

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 20, 2024

ZONING REVIEW RESPONSE LETTER

PROJECT: Casa @ 63RD AVENUE
CYCLE: 2

Reviewer: PAT JANISSE

1. Landscape plan please mark the actual setbacks to structure, suggest remove minimum setback line and only mark the actual proposed setbacks at all points where house structure changes.

RESPONSE: House is shown within all required minimum setbacks. For added clarity, proposed setbacks have been added at multiple points of the proposed structure on sheets A-100 REV2, LA-100 REV2 & LA-101 REV2.

2. On site plan remove minimum setback lines and only mark actual setback lines at numerous points on proposed construction and mark FFE on the structure, guest house, garage on the actual site plan not in a note in the legend.

RESPONSE: House is shown within all required minimum setbacks. For added clarity, proposed setbacks have been added at multiple points of the proposed structure on sheets A-100 REV2, LA-100 REV2 & LA-101 REV2. As the site plan on A-100 shows the roof plan and not the ground floor plan, a note has been added to the site plan on A-100 REV2 which states the F.F.E. of main structure, garage, gym & storage.

3. Please mark the proposed use of the slabs and mark the dimensions and setbacks as they may not be used as sports courts so information important to have listed on site and landscape plans.

RESPONSE: The proposed use of the slabs, dimensions and setbacks have been marked of the existing slabs to remain on the sheets A-100 REV2, LA-100 REV2 & LA-101 REV2.

END OF RESPONSES TO THIS ZONING PLANS REVIEW.