



REVISION 04 SUBMISSION

Permit Number: BL2024-1046

Date: 06/04/2025

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 04**.

Zoning

Reviewer: Subrata Basu

Date: 05/23/2025

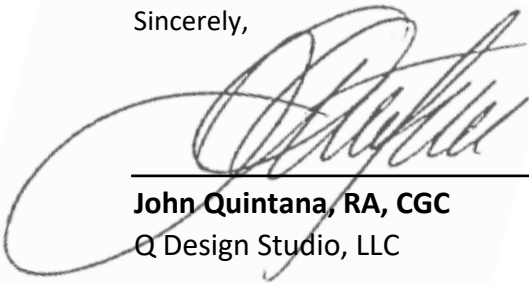
1. 8. NOT SATISFIED. Clarification is needed on how the front area was calculated. The total front area is 8,112 sq. ft. 60% of this is 4,867 sq. ft., which represents the maximum allowable area for the driveway. **5-23-25: PLEASE SHOW THE WIDTH OF THE DRIVEWAY.**
 - a. **RESPONSE:** Several dimensions were already provided. Please see revised sheet A1.02 showing the total overall width along with a few other additional measurements.
2. 9. NOT SATISFIED. Reflect driveway interior side setbacks on appropriate pages. Minimum 5-feet. **5-23-24: PLEASE SHOW THE SETBACK FROM THE FRONT PROPERTY LINE TO THE DRIVEWAY. PLEASE SHOW THE 10 FEET TRIANGLE OF VISIBILITY AT THE PROPERTY LINE ON BOTH DRIVEWAYS. PLEASE MAINTAIN THE SAME WIDTH OF THE DRIVEWAY FOR 5 FEET INSIDE THE PROPERTY LINE BEFORE WIDENING THE DRIVEWAY**
 - a. **RESPONSE:** Please see revised sheet A1.02 with this additional information requested. The width of the driveway is maintained for more than 5' inside the property line, and the visibility triangles have been added to the site plan, as well as setback dimension. Please keep in mind that the columns and low wall are existing.
3. 14. 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. **5-23-25: WHAT IS THE OVERALL HEIGHT OF THE EXISTING/PROPOSED FENCE/WALL ALONG THE FRONT PROPERTY LINE**
 - a. **RESPONSE:** Please see revised sheet A1.02 showing overall height of existing/proposed fence on the elevations. The contractor is to match existing.



4. 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 property. Which is correct? **5-23-25: PLEASE SUBMIT A RECORDED COVENANT FOR PROTECTIVE POOL ENCLOSURE SINCE A PORTION OF THE POOL BARRIER FENCE IS LOCATED IN THE ADJACENT PROPERTY**
- a. **RESPONSE:** To be submitted by Owner.

Thank you for your time.

Sincerely,



John Quintana, RA, CGC
Q Design Studio, LLC