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COMMENTS RESPONSE

Date: 04-02-2025

To: Village of Pinecrest
Plan Review Team.

Owner: 12700 Rolling, LLC

Process number: BL2025-0369

Located at: 12700 Rolling Road Dr. Pinecrest, FL. 33156

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JD ENGINEERING & CONSTRUCTION, CORP.
CGC 1522799 - CPC 1458944
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APPROVED:

Structural, Code compliance

COMMENTS:

BUILDING_ PAUL BUCKLER_ 3/18/2025

- DERM approval required
- Health department
- WASD approval required
- Impact fee review

1. Identify all site features and cross-reference to applicable details or note as by separate permit, ex., lp tank, d/w, pool deck, fences. Delineate water service line meter to residence route—show compliance w/ 603.2 separation of water service and building sewer.

Please, refer to sheet G-01 for corrections on Permit Notes #2 and sheet G-02 for corrections in wording at site features labels.

ELECTRICAL_ TOM FLINGOS_ 3/26/2025

1. Missing smoke-smoke/CO alarm outside of Staff room FBC R314 & R315.

Please, see added Smoke/CO detector on page E-1.1.

2. Level 2 balcony requires a receptacle outlet 2020 NEC 210.52(E)(3).

Please, see added balcony receptacles on page E-1.4

3. Circuit C-12 washer requires GFCI protection 2020 NEC 210.8(A)(10).

Please, see Page E-2.2, Panel 'C' for correction.

MECHANICAL_DANNY ACOSTA_3/19/2025

1. AC units on energy calculations do not match units on plans and HVAC schedule.

Please, refer to revised Energy Calculations.

PLUMBING_ KENNETH CHAMBERS_ 3/21/2025

Pending outside agencies

1. Indicate compliance with NFPA 58 § 6.4.4.3, provide on plan distance of proposed tank to sources of ignition and intakes. Containers filled on site must be located so that the filling connection and fixed max. Liquid level gauge are at least 10 ft from any exterior source of ignition (e.g., open flame, window ac, compressor), intake to direct-vented gas appliance, or intake to a mechanical ventilation system.

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Pease, see added note on page P-1.0

2. Provide roof drain isometric w/ emergency overflow system or scuppers.

Please, see the added page P-2.4. Scuppers are not required. The overflow on the roof and terraces will be on the flat edge. Balcony overflow will be below the railing. See detail #6 on page A-6.1.

PUBLIC WORKS_ DAVID MENDEZ_4/8/2025

1. L-200: Provide proposed spacing and off sets for the proposed street trees. Recommend trees other than oaks, ie, wild tamarind, green buttonwood, mahogany, paradise tree, gumbo limbo – or a combination of trees

Please, refer to sheet L-200 for spacing added on plan. Same sheet for adjustments in Street tree species.

2. L-200: call out empire zoysia grown in sand for the swale.

Please, refer to sheet L-200 for Empire zoysia noted on plan.

3. C-2: Section B is different from what is shown in plan. Plan indicates a flat swale with an elevation of 17.2 – Section does not show the flat swale.

Section B has been reviewed to show the flat swale, consistent with the Grading and Drainage Plan view. Refer to Sheet C-2.

4. C-2: call out empire zoysia grown in sand for the ROW swale.

The callout for Empire Zoysia grown in sand for the ROW swale has been added as requested. Refer to Sheet C-2.

STORM DRAINAGE_ REINALDO RIVERA_ 12/2/2024

1. Section B differs from the Grading and Drainage Plan view.

Section B has been reviewed to show the flat swale, consistent with the Grading and Drainage Plan view. Refer to Sheet C-2.

2. Check Section F the swale bottom elevation is 1.5' and is not in compliance with the VoP requirements. Also, it differs from the Grading and Drainage Plan view.

Section F has been reviewed to comply with the VoP requirements and to match the Grading and Drainage Plan view. An additional step was added to provide a transition to the existing grade with a maximum slope of 6H:1V. Refer to Sheet C-2.

3. Check Section G that all aspects of Florida Administrative Code 64E-6.005 setbacks are followed.

Section G has been reviewed to ensure compliance with all applicable setback requirements outlined in Florida Administrative Code 64E-6.005. Refer to Sheet C-2

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4. The Drainage Calculations follow the Village of Pinecrest requirements.

Acknowledged

ZONING_ PAT JANISSE_4/2/2025

1. No review as need to provide the actual area of the lot as sheet G-02 has lot size at 42,772 square feet whereas sheet G-03 has lot size at 38,768 square feet need consistent correct area to be able to conduct zoning review.

The area has been changed on G-03.

Courtesy comments not a complete review

2. Mark FFE of accessory structure on site plan.

Please, refer to sheet G-02 for FFE added on Accessory Structure.

3. Remove office from all sheets renamed den.

Done, please see A-1.1, A-2.1 & A-4.2

4. All elevation sheets must measure height from 18.24 ft.

Please refer to sheet G-02, A-3.1 & A-3.2 for corrections.

5. Need up to date tree information previous permit had been final do not provide previous plan.

Previous plan voided. Please, refer to sheet L-100 for existing tree disposition legend.

6. No irrigation in right of way.

Please refer to sheet L-400 for corrections.

Once corrected lot area is provided will conduct first complete zoning review

DERM CORE

1. Provide proof of water and/or sewer connection (e.g., plumbing permit, septic tank abandonment permit from DOH or a dye test). NEED TO SUBMIT DOH APPROVAL FOR ABANDONMENT OF SEPTIC TANK

Done

2. Provide site plan with lot dimensions. Need to submit revised site plan showing water and sewer lines

Provided

3. Sanitary sewer capacity certification (aka. Allocation Letter) is required as per chapter 24-42.3(1)(a). Download application from miamidade.gov/permits/library/sewer-allocation.pdf A POINT OF CONNECTION NEEDS TO BE REQUESTED FROM THE WATER AND SEWER DEPARTMENT

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Please, refer to submitted "Intent to Deny Sewer-Connection-Letter". No allocation letter required. Previously approved project with this letter under permit number ***BL2023-0905***

4. Project is within feasible distance for connection to a public sewer main as per Chapter 24-43.1 (3). Connection is required and shall be shown on plans. NORC ISSUED # 6118 NEW 12,808 SF SFR ON VACANT LAND COULD BE WITHIN FEASIBLE DISTANCE TO A PUBLIC SEWER LINE LOCATEDE AT LUGO AVE (~306 LF). A POINT OF CONNECTION NEEDS TO BE REQUESTED FROM THE WATER AND SEWER DEPARTMENT SINCE ROLLING ROAD DR IS A CLOSED ROAD BEFORE THE INTERSECTION WITH OLD CUTLER ROAD, BUT THE CLOSED AREA IS NOT A PRIVATE DOMAIN AND A SEWER EXTENSION MIGHT BE FEASIBLE.

Please, refer to submitted "Intent to Deny Sewer-Connection-Letter". No allocation letter required. Previously approved project with this letter under permit number ***BL2023-0905***

DERM ONSITE SEWAGE TREATMENT & DISPOSAL SYSTEM

1. The property is within feasible distance from a public gravity sanitary sewer or a sanitary sewer force main that is available and operative. Connection to public sanitary sewer is required. As per floor plans, property is withing feasible distance to connect to the closest gravity sewer located at the Lugo Ave. Waiting for availability letter for the point of connection if any abandonment permit issued by Florida Department of Health (FDOH, aka HRS) is required. Contact them via email: HRSDOH@FLhealth.gov or in-person at the Miami-Dade County Building Department 11805 SW 26th St, Miami, FL 33175 (DOH section).

Please, refer to submitted "Intent to Deny Sewer-Connection-Letter". No allocation letter required. Previously approved project with this letter under permit number ***BL2023-0905***

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