



PACHECO ARCHITECTURE

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

September 17, 2025

Permit Number: **BL2025-0555**

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

REVISION #3

BUILDING:

1. OUTSIDE AGENCIES APPROVAL STILL PENDING.

STRUCTURAL: APPROVED

ZONING:

1. Must install fences and hedges along the rear property's line at time of construction – THIS HAD NOT BEEN PROVIDED AND IS MANDATORY TO BE PART OF THIS PERMIT.

RESPONSE: Refer to sheet A-1.0, Site Plan and A-1.2: new note has been added to rear property line, indicating for new fence and hedge to be installed along rear property line at time of construction. For hedge type refer to landscape drawings.

2. ALL COVENANTS MUST BE RECORDED AND CORRECT THE MAINTENANCE OF LANDSCAPE AND GRASSES COVENANT TO INSTALL GRASS AND TREES IN THE RIGHT OF WAY NOT A DRIVEWAY

RESPONSE: See Copies of recorded and corrected Covenants included with revisions.

3. NO REVIEW OF LANDSCAPING PLAN MUST HAVE AN APPROVED TREE REMOVAL PERMIT AND AS OF THIS REVIEW PERMIT STILL NOT APPROVED NOTE -FENCING ALL SEPARATE PERMIT.

RESPONSE: Refer to permit: PZ2025-0237 for tree removal permit.



PACHECO ARCHITECTURE

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

ELECTRICAL: APPROVED

MECHANICAL:

1. Please submit updated energy calculations.

RESPONSE: Refer to updated energy calculations included herein.

PLUMBING:

1. OUTSIDE AGENCIES APPROVAL STILL PENDING

PUBLIC WORKS:

1. Update the PW conditions of Permit to the latest version.
2. The d/w profiles do not match the plan view. The higher point of the d/w is to be at the gate area – not at the PL.
3. The header curb is not a square as depicted.
4. L-*: the sod in the ROW swale will be sand grown, empire zoysia. This needs to be called out in the plan and shown in the appropriate summary table(s).

RESPONSE: Refer to completely updated Civil plans included herein.



PACHECO ARCHITECTURE

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

STORM DRAINAGE:

1. Comment addressed.

2. Comment addressed.

3. Comment not addressed. Although exfiltration trench is an allowable use, it is not an acceptable means of storage within the Village of Pinecrest. The required storage volume must be held within swale/dry-retention areas. The stormwater calculations will need to be revised to show the retention areas have the capacity to handle the required storage volume.

4. Comment not addressed. The current stormwater management calculation do not include the 1-inch or 2.5-inches x %impervious requirement. Additionally, the current calculations take the entirety of the 25 year-24 hour storm (9-inches) and do not evaluate a “pre-post” scenario. The required volume will be reduced once reevaluated. Sample calculations can be provided upon request. Please feel free to contact me directly at mbrooks@pinecrest-fl.gov.

5. New Comment: Provide highpoints at the septic drain fields to ensure runoff flows away from these areas.

RESPONSE: Refer to completely updated Civil plans included herein.

Respectfully,

Raymond Pacheco, AIA
Pacheco Architecture, LLC.