KEITH
Engineering Inspired Design.

November 5, 2024

Village of Pinecrest
Gary Matzner Park

KEITH Project No. 13861.00

Hello Plan Reviewer,

Please see the responses to your comments below to comments received on October 26th, 2024.

1. Combination of the two separate lots through Unity of Title will be required.
RESPONSE: Village Attorney is processing at this time. Documentation will be provided prior to Building Permit.

2. Please review stormwater management requirements, required plans, and required calculations with the Public Works Director.
RESPONSE: Please refer to the updated civil plans and stormwater calculations.

3. No fence or construction other than the planting of trees is allowed within the public right-of-way.
RESPONSE: Minimal sod and sidewalk connections into the park at the NW and NE corners of the project are proposed in the Right-of-Way. No other construction or fencing is proposed in the Right-of-Way. Please refer to SP-101. Please refer to the updated SP-101 sheets which make the fence line more apparent for review.

4. Please provide a survey of the property.
RESPONSE: Please see the survey attached. KEITH to provide S&S survey.

5. Please keep all fences, landscaping, and other improvements outside of a 35-foot radius at the intersections of streets.
RESPONSE: Please refer to sheet SP-101 which included the requested 35' radius at intersections. There is only minimal site improvements within this zone which include park sidewalk connections, and sod.

6. A separate tree removal/relocation permit will be required.
RESPONSE: Comment Acknowledge. Permitting is to be managed by the selected contractor.

7. Entrance gate and columns exceed maximum height permitted by code. columns 8 feet and fence/wall not to exceed 6 feet.
RESPONSE: Village Council on 4/18/2024 approved conceptual monument feature which is now detailed on sheet LH-301. This is intended to serve as a "monumental" point of interest along Kendall Drive in Pinecrest and is intentionally large to serve this purpose as requested by the Village.

8. Please provide indication of the species, height, and diameter of all proposed trees.
RESPONSE: Please refer to sheet LP-002 where all planting material is specified.

9. Show lighting intensity along all property lines. The maximum lighting intensity along any property line is limited to 0.5 foot-candles.
RESPONSE: Please refer to Sheet LL-101 where lighting calculations are provided. There is no location that is over .5 FC on the proposed project design.

10. Please provide details of proposed lighting standards and fixtures. All lights are required to be aimed downward and shielded to prevent glare.
RESPONSE: Please see Sheet LL-101 for standard light fixtures schedule and intensity on plan. Separately, please see the submittal package for lighting which includes cut sheets of all proposed lighting on the project.

11. Show the required triangle of visibility on both sides of the entrance driveway. They are required to extend 10 feet long the property line and 10 feet along the driveway.
RESPONSE: Please see the revised site triangles on sheet SP-101

12. Please review the proposed location of the entrance driveway offset in relation to the adjoining SW 88 Terrace with the Public Works Director. Please note, the Village's Land Development Regulations stipulate, "No commercial driveway curb cut shall be located within 50 feet of a street intersection".
RESPONSE: Driveway on west side of Ludlam is gated and may minimize potential conflicts. The proposed parking lot will only accommodate 15 cars and create minimal traffic. The park concept plan has been reviewed and approved by Village Council and Village Parks & Recreation.

13. Please provide details of the proposed sign and indicate the setback between the sign and property line.
RESPONSE: Please refer to sheet LH-301 for sign details as requested. Please refer to sheet SP-101 which includes the fountain / signage setback dimensions from the property line.

14. A separate tree removal permit will be required for the removal of any trees from the property, and please provide a tree legend that is complete with information including the tree/palm/pine species and the height, diameter, and canopy of the trees.
RESPONSE: Please refer to sheet LD-001 and LD-101 which include

15. Please show trees proposed to be provided for mitigation of trees to be removed.
RESPONSE: Please refer to sheet LP-002 for the proposed mitigation table.

16. Show the proposed setback between the entrance and pond feature and the adjoining property lines.
RESPONSE: Please refer to sheet SP-101 which includes the fountain / signage setback dimensions from the property line.

17. The finished floor elevation is required to be a minimum of 4 inches above the elevation of the back of sidewalk or 4 inches above the elevation of the adjoining crown of road, whichever is higher.
RESPONSE: The proposed FFE is proposed at 11.40' (NGVD). The highest elevation on the SW 67th Ave crown of road is 10.94, which puts the minimum elevation of the building at 11.27'. For rounding purposes and construction tolerance, we proposed a FFE of 11.40'.

18. Please provide details of the proposed fence. The fence adjacent to SW 67 Avenue, SW 65 Court, and Kendall Drive needs to be "open" for the top 3 feet.
RESPONSE: Please refer to the fencing details on sheet LH-304 and LH-305.

19. Confirm/show the landscape buffer along the southern property line between the park and adjoining residential areas.
RESPONSE: Please refer to sheet LP-103 and LP-104 which includes Redtip Cocoplum (CO IC) hedging along the southern property line as the buffer as requested. This buffer is intermittent due to root zones of existing trees which are to be preserved. Where this occurs, other planting material is layered in.

20. There needs to be a minimum of 5 feet setback separation between any paved path or surface and the property line.
RESPONSE: This requirement is accommodated. The closest paved surface to the property line is the exercise trail at the north (central) location on site, and this is offset approximately 6'-9".

21. Please show all existing and proposed sidewalks. Pedestrian sidewalks on Kendall Drive, SW 67 Avenue and SW 65 Court are recommended for consideration.
RESPONSE: The Village of Pinecrest Parks & Recreation has requested that all site improvements occur exclusively within the project boundary other than the sidewalk connections at the NW and NE corners along Kendall Drive. No other sidewalks are proposed. Please refer to sheet SP-101 and CP-101.

22. Please provide details of the proposed fence. The fence adjacent to SW 67 Avenue, SW 65 Court, and Kendall Drive needs to be "open" for the top 3 feet.
RESPONSE: Comments 19 through #22 are repeated as #23 through #26. Please see responses to comments #19 through 22.

23. Confirm/show the landscape buffer along the southern property line between the park and adjoining residential areas.
RESPONSE: Comments 19 through #22 are repeated as #23 through #26. Please see responses to comments #19 through 22.

24. There needs to be a minimum of 5 feet setback separation between any paved path or surface and the property line.
RESPONSE: Comments 19 through #22 are repeated as #23 through #26. Please see responses to comments #19 through 22.

25. Please show all existing and proposed sidewalks, including pedestrian sidewalks on Kendall Drive and SW 67 Avenue.
RESPONSE: Comments 19 through #22 are repeated as #23 through #26. Please see responses to comments #19 through 22.

26. Please show the proposed setback between the entrance and pond feature and the adjoining property lines.
RESPONSE: Comments 19 through #22 are repeated as #23 through #26. Please see responses to comments #19 through 22.