

PERMIT NUMBER: PZ2024-0503
13125 SW 63 AVENUE
PINECREST, FL 33156
JURISDICTIONAL MUNICIPALITY: VILLAGE OF PINECREST

PERMIT REVIEW COMMENTS RESPONSE LETTER
MATEU Architecture, Inc.
December 12, 2024

ZONING REVIEW RESPONSE LETTER

PROJECT: Casa @ 63RD AVENUE
CYCLE: 1

Reviewer: PAT JANISSE

1. Consider relocating specimen size live oak on the property

RESPONSE: After discussion in our meeting, and reviewing the quantity and size of the existing trees on the site to remain we believe the best route is to continue with removal of the oak tree. It shows as to be removed on LA-100 REV1. Additionally, we have changed the disposition of the Mandarin Tree, #32, to be removed as it is too near the proposed driveway location.

2. Darken all existing tree numbers on all sheets.

RESPONSE: Tree numbers have been updated for readability. See LA-101 REV1.

3. LA-101 sheet

- do not proposed new street trees to be placed under existing canopies, check exact canopy and only put tree where not under an existing canopy

RESPONSE: Three new street trees have been located in the only potential areas where there is not existing canopy coverage according to the survey. There was not enough locations to place the total 11 required by code, only 3. The trees have also been changed to be Live Oaks. This change is reflected on sheet LA-101 REV1.

- lighten up the grass so that the text and tree number can be read with ease

RESPONSE: Grass has been lightened and tree number font changed. See LA-101 REV1.

-remove muhly grass and mulch from right of way

RESPONSE: Muhly grass and mulch have been removed from the right of way. Sod has been added as a replacement. See LA-101 REV1.

-bougainvillea must be wholly grown on the owners property provide proposed variety to be planted as must always be maintained on owner's property

RESPONSE: The bougainvillea is not planted at the property line. It is planted at the face of the structure. The hedge along the property line is specified as Podocarpus.

-mark width of driveway at the street on the plan

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RESPONSE: Width of driveways at the street have been added to LA-101 REV1.

-all mechanical equipment should be noted on plan and must be screened with shrubs planted at a minimum height of 36 inches

RESPONSE: All mechanical equipment has been screened with shrubs, with a note stating min. height of 36" at planting on LA-101 REV1.

-existing pump house and conc structure must be removed unless they have accessory setbacks and separation to house

RESPONSE: Per the discussion in our meeting, we have marked the above ground structures to be removed, while slab shall remain and any mechanical equipment on the slab would be screened with shrubs planted at a minimum height of 36". This has been marked on LA-100 REV1 and LA-101 REV1.

-mark FFE of gym and storage area on plan and mark rear setback on plan

RESPONSE: FFE of the Gym and Storage area have been marked on the plan. Setback lines have also been marked on the plan, LA-101 REV1.

END OF RESPONSES TO THIS ZONING PLANS REVIEW.