 proposed finished column dimensions and provided column details and cross sections.
 - a. **RESPONSE:** The proposed columns are to match existing in dimension, as noted in the plans.
17. Provide Recorded Declaration of Use
 - a. **RESPONSE:** To be provided by Owner.
18. Please provide a breakdown of areas separately by impervious/pervious coverages. Impervious areas to include building area, pool, pool deck, artificial turf, gravel walkways, driveways and any other paved areas. Provide a P-line drawing on SPZ1.00 showing a breakdown of the elements that compose the impervious surface calculation provided with their square footage. Be sure to include all existing hardscape as well as proposed ones.
 - a. **RESPONSE:** Please see revised sheets SPZ1.00 & SPZ2.00 with broken down areas.
19. Correct Accessory Setback Legend on SPZ1.00 and SPZ2.00. Required rear setback for accessory structures is 20-feet.
 - a. **RESPONSE:** See revised SPZ1.00 & SPZ2.00, the typo was corrected.



20. Remove the word "kitchen" A2.00. May be rephrased as outdoor bbq area.

- a. **RESPONSE:** See revised sheet A2.00, "outdoor kitchen" has been changed to "outdoor bbq area".

21. It appears that property is located within flood zones AE10 and X. Please confirm correct flood zone and update corresponding pages accordingly, including survey. Most restrictive zone applies.

- a. **RESPONSE:** Zoning sheets have been updated to reflect both flood zones AE-10 & X.

Electrical

Reviewer: Tom Flingos

Date: 09/04/2024

1. APPROVED PENDING CORRECTION OF ISSUE WITH ELECTRONIC SIGNATURE

- a. **RESPONSE:** The electrical plans have been signed again.

Plumbing

Reviewer: Kenneth Chambers

Date: 09/09/2024

1. PENDING OUTSIDE AGENCIES

- a. **RESPONSE:** Plans will be submitted to DERM & HRS by owner.

Storm Drainage

Reviewer: Reinaldo Rivera

Date: 09/10/2024

1. Demonstrate how runoff generated by the new impervious areas (artificial turf deck accessory building, proposed slab, and proposed driveways) does not discharge to adjacent properties nor the ROW. There are more impervious areas so will need to prepare Drainage Calculations.

- a. **RESPONSE:** Please refer to new civil set of plans.

2. No Grading and Drainage Plan was submitted.

- a. **RESPONSE:** Please refer to new civil set of plans.



3. Proposed Grading and Drainage Plan and the Drainage Calculations must be done by a Florida Registered Civil Professional Engineer. As per VoP Land Development Regulations Div. 6.15. Stormwater Management
 - a. **RESPONSE:** Please refer to new civil set of plans.
4. Provide Sections, if not to scale then proportionally, showing elevations and distances between any change in grade and will extend from PL to PL or PL to structure. All proposed slopes need to be shown.
 - a. **RESPONSE:** Please refer to new civil set of plans.
5. Provide Profiles of each driveway, showing elevations and distances between any change in grade, in the paving and grading plan, extending from the CL of the adjacent road. The purpose of the sections is to show there is no direct discharge from the D/W to the ROW.
 - a. **RESPONSE:** Please refer to new civil set of plans.
6. The outline of the drainfield and the unobstructed area of the drainfield are no pervious areas and cannot be included as part of the retention area as shown on the Zoning Diagrams.
 - a. **RESPONSE:** The drainfield is a pervious area, it's grass and should not counted against building coverage.

Public Works

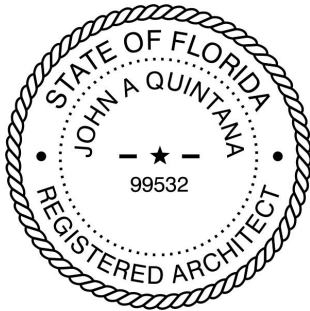
Reviewer: David Mendez

Date: 09/11/2024

1. Sheet A1.00: No dimensions are provided for the proposed driveways nor walk way.
 - a) **RESPONSE:** Dimensions are not provided on A1.00 because that sheet is not intended for detailed information. The dimensions are provided on sheet A1.02. You can see there is a note on sheet A1.00 with dotted area that says to refer to sheet A1.02 for a blown up section of this area.
2. Sheet A1.00: Show the location of the fence/gate in the profile. The idea is to keep runoff from leaving (discharge from) the property directly.
 - a) **RESPONSE:** See revised profile detail on sheet A1.00, showing the location of the column and gate, relative to the sloping. Runoff will slope back into the property.
3. Review and implement the Conditions of Permit.
 - a) **RESPONSE:** See revised sheet A1.00 for listed PW conditions of permit.



4. Sheet A1.00: Swale detail provided is inadequate to accomplish the intent of the Village's Stormwater Management code.
a) **RESPONSE:** Please refer to new civil set of plans.
5. Any sheet: provide the proposed materials for the new driveway.
a) **RESPONSE:** Sheet A1.02 states that the driveway material is to be pavers.



Thank you for your time.

Sincerely,

John Quintana, RA, CGC
Q Design Studio, LLC