KEITH
Engineering Inspired Design.

April 14, 2025

Village of Pinecrest
Gary Matzner Park

KEITH Project No. 13861.00

Village of Pinecrest
Parent Permit: BL22025-0096
Refer to BL2024-1268 for preliminary reviews.

Hello Reviewers,
Please see the responses to your comments below to comments received by KEITH on February 11th, 2025.

Review Group: ALL

Reviewer: Ardeshir Mahtabfar
Received 2/4/2025
Status: *INCOMPLETE*

1. Pending Miami-Dade County DERM & WASA Approval for process #M2025008054
   RESPONSE: KEITH is still in process with DERM and WASA to date. KEITH will update permit herein once DERM and WASA are approved.

2. All sheets must have verifiable digital signature / seal. Architectural sheets are missing seal/signature.
   RESPONSE: Please see the attached Signed and Sealed Architectural sheets attached.

3. Exercise path must be re-routed, so it does not cross parking lot vehicular traffic.
   RESPONSE: All drawings have been revised to reroute this exercise path.

Review Group: MECHANICAL

Reviewer: Final Permit Clerk
Received 1/30/2025
Status: *INCOMPLETE*

1. Provide outside air for office AC unit.
   RESPONSE: Area ventilated by means of Natural Ventilation. Compliance calculations added to sheet M701.

Review Group: Plumbing

Reviewer: Kenneth Chambers
Received 02/10/2025
Status: *DENIED*

Please note, all comments here are repeated comments that were previously resolved via comment responses and drawings dated 01/13/2025.

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.

Review Group: Storm Drainage

Reviewer: Reinaldo Rivera
Received: 02/05/2025
Status: *Approved w/ conditions*

Upon construction completion but prior to final approval for the project, the applicant shall submit to the Village.

1. An overall certification signed and sealed by the EOR/Professional that the project has been constructed according to the approved plans.
2. A signed and sealed survey by a Florida registered PSM with spot elevations every 25 feet throughout the property, as well as at planned/constructed dry retention areas.
3. A site review with the VoP Stormwater management reviewer. The permitted plans, the survey and the EOR letter MUST be present for the FINAL STORMWATER Inspection.

Review Group: ZONING

Reviewer: Pat Janisse
Received 1/29/2025
Status: *DENIED*

1. Must submit separate tree removal permit and plans before master can be approved by zoning – was condition of approval on preliminary plans.
   RESPONSE: Acknowledged. Village of Pinecrest selected Contractor responsible to process this separate tree removal permit.