

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

RE: Permit No. PZ2025-0183 Response to Zoning Comments by Pat Janisse on 15 September 2025

Dear Ms. Janisse,

Please find below responses from our Landscape Architect, Gabriela Fojt, to the review comments you issued on 15 September 2025. The revised Landscaping Plan (LP Sheets) and Tree Removal Plan (DT Sheets) have been 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

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): Please revise minimum street tree info as it is 1/30 ft for a 14 ft 3 inch diameter or 18 ft 4 inch diameter to be spaced at 1/40 so either revise size of tree and keep the note 1/30 or revise street tree minimum to 1/30 to keep the proposed tree as listed on legend

Gabriela Fojt (GF): Proposed Oak size adjusted to 18'OA, 4" dbh.

(2) PJ: Comment 1 needs to be satisfied and once that is resubmitted corrected will have to recalculate replacement as qty of trees has change from the last review.

GF: Acknowledged.

Warmest Regards,

Michael S. Toth

Michael Toth, CEO
Engineer (EI), General Contractor
Office: 888.354.5556
Mobile: 954.707.1479
mike@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: ONLINE REWORKS

Applicant: CLEVER CONSTRUCTION LLC

Parent Permit: BL2025-0292

Owner: TERRY BHAGWANSINGH, MELISSA BHAGWANSINGH

Parent Project:

Contractor: LR-BIG RON'S TREE SERVICE LLC

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
5/27/2025	5/28/2025	6/16/2025	CODE COMPLIANCE	ESTHER CABRERA	APPROVED	
Notes:						
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.						
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						
7/31/2025	8/20/2025	8/20/2025	PLANS PROCESSOR	FINAL PERMIT CLERK	INCOMPLETE	
Notes:						



Permit Reviews

Village of Pinecrest

7/31/2025	8/20/2025	8/20/2025	ZONING	PAT JANISSE	DENIED	FILE ROOM
Notes: 1. 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 2. 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. 2. Landscape plan must be revised as follows: - remove minimum setback lines and provide actual setbacks at numerous locations wherever buildign walll changes -maximum width of driveway at street edge with a 16 ft wide driveway at the property line is 26 ft so revise plan -mark interior side setback to driveway as a minimum setbaci of 5 ft is required -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 -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 -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 Further review will be required						
9/4/2025	9/15/2025	9/24/2025	PLANS PROCESSOR	FINAL PERMIT CLERK	INCOMPLETE	
Notes:						
9/4/2025	9/15/2025	9/24/2025	ZONING	PAT JANISSE	DENIED	FILE ROOM
Notes: 1. Please revise minimum street tree info as it is 1/30 ft for a 14 ft 3 inch diameter or 18 ft 4 inch diameter to be spaced at 1/40 so either revise size of tree and keep the note 1/30 or revise street tree minimum to 1/30 to keep the proposed tree as listed on legend 2. Comment 1 needs to be satisfied and once that is resubmitted corrected will have to recalculate replacement as qty of trees has change from the last review						
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:						