

January 13, 2025

**Village of Pinecrest
Gary Matzner Park**

KEITH Project No. 13861.00

Hello Reviewers,
Please see the responses to your comments below to comments received by KEITH on December 11th, 2024. All comments have been reorganized into alphabetical order based on department and are listed sequentially by most recent date of comments received.

Review Group: Building

Reviewer: Orestes Garcia

Received 11/27/2024

Status: INCOMPLETE

1. PROVIDE NARRATIVE WITH RESPONSE AND IDENTIFYING SHEET NUMBERS THAT ADDRESS PREVIOUS COMMENTS CONCERNING ADA SITE REQUIREMENTS.

RESPONSE: Please see the comment response letter herein.

2. F.F. E. FOR RESTROOM BUILDING SHALL BE 8" ABOVE HIGHEST CROWN OF ROAD. 10.94 + .67 = 11.61 NGVD.

RESPONSE: Comment conflicts with Zoning resolved comment previously received on 10/23/24. The proposed Restroom / Office is non-residential. Per code, Div. 6.3.301.2.c. - for non-residential buildings not located in the special flood hazard area, the minimum lowest floor elevation shall be a minimum of four (4) inches above the back of sidewalk, or if there is no sidewalk, a minimum of four (4) inches above the elevation of the highest crown of road or street abutting such building site, whichever is higher. The currently proposed FFE 11.40' complies with this code requirement.

Reviewer: Ardeshir Mahtabfar

Received 11/14/2024

Status: INCOMPLETE

MAKE SURE ALL SHEETS ARE LISTED ON INDEX / LIST OF DRAWINGS; A-800, A-802, A-807 ?

1. NO RESPONSE TO PREVIOUS COMMENTS BY O.G. DATED

****Provide plans identifying and addressing site accessibility components. Plans shall include such items as:

1. Accessible routes from site arrival points (public streets and sidewalks, public transportation stops, accessible parking spaces, accessible passenger loading zones, etc.) to all accessible building entrances. Florida Building Code(2023) Accessibility Section 206.

RESPONSE: Accessible routes are provided from public sidewalks and parking areas into the site. Please see the updated sheet SP-101 which identifies accessibility.

2. Accessible route from building entrances to accessible playground play and seating areas.

RESPONSE: Accessible routes are provided from public sidewalks and parking areas into the site which includes access to building entrances, playground areas, and seating areas. Please see the updated sheet SP-101 which identifies accessibility.

3. All proposed playground equipment shall meet the requirements of the F.B.C. (2023) Accessibility code

Sections 240 Play Areas and 1008.2 Accessible Routes serving play areas. Provide equipment list to comply.

RESPONSE: Playground equipment is to be compliant with the FBC Section 240 Play Areas code section. Please refer to the attached document from the Playground Manufacturer (Kompan) which provides an equipment list and states that the FBC Section 240 Code has been met.

4. Show location of playground accessible drinking fountains per F.B.C.(2023) Accessibility code Section 602.

RESPONSE: Two (2) drinking fountains are located at the restroom building and one of which is accessible per Florida Building Code 2023, Section 602.

5. Address all walking surface material and slopes in accessible routes to meet the requirements with the Florida Building Code(2023) Accessibility Section 302.

RESPONSE: All walking surfaces meet the requirements of the Florida Building Code 2023, Section 302.

6. Identify all site changes in levels.

RESPONSE: There are no proposed changes in levels. Please refer to sheet CP-101 in the civil series of drawings to review the proposed grades.

7. F.F.E. FOR RESTROOM BUILDING SHALL BE 8" ABOVE HIGHEST CROWN OF ROAD. $10.94 + .67 = 11.61$ NGVD

RESPONSE: Comment conflicts with Zoning resolved comment previously received on 10/23/24. The proposed Restroom / Office is non-residential. Per code, Div. 6.3.301.2.c. - for non-residential buildings not located in the special flood hazard area, the minimum lowest floor elevation shall be a minimum of four (4) inches above the back of sidewalk, or if there is no sidewalk, a minimum of four (4) inches above the elevation of the highest crown of road or street abutting such building site, whichever is higher. The currently proposed FFE 11.40' complies with this code requirement.

8. SHEET CM-101 TYPICAL PARKING STALLS SHALL HAVE DOUBLE LINES.

RESPONSE: The proposed stripping was corrected per Div 5.22 (q). Please refer to the corrected sheet CM-101.

9. CHECK WATER FEATURE & MAKE SURE WATER COLLECTION AREA DOES NOT EXCEED 24"H.

RESPONSE: Please refer to water feature drawings. Water collection areas do not exceed 24" Height.

Reviewer: Orestes Garcia

Received 10/23/2024

Status: INCOMPLETE

1. Provide plans identifying and addressing site accessibility components. Plans shall include such items as:

- a. Accessible routes from site arrival points (public streets and sidewalks, public transportation stops, accessible parking spaces, accessible passenger loading zones, etc.) to all accessible building entrances. Florida Building Code(2023) Accessibility Section 206.

RESPONSE: Duplicate comment, please see response above.

- b. Accessible route from building entrances to accessible playground play and seating areas.

RESPONSE: Duplicate comment, please see response above.



- c. All proposed playground equipment shall meet the requirements of the F.B.C.(2023) Accessibility code Sections 240 Play Areas and 1008.2 Accessible Routes serving play areas. Provide equipment list to comply.

RESPONSE: Duplicate comment, please see response above.

- d. Show location of playground accessible drinking fountains per F.B.C.(2023) Accessibility code Section 602.

RESPONSE: Duplicate comment, please see response above.

- e. Address all walking surface material and slopes in accessible routes to meet the requirements with the Florida Building Code(2023) Accessibility Section 302.

RESPONSE: Duplicate comment, please see response above.

- f. Identify all site changes in levels.

RESPONSE: Duplicate comment, please see response above.

Reviewer: Paul Buckler

Received 09/06/2024

Status: INCOMPLETE

1. A-001: REVIEW CITED PRODUCT APPROVALS FOR EXPIRATION

RESPONSE: Please refer to updated plans for updated Product Approvals.

2. IDENTIFY FFE IN NGVD

RESPONSE: The proposed FFE is provided in NGVD.

3. CM-501: APPLICATION FOR PARALLEL ACCESSIBLE PARKING?

RESPONSE: There is no parallel accessible parking proposed in the project. Please refer to Sheet CM-501 which shows perpendicular 90-degree parking.

4. 3/A-301: COMPLETE INFORMATION.

RESPONSE: Please refer to the updated plans. All plans have been updated accordingly.

5. COORDINATE ALL SITE PLANS TO REFLECT SAME INFORMATION.

RESPONSE: Please refer to the updated plans attached. All plans are coordinated as required.

6. CLARIFICATION: THERE APPEAR TO BE SITE FEATURES RENDERED, BUT NEITHER IDENTIFIED OR DETAILED-PROVIDE CROSS-REFERENCES.

RESPONSE: Comment is unclear. All relevant site features are detailed for constructability within the Architecture and or Landscape Architecture, or Water Feature drawings. Some elements such as playground, site furnishings require shop drawings to be provided by the manufacturer.

Review Group: Code Compliance

Reviewer: Esther Cabrera

Received 09/06/2024

Status: APPROVED

Review Group: County Impact Fee

Reviewer: N/A

Received 09/06/2024

Status: N/A



Review Group: Electrical

Reviewer: Tom Flingos

Received 12/02/2024

Status: *APPROVED WITH CONDTIONS – No comments or conditions received*

Reviewer: Tom Flingos

Received 11/15/2024

Status: *APPROVED*

Reviewer: Tom Flingos

Received 10/23/2024

Status: *DENIED*

1. PLEASE PROVIDE A ELECTRICAL SERVICE RISER DIAGRAM.

RESPONSE: Please refer to the riser diagram provided by Panel GM on sheet E701.

2. PLEASE PROVIDE AN AVAILABLE FAULT CURRENT CALCULATION. NEC 110.9

RESPONSE: None required due to approval.

3. PLEASE ADD ELECTRICAL SHEETS TO DRAWING INDEX.

RESPONSE: None required due to approval. This was corrected on the overall project cover sheet.

4. SITE LIGHTING INFORMATION NOT ADEQUATE FOR REVIEW. PLEASE PROVIDE LIGHTING FIXTURES & LIGHTING POLE DETAILS FOR REVIEW.

RESPONSE: Please refer to the updated Lighting Plan on Sheet LL-101 which includes a complete lighting fixture schedule and photometric calculations for review. Additionally, a lighting cut sheet submittal package has been included for review.

5. PLEASE INCLUDE WATER FEATURE & SITE LIGHTING CIRCUITS IN PANEL INDEX.

REPOSNE: Please refer to sheet FE1 for the water feature control panel. Please see Equipment Feeder Schedule for Fountain Control panel on Sheet E701. Please refer to the provided riser diagram, Panel GM on sheet E701 for site lighting circuits.

Reviewer: Tom Flingos

Received 09/06/2024

Status: *DENIED*

1. PLEASE UPDATE THE NEC CODE AS THE 2020 IS IN EFFECT NOT 2023.

RESPONSE: Comment Acknowledged.

2. PLEASE PROVIDE A ELECTRICAL SERVICE RISER DIAGRAM.

RESPONSE: Duplicate comment, please see response above.

3. PLEASE PROVIDE AN AVAILABLE FAULT CURRENT CALCULATION. NEC 110.9

RESPONSE: Duplicate comment, please see response above.

4. PLEASE ADD ELECTRICAL SHEETS TO DRAWING INDEX.

RESPONSE: Duplicate comment, please see response above.

5. SITE LIGHTING INFORMATION NOT ADEQUATE FOR REVIEW. PLEASE PROVIDE LIGHTING FIXTURES & LIGHTING POLE DETAILS FOR REVIEW.

RESPONSE: Duplicate comment, please see response above.

6. PLEASE INCLUDE WATER FEATURE & SITE LIGHTING CIRCUITS IN PANEL INDEX.

RESPONSE: Duplicate comment, please see response above.



Review Group: DERM

Reviewer: N/A
Received 09/06/2024
Status: N/A

Review Group: DOH

Reviewer: N/A
Received 09/06/2024
Status: N/A

Review Group: FEMA

Reviewer: N/A
Received 09/06/2024
Status: N/A

Review Group: Mechanical

Reviewer: Ron Regula
Received 11/25/2024
Status: *APPROVED*

Reviewer: Ron Regula
Received 09/09/2024
Status: *APPROVED*

Review Group: Permit Clerk

Reviewer: Permit Clerk
Received 09/06/2024
Status: N/A

Review Group: Plans Processor

Reviewer: Final Permit Clerk
Received 12/02/2024
Status: *INCOMPLETE*

Reviewer: Final Permit Clerk
Received 11/18/2024
Status: *INCOMPLETE*

Reviewer: Final Permit Clerk
Received 10/24/2024
Status: *INCOMPLETE*

Reviewer: Final Permit Clerk
Received 09/13/2024
Status: *INCOMPLETE*



Review Group: Plumbing

Reviewer: Kenneth Chambers

Received 11/24/2024

Status: *DENIED*

1. Provide plans between P-001 and P-301

RESPONSE: There are no plans between P-001 and P-301. All plans have been provided.

2. Fixtures outside of the bathroom group shall be discharged downstream of the bathroom group. (section 912.1)

RESPONSE: Wet Vent routing is only being used in the ADA restrooms, and where a wet vent is being utilized, the fixtures outside the bathroom group are being discharged downstream of the bathroom group. The rest of the fixtures are supplied by individual venting or circuit venting.

3. Sanitary and rainwater should remain separate. (need cover over the drinking fountain)

RESPONSE: These fixtures are separate. The drinking fountains are located under a roof structure. Civil utility plans show stormwater and sanitary systems separately.

4. Pending outside agencies Provide narrative response

RESPONSE: Please refer to comment response letter herein.

Reviewer: Kenneth Chambers

Received 11/15/2024

Status: *DENIED*

1. Provide plans between P-001 and P-301

RESPONSE: Duplicate comment, please see response above.

2. Fixtures outside of the bathroom group shall discharge downstream of the bathroom group. (section 912.1)

RESPONSE: Duplicate comment, please see response above.

3. Sanitary and rain water should remain separate. (need cover over the drinking fountain)

RESPONSE: Duplicate comment, please see response above.

4. Pending outside agencies Provide narrative response

RESPONSE: Please refer to comment response letter herein.

Reviewer: Kenneth Chambers

Received 10/20/2024

Status: *DENIED*

1. Provide narrative response letter

RESPONSE: Please see the response letter herein.

Reviewer: Kenneth Chambers

Received 09/09/2024

Status: *DENIED*

PRELIMINARY IN-HOUSE REVIEW.

1. SCOTT, IS THERE ANY RESTRICTIONS WHEN A PLUMBING FIXTURE CAN COLLECT RAINWATER-IN THIS CASE THE DRINKING FOUNTAINS?

RESPONSE: Rainwater is not considered potable.



1. Provide plans between P-001 and P-301

RESPONSE: Please refer to comment response letter herein.

2. Fixtures outside of the bathroom group shall discharge downstream of the bathroom group. (section 912.1)

RESPONSE:

3. Sanitary and rain water should remain separate. (need cover over the drinking fountain)

RESPONSE: These fixtures are separate. The drinking fountains are located under a roof structure. Civil utility plans show stormwater and sanitary systems separately.

Review Group: Public Works

Reviewer: David Mendez

Received 11/27/2024

Status: VERIFIED

1. Please submit Water and sewer connection plans to WASD ASAP. WASD will then submit to PW for a permit. It is important that this process begin ASAP and the connections made before the Park Construction Starts.

RESPONSE: Comment Acknowledged. WASD will provide KEITH is pending a POC letter on a Maximum Occupancy is determined for the project by the Village of Pinecrest.

Reviewer: David Mendez

Received 11/15/2024

Status: DENIED

1. SP-1: The NW corner of the project is not representative of what is existing nor proposed. Please use the CADD files for the proposed street improvements on Kendall and Ludlam to ensure there is an accurate overlay. (11-15-24: SP-1 not found in submittal no change in SP-101)

RESPONSE: To confirm, sheet SP-1 is not included in the drawing set. Sheet SP-101 has been corrected to show the proposed street improvements based on the CADD provided by the village's design team – Alvarez Engineering on 10/16/2024.

2. SP-1, et al: The Florida Green Book requires the edge of the SUP to be 4' from the back of curb and the minimum width is 8', several sheets show the SUP curving into the back of curb. Recommend placing leader text such that it doesn't block the drawing. (11-15-24: SP-1 not found in submittal no change in SP-101)

RESPONSE: Sheet SP-101 has been corrected to show the proposed street improvements based on the CADD provided by the village's design team – Alvarez Engineering on 10/16/2024.

3. CP-101: The area behind the curb south of Kendall drive on the east side of Ludlam is a proposed sump area needed for roadway drainage.(11-15-24: no change to plan. Water and sewer connections shown, but no plans provided for WASD/PW review)

RESPONSE: CP-101 notes drainage area on east side of Ludlam to meet existing grade or a swale is proposed per provided Village requirements. Water connections have been relocated to Kendall. Only a fire access path and sanitary sewer is proposed on the west side of Gary Matzner Park within the Ludlam Rd. right-of-way.

4. CP-101: Clarify the exit from the park on Ludlam. Will the left turn across the painted median be prohibited? Will the SB LT into the park be prohibited across the painted median ? (11-15-24: no change to plan nor explanation.)

RESPONSE: It is the intention that the south bound left turn will be allowed to cross the median on Ludlam when exiting the park.



5. CP-101: Site triangle needs to intercept the Ludlam SB lane to allow for a LT (SB) from the park to SB Ludlam. (11-15-24: no change to plan nor explanation.)

RESPONSE: Please refer to the sight triangle shown on CP-101 and on the Site Plan sheet SP-101 per the Florida Green Book, C.9.b.4 (page 3-98 thru 3-101) Site Distance for Intersection Maneuvers , Figure 3-17 Intersection Sight Distance.

6. CD-101: Show the limits of the proposed ballast rock for the construction entrance. (11-15-24: no construction entrance provided per NPDES requirements)

RESPONSE: This has been shown in plan but is preliminary. Ultimately this is the means and methods to be determined by the contractor.

7. LP-101: Same as comment 1.

RESPONSE: Sheet LP-101 has been corrected to show the proposed street improvements based on the CADD provided by the village's design team – Alvarez Engineering on 10/16/2024.

8. LL-101: Same as previous comment. (11-15-24: proposed work conflicts with proposed drainage on Ludlam.)

RESPONSE: Sheet LL-101 has been corrected to show the proposed street improvements based on the CADD provided by the village's design team – Alvarez Engineering on 10/16/2024.

9. CU-101: Proposed meter boxes and clean out need to be adjacent to the PL.

RESPONSE: Please refer to the updated sheet CU-101.

10. CU-101: A PW permit is required to work in the ROW for water and sewer connections. WASD will submit to PW as part of the process.

RESPONSE: Comment Acknowledged.

11. CU-101: Pavement restoration details will be applied when PW permit is provided.

RESPONSE: Comment Acknowledged.

12. The west PL location is different from previously used information for the same line, as it is much farther west.

RESPONSE: The west property line has not changed. Linework has evolved to show clarity of the anticipated path of the FPL undergrounding and its relevant (FPL requested and required) easements. This area also includes a proposed fence line. These various north – south lines admittedly created confusion and have since been corrected. Clarity of these elements may best be reviewed on sheet SP-101.

Reviewer: David Mendez

Received 10/23/2024

Status: *DENIED*

1. SP-1: The NW corner of the project is not representative of what is existing nor proposed. Please use the CADD files for the proposed street improvements on Kendall and Ludlam to ensure there is an accurate overlay.

RESPONSE: Duplicate comment, please see response above.

2. SP-1, et al: The Florida Green Book requires the edge of the SUP to be 4' from the back of curb and the minimum width is 8', several sheets show the SUP curving into the back of curb. Recommend placing leader text such that it doesn't block the drawing.

RESPONSE: Duplicate comment, please see response above.



3. CP-101: The area behind the curb south of Kendall drive on the east side of Ludlam is a proposed sump area needed for roadway drainage.

RESPONSE: Duplicate comment, please see response above.

4. CP-101: Clarify the exit from the park on Ludlam. Will the left turn across the painted median be prohibited? Will the SB LT into the park be prohibited across the painted median?

RESPONSE: Duplicate comment, please see response above.

5. CP-101: Site triangle needs to intercept the Ludlam SB lane to allow for a LT (SB) from the park to SB Ludlam.

RESPONSE: Duplicate comment, please see response above.

6. CD-101: Show the limits of the proposed ballast rock for the construction entrance.

RESPONSE: Duplicate comment, please see response above.

7. LP-101: Same as comment 1.

RESPONSE: Duplicate comment, please see response above.

8. LL-101: Same as previous comment.

RESPONSE: Duplicate comment, please see response above.

9. CU-101: Proposed meter boxes and clean out need to be adjacent to the PL.

RESPONSE: Duplicate comment, please see response above.

10. CU-101: A PW permit is required to work in the ROW for water and sewer connections. WASD will submit to PW as part of the process.

RESPONSE: Duplicate comment, please see response above.

11. CU-101: Pavement restoration details will be applied when PW permit is provided.

RESPONSE: Duplicate comment, please see response above.

Reviewer: David Mendez

Received 09/12/2024

Status: *DENIED*

1. No Civil drawings have been provided.

RESPONSE: Civil drawings were previously provided and are provided here as updated.

2. The project must meet the Village's requirements for stormwater management. (A Paving, Grading, & Drainage Plan is recommended). Recommend the Stormwater Management Engineer be a required reviewer.

RESPONSE: Please see the attached civil plans for review.

3. The proposed d/w approach on SW 67th Ave requires a pavement design

RESPONSE: Please refer to pavement design details on Sheet CP-501.

4. The d/w approach on SW 67th Ave provides for 10' sight triangles, but must accommodate sight triangles as detailed in the Florida Green Book (FDOT Standards for Municipalities).

RESPONSE: Please refer to the sight triangle shown on CP-101 and on the Site Plan sheet SP-101 per the Florida Green Book, C.9.b.4 (page 3-98 thru 3-101) Site Distance for Intersection Maneuvers , Figure 3-17 Intersection Sight Distance.



5. All proposed work must be reviewed with respect to sight triangles at all intersections with the park.
RESPONSE: Comment acknowledged.
6. LD-101: confirm tree 122 (Gumbo Limbo) is to be removed. Plans shows an 'X' (for removal) tabulation shows 'PRESERVED'.
RESPONSE: This tree is to be preserved. Please refer to sheets LD-001 and LD-101.
7. Ensure all proposed work takes into consideration the existing signalization equipment on the corner of Ludlam and Kendall. Ensure all existing lighting on Kendall Drive is preserved including foundations, pull boxes and conduit.
RESPONSE: Park Right-of-Way improvements are being coordinated with consultants and Village of Pinecrest Public Works responsible for the shared uses path improvement project. Existing elements will be considered in the Gary Matzner Park civil design.
8. Provide the location of the proposed construction entrance.
RESPONSE: Tentative construction entrance is shown on sheet CG-101. This is to be confirmed by the selected contractor which is to be determined at this time.

Review Group: Storm Drainage

Reviewer: Reinaldo Rivera

Received 11/25/2024

Status: *APPROVED W/ CONDITIONS – no comments or conditions*

Reviewer: Reinaldo Rivera

Received 11/13/2024

Status: *DENIED*

1. Profile Align 3 does not show the Parking Lot, is showing green area.
RESPONSE: The Parking Lot is now correctly shown on Profile Align 3 on Sheet CP-301.
2. Need to provide the profile of the storm drainage system at the parking lot, from CB 1 to CB 2 and the exfiltration trench.
RESPONSE: Profile has been provided on Sheet CP-201.
3. Please input (show) the elevations on the contour lines of the proposed basins on the Grading and Drainage Plan.
RESPONSE: Contour lines now show elevations of proposed basins on Sheet CP-101.

Reviewer: Reinaldo Rivera

Received 10/23/2024

Status: *DENIED*

1. Missing profiles with distances and elevations of the Driveway from the CL of the street to the proposed parking final curb and the walkway and/or access at the Northeast and Northwest corners. Also, the walkway at the west from the restroom facilities.
RESPONSE: Profiles have been added to Sheet CP-301.
2. 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.
RESPONSE: Sections have been added to Sheet CP-301.
3. Need to provide the profile of the storm drainage system at the parking lot, from CB 1 to CB 2 and the exfiltration trench.
RESPONSE: Profile has been provided on Sheet CP-201.



4. Please outline the contour lines of the proposed basins on the Grading and Drainage Plan to demonstrate that the runoff water is not discharging to the ROW and the adjacent properties.
RESPONSE: Refer to Sheet CP-101 for grading which shows that no runoff will be shedding into the ROW.
5. No Legend of materials on the Paving, Grading and Drainage Plans
RESPONSE: Refer to sheet GI-001 for Legend of materials.
6. Not a complete review, there is missing information and plans, additional review will be required.
RESPONSE: Comment Acknowledged. Please advise what information is missing.

Review Group: Structural

Reviewer: Leo Llanos
Received 11/26/2024
Status: APPROVED

Reviewer: Leo Llanos
Received 11/13/2024
Status: VERIFIED

1. Please submit signed and sealed plans and calculations with special inspector form for reinforced masonry and soil compaction.
RESPONSE: Signed and sealed plans and calculations were provided on 11/21/2024.

Reviewer: Leo Llanos
Received 10/22/2024
Status: INCOMPLETE

1. Pending digitally signed plans
RESPONSE: Signed and sealed plans were provided on 11/21/2024.
2. Pending calcs
RESPONSE: Calculations were provided on 11/21/2024.
3. Pending information for beams, columns, roof truss and girder connectors etc on structural.
RESPONSE: See above. Please refer to S&S drawings provided to Village on 11/21/24.

Review Group: WASD

Reviewer: N/A
Received 09/06/2024
Status: N/A

Review Group: Zoning

Reviewer: Stephen Olmsted
Received 11/22/2024
Status: APPROVED W/ CONDITIONS – SEE 11/12/2024 comments

1. Same condition of approval as pervious review
RESPONSE: See comment responses below to 11/12/2024 conditions.



Reviewer: Stephen Olmsted

Received 11/12/2024

Status: APPROVED W/ COND

1. Please coordinate with the Village Manager and/or Public Works Director regarding the requirement for street trees to be planted as follows: At an overall height of 14 feet and a minimum caliper of three inches at time of planting, provided along all roadways at a maximum average spacing of 30 feet on center, except as otherwise provided in these tree regulations; and excluding a distance of ten feet on both sides of an intersecting driveway, which shall not be obstructed;

RESPONSE: The Village Manager has given the directive that the Gary Matzner Park project is to stay within the confines of the project's property line. Of note, Ludlam Rd is part of an upcoming Village streetscape improvement project, and the Gary Matzner Park piece is to have FPL undergrounding. Kendall Drive has a shared use path project which is being lead by the Village Public Works department. Per the Village Manager, no landscaping other than sod is required along 65th Ct. Due to these reasons, no street trees are to be planting as associated with Gary Matzner Park.

2. Separate tree removal permit required prior to removal of any trees.

RESPONSE: Comment Acknowledge. Permitting is to be managed by the selected contractor.

Reviewer: Stephen Olmsted

Received 11/08/2024

Status: INCOMPLETE

1. Please note that the striping between parking spaces is required to be double striped - i.e., 2 parallel stripes between each parking space.

RESPONSE: Please see the revised Site Plan (sheet SP-101) and the civil Pavement Marking and Signage plan attached.

2. A separate tree removal/relocation permit will be required.

RESPONSE: This will be handled separately by the selected contractor and or Village directly.

3. The proposed finished floor elevation is acceptable. Please note the proposed finished floor elevation on the site plan.

RESPONSE: We will update the site plan as requested on sheet SP-101.

4. Regarding the proposed EV charging station, although not required by code, please consider a Level 3 Charging Station.

RESPONSE: Per the Village Manager on 11/8/2024, no electric vehicle stations will be installed.

5. In addition to the proposed landscaping, please consider adding additional shrubs at the southwest and southeast corners along the southern property line to form a continuous landscape buffer that separates the park from the adjoining single-family residences. Shrubs are required to be 30 inches tall at time of planting and spaced 24 inches on center.

RESPONSE: Please refer to the planting sheets LP-103 & LP-104 which have been updated as requested. Green Cocoplum is specified along the southern property line at 30" height at 24" on center.



Reviewer: Pat Janisse

Received 10/23/2024

Status: INCOMPLETE

Notes: comments were posted on Wednesday October 23, 2024 but just updated with Steve Olmsted's review of comments - same comments minor changes

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 the issuance of Building Permit.
2. Please review stormwater management requirements, required plans, and required calculations with the Public Works Director.
RESPONSE: Please refer to the provided 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 an area 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 ft and fence/wall not to exceed 6 ft
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 provide tree legend that is complete with the tree/palm/pine name as unknown not acceptable name and need height, diameter and canopy
RESPONSE: Please refer to sheet LD-001 and LD-101 which include the requested information.
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 FFE is proposed at 11.40' (NGVD). The highest elevation on the back of sidewalk and crown of road is 10.94' therefore the minimum elevation is 11.27, and the proposed FFE gives added construction tolerance at nearly 6" above highest crown of road.
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. Pedestrian sidewalks on Kendall Drive, SW 67 Ave
RESPONSE: Comments 19 through #22 are repeated as #23 through #26. Please see responses to comments #19 through 22.
26. 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.

Reviewer: Pat Janisse

Received 09/09/2024

Status: DENIED

These had been preliminary, preliminary comments from previous review so please review them and submit sheets and address comment so that review can continue on resubmission - complete set of plans are preferable - review was June 7th, 2024

Sheet AS-001

1. Illustrate distances between the proposed building and all lot lines.
RESPONSE: Please refer to updated Site Plan, sheet SP-101 which includes requested building dimension from lot lines.
2. Provide the percentage and area of impervious coverage.
RESPONSE: Please refer to updated Site Plan, sheet SP-101 which includes requested site data.
3. Provide the percentage and area of natural greenspace.
RESPONSE: Please refer to updated Site Plan, sheet SP-101 which includes requested site data.
4. Provide the percentage and area of building coverage and floor area ratio.
RESPONSE: Please refer to updated Site Plan, sheet SP-101 which includes requested site data.
5. Show location of bike racks.
RESPONSE: Please refer to updated Site Plan, sheet SP-101 which included bike racks near each project entry point.
6. Identify the use of all areas on the plan.
RESPONSE: Please refer to updated Site Plan, sheet SP-101.
7. Within the parking lot, provide a landscape island after every eight (8) parking spaces.
RESPONSE: Please refer to updated Site Plan, sheet SP-101.



8. Show the width of the driveway at the property line.

RESPONSE: Please refer to updated Site Plan, sheet SP-101.

Sheet A-300

1. Provide details of proposed materials and colors.

RESPONSE: Please refer to sheet A-300 for building elevations and material applications. Full detailing for material application to be included at the time of Building Permit.

Sheet CP-101

1. Show elevations of the back of sidewalk and crown of road.

RESPONSE: Comment acknowledged. Existing grade elevations are shown on PGD sheet CP-101.

2. 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: Comment acknowledged. The project is in the process of engaging a geotechnical engineering consultant to provide the hydraulic conductivity test value. Once this information is made available, KEITH will develop finalized plans and site stormwater calculations and provide these documents to the Town's PW department director for review.

Sheet SP-101

1. 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: Along Kendall Drive, the Village (Public Works) has developed design of a shared-use path (SUP) which is expected to be located within the Right-of-Way. This will require the southern most lane to be closed as it is reconstructed as a SUP. Sidewalks are not intended to be included along SW 67th Ave or SW 65th Court as the scope of Gary Matzner Park is specific to the property. Off-site improvements are limited to the entry points, and the FPL undergrounding along SW 67 Ave.

2. Confirm/show the landscape buffer along the southern property line between the park and adjoining residential areas.

RESPONSE: Please refer to the updated planting plans. Sheets LP-001 thru LP-104 as requested.

3. There needs to be a minimum of 5 feet setback separation between any paved path or surface and the property line.

RESPONSE: See response to comment #4 below. The Kendall Drive Shared-use Path falls under a separate permit. Otherwise 5'+ separation is provided as requested.

4. Please show all existing and proposed sidewalks. Pedestrian sidewalks on Kendall Drive, SW 67 Avenue and SW 65 Court are recommended for consideration.

RESPONSE: Along Kendall Drive, the Village (Public Works) has developed design of a shared-use path (SUP) which is expected to be located within the Right-of-Way. This will require the southern most lane to be closed as it is reconstructed as a SUP. Sidewalks are not intended to be included along SW 67th Ave or SW 65th Court as the scope of Gary Matzner Park is specific to the property. Off-site improvements are limited to the entry points, and the FPL undergrounding along SW 67 Ave.

Sheet LD-103

1. A separate tree removal permit will be required for the removal of any trees from the property

RESPONSE: Noted. This permit will be pulled by the selected general contractor.



2. Please show trees proposed to be provided for mitigation of trees to be removed.

RESPONSE: Please see summary of tree removals on Tree Disposition Plan, sheet LD-001 & LD-101. Please see trees proposed as mitigation on the LP-001 thru LP-104.

Sheet LH-101

1. Show the proposed setback between the entrance and pond feature and the adjoining property lines.

RESPONSE: Please refer the Site Plan sheet SP-101 and LH-101 which include dimensions as requested.

Sheet LH-103

1. Provide dimensions of the parking spaces in width and length

RESPONSE: Please refer to Site Plan sheet SP-101 and LH-103 which include dimensions as requested

2. Provide 1 landscape island in the parking lot on the south side.

RESPONSE: Please refer to updated parking lot design on the Site Plan sheet SP-101 and LH-103 which include an additional landscape island as requested.

3. The drive aisle between the rows of parking spaces is required to be a minimum of 24 feet. Indicate the proposed width.

RESPONSE: Please refer to Site Plan sheet SP-101 and LH-103 which include dimensions as requested.

4. 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 refer to updated plans which include site triangle as requested.

5. 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 16 cars and also creates minimal traffic. Park concept plan has been reviewed and approved by Village Parks & Recreation.

6. 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 monument sign / water feature details as requested.

Sheet LH-301

1. Please explain what "Top seeded concrete plaza" is.

RESPONSE: Top seeded concrete is a generic term also known as exposed aggregate concrete. It is anticipated that these areas identified as "Top seeded concrete" is a decorative concrete in some way.

2. Please note the maximum permitted height of a column in a fence or wall is 8 feet. Please indicate the height of proposed columns.

RESPONSE: Village Council on 4/18/2024 approved conceptual monument feature which is now detailed.

Sheet LL-101

1. Show lighting intensity along all property lines. The maximum lighting intensity along any property line is limited to 0.5 foot-candles.

RESPONSE: Intensity along property lines are reflected on Sheet LL-101



2. 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. All pole-mounted lighting and architectural mounted lighting will be aimed downward. Decorative lighting may have up lights directly projecting onto columns, water features, or trees.

Sheet LP-103

1. Please provide indication of the species, height, and diameter of all proposed trees.

RESPONSE: Please refer to the updated planting plans. Sheets LP-001 thru LP-104 as requested.

General

1. Platting or combination of the two separate lots through Unity of Title will be required. Please confirm procedures, requirements, and time line with the Village Attorney. presently there is a portion of the road located within the Village new park **This part of the comment is new.**

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: Comment acknowledged. The project is in the process of engaging a geotechnical engineering consultant to provide the hydraulic conductivity test value. Once this information is made available, KEITH will develop finalized plans and site stormwater calculations and provide these documents to the Town's PW department director for review.

3. No fence or construction other than the planting of trees is allowed within the public right-of-way.

RESPONSE: no structural component is proposed in the right of way. Refer to the updated Site Plan sheet SP-101 which identifies the property / right-of-way line which also identifies all proposed hardscape elements.

4. Please provide a survey of the property.

RESPONSE: Comment acknowledged. A copy of the survey is being provided in this submittal.

5. Please keep all fences, landscaping, and other improvements outside of a 35 foot radius at the intersections an area at the intersections of streets.

RESPONSE: A 35 foot radius has been added to all plans for reference. All vertical elements fall outside of the zone. If landscape is included, species will be low growing and maintained at a height of 18" or less.

6. Separate tree removal/relocation permit will be require.

RESPONSE: A Tree removal permit is to be provided / processed by the projects General Contractor.

7. Entrance gate and columns exceed maximum height permitted by code. columns 8 ft and fence/wall not to exceed 6 ft

RESPONSE: Per Village council approval, the entrance gate and columns were approved with the intention to be monumental in appearance along Kendall Drive.

