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## **VIA ELECTRONIC SUBMITTAL**

May 4, 2025

Re: **PB25-0759** – 3500 Flamingo Drive  
Narrative Responses to Staff Comments

Please allow this letter to serve as the required narrative responses relating to File No. PB25-0759.

### **Planning Department Review:**

1a. Complete all missing information on the project information of the land use board application.

**Response: Updated. All project information has been provided.**

1b. Provide the proposed floor plans and roof plans in the architectural set.

**Response: Updated. Please refer to Sheets A-0.24 and A-0.25.**

2a. Add "FINAL SUBMITTAL" and PB File No. to front cover title for heightened clarity.

**Response: Updated. Please refer to Sheet A-0.0.**

2b. Final submittal drawings need to be DATED, SIGNED AND SEALED.

**Response: Updated. Plans are dated, signed, and sealed.**

3a. At least 50 percent (50%) of the second floor along a side elevation facing a street shall be set back a minimum of 5 feet from the minimum required setback. Provide the setback from the side setback line to the proposed structure on Parcel 1 and include the dimensions of the second-floor façade.

**Response: Updated. Plans were revised to provide setback dimensions. Refer to Sheet A-0.17.**

3b. A seven-and-one-half-foot minimum setback shall be required from the side property line to a swimming pool deck, or platform, the exterior face of an infinity edge pool catch basin, or screen enclosures associated or not associated with a swimming pool (Parcel 1).

**Response: Updated. Please refer to Sheet A-0.17.**

3c. Please note that the proposed driveway located along the south side is in close proximity to the corner and may need a ROW approval by Public Works (Parcel 1).

**Response: Noted. The Applicant will coordinate with Public Works.**

3d. With the exception of driveways and paths leading to the garage/carport, paving may not extend any closer than five feet to the front of the building.

**Response: Updated. Please refer to Sheet A-0.17.**

### **Planning Admin Review:**

#### Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY

Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document

**Response: Acknowledged.**