

April, 2024

Permit Number: BL2023-1592

Property Address: 8965 SW 63RD COURT
PINECREST, FL 33156

ZONING:

Conditions of approval by Village council for Stritter Estates Subdivision of which this property is part of and they are:

- Must install fences and hedges along the property's rear line at time of construction.

Response: See A-1.0 site plan and Survey indicating existing 4 ft high chain link fence all around perimeter and shall remain. For Construction fence(s) under separate permit.

- Shall preserve and maintain two rows of mangos trees along the rear property of each lot as a buffer with the applicant to have option to replace shade trees, if necessary, with another type of canopy tree – trees shall be shade trees, 14 ft 3-inch diameter and in same location and same qty.

Response: Pursuant to meeting with staff, it was determined that that two (2) existing mango trees would be allowed to be mitigated. Refer to landscape plans addressing this matter.

- No walls, fences or structures shall be permitted to encroach into the 10 ft easement along SW 63 Court

Response: See A-1.0 and A-1.2, front entry fence has been set back beyond the 10 ft utility easement.

When resubmitting please provide next to every comment where the requested information is located what sheet letters and numbers it is located on.

Response: Understood.

1. Please revise application and list all items that this permit is for ie dwy, fence, accessory building, walkways etc and make sure all details are provided for all or if not part of permit put separate permit to be very clear what are all the items the permit is being submitted for review and approval.

Response: TO BE PROVIDED BY GC

2. For homes exceeding 6000 square feet a/c space (provide perimeter line drawing of a/c) space and the following requirements are required (Division 5.27 (b) Energy Efficient Design and Construction)



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- a. Either a minimum of one solar water heater, tankless water heater, or a hybrid electric water heater or a photovoltaic solar electric system.
- b. A/C with minimum SEER of 15 and utilizes natural refrigerants or other refrigerants that contain no hydrochlorofluorocarbons (HCFC)
- c. Interior finishes emit low VOC- site applied finishes shall meet specified VOC emissions limits in accordance with GREENGUARD Environmental Institute GGPS.001 standard for building material and finishes ; or Green Seal (R) standards
- d. Permeable driveways consisting of porous concrete, open cell pavers - no individual slab of pavement or flagstone may exceed 42 square feet in area
- e. Documentation of compliance with energy Efficient Design and Construction requirements shall be provided in the form of an affidavit signed by general contractor prior to issuance of a temporary or permanent certificate occupancy (review code section as noted for further details)

Response: See A-1.1, area tabulations including a line drawing of the first and second floor a/c areas. First floor a/c area equals 6,269 sq ft (including garage) and Second floor area equals 3,360 sq ft. Additional, the house is designed with future accommodation for solar panels, tank-less water heaters and the home is be equipped with a standby generator. Added note to A-2.0 and A-3.0 indicating all interior finishes to emit low or no levels of volatile organic compounds (VOCs).

- 3. Submit 3 recorded covenants for construction in the right of way AND Maintenance of landscaping and grasses in the right of way AND Declaration of Use

Response: See attached the following restrictive covenants included herein:

- 1. Covenant for Maintenance of Landscaping and grass within Right-of-Way.
- 2. Covenant for Construction within Right-of-Way.
- 3. Declaration of Restrictive Covenant / Declaration of Use.

- 7. On every elevation sheet and cross section provide height from where zoning measures height from 10.22 ft and it must provide the height to the top of the roof ridge none of the elevation provide the overall height to the top of all structures

Response: Refer to sheets A-6.0, A-7.0, A-8.0, A-9.0, and A-10.0 for maximum building height allowed and provided.

- 8. Remove fence, columns, gates within the 10 ft utility easement as per the conditions of approval for this subdivision.

Response: See sheets A-1.0 and A-1.2 for new location of front privacy wall.

9. Remove second stove/oven from catering kitchen only one kitchen permitted per property revise all sheets.

Response: See A-2.0 first floor plan, second stove/oven has been removed from plan.

10. Water feature must be clearly noted on all site plans and minimum setback to the front of the pond is 50 ft so clearly show feature and mark the actual setback to the front of the water feature and the maximum depth to the top of the coping is less than 24 inches so show depth to top all water features on all details and must be at a minimum of 50 ft setback from front property line

Response: See A-2.0, revised water feature(s) has been revised to match with landscape plans. Also,

11. Site plan does not show the water feature as per A2.0 – sheet A1.0 does not show the same information review every sheets and make sure all sheets provide the same information.

Response: See A-1.0 and A-2.0 water features have been revised to coincide with landscape plans.

12. Mark the front setback on site plans and on landscape plan when it is submitted as there are two setbacks both the same length and one is marked 50 ft and one is 42 ft 8 inches nothing is not correct, provide the actual setback at 3 points front setback and remove minimum setback line and mark the actual setback

Response: See A-1.0 two-dimension strings have been provided indicating 50'-8" from face of building to front property line.

13. Put a note on all sheets wherever generator is located "separate permit required and will be submitted, approved and final before tco/co whichever comes first"

Response: See A-1.0 and A-2.0 note added indicating that generator is under separate permit.

14. Provide details of every water feature that is in front of closing off of backyard with zoning pool barrier as koi pond and all water features must be no higher than 23 inches to the very top of the coping (less than 24 inches)

Response: Refer to sheets A-8.0, A-9.0, A-10, and detail 13/A-19.0. All water features details have been revised to meet maximum depth of 23 inches.

15. Revise perimeter line drawings to provide more of a breakdown on areas listing each area and then provide the total and provide the same outline for second floor and also for impervious and pervious area

Response: Refer to sheet A-1.1 for revised area diagrams and calculations.



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16. Cover sheet does not show driveway as proposed has a parking area shown and one is also shown on the floor plan a-sheets adjacent to studio and also the E, P, Structural sheets show parking area in front of garage on each side shows a different location of drain field- need to have the same information on each sheet as cannot put a parking area over a drain field and may not exceed 45% impervious so review every sheet and make necessary corrections

Response: Cover sheet has been updated and all disciplines have been coordinated.

17. Sheet A-1.2 provide a site plan for the reference of what fence, wall, gate are located where so all can be reviewed in the correct location

Response: Refer to sheet A-1.2 for fence plan indicating call tags to corresponding fence type.

18. Sheet A2.0 shows a motor court in line with studio but there is no driveway in this area, again review every sheet and make necessary revisions that all sheets have the same information a,s,m,e,p,stormwater, landscaping every sheet matches from sheet to sheet please take the time and review ALL SHEETS , NOT JUST A SHEETS Further review will be required.

Response: Noted. Information has been reviewed and revised in all disciplines.

BUILDING:

- DERM APPROVAL REQUIRED - PENDING - UNDER REVIEW
- HEALTH DEPARTMENT - PENDING - UNDER REVIEW
- WASD APPROVAL REQUIRED - PENDING - UNDER REVIEW
- IMPACT FEE REVIEW

1. ENERGY CALCS NATURAL OR PROPANE GAS.

Response: Defer to MEP RESPONSE TO COMMENTS

2. M-05.0: DEMONSTRATE COMPLIANCE w/ EQUIPMENT IN ATTIC, EX., ACCESS PANEL TO BE SIZED FOR UNIT REMOVAL.

Response: MEP RESPONSE TO COMMENTS

STRUCTURAL:

1. Please provide special inspector form for soil compaction, reinforced masonry, structural steel welding and bolting

Response: Refer to special inspector form included herein.

2. Geotechnical report PE digital seal not recognized or validated by our system.

Response: Refer to updated geotechnical reports provided.

PUBLIC WORKS:

A) Add the following to the plans, verbatim: Public Works Conditions of Permit – SFR – D/W

1. No fill of ANY KIND can be brought on site or to the ROW outside of the building footprint.
2. No runoff generated from the driveway is permitted to discharge directly to the ROW or adjacent properties.
3. The ROW swale is to be graded using the Village PW Standard.
4. No trees are to be planted in the ROW before a conditional approval of the rough grading of the swale has been approved by Public Works.
5. No shrubs are to be planted in the ROW and any existing shrubs are to be removed.
6. No IRRIGATION, LIGHTING, or ELECTRICAL COMPONENTS of any kind may be installed in the ROW.
7. All proposed trees in the ROW will be planted a minimum of 7' from the edge of pavement to the face of the tree and will be of a type, kind, and spacing as approved by the Village arborist. Arborist contact information is: Rick Carr - ccarr@pinecrest-fl.gov
8. Any decorative d/w in the ROW shall have an 8"W x 12"D, 3,000-psi, fiber mesh concrete header curb located between the asphalt and the proposed d/w. THE EDGE OF THE HEADER CURB WILL BE A MINIMUM OF 10' FROM THE CENTERLINE OR TO THE EDGE OF THEE EXISTING ASPHALT EDGE.
9. No materials of ANY kind will be stored for any length of time on the public swale.
10. Existing sidewalks will be maintained at all times, free of any loose material, and open to pedestrian traffic at all times. No vehicles can park on the sidewalk at any time.



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11. Any sidewalk crossed by a d/w approach must be replaced with 6" thick sidewalk and extend to the next adjacent whole flag on either side of the new approach. Longitudinal slope cannot exceed 5% and maximum cross slope is 2%. All sidewalk construction that intersects with a crosswalk must be parallel with that cross walk and will have detectable warning surface placed permanently in concrete – NO screw-down detectable warning surface is permitted. ALL sidewalk in the ROW will be a MINIMUM of 10' from the nearest edge of pavement and marked as such in the signed and sealed plans.

12. ALL work conducted in the ROW will implement the applicable FDOT Standard Index 600 Series for MOT.

13. All sidewalk replacement will be open to traffic within 48 hours of the sidewalk being closed for demo. This includes demolition of existing sidewalk, placing forms, placing and finishing concrete and stripping forms.

14. No portion of the public ROW and can be enclosed by the contractor's fence at any time.

15. ALL sod in the ROW will be SAND GROWN, 'EMPIRE ZOYSIA' - B) Re-visit the d/w profiles as they are not going to work with a "belly in the middle of the swale. C) Having French drains on site requires a covenant AND the design must show there is no direct discharge - the current design does not. D) the section for the drain fields goes completely against what the FAC requires for a water course.

Response: Refer to sheet A-1.0, all 15 notes have been added to site plan. Also, see civil drawings.

B) Re-visit the d/w profiles as they are not going to work with a "belly in the middle of the swale".

Response: Defer to civil drawings and narrative.

C) Having French drains on site requires a covenant AND the design must show there is no direct discharge - the current design does not.

Response: Defer to civil drawings and narrative.

D) The section for the drain fields goes completely against what the FAC requires for a water course.

Response: Defer to Civil drawings and narrative.