



ANSWER TO COMMENTS

10/09/2025

Miami, FL

Village of Pinecrest Building Official

Project: 10840 SW 67 St
Process #: #BL2025-0584

In response to your comments on the above-mentioned project, please find the following:

DISCIPLINE

PLUMBING

Pending outside agencies

Response: Please see DERM Approved Plans.

ZONING

1. No review of landscape plan until tree removal permit has been approved
2. Minimum front setback to planter and steps is 50 ft and minimum interior side minimum setback is 20 ft including the planter-revise all site and landscape plans to reflect minimum setback

Response: The planters are not to be considered within the required setbacks, as they comply with the exception outlined in:

Chapter 30, Division 5.2(a)(3): Planters not exceeding 30 inches in height or having a cross-section of 18 inches or less.

All planters have a 9" profile and therefore fall within this exemption. Please refer to sheets A-100, A-101a, A-101b, and A-101c.



PUBLIC WORKS

13. L-2 Review the Conditions of Permit: No palms or shrubs are permitted to be in the ROW (9-21-25: no change to the plan)

Response: Please review the updated Sheet L-2; there are no palms or shrubs located within the ROW

14. L-2: show the modified sidewalk (9-21-25: no change to the plan)

Response: Sheet L-2 has been updated to show the modified sidewalk.

15. L-2: Verify trees 1 and 2 are in private property as the new sidewalk location is at the ROW Line. (9-21-25: no change to the plan)

Response: Trees #1 and #2 will be removed.

BUILDING

Per FBC R311.3 the landings may not less than 36 inches measured in the DIRECTION OF TRAVEL.

Response: We have eliminated the doors with this issue; they have been replaced with egress windows (V) with a sill of 12". Please refer to A-101, A-101a, A-101b, A-101c and A-601.

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