



COMMENT RESPONSE SHEET – 6825 SW 132ND ST.

PERMIT / PROCESS NUMBER:

City of Pinecrest_ MASTER PERMIT: BL2025-0674

DATE: 02-04-2026

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

12-19-25: PENDING APPROVAL

Re: Understood.

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

12-19-25: COMPLETE REVIEW PENDING APPROVAL OF TREE REMOVAL PERMIT APPLICATION

Re: Understood.

7. 12-19-25: PLEASE NOTE THAT SHEET A-2 ZONING DATA TABLE SHOWS 2ND FLOOR BUILDING COVERAGE AS 5,341 SFT, BUT SHEET A-3 2ND FLOOR BUILDING COVERAGE SHOWS THE COVERAGE PROVIDED AS 5,518 SFT, WHICH I BELIEVE IS INCORRECT. YOU HAVE 542 SFT UNUSED AREA FROM GROUND LEVEL AND YOU ONLY NEED 103 SFT TO BE TRANSFERRED (5,341SFT- 5,238SFT) TO THE SECOND FLOOR TO COVER YOUR OVERAGE. I SUGGEST THAT YOU TRANSFER ONLY WHAT YOU NEED SO IT DOESN'T RESTRICT YOUR ABILITY TO EXPAND THE GROUND FLOOR IN THE FUTURE. I HAVE PREPARED A DECLARATION OF RESTRICTION DOCUMENT BASED ON THIS, WHICH IS READY FOR PICK UP FOR YOU AT THE PERMIT CLERK. IF YOU ARE IN AGREEMENT PLEASE PICK UP, REVIEW, EXECUTE, RECORD AND UPLOAD THE RECORDED DOCUMENT.

Re: We are adjusted the lot coverage utilization based on your suggestion. Please refer to sheet A-2 and A-3 to see the adjustments. Only 103SF has been transferred from the 1st floor to the send floor. Ill attach the Declaration of Restriction as you required.

BUILDING

1. OUTSIDE AGENCY APPROVAL; PENDING HRS APPROVAL FOR PROCESS # M2025016961 AS OF TODAY.

Re: Got it

CODE COMPLIANCE

Denied status can be removed once verification of construction entrance and construction fence and installed as well as the protective tree barriers. permit required for construction entrance/fence on the same permit.

Re: Got it