



SV DESIGN, INC.
ARCHITECTURE • INTERIOR DESIGN • PLANNING

11901 SW 63rd Avenue
Pinecrest, FL 33156

RE: Building Department Comments Rev 3

06.01.26
PROCESS NUMBER: BL2025-0621

In addition to addressing the previous comments from reviewers, this submittal incorporates an owner requested design change. We have removed the double height space over the great room and brought on of the bedrooms from the second floor down to the first floor level. All architectural, grading, and structural pages were affected, as well as the majority of MEP pages.

BUILDING

2/26/2026 10:02:19 AM

Submit the updated energy calculations.

[Updated energy calculations uploaded.](#)

PUBLIC WORKS

2/27/2026 10:56:06 AM 0.

(2-27-26: L-2/SOD NOTES: clarify that these notes do not apply to the ROW)

1. L-1: Provide proposed offset for the single proposed live oak from the edge of pavement. (10-1-25: no change in plan) (2-27-26; No change in plan. Also, the edge of pavement needs to be shown beyond – north of – the north PL. The WM is located near this proposed tree – show the WM location and the existing WM in the plan to assure there is no conflict.)

[Oak to edge of pavement dimensioned on L-1, 7'-0". Oak to existing water meter \(to remain\) is approximately 11'-6".](#)

2. L-1: Reference that all sod in the ROW is to be Sand-grown, Empire Zoysia. (10-1-25: no change in plan) (2-27-26: no change in plan).

[Noted at ROW, L-1.](#)

5. G-1.1: Provide a profile for the proposed d/w from the CL of the road to the face of the house extended. (10-1-25: The proposed profile will allow runoff from the street to enter the private

property and will not preclude direct discharge from leaving the site. This profile effectively creates a weir at the d/w approach.) (2-27-26: no change in plan).

Elevation of catchment areas 3 and 4 at each side of drive adjusted to be 6" below surface of the driveway to contain rainwater.

6. Provide an ESC plan. (10-1-25: The Temporary Construction Entrance Detail extends to the edge of pavement with ballast rock. The plan view shows this correctly, but the detail does not.) (2-27-26: no change in plan)

Detail updated, EC1.1.

7. G-1.1: Change VoP PW Requirements to the following, verbatim: Public Works Conditions of Permit – SFR – D/W (2-27-26: Plan reads: "Public Works Requirements" But the instructions say VERBATIM So change to Public Works Conditions of Permit – SFR – D/W)

Updated as requested, G1.1.

ZONING

3/13/2026 12:25:23 PM

PLEASE PHOTOCOPY THE COMMENTS AND PROVIDE RESPONSE INDICATING HOW THE COMMENTS ARE ADDRESSED AND WHERE IN THE PLANS THE INFORMATION CAN BE FOUND

2-12-26: PLEASE READ THE COMMENTS CAREFULLY BEFORE RESPONDING

1. Tree Removal: Please submit a SEPARATE Tree Removal Permit. Approval of the Tree Removal permit is required prior to Zoning approval. Once the Tree Removal permit is approved, please insert the approved Landscape Plan from the approved Tree Removal application to the Master set

9-26-25: PENDING APPROVAL

2-12-26: PENDING APPROVAL

Landscape and Tree removal was submitted and approved, PZ2025-0294.

2. Please submit a Landscape Plan showing the required Site Trees, minimum three native trees, minimum three Energy Conservation trees, landscape screening, required shrubs and the required Street Trees. Complete review of the Landscape plan will be pending review and approval of the Tree Removal Plan application

9-26-25: COMPLETE REVIEW PENDING TREE REMOVAL PERMIT APPROVAL

2-12-26: COMPLETE REVIEW PENDING TREE REMOVAL PERMIT APPROVAL

Landscape and Tree removal was submitted and approved, PZ2025-0294.

3. Auxiliary Power Supply: The Site Plan shows a generator. Please note that a generator requires a separate permit and the exact location to be determined based on the manufacturer's sound data specification. Please note on the plan that the generator must be in place prior to receiving TCO or CO.

9-26-25: PLEASE ADD A NOTE INDICATING THAT THE GENERATOR MUST BE INSTALLED PRIOR TO OBTAINING TCO OR CO. PLEASE BE ADVISED THAT THE EXACT LOCATION OF THE GENERATOR WILL BE BASED ON THE AVAILABLE SOUND DATA PUBLISHED BY THE MANUFACTURER'S SPECIFICATION.

2-12-26: AS REQUESTED PLEASE ADD A NOTE INDICATING THAT THE GENERATOR MUST BE INSTALLED PRIOR TO OBTAINING TCO OR CO.

Generator Note provided on A1.1: "GENERATOR TO BE INSTALLED UNDER SEPARATE PERMIT. THE EXACT LOCATION TO BE DETERMINED BASED ON THE

MANUFACTURER'S SPECIFICATION. GENERATOR TO BE INSTALLED PRIOR TO OBTAINING TCO OR CO."

6. Please submit Recorded Covenants for i) Work within Right of Way, and ii) Maintenance of Landscaping and Grass in right of Way

9-26-25: NOT UPLOADED

2-12-26: NOT UPLOADED. DECLARATION OF RESTRICTION/DECLARATION OF USE COVENANT UPLOADED

[Covenants have been uploaded.](#)

7. Please note that the clear space between horizontal pickets along the front and within the front setback must be minimum 3.5" (to reject a 4" dia object is not sufficient).

9-26-25: MINIMUM CLEAR SPACE OF MINIMUM 3.5" IS REQUIRED FOR FENCE ALONG THE FRONT PROPERTY LINE. A 3" SPACING WOULD SATISFY "TO REJECT A 3.5" DIA SPHERE". DETAIL SHOWS VERTICAL PICKETS BUT THE ELEVATION SHOW HORIZONTAL PICKETS.

2-12-26: PLEASE BE ADVISED THAT THE CODE REQUIRES A MINIMUM CLEAR SPACING OF 3.5" IS REQUIRED BETWEEN PICKETS

[Updated. Clear space between pickets is 3.5" minimum and to reject a 4" sphere. See A1.7](#)

8. Please provide an overall maximum height of the columns with the light fixture. The light fixtures must be shielded downward and not create glare

9-26-25: PLEASE PROVIDE AN OVERALL HEIGHT OF THE COLUMNS WITH THE LIGHT FIXTURES

2-12-26: NOT PROVIDED. NEED AT LEAST A MAXIMUM OVERALL DIMENSION.

[Updated. Columns with light are 7'-10", See 08/ A1.7.](#)

9. Please change the details for the fence/gates that are part of pool barrier. They cannot climbable. Horizontal pickets with gaps are not permissible. Pool barrier compliant double gates must have a removable center post (only removable with a tool) or one side permanently secured (only openable with a key of a tool). Any free-standing wall that is part of pool barrier must be a minimum 4 feet high.

9-26-25: PLEASE NOTE THAT A POOL BARRIER COMPLIANT DOUBLE GATE MUST HAVE A REMOVABLE CENTER POST OR ONE SIDE PERMANENTLY SECURED (ONLY OPENABLE WITH A TOOL OF A KEY). PLEASE NOTE THAT THE MASONRY WALL AROUND THE CONDENSING UNITS ARE SHOWN AS 3' 1 1/2" HIGH. IT MUST BE 4' 0" HIGH TO ACT AS A POLL BARRIER

2-12-26: MUST BE A MINIMUM 4 FEET HIGH FROM THE ADJACENT GRADE OR A SLAB.

[Gate details updated as requested, A1.7. Height from grade is 4'-7 1/2" and 4'-1 1/2" from top of equipment slab, see A4.1.](#)

13. The minimum required FFE is NGVD 18.91 (NGVD 19. 50 provided). Please show the overall height (top of the roof) of the buildings in both NGVD and in actual dimension from NGVD 18.91. Please be aware that your elevation is not providing any tolerance for any construction error. At the time of roof permit you will have serious problem if the elevation certificate shows the trusses are over 35 feet even by a few inches

9-26-25: PLEASE SHOW THE PROPOSED HEIGHT (NOT MAX PERMITTED) IN ACTUAL DIMENSION AND IN NGVD

2-12-26: PLEASE SHOW THE PROPOSED HEIGHT (NOT MAX PERMITTED) IN ACTUAL DIMENSION AND IN NGVD FROM NGVD 18.91

Elevation marks updated on A4.1-A4.6. Maximum height to be 33'-7 1/2" measured from minimum required FFE (18.91' NGVD) to the top of roof (52.54' NGVD).

14. PLEASE MAKE SURE THAT THE TOTAL OF IMPERVIOUS AND PERVIOUS AREAS ADD UP TO TOTAL LOT AREA. PLEASE REVIEW AREAS CAREFULLY.

2-12-26: PLEASE MAKE SURE THAT THE TOTAL OF IMPERVIOUS AND PERVIOUS AREAS ADD UP TO TOTAL LOT AREA. THERE A DIFFERENCE OF 476 SFT.

Impervious Area = 14,807 SF, Pervious Area = 25,311 SF, Total = 40,118 SF. Updated on sheet, A1.3.

15. MARK ON SITE PLAN AND LANDSCAPE PLAN DRIVEWAY, ALL EQUIPMENT PADS, GRAVEL ETC. ARE LOCATED OUTSIDE THE 6 FT EASEMENT CLEARLY MARK THE 6 FT AND THE SETBACK MUST BE A MINIMUM OF 6 FT ADDITIONAL REVIEW WILL BE NECESSARY.

Driveway and equipment pads dimensioned on A1.1 and L-1, 6'-1".