



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-776

DEVELOPMENT REVIEW COMMITTEE

Meeting Date: DECEMBER 3, 2025

COSTCO POMPANO BEACH (RELO)

Request: Major Site Plan
P&Z# 25-12000023
Owner: Pompano Park JV Northwest Corner LLC
Project Location: S Powerline Rd
Folio Number: 494203410050
Land Use Designation: RAC (Regional Activity Center)
Zoning District: PCD (Planned Commercial Development)
Commission District: 5 (Darlene Smith)
Agent: Eric Jackson
Project Planner: Saul Umana (saul.umana@copbfl.com / 954-786-4662)

Summary:

The applicant is requesting Major Site Plan approval with Major Building Design for a proposed 167, 121 SF Costco Wholesale Retail facility located on a 21.1575-acre parcel within the southeast corner of the planned commercial project (LIVE! Pompano) bounded by Race Track Road and Powerline Road. This commercial parcel is located within the Arvida Pompano Park Plat and is an existing vacant lot where a Development Order for a multi-tenant grocery store building and 10 additional multi-tenant and stand-alone retail buildings were proposed via PZ#21-12000045 which will be voided upon approval of this current Major Site Plan Request. The Costco facility is proposing to include a gasoline filling station with 32 fueling positions alongside 811 parking spaces.

<u>DEPARTMENT</u>	<u>REVIEW STATUS</u>	<u>CONTACT INFO</u>
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ENGINEERING	Authorized with Conditions	David McGirr david.mcgirr@copbfl.com
FIRE DEPARTMENT	Authorized	Jim Galloway jim.galloway@copbfl.com
URBAN FORESTRY	Resubmittal Required	Mark Brumet mark.brumet@copbfl.com
ZONING	Resubmittal Required	Saul Umana Saul.umana@copbfl.com
UTILITIES	Authorized	Nathaniel Watson Nathaniel.Watson@copbfl.com
BSO	Authorized	BSO Deputy Anthony Russo Anthony_Russo@sheriff.org
PLANNING	Pending Resubmittal	Max Wemyss max.wemyss@copbfl.com

SCAM ALERT: Please be aware that the Development Services Director, or other Planning and Zoning staff will never email or text requesting payment for invoices for future planning and zoning reviews or other services. If you receive any of these requests, do not click to open the invoice and notify Planning and Zoning immediately by calling 954-786-4679.

Staff Conditions:

The following are comments and conditions provided by all disciplines. A combined document showing all comments from all disciplines is available for view on ePlan and attached as a separate attachment.

ENGINEERING

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

Condition: The following comments must be addressed before the submission of these plans to the Building Division for formal plan review and permitting:

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.

Condition: Submit/upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed stormwater discharge from the proposed site construction activities.

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.

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.

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.

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.

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

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

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.

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

FIRE

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

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.

*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

Plan Reviewer: Mark Brumet | mark.brumet@copbfl.com <<mailto:mark.brumet@copbfl.com>>

11/19/2025

The following comments are **Unresolved**:

1. Label tree survey document file name as Tree Survey.
2. Remove all duplicate plans and documents from the submittal.
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.
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.
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.
6. Show how requirements as per 155.5203.E., Building Base Plantings are being met.
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.
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.
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.
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.
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.
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.
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.
14. Show on the plans and provide a dumpster/compactor detail including hedges in accordance with 155.5301.C.
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.
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.
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.
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.
19. Provide trees shrubs, ground covers and irrigation in median island at north entrance.

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.
21. Provide required Type B Perimeter Buffer for all sides as per 155.5203.F.3. due to proposed tire center use per 155.4219.A.1.b. A type C buffer may be required in certain locations pending defined use.
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.
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.
24. Relocate proposed walkways adjacent to ADA stalls out of required landscape islands and show required landscaping.
25. Remove curb cuts at south and west side perimeters from sheet L2.00.
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.
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.
28. Additional comments or revisions to these comments may be rendered upon resubmittal.

ZONING

Plan Reviewer: Saul Umana | saul.umana@copbf.com

- 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?
- 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 accommodated with current design. Does this factor into the existing traffic calculations/methods?
- 3) **Unresolved:** 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? **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 intent 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.
- 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.
- 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.
- 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?
- 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.

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)

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.

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.

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.

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

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.

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).
- Windows must be transparent; mirrored or heavily tinted glass is prohibited.
- Service bays, overhead doors, roll-up doors, or similar elements are not permitted on street-facing facades

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

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.

Plan Reviewer: Nathaniel Watson | nathaniel.watson@copbfl.com

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

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.

Reviewer Response: Nathaniel Watson - 11/17/25 7:14 PM

Please note that any proposed metered service 3" or larger is not a stock item. These meters are subject to a lead time of 6 to 8 months for orders. Please order these items promptly to ensure the services are available for installation.

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.

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.

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

Plan Reviewer: Max Wemyss | max.wemyss@copbfl.com <<mailto:max.wemyss@copbfl.com>>

(Comments from previous cycle - no new comments rendered)

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

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.

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.

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

BUILDING

Plan Reviewer: Todd Stricker | todd.stricker@copbfl.com

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. 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).

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.