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**Subject:** The Oaks at Palm Aire  
**Responses to Comments from Pre-Application Meeting Review**  
**Case No:** PZ23-000017  
**RESPONSE DATE:** June 13, 2023

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**Planning Division - Daniel Keester | [daniel.keester@copbfl.com](mailto:daniel.keester@copbfl.com)**

**Overview:**

The Palm Aire dashed line land use district is out of residential units so flex units must be applied to allow any additional residential in Palm Aire. Flex units can only be allocated to areas originally intended for residential use and are not part of one of the golf courses (past or present) which have an underlying land use designation of Open Space/Recreation (OR). This project will be requesting an allocation of 42 flex units for Parcel 1 which will be deed restricted to moderate income housing for 30-years. By applying the County's mixed income housing policy 2.16.3, the 6 bonus units granted for every moderate income unit ( $42 \times 6 = 252$  units) will be used to create the total requested units. The bonus math results in a total number of 294 units and the Applicant is proposing to build 291 of those units. Parcel 1 is 10.81 acres and has an RM 45 zoning. The zoning would indicate that the parcel is suitable for 486 units, therefore, the 291 requested is less than what the parcel would allow (if the Palm Aire Dashed Line still contained units) based on its zoning designation. The combination of flex units and Policy 2.16.3 creates the land use density for this project.

Note: None of the residential may overlap into the recreational parcel (Parcel 2) where the Oaks Country Club and associated parking and accessory uses are proposed to be relocated.

Comments requiring action from the Applicant:

1. Applicant must apply for Flex Units from the City Commission.  
**Response: Acknowledged. A request for flex unit allocation has been included with this submittal. Applicant is requesting 41 flex units which will be moderate income affordable. This will allow for allocation of 246 bonus market rate units for a total unit count of 287. The overall project is proposing 286 units, so 1 of the bonus units will not be used.**
2. Amend the narrative to confirm that the residential will be completely contained within the area designated for residential use on the City's Land Use Plan.  
**Response: The narrative has been revised to confirm that the residential development will be completely contained within the area designated residential on the City's Land Use Plan.**
3. Amend the narrative to add the calculation of 10.81 acres (Parcel 1) and the 45 du/ac zoning equals 486 units to give the 291 units requested perspective (60% of what could be built based on that zoning).  
**Response: The narrative has been updated accordingly. The total unit count is 286 units.**

4. Amend the narrative to refer to the land use categories in your text as follows:
  - a. Parcel 1 is designated residential within the Palm Aire Dashed Line Area on the City's Future Land Use Map. Parcel 2 is designated Open Space/Recreation within the Palm Aire Dashed Line Area on the City's Future Land Use Map.  
**Response: The narrative has been revised to reflect this language for the land use designations.**
5. Correct the flex request to be 42 moderate income units x 6 bonus units = 252 bonus units for a total of 294 units. Then you can state you're only using 291 of those units.  
**Response: The narrative has been revised to correctly state the number of moderate income units and total units. Flex units = 41 units. Bonus units = 246. Total = 287, however one of those units will not be used.**
6. Remove all references of "workforce" housing from the narrative. According to State Statute "workforce" housing goes up to 140% of median income. The County and City's definition of moderate income housing is units affordable to 80-120% of median income households and does not include the range between 120-140%. For that reason, the City does not use the term "workforce" housing.  
**Response: All references to workforce housing have been removed from the narrative.**
7. The property is unplatted. Prior to building permit approval, the Applicant must provide a copy of the approved plat from Broward County or a letter from the Broward County Planning Council stating that the proposal is exempt.  
**Response: Acknowledged.**
8. Applicant must provide a copy of Broward County School District approval reviewing school capacity availability determination (SCAD), prior to building permit approval.  
**Response: Acknowledged. A copy of the SCAD letter has been provided with this submittal.**
9. The proposed land use and zoning is the same as the existing land use and zoning. Please revise and correct the table and continue to refer to the land use for each parcel as specified above. The land use for the portion where the county club is going is zoned PR (Parks and Recreation) and will remain with that zoning as long as your lot coverage, height, pervious (etc) can be accommodated within those parameters. PR zoning details are provided at the link below (10% lot coverage, 30' building height, 40% pervious). [https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl\\_zon\\_e/0-0-0-3415](https://codelibrary.amlegal.com/codes/pompanobeach/latest/pompanofl_zon_e/0-0-0-3415)  
**Response: One table for each parcel has been provided, refer to sheet SP-1. Land use and zoning, existing and proposed have been corrected accordingly for both parcels.**
10. Revise the tabular data to separate the residential and the recreational parcels (height, square feet, lot coverage, pervious/impervious) because different standards apply to each. Clarify the size of the "golf club house" versus the "club house" for the multi-family buildings. The site plan indicates 12,500 square feet and one of the structures is labeled as 6,500 square feet, but the size of the golf club house is not listed.  
**Response: All tabular data has been revised accordingly. Refer to sheet SP-1.**

11. Double check the density numbers on the tabular data because they don't match the narrative or the revised numbers based on the math above assuming you want 291 total units (table says you want 286 units). Also, narrative says Parcel 1 is 10.81 acres but on the table, the math at 45 du/ac is only showing 464 total. Please double check all the numbers. -Specify which unit types will be deed restricted to moderate income affordable for 30-years. A Declaration of Restrictive Covenants must be recorded to this effect prior to building permit.

**Response: The narrative has been revised to correspond with the site data table and reflect the size of 10.33 acres with an allowable density of 464 dwelling units for Parcel 1.**

**The unit types restricted to moderate income level have been added to the site data table. Refer to sheet SP-1.**

12. The city has sufficient capacity to accommodate the proposal.

**Response: Acknowledged.**

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**Zoning Division - Pamela Stanton | [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com)**

1. This project is subject to Major Site Plan approval and Building Design approval.

**Response: Acknowledged. A request for Major Site Plan and Building Design approval has been included with this submittal.**

2. The Pre-application Checklist includes a landscape plan and public safety security plan. Submit both plans for review.

**Response: A landscape plan and public safety and security plan have been provided with this submittal. Please refer to sheet SP-3 for the security plan.**

3. Parcel II (Golf Club) is currently included in the existing overall golf course property. On the Site Information table on the Site Plan, Parcel II is listed as 2.731 acres. Clarify whether Parcel II will be legally separated from the overall golf course property. If it is proposed to remain as part of the golf course property, the area and lot coverage must be for the overall golf course.

**Response: Parcel II will be platted and legally separated from the overall golf course property but will continue to serve the golf course via separate instrument.**

4. The Development Application lists 286 dwelling units. The Project Narrative states 291 units. Verify the correct number of dwelling units and revise documents as needed.

**Response: The narrative has been revised to reflect a request for 286 dwelling units.**

5. Minimum spacing between principal structures is 25 feet, pursuant to Section 155.3212.C. On the Site Plan, the proposed spacing between a Type 1 Building and a Carriage House measures less than 8 feet.

**Response: Building frontages stay clear of adjacent building path and therefore this section does not apply.**

6. The Dimensional Requirements table on the Site Plan indicates the proposed maximum building height is 50 feet. Section 155.9401.G states that the height of a structure is determined by measuring the vertical distance from the average elevation of the existing finished grade at the front of the structure to the mean height between eaves and ridge for a gable, hip, cone, gambrel or shed roof. Revise the table to provide the correct building height, and provide the correct building height on all elevation sheets, measured from finished grade to the mean height for each building.

**Response: The data table has been revised to show the correct building height for each proposed building type. Refer to sheet SP-1.**

7. Submit building elevations for the detached garages.  
**Response: Building elevations for detached garages have been submitted. Refer to sheet G-1.**
8. AC Units are not allowed in front of the buildings, pursuant to Section 155.4302.B.2.g. Revise plans to relocate the AC Units accordingly.  
**Response: Ac units have been relocated to allow a clear front for all buildings. Refer to sheet SP-1.**
9. A cross-access easement agreement will be required for the gated residential ingress/egress between Parcel I and Parcel II.  
**Response: Acknowledged. Easement agreement will be provided prior to issuance of vertical building permits.**
10. The Parking table on the Site Plan indicates 476 spaces provided for the multifamily/carriage homes portion of the project. Table 155.5101.G.8.b requires 100-foot vehicle stacking from the right-of-way to the gate. Provide a dimension on the Site Plan indicating compliance with this requirement.  
**Response: Dimensions for stacking on each entry have been provided and comply with this requirement. Refer to sheets SP-1 and SP-2.**
11. Move the curb that is adjacent to the end of all parking spaces so that the paved portion of the spaces are 16' in length, creating a 2-foot pervious overhang for each space, with the curb acting as a wheel stop, pursuant to Section 155.5102.C.9. Delineate the 2-foot overhang with a dashed line. Where parking spaces are adjacent to walkways, widen the walkway by 2 feet, shorten the paved parking length to 16 feet, and delineate the 2-foot parking overhang on the walkway with a dashed line.  
**Response: The curb at the end of all parking spaces has been moved, so all parking spaces paved portion are 16' in length and a 2' overhang has been created. Where parking spaces are adjacent to a walkway, the walkway has been widened 2'.**
12. Provide the City Standard Parking Space detail on the plans.  
**Response: The City Standard Parking Space detail has been provided on sheet SP-2.**
13. The Parking table on the Site Plan indicates parking for indoor seating, outdoor deck and kitchen in the Golf Clubhouse portion of the project, which indicates a proposed eating and drinking establishment. Table 155.5102.D.1 requires 1 parking space per 4 persons of maximum occupancy capacity of customer service area(s). Revise parking calculations accordingly.  
**Response: Parking calculations have been revised and updated accordingly. Refer to site data table on sheet SP-1.**
14. The Parking table on the Site plan indicates a 7,500 square foot Cart Barn. Identify the location of the Cart Barn on the Site Plan. If the Cart Barn is represented by the building labeled as Accessory Structure, the Accessory Structure is 4,000 square feet as depicted on the Site Plan.  
**Response: The cart barn is the Accessory structure depicted on the site plan. Label and area have been updated accordingly. Refer to site data table on sheet SP-1.**
15. Clarify whether the parking spaces that are abutting the garage doors on the Carriage Homes will be assigned to the residents of the abutting unit.  
**Response: The carriages home buildings have only 4 units. Each one of these units have 1 garage and a tandem space abutting the garage door of the unit. These parking spaces will be assigned to the**

**residents of the abutting units. The other 5 parking spaces shown in front of the carriage homes do not abut garage doors, so they do not require unit assignment.**

16. Multifamily development must provide internal bicycle and pedestrian access and circulation, unless waived by DSD. Bicycle parking facilities are required, pursuant to Section 155.5102.L. All parking areas containing more than ten parking spaces shall provide bicycle racks or lockers sufficient to accommodate the parking of at least four bicycles for each ten parking spaces, or major fraction thereof, above ten spaces—provided that no more than 20 bicycle parking spaces shall be required in any one parking area. Required bike racks/lockers must be installed on a paved surface and located in visible, well-lit areas conveniently accessible to the primary entrances of a development principal building(s). They shall be located where they do not interfere with pedestrian traffic and are protected from conflicts with vehicular traffic. Provide bike racks at various locations such as at each building, the plaza, the park/play area, clubhouse, etc.

**Response: Each multifamily building has been provided with a bike storage on the 1<sup>st</sup> level with a total of 28 bike racks. Refer to sheets A-2.1.1 and A-2.2.1.**

17. Landscape islands and landscape divider medians in parking areas must be a minimum 8 feet in width and cannot be encumbered by walkways, pursuant to Section 155.5203.D.4. Provide dimensions for the width of all islands and divider medians, in compliance with this requirement.

**Response: All landscape islands have a minimum of 8' in width excluding curbing or walkways. All of them have been dimensioned. Refer to sheet SP-1.**

18. Landscape areas are required between vehicular use areas and abutting buildings in accordance with Section 155.5203.D.5. The minimum required widths of the landscape areas cannot be encumbered by walkways. Revise plans as necessary to comply with the requirements of this Section.

**Response: Landscape areas required between vehicular use areas and abutting buildings have been provided in accordance with above mentioned section. Refer to sheet SP-1.**

19. Verify that the fence shown on the Site Plan along W. Palm Aire Dr. will not exceed 4 feet in height, in accordance with Section 155.5302.D.2.a for a fence within front yard.

**Response: Fence has been noted on the site plan. Refer to sheet SP-1.**

20. Provide a detail of the proposed fence, in accordance with Section 155.5302.E, Perimeter Fences and Walls Abutting Street Rights-of-Way.

**Response: Fencing details have been provided on the detail sheets of the landscape plans that include 5' tall black aluminum picket fencing.**

21. Indicate the location of the primary entrance on each building on the site plan. The primary entrance of a single-building multifamily residential development shall face the street, not an off-street parking lot, pursuant to Section 155.5601.C.1.b. Verify that the primary entrance does not face the parking lot.

**Response: The primary entry of each building has been indicated on the site plan. Refer to sheet SP-1.**

22. Multi-building residential developments must ensure that each structure is distinguished from the others through the use of two or more of the Architectural Variability standards, pursuant to Section 155.5601.C.4. As submitted, no architectural variability was found between the two Type I Buildings, the three Type II Buildings, or the four Carriage Homes Buildings. As part of the multi-building residential development, the detached garage buildings are subject to the Architectural Variability standards as well.  
**Response: Each structure will be differentiated from the others by using colors and decorative elements. Refer to elevations on sheets A-3.1.1, A-3.1.2, A-3.2.1, A-3.2.2, GCH-3.3.1.**
23. Provide plans and elevations for the residential Clubhouse, detached garages, Golf Club Clubhouse, Accessory Structure, and Un-Manned Guard House.  
**Response: Elevations for the residential clubhouse, detached garages, Golf club Clubhouse, Accessory structure and Un-manned guard house have been provided. Refer to sheets on series A-3.**
24. Provide exterior building colors, materials, and finishes on all building elevation sheets.  
**Response: Exterior building colors, materials and finishes have been shown in all elevation sheets.**
25. Provide a Sustainability Narrative, indicating how compliance will be achieved for Section 155.5802. Multifamily residential development must achieve at least ten points from Table 155.5802, and nonresidential development must achieve at least 12 points.  
**Response: Sustainability Narrative is included with overall project narrative.**
26. Address issues related to existing utility easements.  
**Response: All existing utility easements that are to be abandoned will be done so during the platting process.**

The comments proffered at the pre-application conference are intended to provide guidance for submittals for Site Plan and Building Design reviews by the Development Review Committee. The pre-application comments are preliminary and additional comments may be generated upon review of future submittals.

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Landscape Division - Wade Collum | [wade.collum@copbfl.com](mailto:wade.collum@copbfl.com)

1. No landscape plan was submitted for review.  
**Response: Due to the complexity of the existing site conditions and number/size of trees only the Tree Disposition and survey were provided for the pre-application. The applicant is providing the preliminary landscape plan with this application along with an updated tree disposition plan based on our site meeting with City staff on May 24<sup>th</sup>, 2023.**
2. Provide evidence and note on plans and in narrative that all overhead utilities will be buried for this project as per 155.5509.  
**Response: Acknowledged, all overhead utilities will be buried.**
3. Provide a landscape plan prepared and signed and sealed by a Florida Registered Landscape Architect in accordance with Code Section 155.5203.  
**Response: Included in this submittal are signed/sealed landscape plans for review.**

4. Submit a tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing the locations of all existing trees and palms in accordance with Code Section 155.2411, and Part 5.

**Response: A tree survey has been provided with this submittal.**

5. Submit a Tree Appraisal prepared by an ISA Certified Arborist in accordance with Rule 14-40.030 of the Florida Administrative Code as amended, for all trees and palms that are specimen size , and DBH for caliper for all nonspecimen trees, that assigns each existing tree a number; that specifies the common and botanical name for each existing tree; describes the overall size and caliper of each existing tree; evaluates the health condition of each existing tree; identifies the status of each existing tree (whether the tree is to be protected in place, be relocated, or be removed); and provides a dollar value for each existing tree included on the tree survey in accordance with Code Section 155.2411, and Part 5.

**Response: A tree appraisal has been provided with this submittal.**

6. Provide approvals from Broward County Surface Water Management for filling in the pond / retention area.

**Response: Approval from Broward County Surface Water Management will be obtained prior to Engineering approval from the City.**

7. Provide a graphic scale on landscape plan.

**Response: Landscape plans include a graphic scale as requested.**

8. Provide a data table showing how the site is meeting the requirements of 155.5203. C Minimum Site Development Landscaping.

**Response: Landscape plans include the compliance table as requested.**

9. Provide an elevations sheet as the height of required trees and palms are contingent on the height of the building.

**Response: Building Elevations have been provided for each building.**

10. As per 155.5203.B.2.ii.Based on the height of the building half of all required canopy trees are to be 14 / 16' tall and palms to be 18' / 22' OA, please adjust.

**Response: Please refer to the site plan, building elevations and the typical building landscape plans that identify the building heights which inform the required tree heights.**

11. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 8' and up to 24' of landscape areas between a vehicular use area and an abutting building. Provide what is required vs. what is going to be proposed as to a superior landscape design.

**Response: Acknowledged, please see the provided typical landscape plans for requirement tables, we anticipate this will be further developed through the design and review process with the City.**

12. As per 155.5203.D.5 VUA in part, the Development Services Director may grant modifications to the required landscaping between vehicular use areas and buildings for development that provide at least 50% of the required width, subject to providing superior landscape design that includes a minimum of trees or palms as follows within the subject area and must include one or more of the following elements:

- a. Palms must be provided in multiples (doubles or triples);
- b. If palms and trees are combined, one row of shrubs can be provided;
- c. If palms or trees are provided, shrubs must be included in layering or height tiering with a minimum of 2 layers or tiers;



- d. If trees are provided, design must include a minimum of 2 species;
- e. Trees or palms must be a minimum of 14 feet in height;
- f. Layered or height tiered shrubs are provided in variety with a minimum of two (2) species;
- g. Suspended pavements systems are provided for the adjacent vehicular use area.

**Response: The landscape plans are providing for the inclusion of these elements between the VUA areas and the buildings which may require approval of a deviation due to building heights.**

13. Show how requirements as per 155.5203.E., Building Base Plantings are being met.

**Response: Please refer to the proposed landscape typical building plans that show how these plans will meet the criteria of the building base plans.**

14. As per 155.5401.C. remove light poles from required VUA areas, perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings.

**Response: Site photometric plans have been provided with this development application. Ongoing coordination will occur between the landscape, engineering and lighting locations to assure compliance with the code requirements prior to plan approval.**

15. No exterior lighting fixtures shall be located in any landscaped planting areas required in and around vehicular uses areas in accordance with Section 155.5401.C, Vehicular Use Area Landscaping (e.g., perimeter landscaping strips, landscaped islands in parking bays, landscaped areas between parking bays, and landscaping between vehicular use areas and buildings).

**Response: Site photometric plans have been provided with this development application. Ongoing coordination will occur between the landscape, engineering and lighting locations to assure compliance with the code requirements prior to plan approval.**

16. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking spaces and per every 10 spaces. Landscape parking islands are to be a minimum 8' wide and contain trees, sod and irrigation. North side.

**Response: Landscape islands have been provided at the end of each row of parking and every 10 parking spaces with a width of 8'. All landscape islands have been dimensioned. Refer to sheet SP-1.**

17. As per 155.5203.B.2.g.ii. a minimum area for planting a tree shall be 120 square feet, with a minimum dimension of eight feet.

**Response: Acknowledged, the tree islands are all adequately sized to meet this minimum dimensional requirement.**

18. As per 155.5203.D.4. VUA provide an 8' wide landscape area with a continuous hedge and 1 large canopy tree per 40' between abutting parking rows.

**Response: All proposed medians within the vehicular use areas meet or exceed this minimum 8' width requirement.**

19. As per 155.5102.C.9; provide continuous curbing around all VUA area to prohibit vehicular encroachment into required landscaping.

**Response: The perimeter of the parking lot / VUA area has been shown with continuous curbing in compliance with this requirement per the site, civil and landscape plans.**



20. As per 155.5204.F.3.d; All underground utility lines shall be routed around the tree protection area where possible. If this is not possible, a tunnel made by a power-driven soil auger may be used under the tree.

**Response: Acknowledged.**

21. Provide interior landscape requirements equal to 15% of the total vehicular use area, this shall be provided and maintained within the interior of a vehicular use area as per 155.5203.D.4., provide this information in a data table format on the landscape plans.

**Response: The landscape plan has a dashed line identifying the "limits of VUA" and a table calculation has been provided showing compliance with the 15% requirement.**

22. Provide Street Trees at 1:40' as per 155.5203.G.2.c.

**Response: Since there are no proposed "Streets" within the development area no street trees are provided. All of the roadways are considered Vehicular Use Areas, not streets.**

23. Provide a cross section detail of the proposed building footers / slab as it appears that it will encroach into the required foundation landscaping soil space at the footers of the building. Provide drawings and verification of the use of monolithic slabs as it relates to these areas.

**Response: A dashed line has been provided around the perimeter of each building to indicate approximate footing encroachment, see sheet SP-1.**

24. Please verify acquisition of golf course property and cart path is being vacated for this development.

**Response: Applicant owns all property which is subject to this application. A portion of the existing golf course property is being combined with the clubhouse parcel in association with the proposed project.**

25. Please clearly delineate the landscape buffer and proposed golf cart path around the perimeter.

**Response: The landscape buffer and the proposed golf cart path around the perimeter of the site have been clearly delineated, dimensioned and noted. The cart path has been identified with a crossed hatched for more clarity.**

26. There are proposed utilities in required landscape areas, relocate and correct.

**Response: The landscape plans have been updated with the current civil design plans and landscape plans have been updated to avoid conflicts.**

27. As per 155.5203.B.5.a thru e: Provide a scaled Irrigation Plan illustrating a rust free, automatic underground irrigation system installed in accordance with requirements of the Building Code, include a rain-sensing cutoff device, providing 100% coverage with 50% overlap, and reuse water wherever practicable and available/

**Response: Acknowledged, at this time a full irrigation plan has not been completed as this is the first plan review of the application. Upon the City's initial review, we will evaluate design modifications required and begin the process of developing an irrigation plan. In the interim, we have provided a note on the landscape plans to address the coverage noted above.**

28. Bubblers will be provided for all new and relocated trees and palms.

**Response: Acknowledged.**

29. Provide a note on the plans specifying that all hedges abutting City Rights of way are maintained at a height no greater than 24". It is staffs recommendation that all trees VUA perimeter trees be 14' OA to create a largest CPTED clear line of sight from roadway.

**Response: Acknowledged, the note has been added to the landscape plans.**

30. As per 155.5203.D.4: Landscaping of vehicular use area interior d. Landscaped Driveway Medians. Driveways within vehicular use areas may include a center landscaped median provided the median: i. Is at least eight feet wide; ii. Is maintained in grass, groundcover, shrubs, ornamental trees, or understory trees; and iii. Is protected from vehicular encroachment by curbing.

**Response: All proposed medians within the vehicular use areas all meet or exceed this minimum 8' width requirement.**

31. As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

**Response: The applicant would like to further discuss this requirement with City staff as there are a number of locations that tree protection cannot be accommodated to the dripline or the trees are already heavily impacted within the dripline. We can work with the Urban Forestry division to determine a site-specific note for this development plan, tree preservation and protection.**

32. As per 155.5204.D.4., tree relocation activities must post a bond to insure the survival of trees designated for relocation. This bond shall be in addition to any other bond that may be required by any other entities. Determination of the bond amount shall be based from the dollar value given for each at time of permitting.

**Response: Acknowledged. Bonding will be provided for any relocated trees.**

33. Provide a note on the plan describing fines and penalties for encroachment into the critical root zones and within the tree protection zone for existing trees to be protected and preserved.

**Response: The applicant would like to further discuss this requirement with City staff prior to finalizing the note language as there are a number of locations that tree protection cannot be accommodated to the dripline. We can work with the Urban Forestry division to determine a site specific note for this development plan.**

34. For example; Penalties would be incurred by the contractor for damages to the existing trees on site from the contractor, the subcontractors, or employees. Any encroachment within the tree protection zone, failure to maintain the tree protection zone, or any damage to the tree(s) or critical root zones will result in mitigation. The cause of damages would include, but not be limited to, storage of materials, placing fill or debris, disposal of paint or solvents, parking of machines under trees or tree protection zone encroachment. An example of this would be; Violations of this will result in a fine of \$1000.00 for the first offense, \$1500.00 for the second, and \$2000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damages and related fees will be determined by an ASCA Registered Consulting Arborist, and be based on all, or a percentage of, the established value assigned to the tree.

**Response: Acknowledged.**

35. Please provide specifications and directives by a Registered Consulting Arborist prescribing timelines, watering, root pruning procedure and rootball size for all relocation proposed if any.

**Response: There are a multitude of species and sized trees that are being proposed for relocation and preservation. The team is working on the proposed timeline and details in relation to the anticipated construction schedule to ensure the best opportunity for success. This will need to be provided at a later date.**

36. Provide a note that all existing trees will be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.

**Response: Acknowledged, the note has been added to the landscape plans.**

37. Provide a note stating; All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, intact leader circling and/or plunging roots will be rejected.

**Response: Acknowledged, the note has been added to the landscape plans.**

38. Provide a note on plan that a Pre Construction meeting with Urban Forestry is required before any work is performed onsite. where there is tree protection and/or plant material is installed on site.

**Response: The requested note has been provided on the site plan. Refer to sheet SP-1.**

39. Provide a note that all road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

**Response: Acknowledged.**

40. All tree work will require permitting by a registered Broward County Tree Trimmer.

**Response: Acknowledged. Sherlock Tree Company has been retained as part of the development team and are registered with Broward County.**

41. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal.

**Response: Acknowledged.**

42. Additional comments may be rendered a time of resubmittal.

**Response: Acknowledged.**

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Engineering Department - David McGirr | [david.mcgirr@copbfl.com](mailto:david.mcgirr@copbfl.com)

1. Submit / upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.

**Response: BCEPMGD permit will be obtained and provided for the subject project prior to final Engineering approval from the City.**

2. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

**Response: Acknowledged.**

3. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

**Response: Acknowledged.**

4. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

**Response: FDEP NPDES permit will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.**

5. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

**Response: FDEP NOI will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.**

6. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water main and service line connections shown on the civil engineering drawing.

**Response: FDEP Water permit will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.**

7. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

**Response: BCEPGMD Wastewater permit will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.**

8. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity wastewater collection systems shown on the civil engineering plans.

**Response: FDEP Wastewater permit will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.**

9. Submit / upload a copy of the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management Approval for Construction Dewatering Activities - If dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

**Response: BCEPGMD Dewatering approval will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.**

10. Submit / upload a copy of the (SFWMD) South Florida Water Management District Water Use Individual Permit. - if dewatering of the water table aquifer is required to facilitate the construction of the proposed utilities.

**Response: SFWMD Water Use permit will be obtained and provided for the subject project prior to final Engineering approval from the City and start of construction.**

11. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact Tracy Wynn GIS Coordinator Engineering Div. for Utility information. 954-545-7007 tracy.wynn@copbfl.com Engineering Standard street tree detail 316-1 and 315-1.

**Response: Acknowledged, based on the site survey and engineering plans it appears that all existing city utilities within the adjacent roadways are outside of the 5' clearance required. The details noted in the comment have been added to the landscape detail sheet.**

12. Submit / upload the 2022 City Engineering standard details for the proposed off-site water, sewer connections, road restoration, paving, curbing and sidewalks. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.  
**Response: 2022 City Engineering standard details are provided.**
13. Conceptual civil plan design lacked detail and specifics. Nor did the design properly delineate the adjacent City mains, sizes or connection size and characteristics.  
**Response: Additional information has been added to the conceptual Civil Plan(s).**
14. Civil plans need to show water meters set at the property line.  
**Response: Water meters have been added and will be adjusted as necessary through the Site Plan approval process.**
15. Civil plans need to show manholes set just inside the property lines for city access.  
**Response: Manholes have been added as requested.**
16. List the on-site water and sewer on the civil plans as private.  
**Response: Information has been added to the plans as requested.**
17. Submit separate PGD plans and separate water and sewer plans.  
**Response: Separate conceptual plans have been provided.**
18. Place a note on the PGD plans that the existing roadway within the project limits and possible beyond will be inspected by the City Engineer, Public works director or a designated representative for damage due to construction prior to final acceptance. A partial or full milling and overlay of the roadways may be required.  
**Response: Note has been added to the conceptual plan sheet.**
19. Submit / upload a sediment and erosion control plan for the subject project.  
**Response: Plan is included with this resubmittal.**
20. Note on civil plans that any city owned sewer manhole will have the interior of the manhole Sewper coated per city engineering manhole details 213-1, 214-1,215-1 and 216-1.  
**Response: Note has been added to the conceptual plan sheet.**
21. Please note on civil plans that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral. Sewer Laterals that are cut and capped will need to be as-built per our engineering as-built standards.  
**Response: Note has been added to the conceptual plan sheet.**

#### How to retire old laterals

If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral). If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings). If the existing main is clay pipe and you are required to retire multiple laterals for a project. (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)

If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than (1' below grade)

PLEASE PROVIDE A NARRATIVE RESPONSE TO THESE REVIEW COMMENTS (IF APPLICABLE), SEE MARKUPS (IF REFERENCED) AND CLEARLY SHOW CHANGES ON PLANS USING CLOUDED DETAILS AND DELTA REVISION MARKS AS NECESSARY.

\*\*\*\* Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. \*\*\*\*

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Fire Department - Jim Galloway | [jim.galloway@copbfl.com](mailto:jim.galloway@copbfl.com)

1. Provide a fire apparatus circulation plan, incorporating the approved road widths (minimum 20ft wide) and turning radius, minimum turning radius 30ft inside and 50ft outside. Provide both arcs and center point that arcs are measured from.

**Response: Circulation plan is included with this resubmittal.**

2. Provide details for both proposed access entry points. Are there proposed gates?

**Response: Details for entry access points have been provided. Refer to sheet SP-2.**

3. All gates must have approved fire department clearances and rapid entry system installed (Knox lock or switches).

**Response: Fencing and gate details have been provided for preliminary review within the landscape plan detail sheets.**

4. Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing. ( ) Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty-four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

**Response: Fire flow test results are included with this resubmittal.**

5. Provide Required Fire Flow Data for each proposed structure (this flow will either be the total flow required for a non-fire sprinklered building or the fire sprinkler/standpipe demands): Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project (NFPA 1 2018ed chapter 18). This information must be provided at DRC to evaluate current water supply conditions.

**Response: Required information will be determined after review of the provided fire flow test results.**

6. City of Pompano requires a minimum of 2 fire hydrants. Maximum distance to secondary fire hydrant is 400ft of any future building. Distance is measured by fire apparatus travel on access roadways. (COPFL ORD. 95.09(C)) Complete attached form "Water Supply Fire Flow". Document located in the E-files folders of e-Plan.

**Response: Acknowledged and will be adjusted as necessary during the Site Plan approval process.**

7. Documentation of purchase for fire service backflow and meter assemblies must be provided to City of Pompano Utilities and Fire Prevention before underground inspections of water mains.

**Response: Acknowledged.**

8. Installation of assembly as per backflow/meter specifications and following standards:
- a. NFPA 13 Standards of Installation of Fire Sprinklers,
  - b. NFPA 25 Standards for Inspection, Testing, and Maintenance of Water Based Fire Protection Systems.
  - c. All control valves on backflow and meter assemblies, total of four (4), for fire protection systems must have fire alarm supervision (tamper switches).

**Response: Acknowledged.**

9. Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated "color heat map" showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City's public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

**Response: Acknowledged.**

10. Florida Fire Prevention Code 7th Edition NFPA 1 (2018 Edition) has adopted the following Standard: NFPA 4 Standard for Integrated Fire Protection and Life Safety System Testing. Provide design documents and commissioning plan of all fire protection and life safety systems using these NFPA Standards as the document format. This would include systems such as Fire alarm, fire sprinkler, standpipes, smoke control systems, fire doors, fire extinguishers, emergency lights/exit signs, etc. This is not a complete list of life safety and fire protection systems; each building may vary with complexity. Buildings emergency plan must be updated and provided to all residence on an annual basis.

**Response: Acknowledged.**

11. BFCF F-121.2 Automatic External Defibrillators (AEDs) and Stop the Bleed Kits (SBKs) shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.
- a. All hotels and motels
  - b. Multi-story residential/dormitory buildings five (5) floors or more

**Response: Acknowledged. Automatic External Defibrillators (AEDs) and Stop the Bleed Kits (SBKs) shall be installed in accordance with BFCF F-121.2 in all required locations.**

12. Refer to Broward Fire Code Amendments Section F-121 for additional information for location, mounting, inventory, training, and inspection of required equipment.

**Response: Acknowledged.**

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**Solid Waste & Recycling - Beth Dubow | [Beth.dubow@copbfl.com](mailto:Beth.dubow@copbfl.com)**

Demonstrate adequate trash collection service has been planned for this site.



1. Provide a narrative explaining how the garbage and recycling are handled for this site.  
**Response: A description of the garbage and recycling operations has been included in the site plan narrative.**
2. How is the garbage getting to the trash compactor?  
**Response: As part of the amenities & services of renting at Oaks at Palm Aire Apartments/Oaks Clubhouse," tenants receive complimentary valet trash service. Property owners and managers have steadily embraced the valet trash concept for several reasons including containment of refuse, leak-resistant bags remove messes, greater aesthetics, less rodent issues, and resident satisfaction and safety. Key highlights of valet trash service includes:**
  - Residents are informed of their specific trash pick-up days and they are provided a specific container for their refuse
  - On the pick-up days, residents place the container outside their front door in a specified timeframe
  - Either a third-party vendor or the apartment project's management collects the trash and transfers it to large, onsite trash compactor
  - This service most-often applies to tenant's recycling as well as refuse
  - Residents also have the ability to dispose of their own trash seven days a week by taking it to the centrally located dumpster.
3. What type and size containers are proposed to accommodate the trash generated on this site?  
**Response: The property will have a trash compactor and recycling center available for all the residents to dump their trash. This container will have a capacity of 2cubic yards.**
4. Will the carriage homes have the same garbage containers as the 5-story buildings?  
**Response: The carriage homes will dump the garbage in the dumpster and recycling center located on site.**
5. Provide a circulation plan that shows all the turning radii along the path a garbage truck would need in order to provide service to all buildings on this site. Minimum inside radii are 35 feet; minimum outside radii are 50 feet.  
**Response: Circulation plan is included.**
6. Specify if these are rental or condominium units.  
**Response: The units will be for rent.**
7. NOTE: Recycling collection is not required, but it is highly encouraged.  
**Response: Ownership has recycling at the majority of its projects and intends to pursue the same for this project.**
8. Commercial recycling collection service may be obtained from a recovered materials hauler. Rental apartments are considered commercial use as it pertains to garbage/recycling collection.  
**Response: Noted. Ownership has recycling at the majority of its projects and intends to pursue the same for this project**

NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within

the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Coastal Waste and Recycling at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or [beth.dubow@copbfl.com](mailto:beth.dubow@copbfl.com) should you have any questions or concerns regarding this review.

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**Building Division - James DeMars | [james.demars@copbfl.com](mailto:james.demars@copbfl.com)**

Advisory Comments

1. A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the building department.  
**Response: Acknowledged.**
2. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.  
**Response: Acknowledged.**
3. FBC\_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.  
**Response: Acknowledged.**
4. City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.  
**Response: Acknowledged.**
5. City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).  
**Response: Acknowledged.**
6. FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic.  
**Response: Acknowledged.**

7. City Ordinance 152.25(A) Site plans and construction documents, Information for development in areas with base flood elevations. The site plan or construction documents for any development subject to the requirements of the floodplain regulations shall be drawn to scale and shall include, as applicable to the proposed development all sections from: City Ordinance 152.25 (A)(1) thru City Ordinance 152.25 (A)(7). Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development, etc. residential buildings shall comply with City Ordinance 152.29(C)(1)(A).

**Response: Acknowledged.**

8. FHA Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, prohibits discrimination in the sale, rental, and financing of dwellings based on race, color, religion, sex, and national origin. In 1988, Congress passed the Fair Housing Amendments Act. The Amendments expand coverage of Title VIII to prohibit discriminatory housing practices based on disability and familial status. Now it is unlawful to deny the rental or sale of a dwelling unit to a person because that person has a disability.

**Response: Acknowledged.**

9. FBC A201.1 This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2020 FBC Accessibility.

**Response: Acknowledged.**

10. FBC A221.1.1 Florida vertical accessibility. Nothing in this code relieves the owner of any building, structure, or facility governed by this code from the duty to provide vertical accessibility to all levels above and below the occupiable grade level, regardless of whether the ADA standards for accessible design require an elevator to be installed in such building, structure or facility.

**Response: Acknowledged.**

11. FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

**Response: An accessible route have been provided within the site from all the accessible parking spaces. Refer to sheet SP-1.**

12. FBC\_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2020 FBC.

**Response: Acknowledged.**

13. FBC\_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.

**Response: Acknowledged.**

14. FBC [F] 903.2 The enforcing agency will require that all provisions for an approved automatic sprinkler systems in new buildings and structures be provided in the locations described in sections 903.2.1 through 903.2.12 if applicable.

**Response: Acknowledged.**

15. FBC 701.1 The enforcing agency will require that the provisions of this chapter, governing the materials, systems and assemblies used for structural fire resistance and fire-resistance-rated construction separation of adjacent spaces to safeguard against the spread of fire and smoke within a building and the spread of fire to or from buildings, comply with this section of the code.

**Response: Acknowledged.**

16. FBC 703.2 Fire-resistance ratings. Where materials, systems or devices that have not been tested as part of a fire-resistance-rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire-resistance rating is not reduced. Materials and methods of construction used to protect joints and penetrations in fire-resistance-rated building elements, components or assemblies shall not reduce the required fire-resistance rating.

**Response: Acknowledged.**

17. FBC 1003.1 The enforcing agency will require that all general requirements specified in sections 1003 through 1013, applicable to all three elements of the means of egress system, in addition to those specific requirements for the exit access, the exit and the exit discharge, comply with this section of the code.

**Response: Acknowledged.**

18. FBC 1029.1 In addition to the means of egress required by this chapter, provisions shall be made for emergency escape and rescue openings in Group R-2 Occupancies in accordance with Tables 1021.2(1) and 1021.2(2) and Group R-3 Occupancies. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening in accordance with this section.

**Response: Acknowledged.**

19. FBC\_BCA 107.1.1 The enforcing agency will require a life safety plan illustrating the floor area with proposed alterations with each room labeled. indicate construction type, fire rated walls, occupancy type: (current and proposed), occupancy load, means of egress, common path/travel distance/dead end corridor limits, accessibility accommodations including areas of refuge if applicable, emergency lighting, exits/exit signage, fire extinguishers, smoke alarms, fire suppression system and pull stations if applicable. Also provide tested design from accepted agency for rated walls and penetration details.

**Response: Acknowledged.**

20. FBC\_BCA 107.3.5.6 The enforcing agency will require product approvals be reviewed and approved by the building designer prior to submittal to verify that such products comply with the design specifications. Reviewed and approved product approvals shall then become part of the plans and/or specifications. Product approval shall be filed with the building official for review and approval prior to installation.

**Response: Acknowledged.**

21. FBC\_BCA 107.3.5.2 The enforcing agency will require that all shop drawings, (i.e. components attached to building structure, trusses/joists, window walls, railings, awnings, chutes...etc), necessary to show compliance with applicable codes; shall be approved by the architect or professional engineer and submitted to the building official prior to installation.  
**Response: Acknowledged.**
22. F.S. 481.221(2) The enforcing agency will require digital signature panel to be active on all documents submitted for review to authenticate the serial number matches the submitted ESA. F.A.C. 61g1-16.005 Each sheet is required to be digitally or electronically signed, and bear the impress seal of, an architect or engineer (FBC\_BCA 107.3.4.0.1).  
**Response: Acknowledged.**
23. FBC\_BCA 107.3.4.0.8 All plans and/or specifications prepared by an architect or an engineer pursuant to the requirements of this code shall be hand signed, dated and sealed.  
**Response: Acknowledged.**
24. FBC\_BCA 110.10.1 The enforcing agency will require a special inspector for various components of the building as determined by the building official. Building dept. will require special inspector form be completed and submitted for approval.  
**Response: Acknowledged.**
25. FBC\_BCA 110.7 For threshold buildings, shoring and associated formwork or false work shall be designed and inspected by an engineer, employed by the permit holder or subcontractor, prior to any required mandatory inspections by the threshold building inspector.  
**Response: Acknowledged.**
26. FBC\_BCA 110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building.  
**Response: Acknowledged.**
27. FBC 1512.3.1 The enforcing agency will require that all new roofing construction, including recovering and reroofing, repair or maintenance shall have A HVHZ uniform roofing permit application, as established by the authority having jurisdiction, completed and executed by a licensed contractor.  
**Response: Acknowledged.**
28. Fbc 1512.3.2 The uniform roofing permit shall include calculations in accordance With Chapter 16 (High-Velocity Hurricane Zones) of this code, unless the roofing assembly is less than the height/pressure threshold allowed in the applicable protocols herein.  
**Response: Acknowledged.**
29. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.  
**Response: Acknowledged.**

30. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.  
**Response: Parking has been provided in accordance with table 208.2. Refer to site data table on sheet SP-1.**
31. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.  
**Response: Acknowledged.**
32. If Applicable, FBC R802.1.7.1 [IRC R802.10.1] Truss design drawings, prepared in conformance with section R802.1.7.1, shall be provided to the building official and approved prior to installation.  
**Response: Acknowledged.**
33. FBC 3303.5 Water Accumulation. The enforcing agency will require provisions be made to prevent the accumulation of water or damage to any foundations on the premises or the adjoining property.  
**Response: Acknowledged.**
34. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.  
**Response: Acknowledged.**
35. FBC\_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of-way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.  
**Response: Acknowledged.**
36. FBC\_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems.  
**Response: Acknowledged.**
37. FBC\_BCA 110.8.5.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and chapter 633, Florida Statutes.  
**Response: Acknowledged.**