



PACHECO ARCHITECTURE

PACHECO ARCHITECTURE, PLLC.
4990 SW 72ND AVE SUITE 101, MIAMI, FL 33155
305.666.2573 AA26002619
www.pachecoarchitecture.com

May 20, 2025

Permit Number: BL2025-0555

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

Revision #1

BUILDING:

1. *Provide 2023 FBC energy calcs.*

Response: Refer to updated energy calculations included herein.

2. *Also verify natural gas or propane?*

Response: See sheet P-9.0, gas type has updated to be consistent with LP gas.

3. *6/a-1.2: to include d/w in this permit provide slab reinforcing info.*

Response: See sheet A-1.2, detail #6 to indicate cast-in-place concrete panel w/ #4 @ 8" o.c. long way and #4 @ 12" O.C. short way @ mid-depth typ.

ZONING:

025 4:45:52 PM 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-THIS HAS NOT BEEN PROVIDED

Response: FENCE PERMIT BY OTHERS. NOT IN OUR SCOPE.

- 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



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Response: Refer to updated landscape plans included here in.

– trees shall be shade trees, 14 ft 3-inch diameter and in same location and same qty MUST BE LOCATED IN THE SAME LOCATION THE SECOND ROW OF MANGOS IF YOU WANT THEM REMOVED NEED TO HAVE THE SETBACK APPEARS ACCESSORY STRUCTURE IN THE WAY OF THE REPLACEMENT ROW OF TREES.

Response: Refer to updated landscape plans included here in.

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

Response: See A-1.0 ad A-1.2, front privacy fence has been pushed back from easement and second privacy wall formerly located at garage has been eliminated from scope altogether.

– HAVE REVISED THE 2023 PLANS WITH THE 2025 SUBMITTAL When resubmitting please provide next to every comment where the requested information is located what sheet letters and numbers it is located on

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: BY OTHERS, PERMIT EXPEDIATER.

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
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 finished emit low VOC- site applied finished 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)



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Response on next page ↓

Response: See sheet A-1.0, site plan indicating a standby generator (under separate permit) on south side. See sheet A-1.1 for a/c area tabulations. See sheet A-2.0, first floor plan indicating tankless gas water heaters throughout – can also cross reference with plumbing sheet P-01.0, P02.0, & P09.0 gas isometric. Refer to A-2.0 & A-3.0 Floor plans notes indicating the use of low VOC interior finishes. See note on driveway indicating that no slab of pavement shall exceed 42 sq ft in area, included area of each individual slab for reference.

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 executed covenants included herein.

4. No review of landscaping as required landscape as tree removal must be submitted, reviewed and approved before master permit can have a complete review.

Response: Tree removal permit has been simultaneously submitted with revision. Please verify in system.

5. Separate tree removal permit required and please note the conditions of approval not to removal the last two rows of mango trees as noted.

Response: Tree removal permit has been simultaneously submitted with revision. Please verify in system.

6. Show hedge and fence to be installed at time of construction should be clearly noted on all sheets.

Response: Refer to landscape plans

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- for all structures and provide the height and the height as ngvd and do not show the maximum height adding more lines that do not need to be there overall height to the top of all structures- for all structures and provide the height and the height as ngvd and do not show the maximum height adding more lines that do not need to be there.

Response: Refer to sheets A-6.0 & A-7.0 for revised elevations. Also see sheets A-8.0, A-9.0 &



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A-10.0 revised building cross sections indicating the top of roof ridge as requested.

8. 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)- Mark to the very top of the area not just where you want the waterline.

Response: Refer to sheets LA-5.3 & LA-5.4 for revised water feature details.

9. Revise perimeter line drawings to provide more of a breakdown on areas listing each area and then provide the total provide the individual area for each covered terrace and each portion of the breezeway etc. etc. and provide the same outline for the second floor and also for impervious and pervious area.

Response: Refer to sheet A-1.1, arear tabulations have been broken down as requested.

10. On landscape tree disposition please remove comments for all trees to remain and provide comment on why each tree to be remove i.e. in building footprint, and near building not sufficient as some trees not anywhere near the building so please provide reason for each one

Response: Refer to sheet LA-1.0 tree disposition plan for updated notes.

11. LA-1.0 provide a legend for the symbols of the trees TBR etc. on this sheet

Response: Refer to sheet LA-1.0 tree disposition with tree legend and updated symbols.

13. Mark the triangle of visibility on the owner's property do not show it within the right of way and correct on all site plan sheets and landscape sheets.

Response: Refer to sheets: A-1.0, A-1.2, LA-1.0, LA-2.0, LA-3.0, & LA6.0 for revised visibility triangles located at the property line.

14. The solid 6 ft wall must be setback 50 ft if you wish the solid wall otherwise must be a maximum solid of 36 inches and open above the 36-inch solid for an overall height of 6 ft.

Response: Refer to sheets: A-1.0 & A-1.2, 6ft high solid privacy wall has been eliminated from plans and scope per owner's request.



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15. Must show the fence long the easement along the front of the property to have a minimum separation between pickets of 3.5 inches show clearly on all elevations and details the width of the picket and the width of the open spacing in-between and please note that the details for the front fence should reflect a 10 ft setback from the front property line not the 12 inches.

Response: Refer to sheets: A-1.2, for revised location to front privacy fence. Also, updated fence design to reflect the 3.5 inches between pickets. Refer t details #1, #7, & #8 on A-1.2.

16. Sheet A-8.0 notes top of second floor slab for the cabana believe there is no second floor on the cabana.

Response: Refer to sheets: A-8.0 for updated Cabana cross sections for updated elevations datums.

17. Need height measured to top of all structures from 10.22 ft for the garage/studio to check for one story height not exceeded along with the height of house and accessory to check for code compliance.

Response: Refer to sheets: A-6.0, A-7.0, A-8.0, A-9.0, & A-10.0 with updated elevations datums measured from +10.22' NGVD to the roof ridge(s) as requested.

18. All lights shall be shielded downward.

Response: Refer to sheets: A-6.0, A-7.0 all lighting fixtures have been updated to deflect light downwards as requested.

19. Mark all setbacks to all structures from property line on landscape plan and the site plan and mark the interior side setback to all enclosures and provide details of the height of the enclosures Further review will be required need to submit tree removal permit and plans, must retain the second row of mangos or if you wish them removed need to have a replacement row of shade trees in the same location so accessory structure must be moved forward to accommodate the Village Development Order to retain the two rows of trees.

Response: Refer to sheets: A-1.0 for additional dimensions and notes to mechanical enclosure. Note separate tree disposition plans have been submitted simultaneously, indicating the required two-row



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of mangos as well as mitigation. Also, notes meeting was requested with Zoning staff to mitigate two mangos #78 & #79 approved by Mr. Stephen Olmsted

Respectfully,

Raymond Pacheco, AIA

Pacheco Architecture, LLC.