

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

RE: Permit No. PZ2025-0183 Response to Zoning Comments by Pat Janisse on 20 August 2025

Dear Ms. Janisse,

Please find below responses from our Landscape Architect, Gabriela Fojt, to the review comments you issued on 20 August 2025. The revised Site Plan (Sheet A-1.0), Landscaping Plan (LP Sheets) and Tree Removal Plan (DT Sheets) referenced in the responses below will be uploaded to Permit No. PZ2025-0183 via ETrakit alongside this response letter. A letter from our Project Architect regarding the maximum width of the driveway at the street edge will also be uploaded to ETrakit.

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

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

The Project Architect's contact information, should you need it, is as follows:

- Email Address: John.Reed@jsrarchitecture.com
- Phone: 561.362.7203

REVIEW COMMENT RESPONSES

(1) Pat Janisse (PJ): Revise plan to keep two right of way trees as the exact location of the sidewalk has not been approved by Public Works so there may not be a need to removed so revise to remain until such time sidewalk location fully determined by Public Works and separate permit for those trees if it is determined they need to be removed so revise landscape plan to retain street trees

Gabriela Fojt (GF): The trees in the Right of Way have been marked to remain.

(2) PJ: Deficient by 25,662 square feet of canopy have removed many trees without a permit, number of trees are specimen so have accounted for the proposed replacement so add more trees to property and for canopy not replaced a contribution to the Village of Pinecrest Tree Trust

fund is available and for every 500 square feet or portion thereof not replaced a contribution of \$400 per 500 square feet may be made and this would be added to the tree removal permit.

GF: The Owner will provide the requested contribution to the Village of Pinecrest Tree Trust Fund in the amount of \$20,800. Please provide instructions for submitting these funds to the Village including the name of the payee for the check.

(3.1) PJ: Landscape plan must be revised as follows: - remove minimum setback lines and provide actual setbacks at numerous locations wherever buildign walll changes.

GF: Provided

(3.2) PJ: Landscape plan must be revised as follows: - maximum width of driveway at street edge with a 16 ft wide driveway at the property line is 26 ft so revise plan

GF: Revised

(3.3) PJ: Landscape plan must be revised as follows: - mark interior side setback to driveway as a minimum setbaci of 5 ft is required

GF: Marked

(3.4) PJ: Landscape plan must be revised as follows: - correct net lot area as net lot area is not 29,198 square feet as all lot coverage, impervious and pervious area are all on the net lot so make sure the correct net lot is being used

GF: Corrected

(3.5) PJ: Landscape plan must be revised as follows: - label of mechanical equipment on the landscape plan and make sure equipment is being screened with shrubs planted at a minimum height at planting of 36 inches

GF: No mechanical equipment outside. Garbage bins screened by min. 3 feet high hedge.

(3.6) PJ: Landscape plan must be revised as follows: - what are the capital letter A and B stand for might suggest you remove that and the landscape plan will have the remaining tree information with tree number etc and then the new landscape information, the A and B is confusing

GF: Removed

Warmest Regards,

Michael S. Toth

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