



December 30, 2025

City of Pompano Beach
100 W. Atlantic Boulevard
Pompano Beach, FL 33060

Re: Costco Pompano Beach (Relo) DRC Comments
P&Z# 25-12000023
Project Location: S Powerline Road
Folio Number: 494203410050
Comment-Response Letter

To Whom It May Concern:

This letter addresses the comments for the above-mentioned project. Below are your comments with our responses in bold.

ENGINEERING

Plan Reviewer: David McGirr | david.mcgirr@copbfl.com

1. Condition: The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:
Response: Acknowledged
2. Condition: 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: The Broward County Environmental Protection and Growth Management Division Surface Water Management will be completed as required.
3. Condition: Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities
Response: The Florida Department of Environmental Protection NPDES General Permit will be completed as required.
4. Condition: Submit/upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed stormwater discharge from the proposed site construction activities.
Response: The Florida Department of Environmental Protection NOI will be completed as required.
5. Condition: 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: The Florida Department of Environmental Protection permit will be completed as required.
6. Condition: Submit/upload a copy of 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: The Broward County Environmental Protection and Growth Management Division wastewater collection system license will be completed as required.

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

Response: The FDEP Permit will be provided as required

Info Only: Any construction on S. Powerline Road will need FDOT approval

Response: Acknowledged

Info Only: Any construction on SW 3 St. will need Broward County approval.

Response: Acknowledged

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

Response: A narrative of responses has been provided for these review comments.

Conditions:

FIRE - PLAN REVIEWER: Jim Galloway | jim.galloway@copbfl.com

1. This P&Z application is able to meet all of the Fire Department requirements at this time for Site Plan Review. However, the petitioner shall maintain all proper fire department access and water supply requirements as per chapter 18 of NFPA 1 as amended from time to time.

Response: Acknowledged, the proper fire department access and water supply requirements will be maintained.

Additional comments may follow throughout the remainder of the permitting process. The buildings shall be in compliance with All NFPA Standards prior to receiving Fire Department approval

URBAN FORESTRY – Mark Brumet

1. Label tree survey document file name as Tree Survey

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1. Label tree survey document file name as Tree Survey

Response: Submitted Tree Survey document has been to be renamed pursuant to this comment.

2. Remove all duplicated plans and documents from the submittal.

Response: Duplicate plans have been removed

3. Provide a mitigation summary table on tree disposition sheet L1.10. Table shall provide the total specimen trees to be removed dollar value, total specimen trees to remain dollar value, total non-specimen trees to be removed DBH inches, total non-specimen tree to remain DBH inches, total palm trees to be removed dollar value, and total palm trees to remain dollar value. Mitigation for trees removed is above and beyond minimum requirements for the site. Landscape Architect to contact staff to review tree mitigation table.

Response: Mitigation table has been updated as required

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

Data table is incomplete and requires corrections. Landscape Architect to contact staff to review requirements.

Response: Per discussions with staff, Landscape Data Table has been updated to reflect required information

5. Show how requirements from 155.5203.D.5 VUA Landscaping are being met. Provide a minimum of 5' of landscape areas or planters (per previous DRC discussion) between a vehicular use area and an abutting building.

Response: Per discussions with staff, 48" planter pots with a double trunk palm have been added to the east façade of the building at approximately 20' on center (placed between wall mounted lights).

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

Response: Base building planting are being met by providing superior landscape treatment long the west elevation with a foundation hedge, tiered shrub beds, multi-trunk palms and understory trees (overhead power lines run the length of the west perimeter). Additional planter pots with double trunk palms are being added to the east perimeter.

7. Provide landscape buffers along west and north perimeters to match other Live projects. Outside perimeter buffer shall meet PCD requirements. The west side shall mirror buffer to the south as to species, layout, and quantities; the north buffer shall mirror Top Golf area east of this proposed project as to species, layout, and quantities as well.

Landscape Architect to contact staff to review requirements.

Response: Per meeting with staff, the west and north perimeter buffers will match and supplement the overall development master landscape plans, as well as the existing Top Golf buffers.

8. Light pole locations cannot be within 15' of required tree locations. Clearly label all light fixtures on plans with radii; where conflicts exist, move the light fixtures. There are conflicts, mis-placed poles, and no radii shown.

Response: Light pole and required clear zones have been identified on the landscape plans. All proposed trees comply with the minimum 15' clear distance, accordingly

9. As per 155.5203.D.4., a landscaped island shall be provided at each end of every row of parking contain trees, sod and irrigation. Provide one tree for each landscape island terminating a parking row.

Response: All parking rows now have terminal islands with trees, sod, shrubs and irrigation.

10. 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. There are parking lot islands that appear to be less than 8 feet wide, provide suspended pavement for all landscape areas that are reduced in size.

The Cell details are not clear. In addition, provide a cell layout plan with specific placement, quantity of cells and total soil volume. Provided per planting location. Contact DeepRoot for assistance

Response: PCD Deviation 155.5203.d.4.b.i allows 5'. Those landscape areas that fall below the minimum dimensions per 155.5203.B.2.g.ii, have been identified and shown on Sheet L-2.80, along with the applicable "Silva Cell" details and calculation

11. 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: This information has been added.

12. Provide Street Trees at 1:40' as per 155.5203.G.2.c. along west and north perimeters of the project.

Provide Permit number for referenced ROW Project.

Response: Street trees by the overall master developer are shown on the landscape plans. Supplemental street trees have been added where necessary.

13. Quantities of Live Oak are still high; adjust. In addition, specify Japanese Blueberry to be natural form and no shaping or shearing; change proposed Calophyllum to another species.

Response: Permit numbers for the existing overall landscaping have been added to the landscape plans.

14. Show on the plans and provide a dumpster detail including hedges in accordance with 155.5301.C.

Response: Quantities of Oaks has been reduced by increasing quantities of Pink Trumpet Trees, Shady Lady black olives and by adding Pitch Apple Trees where appropriate. Calophyllum has been eliminated from the project

15. Please provide a staggered grouping of palms at the street facing corners to soften the building and create sense of scale as it pertains to the pedestrian realm.

Response: Please note that a dumpster is not proposed. A trash compactor is proposed adjacent to the south side of the warehouse. A Type B Option 1 buffer has been added in this area for additional screening

16. Show landscape (greyed out for reference) for adjacent Lucky Ln and Isle of Capri Blvd ROW swale areas.

Landscape shown but associated permit numbers on the overall plan were not referenced.

Response: Lucky Lane and Isle of Capri Blvd landscaping is now depicted (greyed) on the landscape plans. Appropriate permit numbers have also been added.

17. Clarify square footage as identified on the landscape plan data table as BCPA shows it to be 883,573 sqft. The requirements for the 883,573 sqft shall be incorporated into this submittal. Data table shows 812,283 sqft; clarify discrepancy and provide required pervious vs. provided pervious calculations in data table.

Response: Square footage data has been coordinated and clarified in data table on Sheet L-2.10.

18. Provide required VUA Perimeter landscaping along the entire perimeter abutting the “outparcel” including trees, shrubs, sod, irrigation, mulch, etc. In addition, provide evidence of approval to segregate out this 2.9 acres of the original approved area.

Response: Please refer to submitted Landscape Plans showing proposed landscaping on the Costco Parcel adjacent to the outparcel. There is an existing unity of control for the 220-acre master planned development. At time of Costco closing the two new parcels will be created.

19. Provide trees shrubs, ground covers and irrigation in median island at north entrance.

Response: Additional landscaping and irrigation has been provided in this area

20. As per 155.3501.J.3; Provide Modular Suspended Pavement System with aggregate sub base (such as Silva Cell) for trees in landscape areas directly abutting paved areas. Required tree soil volume shall be provided in accordance with Figure 155.3501.J.3.a: Required Tree to Soil Volume Ratio Graph below. Provide a separate sheet showing locations of suspended pavement systems with all notes, details and specifications, including soil volume requirements

Response: Landscaping-Those landscape areas that fall below the minimum dimensions per 155.5203.B.2.g.ii, have been identified and shown on Sheet L-2.80, along with the applicable “Silva Cell” details and calculations

21. Provide required Type B Perimeter Buffer on north side as per 155.5203.F.3. due to proposed tire center use per 155.4219.A.1.b.

Type C buffer may be required in certain locations pending defined use.

Response: Per discussions with staff, a Type B Buffer – Option 2- with superior landscaping, is being utilized along the north property line with a 4’ hedge and two layers of canopy and understory trees to provide a thick, vegetation screen for the proposed tire center.

22. Provide a detail on the Landscape Plan or Landscape Notes/Details Plan for the type B buffer on the north side property line, and label whether it's option one or option two.

Response: Buffer details have been added to the plan set. Please see new Sheet L-2.90.

23. Pursuant to Code Section 155.5203.D.2.b: Non-landscaping features such as walkways, light or utility poles, fire hydrants, and stormwater management facilities may be located in required landscaped areas only to the maximum extent necessary to comply with other provisions of this Code and provided the minimum landscaping width and planting standards for vehicular use areas are met. Remove/relocate all non-landscape features in conflict with required tree locations.

Response: Non-landscape related features have been relocated out of the required landscape areas.

24. Relocate proposed walkways adjacent to ADA stalls out of required landscape islands and shoe required landscaping.

Response: Per discussion with staff, proposed walkways have been relocated

25. Remove curb cuts at south and west side perimeters from sheet L2.00.

Response: The associated layers have been turned off and no longer show on the plans.

26. Based on information provided by the applicant and Corey Long at DRC meeting on 8/3/25: per Planning and Zoning comments pertaining to additional proposed drainage and retention areas to be added to the scope of work, provide required landscape and irrigation per code section 155.5203 and include plans as part of this submittal for the added areas for staff to review. Landscape requirements based on additional square feet of required areas, littoral plantings, and the opportunity for mitigation plantings based on additional space such as providing groupings of Bald Cypress and Red Maples. In addition, provide approvals from BCSWM.

Response: Landscape plans will be provided around the offsite lake. BCSWM approvals will be provided during the building/site work permitting stage.

27. Provide a comment response sheet as to specifically how comments have been addressed at time of resubmittal so an accurate review can be performed at the next submittal.

Response: Acknowledged.

28. Additional comments or revisions to these comments may be rendered upon resubmittal.

Response: Acknowledged.

ZONING Saul Umana

1. Question: Thank you for providing the updated Traffic Study. For the PZB meeting, be prepared to answer questions about the Phase one improvements. What is the status of the Phase 1 improvements?

Response: Both Phase 1 and Phase 2 improvements as outlined in the PCD are substantially complete and pending final inspections from Broward County and FDOT.

2. Question: Does the traffic Study take into consideration the trips generated by the Gas Station. Based on the Costco fuel capacity narrative, roughly 548 vehicles can be can accommodate it with current design. Does this factor into the existing traffic calculations/methods?

Response: Yes, the traffic study utilizes the approved generation rates for the PCD and it accounts for the gas station in its trip generation assumptions. Please note, the reference to 548 vehicles in the fueling facility narrative conveys the service capacity of the gas station, which exceeds the anticipated hourly demand (i.e., trip generation) at the facility.

3. Unresolved: Previous Comment: Clarify how parking will be managed. Specifically, confirm whether the parking areas are intended to serve only Costco or if they will also serve the Live Venue. The intend of this comment is to address the already approved Live Venue project which requires 763 parking spaces, which are not provided on-site but rather cumulatively across the development. Please demonstrate how this parking requirement will realistically be met, considering that multi-family parking cannot be used for the Live Venue, surface parking will eventually be removed, and Costco parking may be limited to Costco customers.

The response to these comments makes references to an overall master parking plan. What is the status of the overall parking plan? What is the reference to the Deviation? Will people be allowed to park here and head toward the future Live Venue?

Response: The Costco parking lot is intended to be used solely for Costco. Parking for the LIVE Venue, per approved site plan under PZ22-12000036, utilizes existing surface parking to the west of the LIVE venue to satisfy parking needs

4. Unresolved: The introduction of a car service uses require the landscaping buffer to be Type “B” per the landscaping code. Type B perimeter buffer shall be provided along all perimeters of the site except where a type C perimeter buffer is proposed for screening or superior design alternative. Label the buffer type on the site and landscaping plan once finalized. Coordination with Urban Forestry and Zoning may be needed to understand that the required 10 ft buffer by the PCD and the Use Standards for Car Services.

Response: Acknowledged. Zoning has been coordinated.

5. Condition/ Question: Based on responsive narrative, the easement location is not being proposed to be abandoned and will remain. Please make sure that this roadway easement is not being used to satisfy the type B or C required trees. Only required street trees can be placed on ROW.

Response: Acknowledged.

6. Unresolved: Revise the Master Site Area to be legible (project site names are unreadable). What is the status of the Master Parking Plan? Will this area be used for the Live Venue?

Response: Please see Latest Master Parking Plan. As mentioned in comment response #3, Parking for the LIVE Venue, per approved site plan under PZ22-12000036, utilizes existing surface parking to the west of the LIVE venue to satisfy parking needs.

7. Unresolved: Because there is no current site plan application for other work in the outparcel, and because of the Unity of Control, the landscaping around the VUA needs to be site plan and meet landscaping code requirement.

Response: Please refer to submitted Landscape Plans showing proposed landscaping on the Costco Parcel adjacent to the outparcel.

8. Unresolved: Provide note on 008 C-05 Overall Site Plan Site Data Table * Outparcel area to be separated under new folio for future projects. (Or something similar)

Response: The above-mentioned note has been added to the site data table.

9. Question/Unresolved: Please show all required landscaping elements and tree plantings for the off-site lake area. Regardless of whether the responsibility lies with Costco or the Developer, the plans must clearly demonstrate that the off -site drainage lake is being fully landscaped to code. This is also an opportunity to create a cohesive space that supports the intended live, work, and play concept for the development.

Response: Acknowledged. Please see submitted Off-site Landscape Plans adjacent to proposed Off-site Lake.

10. Unresolved: There appear to be several moving parts regarding the off-site lake area (a bank and surface parking potentially coming on this) in order to keep the Land Use Area Breakdown more flexible, separate the impervious and pervious area for the Costco site from the off-site lake areas as two separate lines.

Response: Please see Overall Site Plan (Sheet C-05) for updated land use area breakdown.

11. Condition: Thank you for Providing a narrative addressing future concerns regarding the gas station stacking. Please be prepared to answer questions regarding lived experiences/reality of Costco traffic concerns regarding the gasoline stacking for both PZB members and the public.

Response: Acknowledged.

12. Unresolved: Provide height/details of trash compactor - Wall or landscaping elements should screen the compactor entirely.

Response: Please refer to submitted architectural plans for trash compactor details. Please see Overall Site Plan (Sheet C-05) and Site Plan (Sheet C-5.2) for eight-foot (8') high wall provided adjacent to the southern buffer to screen the trash compactor.

13. Unresolved: In response to previous comment #17, the response states that the "Landscaping is provided along the north property line and within the parking field to screen the overhead doors on the north. Also, an eight-foot (8') high wall is provided along the south property line to screen the loading zone and compactors". Please note that the Code does not allow overhead doors or loading areas to face a street. Staff cannot approve landscaping as a substitute for this requirement. If the applicant wants the loading/overhead doors to face a street, it must be requested through the Superior Landscaping Design Alternative to be approved by the AAC. Clarify how the design will address and screen loading and overhead doors. Please note: acceptable screening must be superior in design and reviewed by the AAC; simply adding a wall will not satisfy this requirement.

Response: Per discussions with staff, a superior Type B Buffer is being provided along the north buffer to effectively screen the overhead doors of the tire center with a 4' height hedge, 10' understory trees, and 14' canopy trees, in addition to the parking lot trees, hedges and shrubs

14. Unresolved: Street-facing ground floor facades must comply with the following standards:

- At least 30% transparency (windows/doors) on street-facing ground floor facades (20% permitted for large-format retail).

Response: Please see submitted architectural plans and Superior Materials Document.

- Windows must be transparent; mirrored or heavily tinted glass is prohibited.

Response: Please see submitted architectural plans and Superior Materials Document.

- Service bays, overhead doors, roll-up doors, or similar elements are not permitted on street-facing facades

Response: Please see submitted architectural plans and Superior Materials Document.

- It appears that the design is headed for a superior design alternative. What will be the superior design?

Response: Please see submitted architectural plans and Superior Materials Document.

15. Unresolved: Provide details of the “plaza” - Previous comment: How is the front façade of the buildings satisfying the “front facade of all buildings, as defined by the primary entrance, shall front onto a street, a courtyard, or plaza, not an off-street surface parking area. “ It appears to only show an entrance area.

Response: Please see submitted architectural plans and Superior Materials Document.

UTILITIES – NATHANIAL WATSON

Info Only: Additional comments may be forthcoming contingent upon future submittals to the PAM and/or DRC review process.

1. Condition: 2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.

Response: Broward County EPD Surface Water Management Permit will be created.

2. Info Only: 3. Please note that any proposed metered service 3 or larger are not stock items. These meters are subject to an order lead time. Please order these items promptly to ensure the services are available for installation.

Response: Acknowledged, the proposed meter service will be ordered with proper lead time.

Unresolved (Ref #20): 8. Please note on civil plan 022 C-10 Overall Utility Plan and 023 C-10.1 Utility Plan that any existing water or sewer connection unutilized must be cut and capped at the main by the property owner. The subject plan details two water service connections adjacent to Race Track Road along the north side of the property that must be designated or abandoned as aforementioned. Please correct.

Response: The first water connection to the west will now be utilized. See updated utility plan. The second water service connection to the east is to be capped and cut at the main as applicable.

BSO

Plan Reviewer: BSO Deputy David Cappellazo david_cappellazo@sheriff.org| BSO Deputy T. Russo

Anthony_Russo@sheriff.org

Development Review Committee Date Reviewed: 11/06/2025

Subject: CPTED and Security Strengthening Report: PZ#: 25-12000023

Name: Costco Pompano Beach

Address / Folio: S Powerline Road/494203410050

Type: Major Site Plan

Reviewer: BSO Deputy David Cappellazo for the City of Pompano Beach

david_cappellazo@sheriff.org

M-(954) 275-7479 (Send Text & Email, No Voicemail)

Monday Thursday; 8 AM 3 PM

Reviewer: BSO Deputy T. Russo for the City of Pompano Beach

anthony_russo@sheriff.org

M-(561) 917-4556 (Send Text & Email; No Voicemail)

Tuesday Friday; 8 AM 3 PM

PLANNING – Max Wemyss

1. Land use for this parcel is currently RAC, amended September 24, 2019. The property was included in the platted subdivision Arvida Pompano Park, Parcel A. The Plat Note was amended, to restrict the plat to 200,000 square feet of commercial use, 300,000 square feet of commercial recreation use, 375,000 square feet of office use, and Tract D is restricted to 530,000 square feet of industrial use.

Info Only.

2. Plat allows for 200,000 square feet of Commercial Use. Total Building Area proposed 163,246. Previously approved uses on plat include commercial recreation and industrial. No issue.

Info. Only.

3. PCD permits a maximum of 300,000 square feet of commercial use (including hotel). Previously approved commercial area is 50,067. Combined with the proposed is 213,313. This leaves 86,687 square feet for commercial uses (including hotel).

Info Only.

4. The city has sufficient water and wastewater treatment capacity to accommodate the proposal.
Info Only.

5. **Condition** (Ref#99): - According to the Broward County Trafficways Plan Powerline ROW is to vary between 144 and 164 feet wide. Existing ROW is 122' (72 feet to the Center Line) with a 28' easement located on the subject property. I believe sufficient dedications exist for compliance with Chapter 100 and Broward Trafficways Plan (Engineering to confirm). If it is necessary to maintain any of the easements along the perimeter of the site, do not include required elements including site landscaping within an easement that may be dedicated. Any easement that is not necessary to be maintained should be abandoned.

Response: The Broward County Trafficways Plan and City of Pompano Beach code provides for a 144-ft ultimate right of way along Powerline Road. Seventy-two (72') feet is provided from our property line to Powerline Roadway centerline. Therefore, sufficient dedications exist.

6. Unresolved (Ref#100): - Provide clarification of any additional proposed drainage areas associated with this site plan. Add those areas to this site plan, including landscaping/layout.

Response: An off-site lake is proposed within the property to the south of Palm Aire Drive. Please see Overall Site Plan with Off-site Lake (C-05.3). The off-site drainage/lake area and its data has been included within the Overall Site Plan (C-05) land use area breakdown.

7. Unresolved (Ref #101): - Provide appropriate clearance and perimeter buffers between the site and the portion of Parcel A to remain unaffected by this application.

Response: A five-foot (5') buffer has been provided within the Costco parcel adjacent to Parcel A/Outparcel (2.51 acres). When the Parcel A/Outparcel is developed, a five-foot (5') buffer should be provided on their parcel to provide a ten-foot (10') buffer.

BUILDING – Todd Stricker

ADVISORY COMMENTS – INFO ONLY:

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. Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations

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.

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.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

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.

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. nonresidential buildings shall comply with City Ordinance 152.29(C)(1)(B).

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.

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.

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.

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.

1. 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.
2. FBC_BCA 105.9 Asbestos. The enforcing agency shall require each building permit for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owners or operators responsibility to comply with the provisions of section 469.003 Florida Statutes and to notify the department of environmental protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law. Contractor will be required to submit Broward County asbestos program certificate of submittal indicating that the statement of responsibility has been submitted.
3. 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.
4. 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.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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.
10. 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. FA.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).
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.

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.

16. 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.
17. 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.
18. 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.
19. 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
20. 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.
21. 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.
22. 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.
23. 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 architects or engineers 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.



Should you have any questions, please do not hesitate to contact me at 954-202-7000. Thank you for your time and kind consideration with regard to this matter.

Thomas Engineering Group