



COMMENT RESPONSE SHEET – 6825 SW 132ND ST.

PERMIT / PROCESS NUMBER:

City of Pinecrest_ MASTER PERMIT: BL2025-0674

DATE: 10-10-2025

ZONING

1. Tree Removal: Pending approval. Once the Tree Removal permit is approved, please insert the approved Landscape Plan from the approved Tree Removal application to the Master set

10-9-25: PENDING APPROVAL

Re: Understood.

2. Complete review of the Landscape plan will be pending review and approval of the Tree Removal Plan application

10-9-25: COMPLETE REVIEW PENDING APPROVAL OF TREE REMOVAL PERMIT APPLICATION

Re: Understood.

7. Please review and confirm that the detailed P-Line drawings showing Building Area Coverage includes listing of all areas (a/c, non a/c) under roof including terraces, entry porch, roof overhangs over 5 (five) feet. It will be helpful and for readability if simple diagrams showing the roof lines for the first floor and for the second floor are shown without all the other information. Area calculations will require further review once the information of roof coverage by floor is clearly articulated in simple diagrams Any second floor must include all usable/accessible roof terraces, balconies and any double-height space. Any double height space must be counted as two story UNLESS the overall height of the said space is limited to the allowable single-story height. Impervious area coverage should be itemized and must include building area, driveways, walkways, pool, pool deck, or any other paved areas. Please show the information in graphic diagrams with tables showing itemized areas, totals and %ages of the total lot area. Sheet A-2 appears to show a transfer of unused area to the second floor but the %age of the area proposed shown are within allowable area. Please clarify the intent and revise the areas based on the comment above.

10-9-25:

a) PLEASE CLARIFY (SECOND FLOOR) IF THE AREA SHOWN AS "ROOF OVERHANG" IS THE SAME AS THE BALCONY AREA.

Re: Not always the overhang area is the same as the balcony area. Please refer to sheet A-3 detail 4 (Second floor lot coverage) to see corrected areas and added dimensions since the roof overhangs exceeds the 5 ft restriction. Also refer to sheet A-2 to see adjusted lot coverage second floor.

b) HOW DO YOU PROPOSE TO PROVIDE ACCESS TO THE ROOF AREAS COVERED WITH ARTIFICIAL TURF AND ALL THE PLANTING AREAS FOR MAINTENANCE?

Re: The roof access areas covered with artificial turf and all planting areas are not intended for regular use. Access for maintenance will be provided by means of a portable ladder when required.

5. The minimum required FFE is NGVD 11.00 (NGVD10 plus 1). Please show the overall height (top of the roof) in actual dimension and in NGVD of the buildings (both primary and accessory) from NGVD 11.00.

10-9-25: JUST A SIMPLE DIMENSION LINE FROM NGVD 11.0 TO THE TOP OF ROOF RIDGE IS IMPORTANT. NOT SURE WHAT DOES 32' 1 5/8" FROM NGVD 9'-9" SIGNIFY. ADDITIONAL REVIEW MAY BE NECESSARY

Re: The dimension line has been corrected to shows distance from NGVD 11 to the top of the ridge, which is 30'-10 5/8". Please refer to sheet A-12,A-13 & A-14 to see corrected dimensions.