

Pinecrest Building and Planning
12645 Pinecrest Pkwy
Pinecrest, FL 33156

Clever Construction
1319 North University Drive, #192
Coral Springs, FL 33071

RE: Permit No. PZ2025-0183 Response to Zoning Comments Issued by Pat Janisse on 21 July 2025.

Dear Ms. Janisse,

Please find below responses from our Landscape Architect, Gabriela Fojt, to the review comments (appended to this letter) you issued on 21 July 2025. The revised Tree Removal Plan and revised Landscaping Plan referenced in the responses below will be uploaded to Permit No. PZ2025-0183 via ETrakit alongside this response letter.

Gabriela's contact information, should you need it, is as follows:

- Email Address: gabriela@themirrorofparadise.com
- Phone: 954.478.3064

REVIEW COMMENT RESPONSES

(1) Pat Janisse (PJ): Correct tree name as per inspector's comments

Gabriela Fojt (GF): Corrected.

(2) PJ: Tree disposition plan must show the proposed new house, driveway, pool dec, etc not just an outline boundary

GF: Added.

(3) PJ: Provide arborist report for all trees to be removed and can some of the live oaks be relocated instead of being removed.

GF: Pertinent information from the Arborist Report, provided by Big Ron's Tree Service, has been added on Sheet DT-2. Also, ALL DATA ON SHEET DT-1 REGARDING EXISTING AND REMOVED TREES HAS NOW BEEN UPDATED WITH THE INFORMATION FROM THIS REPORT.

(4) PJ: Must provide complete information on all trees status of unknown must be updated and provide height, canopy and condition for all trees and palms- must be clearly noted on plan these

tree have been removed without permit and need the information on the trees so calculation of replacement trees can be made.

GF: Provided- see Sheet DT-1 and Sheet DT-2

(5) PJ: Landscape plan must have all the remaining existing trees listed on the LP-1 sheet noting tree number, name, height, diameter and canopy and more code requirement to another sheet- important that all existing and new landscaping tables are on this sheet.

GF: A chart with the data regarding all existing trees has been added on LP-1. No trees can be relocated due to the size of the existing trees to be removed and the presence of other trees to remain and newly proposed that will require room for growing.

(6) PJ: On landscape sheet what are letters A and B represent- all existing trees should have number and all new trees, palms, shrubs extra must be clearly noted on the plan.

GF: These letters refer to the code requirement (as noted on the right side of the plan). Refer to the code chart on LP-1.

(7) PJ: Review Public Works comments as sidewalk is to be removed and new located noted in comments so put this on landscape sheets and remove all driveway approaches and show trees within the right of way at rate of one tree per 30 ft and must be 14 ft 3 inch diameter live oak, gumbo limbo, wild tamarind, green buttonwood so existing trees in right of way are part of the count

GF: The new proposed sidewalk is shown on the plan, trees in conflict removed and the new street trees where possible added. See Sheet LP-1.

(8) PJ: Landscape plan must have all setbacks, on plan, width of driveway at property line and street edge and FFE of house, garage and any other structure these have been general comments on what needs to be updated but need to have all information to calculate replacement

GF: All information requested above are provided on Sheet LP-1.

Warmest Regards,



Michael Toth, CEO
Engineer (EI), General Contractor
Office: 888.354.5556
Direct: 954.707.1479
ceo@cleverconstructionfl.com



Permit Reviews

Village of Pinecrest

Permit Number: **PZ2025-0183**

Description: **Tree Removal in Support of New Construction**

Applied: **5/12/2025**

Approved:

Site Address: **8100 SW 120TH ST**

Issued:

Finalized:

City, State Zip Code: **PINECREST, 33156**

Status: **UNDER REVIEW**

Applicant: **CLEVER CONSTRUCTION LLC**

Parent Permit: **BL2025-0292**

Owner: **TERRY BHAGWANSINGH, MELISSA BHAGWANSINGH**

Parent Project:

Contractor: **CLEVER CONSTRUCTION LLC**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
5/27/2025	6/2/2025	6/16/2025	PLANS PROCESSOR	FINAL PERMIT CLERK	INCOMPLETE	
Notes:						
5/27/2025	6/2/2025	6/10/2025	TREE - PUBLIC WORKS	DIANELLA REBOSO	INCOMPLETE	
Notes:						
Zoning review and tree inventory inspection process cannot be initiated without a tree survey. Please provide signed and sealed survey identifying all trees on property with location, common and scientific name, height, DBH, and canopy. No further review until tree survey is received.						
5/27/2025	6/2/2025	6/16/2025	ZONING	DIANELLA REBOSO	INCOMPLETE	
Notes:						
Zoning review and tree inventory inspection process cannot be initiated without a tree survey. Please provide signed and sealed survey identifying all trees on property with location, common and scientific name, height, DBH, and canopy. No further review until tree survey is received.						
5/27/2025	5/28/2025	6/16/2025	CODE COMPLIANCE	ESTHER CABRERA	APPROVED	
Notes:						
6/12/2025	6/23/2025	6/27/2025	TREE - PUBLIC WORKS	DIANELLA REBOSO	INCOMPLETE	disregard comment #2
Notes:						
1. Please update plans to include the trees that were removed. Refer to tree survey for information. Copy may be obtained from demolition permit. Also make sure to upload tree survey to this process.						
2. Please update the diameter of all trees. Site inspection revealed that the diameter of most trees were unrepresented by several inches.						
3. T03 is misidentified. This is an avocado tree.						
4. T31 is misidentified. This is a tamarind.						
5. Missing codominant poinciana along east property line. Located midway between T09 and T19.						
6. Provided tree risk assessment conducted and signed by an ISA certified arborist for all trees over 18" in diameter that are not within the building footprint. Need qualifying reason for removal.						
Please disregard comment number 2 regarding diameter of trees.						



Permit Reviews

Village of Pinecrest

6/23/2025	6/23/2025	7/14/2025	ZONING	DIANELLA REBOSO	INCOMPLETE	
Notes: Zoning review cannot begin until the deficiencies identified by the inspector are corrected. Please refer to the inspector's notes and update the plans accordingly.						
6/30/2025	7/18/2025	7/21/2025	PLANS PROCESSOR	FINAL PERMIT CLERK	INCOMPLETE	
Notes:						
6/30/2025	7/7/2025	7/15/2025	TREE - PUBLIC WORKS	DIANELLA REBOSO	VERIFIED	
Notes: All previous comments satisfied. However, T03 is an avocado tree, not bishopwood.						
6/30/2025	7/18/2025	7/21/2025	ZONING	PAT JANISSE	DENIED	FILE ROOM
Notes: Not a review only few courtesy comments no replacement calculations 1. Correct tree name as per inspector's comments 2. Tree disposition plan must show the proposed new house, driveway, pool dec, etc not just an outline boundary 3. Provide arborist report for all trees to be removed and can some of the live oaks be relocated instead of being removed 4. Must provide complete information on all trees status of unknown must be updated and provide height, canopy and condition for all trees and palms - must be clearly noted on plan these tree have been removed without permit and need the information on the trees so calculation of replacement trees can be made 5. Landscape plan must have all the remaining existing trees listed on the LP-1 sheet noting tree number, name, height, diameter and canopy and more code requirement to another sheet- important that all existing and new landscaping tables are on this sheet 6. On landscape sheet what are letters A and B represent- all existing trees should have number and all new trees, palms, shrubs extra must be clearly noted on the plan 7. Review Public Works comments as sidewalk is to be removed and new located noted in comments so put this on landscape sheets and remove all driveway approaches and show trees within the right of way at rate of one tree per 30 ft and must be 14 ft 3 inch diameter live oak, gumbo limbo, wild tamarind, green buttonwood so existing trees in right of way are part of the count 8. Landscape plan must have all setbacks, on plan, width of driveway at property line and street edge and FFE of house, garage and any other structure these have been general comments on what needs to be updated but need to have all information to calculate replacement						
Review Group: AUTO						
5/12/2025	5/12/2025	6/2/2025	CODE COMPLIANCE	ESTHER CABRERA	VOID/CANCEL	
Notes:						
5/12/2025	5/12/2025	5/19/2025	PERMIT CLERK	PERMIT CLERK	INCOMPLETE	
Notes: MISSING COMPLETE SET OF PLANS MISSING VILLAGE OF PINECREST PERMIT APPLICATION						
5/12/2025	5/12/2025	6/2/2025	PLANS PROCESSOR	FINAL PERMIT CLERK	VOID/CANCEL	
Notes:						
5/12/2025	5/12/2025	5/27/2025	TREE - PUBLIC WORKS	DIANELLA REBOSO	VOID/CANCEL	
Notes: All comments satisfied, however, I can confirm that T03 is an avocado tree, not bishopwood.						



Permit Reviews Village of Pinecrest

5/12/2025	5/12/2025	5/27/2025	ZONING2	PAT JANISSE	VOID/CANCEL	
Notes:						