



REVISION 03 SUBMISSION

Permit Number: BL2024-1046

Date: 04/01/2025

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 03**.

Building

Reviewer: Orestes Garcia

Date: 02/25/2025

1. Need approval from outside agencies.
 - a. **RESPONSE:** By Owner.
2. Costs by owner and allowances must be included in the schedule of values.
 - a. **RESPONSE:** By Owner/Contractor.

Code Compliance

Reviewer: Esther Cabrera

Date: 02/27/2025

1. Building Department needs to verify the level of work to determine if construction fence is required.
 - a. **RESPONSE:** Not a comment that the design team can respond to.

Plumbing

Reviewer: Kenneth Chambers

Date: 02/17/2025

1. Pending outside agencies.
 - a. **RESPONSE:** By Owner.



Public Works

Reviewer: David Mendez

Date: 03/03/2025

1. Please schedule a meeting to review project as comments are extensive.
 - a) **RESPONSE:** Civil Engineer met with David Mendez to discuss concerns/comments. All items will be addressed in this revision, as per their meeting.

Storm Drainage

Reviewer: Reinaldo Rivera

Date: 02/11/2025

1. The high point of the D/W is to be at the gate in the case where the gate is recessed from the PL so that run off is contained on site and not in two little area adjacent to the D/W, which does not work. The high point at the PL is appropriate when the gate is located on or near the PL. The minimum backslope from the High Point (HP) into the property is 5 feet at 2%.
 - a. **RESPONSE:** Please refer to civil.
2. The elevations of Profile Sections 3, 4 and 5 do not match with the plans.
 - a. **RESPONSE:** Please refer to civil..
3. Two septic systems will be installed as part of the permit then the following considerations must be taken: (a) All aspects of Florida Administrative Code 64E-6.005 must be followed (b) The final finished grade above the proposed septic drainfield must be included in the paving and drainage plan (c) The outline of the drainfield and the unobstructed area of the drainfield must be included in the paving and drainage plan (d) The area of the drainfield and the unobstructed area of the drainfield cannot be included as part of the retention area calculations (e) Comment addressed.
 - a. **RESPONSE:** Please refer civil.
4. At the Sections must provide the elevations on the Property Limit, Verified existing elevation is left to the contractor and must be in the design. 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 civil.



Zoning

Reviewer: Dianella Reboso

Date: 02/25/2025

1. **NOT SATISFIED.** Clarification is needed on how the front area was calculated. The total front area is 8,112 sq. ft. 60% of this is 4,867 sq. ft., which represents the maximum allowable area for the driveway. **Previous Comment #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 front building setback). At a glance, it appears that driveway exceeds 60% of front yard.
 - a. **RESPONSE:** Please refer to updated plans with new survey and calculations adjusted properly.
2. **NOT SATISFIED.** Reflect driveway interior side setbacks on appropriate pages. Minimum 5-feet. **Previous Comment #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 with the setbacks on the driveway, within compliance with 5'-0" min. requirements.
3. **NOT SATISFIED.** Minimum width of driveway at property line is 12-feet and maximum is 16-feet. Widths proposed on east side driveway not acceptable. Please revise to conform with min/max requirements for east driveway (apologies, initial comment referenced west side). **Previous Comment #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:** Please refer to updated plans with new survey and calculations adjusted properly. Both driveway entries are 12'-0".
4. **NOT SATISFIED. Provide Recorded Covenant of Construction in the Right of Way. Previous Comment #13** Provide Recorded Covenant of Construction in the Right of Way.
 - a. **RESPONSE:** To be provided by Owner.
5. **PARTIALLY SATISFIED.** Show height and spacing of aluminum portion of front wall on A1.02. Show length of gates. Provide fence, column, and wall details and cross sections. **Previous Comment #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:** Refer to sheet A1.02. Details & cross sections provided, as well as gate lengths.
6. **NOT SATISFIED.** Reflect on A.1.02 proposed finished column dimensions and provided column details and cross sections. **Previous Comment #16** Reflect on A.12 proposed finished column dimensions and provided column details and cross sections.
 - a. **RESPONSE:** Refer to revised sheet A1.02.
7. **New Comment #22** Please show elevation from top of slab to top of roof ridge (front 11ft) on sheets A4.0 and A5.01.
 - a. **RESPONSE:** Dimension provided on revised A4.00.
8. **New Comment #23** Survey shows existing chain link fence along west side more or less along property line; however, site plan and driveway plan show a substantial deviation into the property. Which is correct?
 - a. **RESPONSE:** Please refer to revised sheets with the corrected survey information.



Thank you for your time.

Sincerely,

John Quintana, RA, CGC

Q Design Studio, LLC