PERMIT Nº BL2026-0651 / ALUMINUM FENCE

ZONING REVIEW / EOIN DEVLIN

6/25/2026 - 7:26:37 PM - COMMENTS

1. The site plan shall clearly define the property line and the required 12-inch fence setback. The site plan shall label all streets adjacent to the property as well as the uses of the adjacent properties.

RESPONSE.- Drawing **2026 07 - 2. SP-101 - OVERALL SITE PLAN** has been revised to address the review comments and includes the following changes:

- ✓ The property line has been corrected at the northwest corner and changed to a red line for clarity.
- ✓ The proposed fence has been set back a minimum of 12” from the property line and notes specifying the minimum setback have been added. Fence lineweight made bolder for better readability in drawing.
- ✓ The existing chain link fence at the south property line has been moved 12” inward from the property line. Label updated to indicate the change. Fence lineweight made bolder for better readability in drawing.
- ✓ Labels added to all adjacent streets.
- ✓ Labels added showing uses of all adjacent properties.

2. Provide a signed and sealed survey of the property. Ensure the survey matches existing site conditions.

RESPONSE.- Attached is signed and sealed Drawing Nº **2026 07 - 3, 2025-01-03 BOUNDARY & TOPOGRAPHIC SURVEY, REV. 1**, containing the property survey provided by the Village of Pinecrest at the commencement of the project, which we understand was used as the basis for the project design.

3. Please upload legible versions of all “Reference Drawings” listed on page one of the Submittal Package (i.e. LH-304, LH-305 etc.) The application contains detail sheets from two separate entities Consign, LLC and WJ architects (Sheet is illegible so had to read the architect's name.)

RESPONSE.- Attached is the revised Shop Drawing, updated to address the review comments received. The following documents are included as part of this submittal:

- ✓ **2026 07 - 4.1. 13861.00 GMP - Fence Shop Drawings - KEITH App 07.27.2026**, This file contains the Shop Drawing approved by the Project's Engineer of Record. It does not include the signed and sealed documents prepared by Consign, which is responsible for the Shop Drawing and the associated structural calculations. Those documents are provided separately as part of this submittal.
- ✓ **2026 07 - 4.2. REV1 - CONGENEERS BUILDIERS - GARY MATZNER PARK 7-20-26**, This file contains the Shop Drawing plans signed and sealed by Consign, the responsible design professional.
- ✓ **2026 07 - 4.3. ALUMINUM GATES AND FENCE CALCULATIONS 07 20 2026**, This file contains the structural calculations submitted in support of the Shop Drawing.

4. Remove all reference to “TYP.” On the fence detail sheet. This is a building permit, and site-specific details are required as these are the documents that will be used to close out the final inspection.

RESPONSE.- Addressed. Refer to the attached revised Shop Drawing and Structural Calculations.

5. Horizontal pickets within the front setback must have a minimum separation of 3.5”. This should be labeled on the fence detail.

RESPONSE.- Addressed. Refer to the attached revised Shop Drawing.

6. Shop drawings must be digitally signed by the engineer (Consign, LLC) and stamped approved by the master permit design professional of record.

RESPONSE.- Addressed. Refer to the attached revised Shop Drawing and Structural Calculations.

7. Please feel free to contact me at edevlin@pinecrest-fl.gov to discuss any comments.

RESPONSE.- Thank you.

STRUCTURAL REVIEW / LEO LLANOS

6/22/2026 - APPROVED

PLANS PROCESSOR REVIEW / FINAL PERMIT CLERK

6/26/2026 - INCOMPLETE

CODE COMPLIANCE REVIEW / ESTHER CABRERA

6/21/2026 - APPROVED

BUILDING REVIEW / ORESTES GARCIA

6/22/2026 - 9:06:49 AM - COMMENTS

1. Shop drawings must be digitally signed by the engineer (Consign, LLC) and stamped approved by the master permit design professional of record.

   RESPONSE.- Addressed. Refer to the attached revised Shop Drawing and Structural Calculations.

2. long concrete beam on 4" compacted base reinforced with only wire mesh? Please provide proper reinforcement.

   RESPONSE.- Addressed. Refer to the attached revised Shop Drawing and Structural Calculations.

3. Provide specification and attachment detail for the heavy duty self-closing hinge attached to the 2"x2" aluminum top rail and 6"x6" post.

   RESPONSE.- Addressed. Refer to the attached revised Shop Drawing and Structural Calculations.

4. Please put the correct project name on the calculations cover sheet.

   RESPONSE.- Addressed. Refer to the attached revised Shop Drawing and Structural Calculations.

5. Details on submittal package conflict with details on sheet 002.

   RESPONSE.- Addressed. Refer to the attached revised Shop Drawing and Structural Calculations.

6. Non-legible sheets need to be voided.

   RESPONSE.- Addressed. Refer to the attached revised Shop Drawing and Structural Calculations